

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: BZA15-093 Date Received: 8/14/15
 Application Accepted by: D. Reiss Fee: \$1,900.00
 Commission/Civic: South Side
 Existing Zoning: M
 Comments: 10/27/15

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

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

RELIEF FROM THE 25 FT. PARKING SETBACK REQUIREMENT IN SECTION 3312.27, PARAGRAPH 2 AND THE PERIMETER PARKING LOT
 SCREENING REQUIREMENTS OF SECTION 3312.21, PARAGRAPHS B AND D, AS THEY PERTAIN TO THE SOUTH PROPERTY LINE BETWEEN
 THE PROPOSED PARKING LOT AND RT. 104 RIGHT-OF-WAY. WE ASK FOR SETBACK TO BE REDUCED TO 5 FT. AND SCREENING ELIMINATED.

LOCATION

Certified Address: 2230 S. THIRD STREET City: COLUMBUS Zip: 43207

Parcel Number (only one required): 010-112778-00

APPLICANT (If different from Owner):

Applicant Name: EDWARD M. HAYES, VENTURA ENGINEERING Phone Number: (614) 847-1110 Ext.: _____

Address: 7610 OLENTANGY RIVER ROAD City/State: COLUMBUS Zip: 43235

Email Address: EMHAYES@VENTURAENGINEERING.COM Fax Number: 614-847-1116

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

Name: HIRSCHVOGEL INC. Phone Number: _____ Ext.: _____

Address: 2230 S THIRD STREET City/State: COLUMBUS Zip: 43207

Email Address: _____ Fax Number: _____

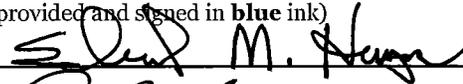
ATTORNEY / AGENT (Check one if applicable): Attorney Agent

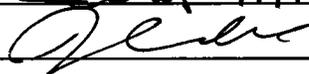
Name: EDWARD M. HAYES, VENTURA ENGINEERING Phone Number: (614) 847-1110 Ext.: _____

Address: 7610 OLENTANGY RIVER ROAD City/State: COLUMBUS Zip: 43235

Email Address: EMHAYES@VENTURAENGINEERING.COM Fax Number: 614-847-1116

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

APPLICANT SIGNATURE: 

PROPERTY OWNER SIGNATURE: 

ATTORNEY / AGENT 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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** EDWARD M. HAYES

of **(1) MAILING ADDRESS** VENTURA ENGINEERING, 7610 OLENTANGY RIVER ROAD, COLUMBUS, OH 43235

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 2230 S. THIRD STREET, COLUMBUS, OH 43207

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) HIRSCHVOGEL INC.

C/O JASON CUDAK

2230 S. THIRD STREET

COLUMBUS, OH 43207

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

EDWARD M. HAYES

(614) 847-1110

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

(5) COLUMBUS SOUTHSIDE AREA COMMISSION

CURTIS DAVIS - ZONING CHAIR, (614) 332-3355

584 E. MOLER STREET, 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
QPI PROPERTY HOLDINGS LLC	2222 S. 3RD STREET, COLUMBUS, OH 43207	2222 S. 3RD STREET, COLUMBUS, OH 43207
QPI PROPERTY HOLDINGS LLC	2180 S. 3RD STREET, COLUMBUS, OH 43207	2222 S. 3RD STREET, COLUMBUS, OH 43207
KINGSTON REALTY CO.	50 E. BELLEVUE AVENUE, COLUMBUS, OH 43207	700 SEALE AVENUE, PALO ALTO, CA 94303
CSX TRANSPORTATION INC.		500 WATER STREET #C910, JACKSONVILLE, FL 32202

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14th day of August in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/24/2018



RUTH E. ROLFES
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 24, 2018

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APPLICANT

Ventura Engineering
c/o Edward M. Hayes
7610 Olentangy River Road
Columbus, OH 43235

PROPERTY OWNER

Hirschvogel Inc.
c/o Jason Cudak
2230 South 3rd Street
Columbus, OH 43207

AGENT

Ventura Engineering
c/o Edward M. Hayes
7610 Olentangy River Road
Columbus, OH 43235

AREA COMMISSION

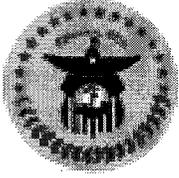
Columbus Southside Area Commission
c/o Curtis Davis
584 East Moler Street
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

QPI Property Holdings LLC
c/o Karen Hart
2222 South 3rd Street
Columbus, OH 43207

Kingston Realty Co.
c/o Sandra L. Westin
700 Seale Avenue
Palo Alto, CA 94303

CSX Transportation Inc.
c/o Real Estate Department
500 Water Street #C910
Jacksonville, FL 32202



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Aug 17 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2230 S 3RD ST COLUMBUS, OH

