



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2295 MORSE RD COLUMBUS, OH

Mailing Address: 2468 WOODSTOCK RD
COLUMBUS OH 43221

Owner: MATTEN AHMAD MAZEN MATTAI

Parcel Number: 010007137.

ZONING INFORMATION

Zoning: Z69-069, Commercial, C4
effective 1/9/1969, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: MORSE ROAD RCO

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

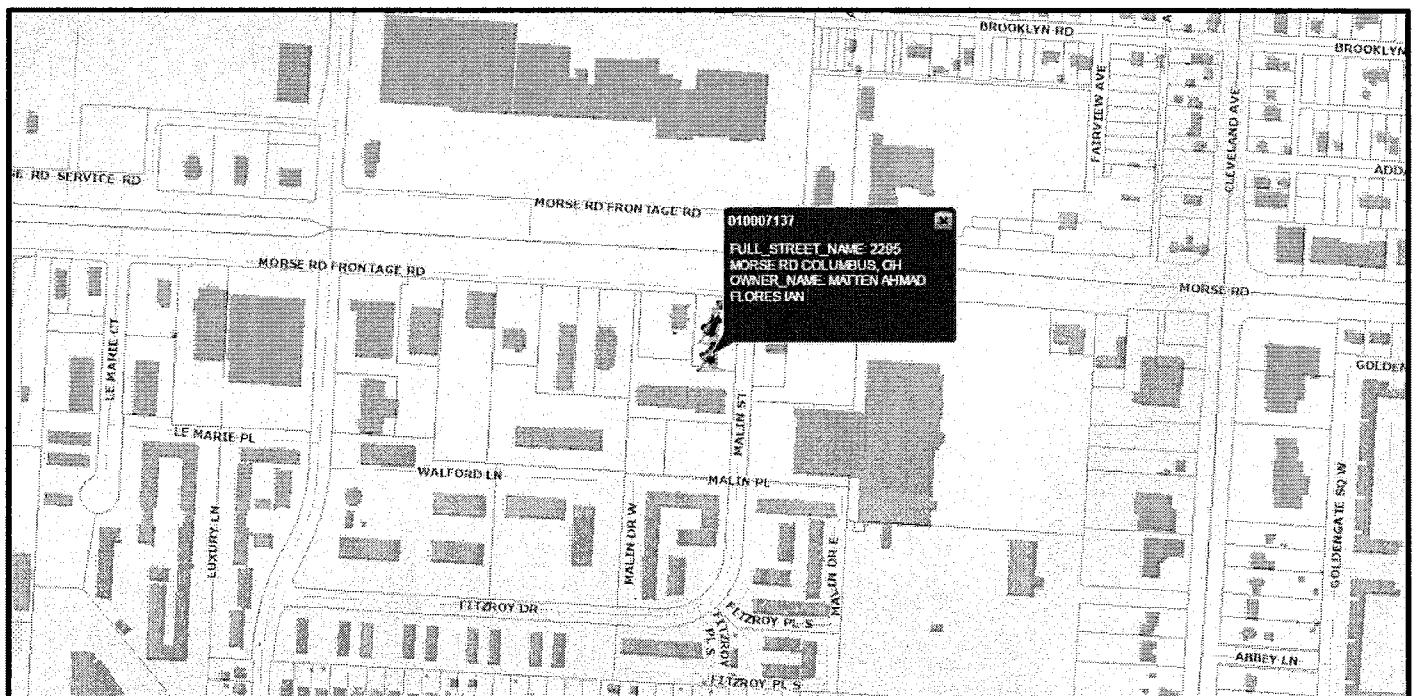
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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: BZA15-089 Date Received: 22 JULY 2015
Application Accepted by: IF Fee: \$1900-
Commission/Civic: NORTHLAND CO
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:

3312.49 TO REDUCE # PARKING FROM 37 TO 17

LOCATION

Certified Address: 2295 Morse Rd. City: Columbus Zip: 43229

Parcel Number (only one required): 010-007137

APPLICANT (If different from Owner):

