

# Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA 15-102 Date Received: 9/1/15  
Application Accepted by: R. Reiss Fee: \$1,900.00  
Commission/Civic: Northwest Civic Association  
Existing Zoning: 11-1  
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:

FRONT YARD - 33(05.2) (125') REDUCE TO 70' BUILDING LINE  
SIDE YARD - 33(05.2) (25') REDUCE TO 5' BUILDING LINE  
REAR YARD 33(05.2) (25') REDUCE TO 5' BUILDING LINE  
PARKING SETBACK 33(12.2) (25') REDUCE TO 10' FROM ROW.  
LOCATION

Certified Address: 4820 KENNY RD. City: COLUMBUS Zip: 43220

Parcel Number (only one required): 010.129812-00

## APPLICANT (If different from Owner):

Applicant Name: MICHAEL LISCANO, ARCHITECT Phone Number: 614-304-1934 Ext.: -

Address: 3570 SCHURTZINGER RD City/State: HILLIAND, 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: 614-451-2538 Ext.: -

Address: 4832 KENNY RD City/State: COLUMBUS Zip: 43220

Email Address: B-GTOOL@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 [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 MICHAEL LISGANO  
of (1) MAILING ADDRESS 3570 SCHWITZINGER 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 the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY 4320 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  
AND MAILING ADDRESS

(4) B&L TOOL  
4332 KENNY RD  
COLUMBUS, OHIO 43220

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

MICHAEL LISGANO, ARCHITECT  
614-804-1934

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

(5) NORTHWEST CIVIC ASSOCIATION  
ATTN: ROSEMARIE LISKO  
1085 STONEYCREEK RD  
COLUMBUS, OHIO 43235

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>BETHEL-KENNY CENTER LLC</u>	<u>1041-1101 BETHEL RD</u>	<u>PO BOX 1439 POWELL OHIO 43065</u>
<u>PET PROMISE INC.</u>	<u>4312 KENNY RD</u>	<u>4312 KENNY RD COLUMBUS, 43220</u>
<u>MACMAK LLC</u>	<u>4300 KENNY RD</u>	<u>1133 BLIND BROOK DR. COLUMBUS 43235</u>
<u>MARSHAL SPEROS</u>	<u>5043 HEATHMOOR DR</u>	<u>5043 HEATHMOOR DR. COLUMBUS 43221</u>
<u>PLATINA PROPERTIES LLC</u>	<u>4332 KENNY RD</u>	<u>4332 KENNY RD COLUMBUS 43220</u>

☐ (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

12-15-19  
My Commission Expires

Notary Seal Here



**Richard G. Newlon**  
Notary Public, State of Ohio  
My Commission Expires 12-15-2019

PLEASE NOTE: Incomplete information will result in the rejection of your application.  
Applications must be submitted by appointment. Call 614-645-4333 for more information.  
Please make checks payable to the Columbus City Treasurer.

Michael Liscano, AIA  
3570 Schirtzinger Rd.  
Hilliard, Ohio 43026

B&G Tool  
4832 Kenny Rd  
Columbus, Ohio 43220

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

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

Pet Promise Inc.  
4812 Kenny Rd  
Columbus, Ohio 43220

MacMar LLC  
1133 Blindbrook DR  
Columbus, Ohio 43235

Marshal Speros  
5048 Heathmoor Drive  
Columbus, Ohio 43221

Plahuta Properties LLC  
4832 Kenny Rd  
Columbus, Ohio



**DEPARTMENT OF BUILDING AND ZONING SERVICES**

[illegible]

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### STATEMENT OF HARDSHIP

APPLICATION #

#### 3307.09 Variances by Board.

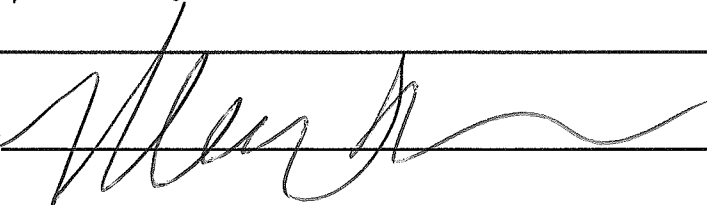
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance 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:

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) 3000 SF AND PARKING.  
WE BELIEVE THIS BUILDING IS THE BEST  
USE FOR THE PROPERTY. IT MATCHES  
THE HEIGHT AND SETBACK (FRONT YARD) ~~AS~~ OF  
THE BUILDING TO THE NORTH.

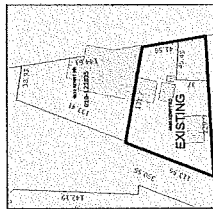
WITHOUT SIDE YARD, REAR YARD AND  
FRONT YARD RELIEF THERE IS NO WAY TO  
IMPROVE THIS LOT IN THE M-1 DISTRICT.

