

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-029 Date Received: 25 FEB. 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

VSP Holding Company, Inc. ("VSP") is requesting a variance from C.C.C. Section 3312.27 - Parking Variance Setback line. This variance is being requested pursuant to C.C.C. 3307.09 - Variance by board.

LOCATION

Certified Address: 2605 Rohr Road City: Columbus Zip: 43137

Parcel Number (only one required): 495268866

APPLICANT (If different from Owner):

Applicant Name: (Same as property owner) Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: VSP Holding Company, Inc. Phone Number: (916) 851-6134 / (614) 409-8924 Ext.: _____

Address: 3333 Quality Dr. City/State: Rancho Corova Zip: 95670

Email Address: krisva@vsp.com / brad.garrison@vsp.com Fax Number: N/A

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Gregory Lestini Phone Number: (614) 227-4893 Ext.: _____

Address: 100 S. Third St. City/State: Columbus Zip: 43215

Email Address: glestini@bricker.com Fax Number: (614) 227-2390

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Bradford Garrison

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



BZA15-029
2605 ROHR ROAD

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2605 ROHR RD COLUMBUS, OH

Mailing Address: 3333 QUALITY DR
RANCHO COROVA CA 95670

Owner: VISION SERVICE PLAN

Parcel Number: 495268866

ZONING INFORMATION

Zoning: Z12-012, Manufacturing, M1
effective 6/13/2012, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far South Columbus Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

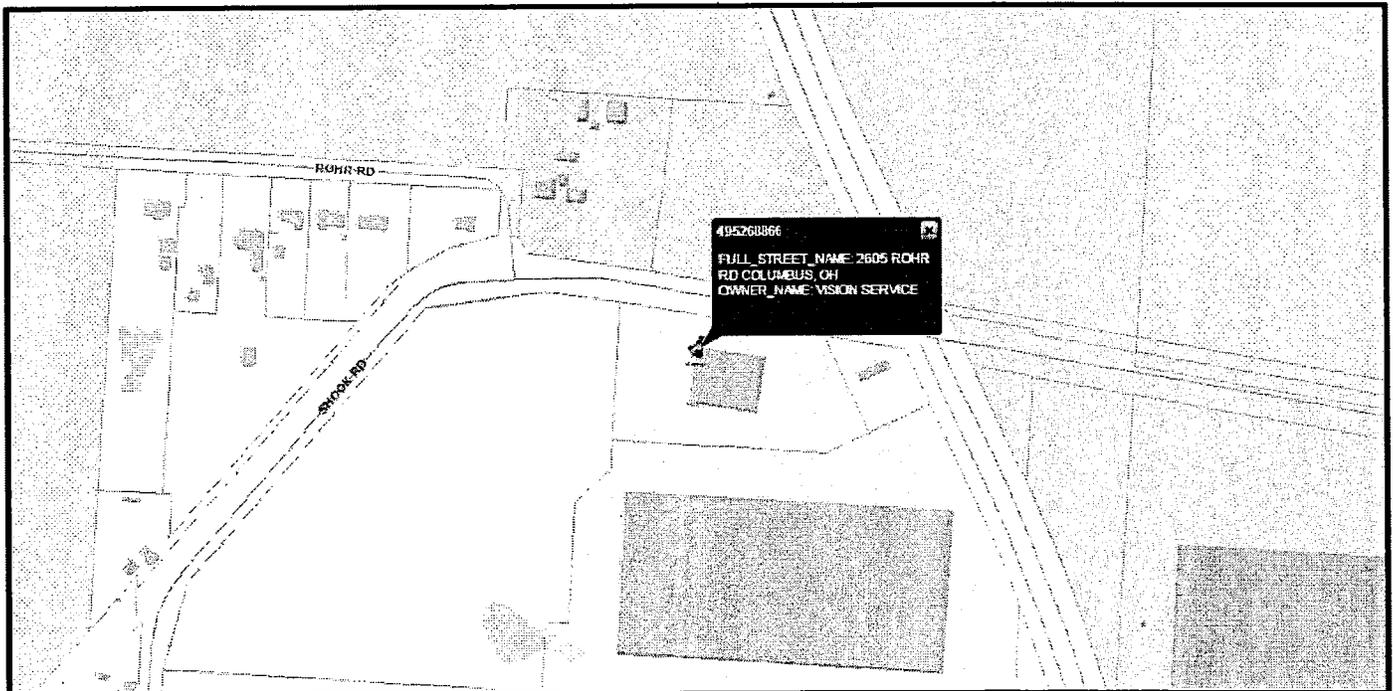
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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2605 ROHR ROAD

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gregory Lestini

of (1) MAILING ADDRESS 100 S. Third St., Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2605 Rohr Road, Columbus, OH 43137