Applicant Name: Ahmad Mazen Mattan Phone Number: 614-353-8795 Ext.: _____

Address: 2295 Morse Rd. City/State: Columbus/Ohio Zip: 43229

Email Address: ahmadmattan@hotmail.com Fax Number: _____

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

Name: Ahmad Mazen & Mohammad Maher ^{Mattan} Phone Number: 614-353-8795 Ext.: _____

Address: 2295 Morse Rd City/State: Columbus / Ohio Zip: 43229

Email Address: ahmadmattan@hotmail.com Fax Number: _____

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

Name: A.M. Shibliq, PE Phone Number: 614-353-0328 Ext.: _____

Address: 700 Morse Rd. City/State: Columbus, OH Zip: 43214

Email Address: ashibliq@sbcglobal.net Fax Number: _____

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

APPLICANT SIGNATURE Ahmad Mazen Mattan

PROPERTY OWNER SIGNATURE Ahmad Mazen Mattan

ATTORNEY / AGENT SIGNATURE Adnan Shibliq

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ahmad Mazen Mattan
of (1) MAILING ADDRESS 2295 Morse Rd. Columbus, OH 43229

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 2295 Morse Rd. Columbus, OH 43229

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) Ahmad Mazen Mattan and Mohammad Maher Mattan
2295 Morse Rd. Columbus, OH 43229

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

Same as listed on front
Ahmad Mazen Mattan
614-353-8795

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

(5) Northland Community Center
c/o David Paul

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes handwritten entries for Ahmad M. Mattan and Mohammad Mattan.

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

(8) SIGNATURE OF AFFIANT

Handwritten signature of Ahmad Mazen Mattan

Sworn to before me and signed in my presence this 22 day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



Handwritten signature of William C. Harrison
My Comm. Expires 03-14-2018
Recorded in Franklin County

Notary Seal Here

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

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The only available space for building expansion is located in the west side of the property. This space is not suitable for parking due to its location. Has the existing building located 10 feet further west, the parking spaces will be satisfactory.