Mailing Address: Null
Null

Owner: HIRSCHVOGEL INC

Parcel Number: 010112778

ZONING INFORMATION

Zoning: 770, Manufacturing, M
effective 4/28/1958, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Columbus Southside Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

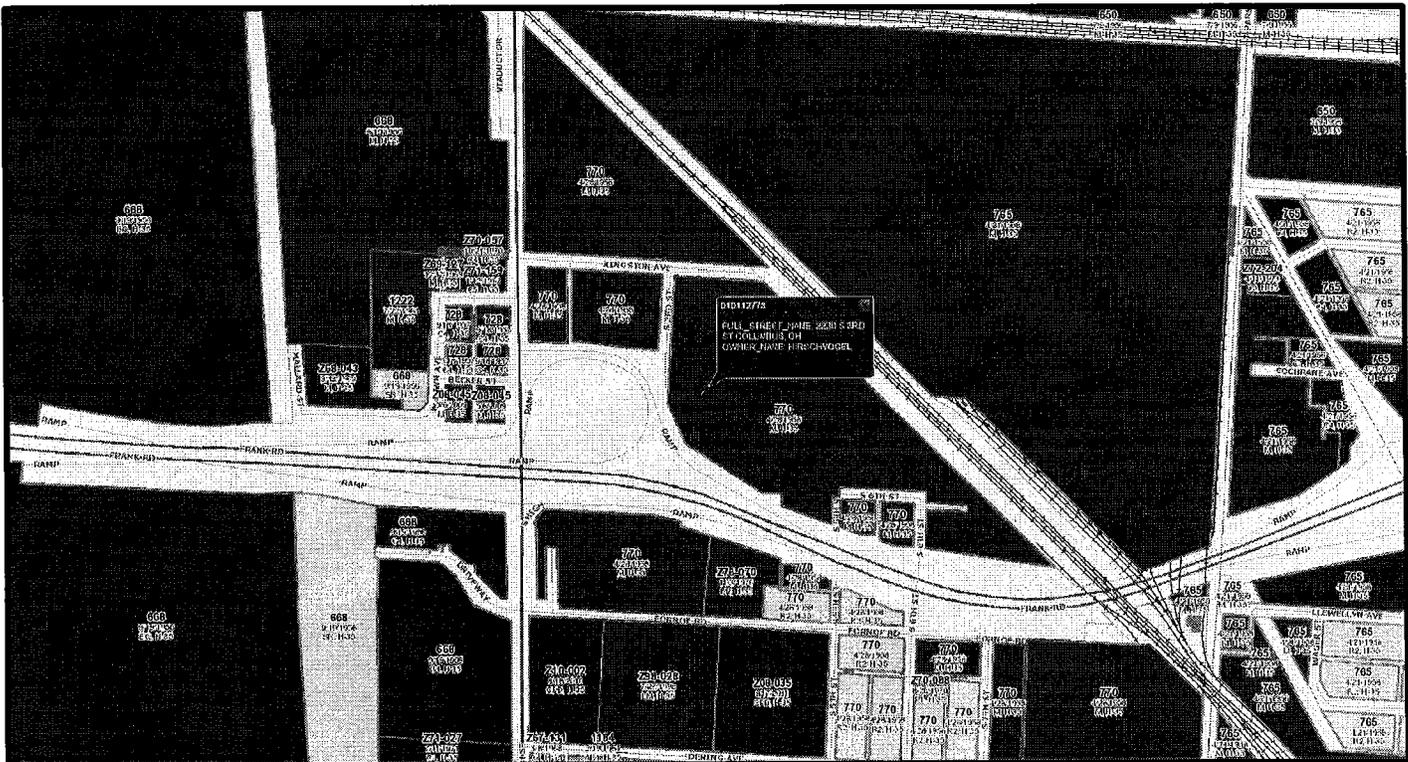
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



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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:

PARKING SETBACK LINE: ADHERENCE TO THE 25 FEET SETBACK REQUIREMENT WILL

REDUCE THE NUMBER OF PARKING SPACES BELOW THAT REQUIRED

BY HIRCHVOGEL INCORPORATED TO SATISFY THEIR PROPOSED

POPULATION OF EMPLOYEES ON THIS SITE. THIS SETBACK REDUCTION

WILL HAVE NO ADVERSE EFFECT ON NEIGHBORING PROPERTIES.

PARKING LOT SCREENING: THE TOPOGRAPHY OF THE ROADWAY

EMBANKMENT ALONG ROUTE 104 PROVIDES A NATURAL SCREENING

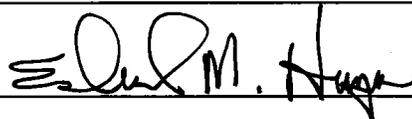
ALONG THE SOUTH SIDE OF THE PARKING LOT AND WILL PREVENT

HEADLIGHTS FROM AFFECTING ANYONE ON ADJACENT PROPERTIES.

