

# 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: BZA 15-040 Date Received: 3/18/15  
Application Accepted by: D. Reiss Fee: \$1,900.00  
Commission/Civic: Far East  
Existing Zoning: C-5  
Comments: 5/26/15

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

Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

Variance from CCC 3357.04 Building Lines which section requires a 110 ft. building setback. Applicant requests a minimum building line of 47 ft.

**LOCATION**

Certified Address: 2285 S. Hamilton Rd. City: Columbus Zip: 43207

Parcel Number (only one required): 010118838

**APPLICANT** (If different from Owner):

Applicant Name: Bayou Properties, LLC Phone Number: 775.9606 Ext.: \_\_\_\_\_  
Address: 7187 Fodor Rd City/State: New Albany Zip: 43054  
Email Address: jsappl@insight.rr.com Fax Number: 775.9610

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

Name: TJQ Realty Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: 140 E. Town St., Ste. 1010 City/State: Columbus, OH Zip: 43215  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Michael T. Shannon Phone Number: 614.229.4506 Ext.: \_\_\_\_\_  
Address: 500 S. Front St., Ste. 1200 City/State: Columbus, OH Zip: 43215  
Email Address: mshannon@cbjlawyers.com Fax Number: 614.229.4559

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

APPLICANT SIGNATURE by: [Signature]  
PROPERTY OWNER SIGNATURE by: [Signature]  
ATTORNEY / AGENT SIGNATURE [Signature]  
Michael T. Shannon

**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

# 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

**BZA15-040**  
**2285 S. Hamilton Rd.**

### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Michael T. Shannon

Being first duly cautioned and sworn (1) NAME \_\_\_\_\_

of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, Ohio 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 2285 S. Hamilton Road

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) TJQ Realty  
140 E. Town St., Ste. 1010,  
Columbus, Ohio 43215

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

Bayou Properties, LLC  
775.9606

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

(5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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
<u>See Attached List</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Michael T. Shannon

Sworn to before me and signed in my presence this 16<sup>th</sup> day of March, in the year 2015

Carol A. Stewart  
(8) SIGNATURE OF NOTARY PUBLIC

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires  
**MY COMMISSION EXPIRES 06/28/2019**



**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

Hamilton-Groves Realty  
1989 Camaro Ave.  
Columbus, Ohio 43207

Privid Limited Partnership  
8654 Pennington Court  
Powell, Ohio 43065

Davkin Investments  
3511 Farm Bank Way  
Grove City, Ohio 43123

TJQ Realty, LLC  
140 E. Town St, Ste. 1010  
Columbus, Ohio 43215

**ATTORNEY**

**APPLICANT**

**OWNER**

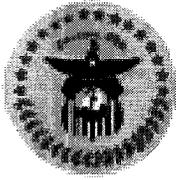
Michael T. Shannon  
Crabbe, Brown & James, LLP  
500 S. Front St., Ste. 1200  
Columbus, Ohio 43215

Bayou Properties, Inc.  
Attn: Jim Sapp  
7187 Fodor Road  
New Albany, Ohio 43054

TJQ Realty  
140 E. Town Street  
Ste. 1010  
Columbus, Ohio 43215

**AREA COMMISSION**

**BZA15-040**  
**2285 S. Hamilton Rd.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

**BZA15-040**  
2285 S. Hamilton Rd.

**One Stop Shop Zoning Report** Date: Thu Mar 19 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 2285 S HAMILTON RD COLUMBUS, OH

**Mailing Address:** 140 E TOWN ST STE 1400  
COLUMBUS, OH 43215

**Owner:** T J Q REALTY LLC

**Parcel Number:** 010118838

### ZONING INFORMATION

**Zoning:** Z72-183, Commercial, C5  
effective 2/23/1973, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**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



**STATEMENT OF HARDSHIP**

**PROPERTY ADDRESS:** 2285 South Hamilton Road, Columbus, Ohio 43232  
**PROPERTY OWNER:** TJQ Realty, LLC  
**APPLICANT:** Bayou Properties, LLC  
c/o Michael T. Shannon, Esq.  
**CRABBE, BROWN & JAMES, LLP**  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
mshannon@cbjlawyers.com  
**DATE OF TEXT:** March 12, 2015

The Site (PID: 010-118838) is located on the south-west corner of South Hamilton Road and Eastpoint Drive. The Site is currently classified C5 with a height district of H-35. The neighboring parcels to the north, south, east, and west are classified C4. The Site is not subject to a Commercial Overlay, Graphic Commission, Area Commission, or Planning Overlay. The Columbus Land Use Plan recommends commercial use for the Site.

Applicant requests the following variance to permit the development of a proposed restaurant:

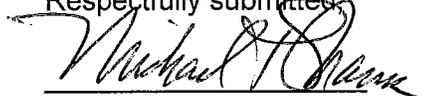
1. CCC 3357.04, Building lines in highway oriented commercial districts, which section requires the minimum building line to be 110 feet (equal to half of the 220 foot South Hamilton Road right-of-way. Applicant requests a variance to permit a minimum building line of 47 feet.