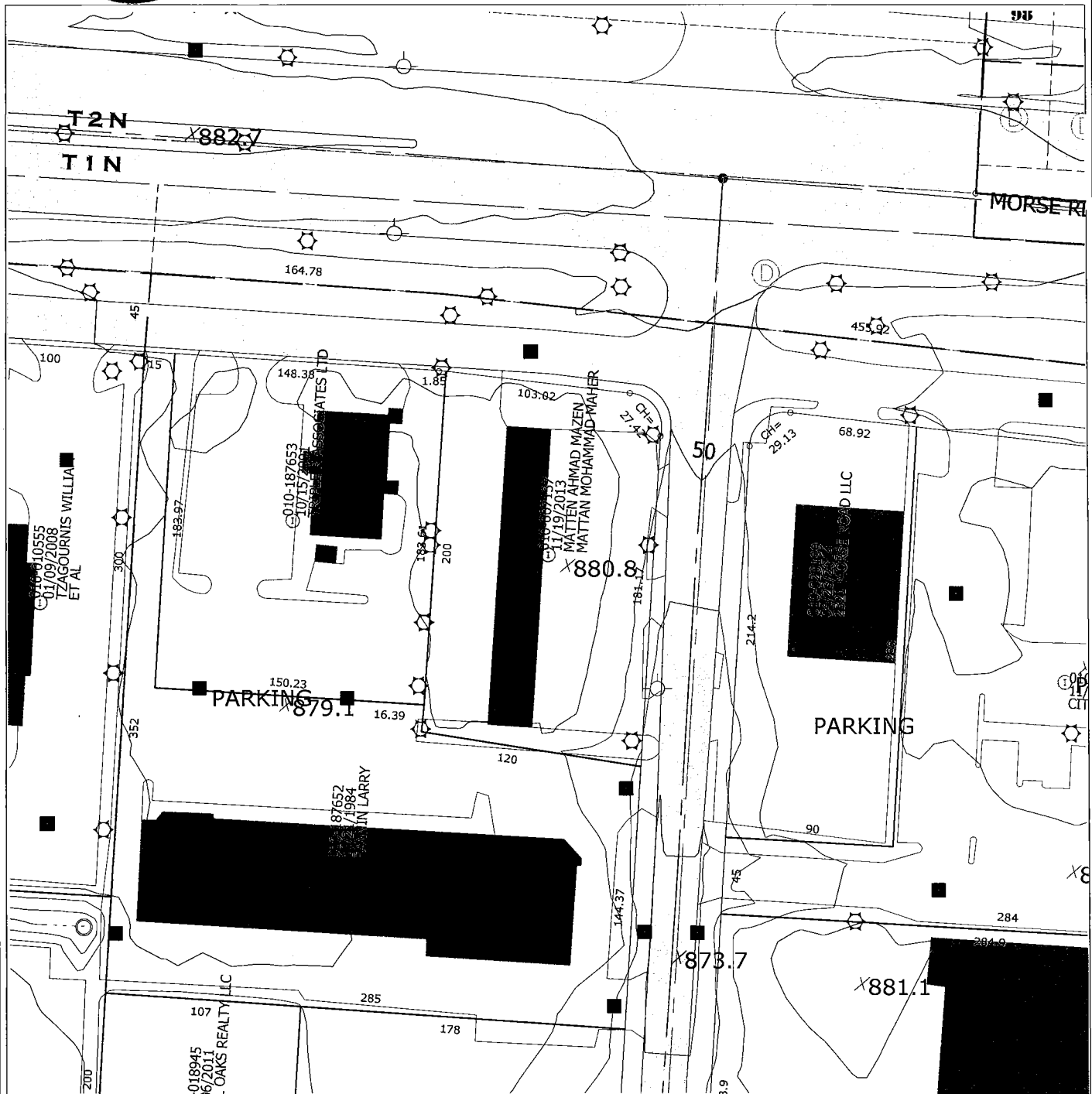
Signature of Applicant *Alfred [Signature]* Date 7-21-15

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: ks DATE: 7/21/15



Disclaimer

Scale = 80

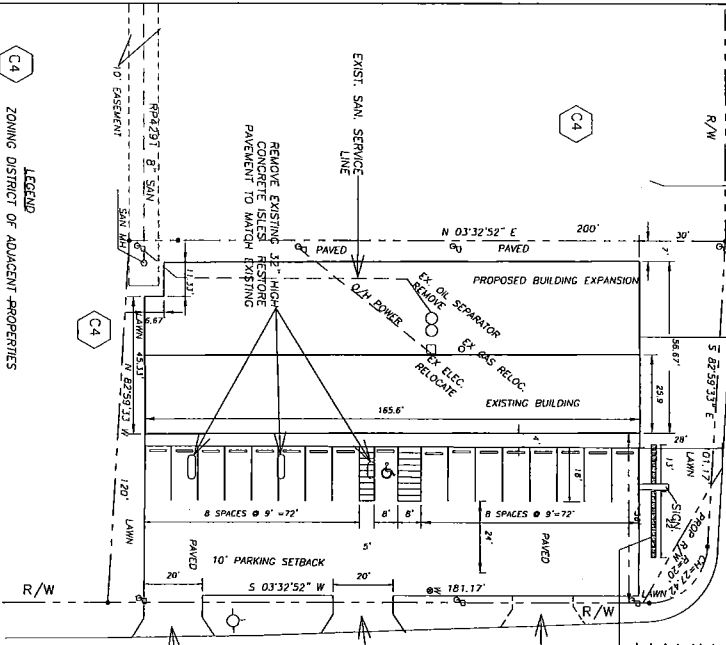


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



MORSE ROAD

MORSE SERVICE ROAD



LEGEND
ZONING DISTRICT OF ADJACENT PROPERTIES
PROPERTY LINES
PRE CAST CONC. WHEEL STOP

SITE PLAN
SCALE: 1" = 30'

