Board of Zoning Adjustment Application

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

Application Number: BZA 15-102 Date Received: 9/1/15
Application Accepted by: N. Reiss Fee: $1,900
Commission/Civic: Northwood Civic Association
Existing Zoning: M-1
Comments: 11/17/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):
☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

LOT YARD - 23.00' (25') 
SIDE YARD - 33.65' (25')
REAR YARD - 20.00' (25')
PARKING SETBACK - 23.12' (25')

LOCATION
Certified Address: 4320 Kenny Rd. City: Columbus Zip: 43220
Parcel Number (only one required): 010129B12-00

APPLICANT (If different from Owner):
Applicant Name: Michael Liscano, Architect Phone Number: 614-804-1934 Ext: __
Address: 3570 Schultzinger Rd City/State: Hilliard, Ohio Zip: 43026
Email Address: Michael.Liscano@gmail.com Fax Number: __

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: B & G Tool Company Phone Number: 614-431-2538 Ext: __
Address: 4320 Kenny Rd City/State: Columbus Zip: 43220
Email Address: B-G Tool @ ATT.NET Fax Number: __

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent
Name: ___________________________ Phone Number: ___________________________ Ext: __
Address: ___________________________ City/State: ___________________________ Zip: __
Email Address: ___________________________ Fax Number: ___________________________

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
Board of Zoning Adjustment Application

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL LISCA
and of (1) MAILING ADDRESS 3570 SCHUMACHER RD, COLUMBUS, OHIO 43216
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

(a) per ADDRESS CARD FOR PROPERTY 4820 KENNY RD

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

(4) BILLY TOOL
4820 KENNY RD
COLUMBUS, OHIO 43220

APPLICANT’S NAME AND PHONE #

(same as listed on front application)

(5) MICHAEL LISCA, ARCHITECT
614-804-1934

AREA COMMISSION OR CIVIC GROUP

ATTN: ROSEMARIE LISKA
1085 STONEYCREEK RD
COLUMBUS, OHIO 43235
ROSEMARIE.LISKA@COLUMBUS.NET

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
Pet Promise Inc. 4812 KENNY RD PO BOX 1439 PAVEL COLUMBUS 43065
MACNAR LLC 4800 KENNY RD 9816 KENNY RD COLUMBUS 43220
MACWYN SPERO 12045 HEATHMOOR DR 1133 BRIGHTON DR COLUMBUS 43235
PLANTHOR PROPERTIES LLC 4837 KENNY RD 5048 HEATHMOOR DR COLUMBUS 43221

(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 1 day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of the application.
Applications must be submitted by appointment. Call 614-645-7433
Please make checks payable to the Columbus City Treasurer.
Michael Liscano, AIA  
3570 Schirtzinger Rd.  
Hilliard, Ohio 43026  

Northwest Civic Association  
Attn: Rosemarie Lisko  
1035 Stoneycreek Rd  
Columbus, Ohio 43235  

Bethel-Kenny Center LLC  
P.O. Box 1439  
Powell, Ohio 43065  

MacMar LLC  
1133 Blindbrook DR  
Columbus, Ohio 43235  

B&G Tool  
4832 Kenny Rd  
Columbus, Ohio 43220  

Pet Promise Inc.  
4812 Kenny Rd  
Columbus, Ohio 43220  

Plahuta Properties LLC  
4832 Kenny Rd  
Columbus, Ohio  

Marshal Speros  
5048 Heathmoor Drive  
Columbus, Ohio 43221  


CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Wed Sep 2 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 4820 KENNY RD COLUMBUS, OH
Mailing Address: Null

Owner: B&G TOOL COMPANY
Parcel Number: 010129812

ZONING INFORMATION
Zoning: 974, Manufacturing, M1
effective 10/31/1961, 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

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:

WE HAVE A 130' DEEP LOT IN AN M-1 DISTRICT WITH THE REAR PROPERTY LINE AGAINST RAILROAD TRACKS. WE ARE ASKING FOR SETBACK RELIEF TO ALLOW A SMALL ONE STORY MANUFACTURING BUILDING (TOOL & DIE) 3,000 SF AND PARKING. WE BELIEVE THIS BUILDING IS THE BEST USE FOR THE PROPERTY. IT MATCHES THE HEIGHT AND SETBACK (FRONT YARD) OF THE BUILDING TO THE NORTH.

WITHOUT SIDE YARD, REAR YARD AND FRONT YARD RELIEF THERE IS NO WAY TO IMPROVE THIS LOT IN THE M-1 DISTRICT.

Signature of Applicant: ___________________________  Date: 3/27/15

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.
Disclaimer

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.

Real Estate / GIS Department
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: 010129812
Zoning Number: 4820 Street Name: KENNY RD
Lot Number: N/A Subdivision: N/A

Requested By: MICHAEL LISCANO ARCHTECT (MICHAEL LISCANO)
Issued By: 
Date: 8/31/2015

SCALE: 1 inch = 25 feet

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

GIS FILE NUMBER: 43003
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 # ____________________________

4820 KENNY ROAD (COLUMBUS, OH 43220

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL LISCANO
of (COMPLETE ADDRESS) 3570 SCHITZINGER RD HILLiard OHIO 43026
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

MICHAEL PLAHUTA 4820 KENNY RD, COLUMBUS, OHIO 43220

STEPHEN PLAHUTA 4832 KENNY RD, COLUMBUS, OHIO 43220

________________________________________
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1 day of September, in the year 2015

________________________________________
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 12-15-19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-646-4522 to schedule.
Please make checks payable to the Columbus City Treasurer