A hardship exists in that the proposed development cannot conform to the building line standard for the underlying C5 zoning district. South Hamilton Road's current 220 foot right-of-way is excessive for the area and the C5 requirement of a 110 foot building line is an equally excessive building standard. Significantly, all improved properties within close proximity to the Site have established building lines within the required 110 foot building line. Therefore, this variance is requested to alleviate the hardship of this proposed development.

The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested variance.

Respectfully submitted,

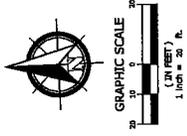


Michael T. Shannon, Esq.  
Attorney for Applicant

**BZA15-040**  
**2285 S. Hamilton Rd.**

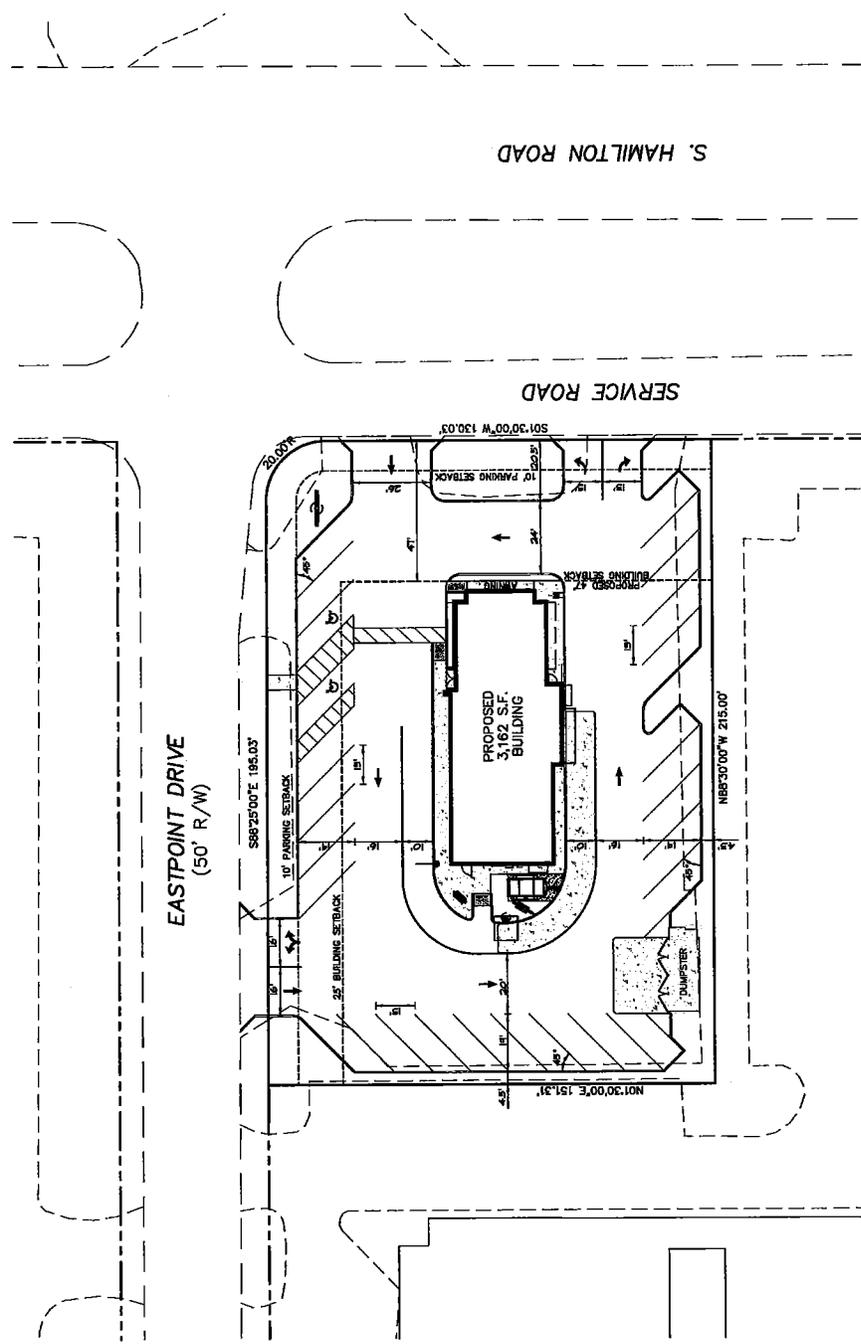
DATE	11/11
DRAWN BY	POP/ES
CHECKED BY	
SCALE	
PROJECT NO.	15-04
DESCRIPTION	2285 S HAMILTON ROAD
SITE PLAN	
POP/ES	

**IBI GROUP**  
 635 BROOKSIDE BLVD  
 WESTERVILLE, OH 43081  
 TEL: 614-818-1901  
 FAX: 614-818-1901  
 WWW.IBIGROUP.COM