NOTICE
THESE PLANS ARE INSTRUMENTS OF SERVICE AND NOT TO BE USED FOR ANY OTHER PROJECT OR WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. UNAUTHORIZED ALTERATION TO THESE PLANS IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MATERIALS SPECIFICATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
COPYRIGHT © AMSCON

REV	DESCRIPTION	BY	DATE
A	ADD ZONING COMMENTS		4/29/15
B			
C			
D			
E			

FARTH DISTURBED AREA
PRE-DEVELOPMENT IMPERVIOUS AREA 25,515 SQ. FT.
DISTURBED AREA 5,028 SQ. FT.
TOTAL IMPERVIOUS AREA 30,543 SQ. FT.
TOTAL DISTURBED AREA 5,028 SQ. FT.
REDUCTION IN DRIVE APPROACHES FROM 3 TO 2 AND MOSSAGE OF GRASS COVERED AREA ALONG THE SOUTH PROPERTY LINE

EXISTING ASPHALT AND CONCRETE PORTION OF PARKING LOT TO REMAIN AS IS REPAIR AS INDICATED IN THIS PLAN

EXISTING CURB CUT AND DRIVE TO REMAIN AS IS REPAIR AS INDICATED IN THIS PLAN

EXISTING CURB CUT AND DRIVE TO REMAIN AS IS REPAIR AS INDICATED IN THIS PLAN

EXISTING CURB CUT AND DRIVE TO REMAIN AS IS REPAIR AS INDICATED IN THIS PLAN

SCOPE OF PROPOSED WORK
REPAIR AND UPGRADE EXISTING BUILDING CURRENTLY USED AS RETAIL AND CAR WASH. CHANGE THE CAR WASH USE TO MERCHANDISE USE CLASSIFICATION USE "M".

BUILDING NOTE
BUILDING IS A SINGLE STORY WITH INSULATED CONCRETE BLOCK EXTERIOR WALLS ON CONCRETE SLAB FLOOR ON GRADE. ROOF IS INSULATED CABLE ROOF. INTERIOR PARTITION WALLS ARE 8" CONC. EACH UNIT HAS ITS MEANS OF ACCESS.

EXISTING BUILDING PREVIOUS USE IS CAR WASH AND RETAIL MERCHANDISE.

PROPOSED BUILDING USE IS RETAIL USE GROUP CLASSIFICATION "M".

BUILDING CONSTRUCTION TYPE IIB UNPROTECTED

BUILDING FLOOR AREA 2,401 SQ. FT.

ALLOWABLE BUILDING FLOOR AREA 12,500 SQ. FT.

MAXIMUM UNIT FLOOR AREA 2,100 SQ. FT.

BUILDING IS A SINGLE STORY 21'-11" FT. HIGH ALLOWABLE BUILDING TWO STORY 35' FT. HIGH

FIRE RESISTANCE RATINGS:
EXTERIOR LOAD BEARING WALLS REQUIRED 2 HR. RATING
EXTERIOR PARTITION WALLS ARE MASONRY ACTUAL INTERIOR PARTITION WALLS SEPARATING EACH UNIT ACTUAL 1 HR. RATING
INTERIOR PARTITION WALLS WITHIN EACH UNIT 0 HR.

FLOOR DESIGN LOADING = 150 LB./SQ. FT.
ROOF DESIGN LOADING = 20 LB./SQ. FT.
DESIGN WIND LOAD = 20 LB./SQ. FT.
DESIGN SEISMIC LOAD BASE SHEAR = 12 KIPS

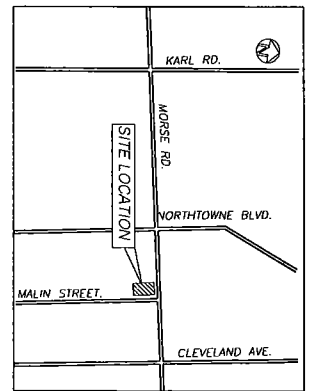
ACCESSIBILITY TO EACH UNIT COMPLES WITH THE REQUIREMENT OF ADA

OCCUPANCY LOAD IS BASED ON 30 SQ. FT. PER OCCUPANT. TOTAL NET RETAIL FLOOR AREA = 2,288 SQ. FT.
TOTAL OCCUPANCY LOAD 102 OCCUPANT