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) VSP Holding Company, Inc.
3333 Quality Dr.
Rancho Corova, CA 95670

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

VSP Holding Company, Inc. / (916) 851-6134

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far South Columbus Area Commission
Becky Walcott
723 Ivorton Road South, Columbus, OH 43207

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT *Gregory Lestini*

Sworn to before me and signed in my presence this 16th day of February, in the year 2015

RoseMarie DelSignore
(8) SIGNATURE OF NOTARY PUBLIC

11/23/19
My Commission Expires



Notary Seal Here
RoseMarie DelSignore
Notary Public, State of Ohio
My Commission Expires November 23, 2019

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VSP Holding Company, Inc. –
- Setback Variance Application

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of Applicant VSP Holding Company, Inc.'s ("VSP") request for a setback variance of parking requirements related to the expansion of its facility located at 2605 Rohr Road, Columbus, Ohio 43137.

The Rohr Road facility has 134 existing regular and handicapped parking spaces, 75 of which are mandatory, to accommodate 145 first shift, 114 second shift and 60 third shift workers. The demand for parking at the Rohr Road facility is at its peak during the change between first shift which ends at 3:00 pm and second shift which begins at 3:00 pm, with no lag time in between. Because there are presently barely enough spaces to accommodate the individual parking needs of the first and second shifts, parking is an even greater challenge during the shift change as second shift workers arrive before first shift workers have departed. In short, parking is inadequate to accommodate the demand for parking during the change between first and second shift.

Further exacerbating the need for additional parking is VSP's impending facility expansion. VSP is currently planning to expand its Rohr Road facility in order to increase its manufacturing capacity. In line with this expansion, VSP is planning to increase the number of employees working during each shift. This growth in workforce will place additional demands on VSP's already inadequate parking capacity.

As the attached site plan illustrates, in order to address the Rohr Road facility's need for additional parking, VSP is endeavoring to remove 27 of its current 134 parking spaces and add 104 spaces, resulting in the addition of 77 net new parking spaces. These additional parking spaces will help meet VSP's current demand for parking during shift changes, as well as, meet the anticipated growth in demand following its facility expansion.

Variance Requested:

VSP requests a variance from the required parking setback of the subject property as follows:

- (1) Variance from C.C.C. Section 3312.27 – Parking setback line.

The Rohr Road facility is located in a "manufacturing use district," pursuant to C.C.C. Section 3309.11, and the facility is zoned as an M1 facility. As such, the facility is required to have a setback line of 25 feet or greater from the street right-of-way line, pursuant to C.C.C. Section 3312.27. The proposed addition of 77 new parking spaces will encroach upon the 25-foot setback by 14 feet.

The variance from C.C.C. Section 3312.27 is critical to enabling VSP to respond to the current parking demands of its workforce and to grow its production, thereby creating a special circumstance, under C.C.C. Section 3307.09, for this property that does not apply generally to

other properties in the same zoning district. Moreover, in line with C.C.C. Section 3307.09, VSP's special need for additional parking is not the result of any irresponsible action by VSP. Rather, this special circumstance is the byproduct of a need to grow production and, thus grow VSP's workforce, in order to respond to the ever-changing demands of the market place. Consequently, pursuant to C.C.C. Section 3307.09, this variance is necessary to preserve VSP's substantial property right in maximizing the use of its facility.

Also noteworthy is that the grant of VSP's requested setback variance will in no way be injurious to neighboring properties nor will it be contrary to the public interest or the intent and purpose of the variance zoning code (C.C.C. Section 3307.09 – Variances by board).

For the reasons stated above, Applicant requests the above-referenced setback variance at its 2605 Rohr Road facility. The variance will enable VSP to accommodate the parking needs of its employees and proactively address the need for additional parking in relation to its proposed facility expansion. We appreciate the City of Columbus' support with this project.

Respectfully submitted,



Gregory J. Lestini
Bricker & Eckler LLP
100 South Third Street
Columbus, OH 43215
Phone: 614.227.4893
Fax: 614.227.2390
E-mail: glestini@bricker.com

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Counsel for Applicant – VSP Columbus

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # .

BZA15-029
2605 ROHR ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bradford Garrison
of (COMPLETE ADDRESS) 2605 Rohr Road, Columbus, OH 43137

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Vision Service Plan	3333 Quality Dr., Rancho Corova, CA 95670
Vision Service Plan Insurance Company	3333 Quality Dr., Rancho Corova, CA 95670

SIGNATURE OF AFFIANT *Bradford Garrison*

Sworn to before me and signed in my presence this 17th day of February, in the year 2015

Candice Vacca
SIGNATURE OF NOTARY PUBLIC

7/10/2016
My Commission Expires

Notary Seal Here



CANDICE L. VACCA
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Fairfield County
My Comm. Exp. 7/10/16

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