**SITE DATA**

LOCATION: 2285 S. HAMILTON ROAD  
 COLUMBUS, OHIO 43222  
 PID: 070-118838  
 AREA: 0.74 ACRE  
 ZONING: C2  
 USE: RESTAURANT WITH DRIVE THRU  
 PROPOSED BUILDING AREA: 3,162 S.F.  
 MINIMUM PARKING SPACES: 1 SPACE PER 175 S.F. >> 3,162/175 = 18.07 SPACES  
 MAXIMUM PARKING SPACES: 1 SPACE PER 30 S.F. >> 3,162/30 = 105.4 SPACES  
 TOTAL PARKING SPACES PROVIDED: 27  
 HANDICAP PARKING SPACES PROVIDED: 2  
 LOADING SPACES REQUIRED: 0



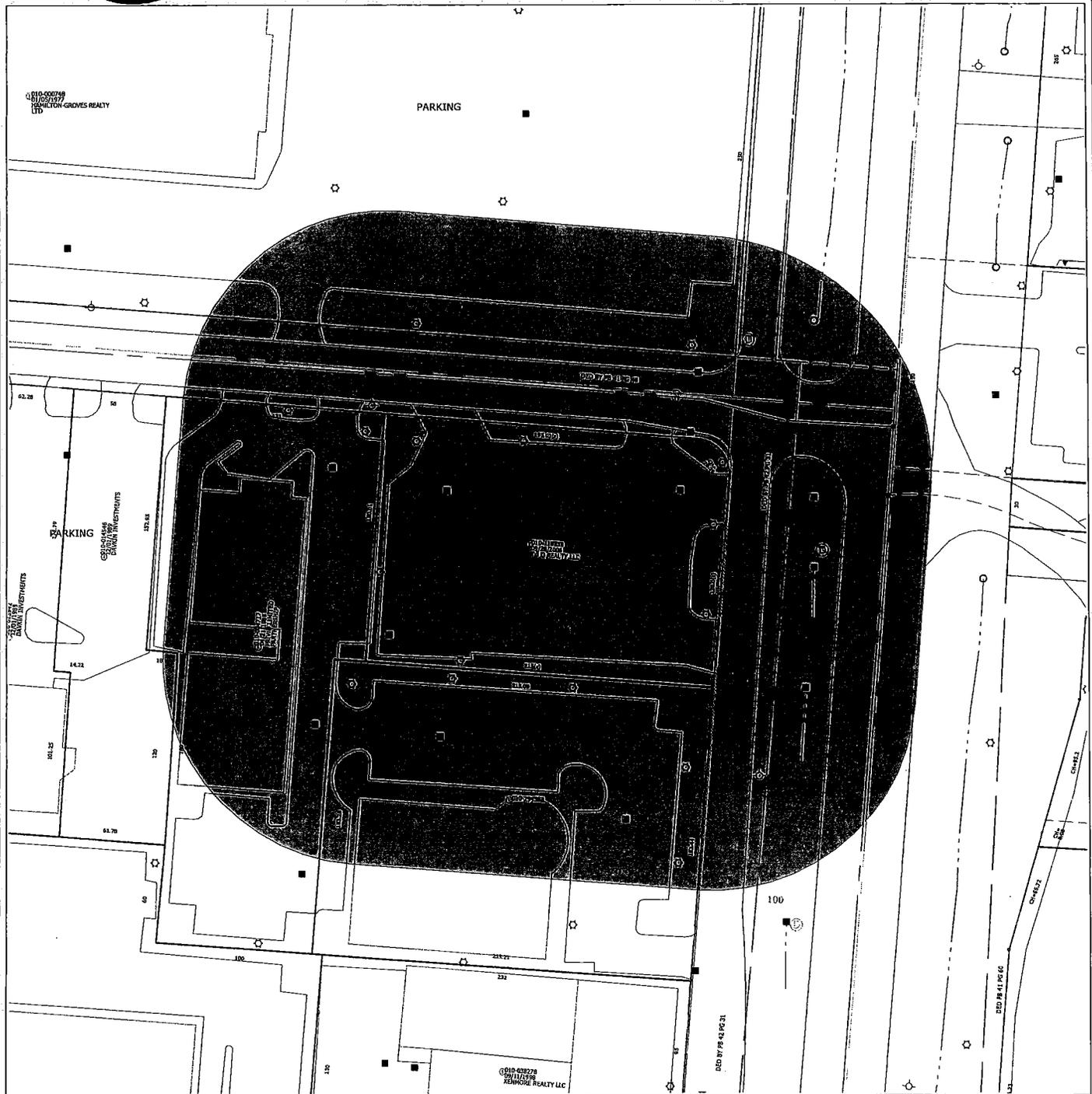
**BZA15-040**  
 2285 S. Hamilton Rd.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 3/12/15



Disclaimer

Scale = 91'



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are n information sources should be consulted for verification of the informat county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

**BZA15-040**  
**2285 S. Hamilton Rd.**

Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: e

DATE: 3/12/15



Disclaimer

Scale = 60

1

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are no information sources should be consulted for verification of the informati county and the mapping companies assume no legal responsibilities for t Please notify the Franklin County GIS Division of any discrepancies.

**BZA15-040**  
**2285 S. Hamilton Rd.**

keal Estate / GIS Department