PARKING REQUIREMENTS
PREVIOUS USE FLOOR AREA 2,401 SQ. FT.
REPAIR AREA 2,364 SQ. FT.
RETAIL 1,976 SQ. FT. @ 5.94 PER 250 SQ. FT. = 8 SPACES
TOTAL PREVIOUS USE PARKING REQUIREMENT = 8 SPACES
AVAILABLE PARKING = 17 SPACES

PARKING SPACES REQUIRED FOR PROPOSED USE:
RETAIL 9,337 SQ. FT. @ 1.594 PER 250 SQ. FT. = 37 SPACES.

EXISTING CURB CUT AND DRIVE TO REMAIN AS IS REPAIR AS INDICATED IN THIS PLAN



LOCATION MAP
PROJECT SITE IS LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION OF MORSE RD AND MALIN ST.

PROJECT MANARA MORSE ROAD MALL
PROPERTY OWNER MATTHEW HAROLD MATZEN AND MATTHEW HAROLD MATZEN
2295 MORSE RD
COLUMBUS, OH 43229
ENGINEER A.M. SHIBLAK, P.E.
702 MORSE RD.
COLUMBUS, OH 43214
PHONE (614) 985-0012
CARRIED ADDRESS 2295 MORSE RD.
COLUMBUS, OH 43229

SITE NOTE
PARCEL I.D. NO. 010-007137
PARCEL AREA 28,050 SQ. FT.
EXISTING ZONING C4 - COMMERCIAL
REGIONAL COMMERCIAL OVERLAY
FEMA FLOOD PLAIN MAP 39045C01B EFFECTIVE DATE 6/17/08
FEMA FLOOD DESIGNATION ZONE "X"
PROJECT COMPLES WITH THE FOLLOWING SECTIONS OF THE ZONING CODE:

SECTION 3321.01 DWELLER
SECTION 3321.03 LIGHTING AND MARKING
SECTION 3312.29 SIGNAGE
SECTION 3312.43 SIGNAGE
SECTION 3312.49 WHEEL STOPS

SHEET INDEX
SP1.0 SITE PLAN
A1.0 FLOOR PLAN
A1.1 ELEVATIONS
A1.2 SECTIONS
A1.3 ROOF PLAN
A1.4 ROOF PLAN
S01.502 GENERAL STRUCTURAL NOTES
S1.0 DEMOLITION & EXISTING FLR PLAN
S1.2 FLOOR FINISHING PLAN
S2.2 SECTION & DETAILS
E1.0 E1.1, E1.2 ELECTRICAL
P1.0, P1.1, P1.2, P1.3 PLUMBING



BY	DATE
CHD	10/6/2014

DWG. NO. 3273-C-101

MANARA MALL
2295 MORSE ROAD
COLUMBUS OH 43229

TITLE SHEET
AND SITE PLAN

SHEET SP1.0

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ahmad Mazen Mattan
of (COMPLETE ADDRESS) 2295 Morse Rd Columbus, OH 43229

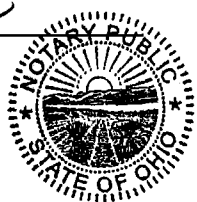
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Mohammed Maher Mattan</u>	<u>2468 Woodstack Rd. Columbus OH 43221</u>

SIGNATURE OF AFFIANT Ahmad Mazen Mattan

Sworn to before me and signed in my presence this 22 day of July, in the year 2015

Wm C Harrison
SIGNATURE OF NOTARY PUBLIC



03/14/2018
M. WILIAM C. HARRISON
Notary Public, State of Ohio
My Comm. Expires 03-14-2018
Recorded in Franklin County

Notary Seal Here

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