ADDITIONAL SCREENING WILL NOT ADD TO THIS EFFECT. IT WILL

ONLY ADD CONSTRUCTION COST.

Signature of Applicant



Date

8/14/2015

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010112778

Zoning Number: 2230

Street Name: S 3RD ST

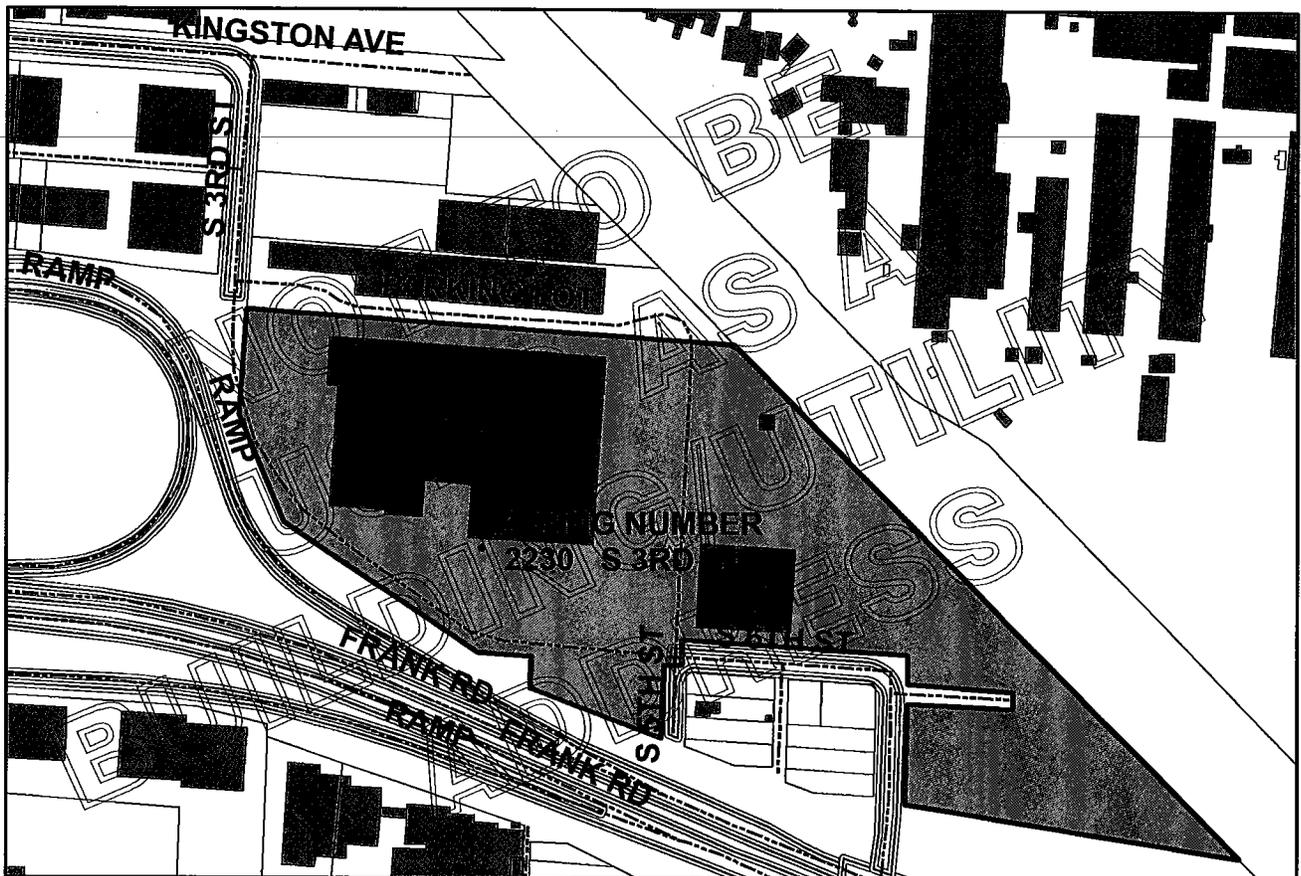
Lot Number: N/A

Subdivision: N/A

Requested By: VENTURA ENGINEERING (EDWAR M. HAYES)

Issued By: *Edyana Williams*

Date: 8/12/2015



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 1170

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO





CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: KS DATE: 8/13/15



Disclaimer

Scale = 250



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.

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

EDWARD M. HAYES

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) VENTURA ENGINEERING, 7610 OLENTANGY RIVER ROAD, COLUMBUS, OH 43235

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>HIRSCHVOGEL INC.</u>	<u>2230 S. THIRD STREET, COLUMBUS, OH 43062</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14th day of August, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/24/2018



Notary Seal Here

RUTH E. ROLFES
NOTARY PUBLIC
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