Signature of Applicant



Date

3/27/15

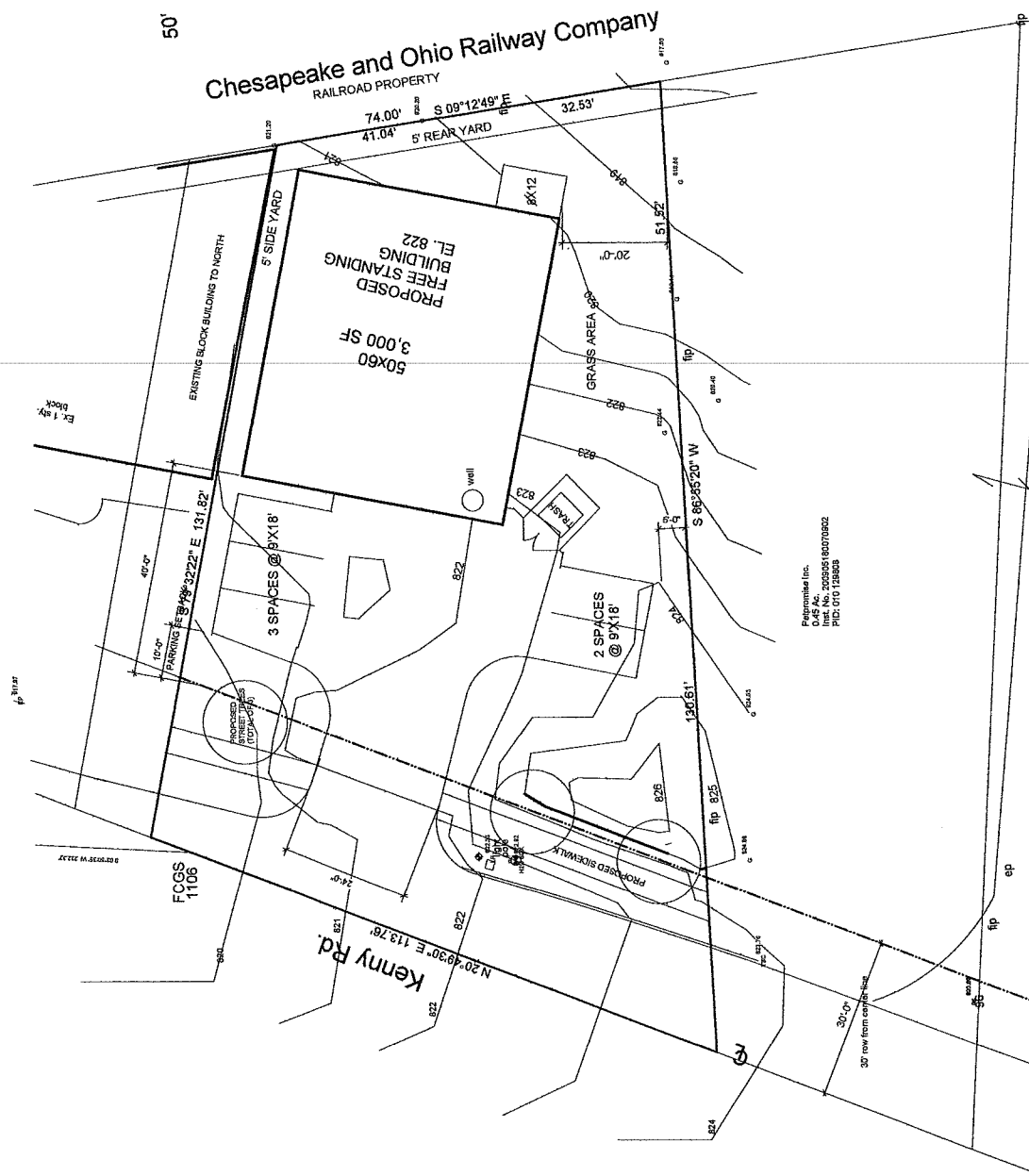


PROPOSED 1 STORY  
ONE STORY BLOCK AND STEEL BUILDING  
HEIGHT 18'-0" TOP OF PARAPET  
M-1 ZONING  
PROPOSED 3,000 SF  
ACREAGE .38 AC  
PARKING : 5 SPACES TOTAL

4820 Kenny Rd  
PARCEL NUMBER: 010-129812-00

PROPOSED  
SITE

Michael Licarno, AIA  
3570 Schirmer Rd  
Hilliard, Ohio  
Phone 614-634-1934



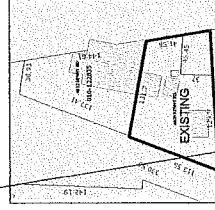
INFORMATION FROM  
PARTRIDGE SURVEYING

Michael Liscano, AIA  
3570 Schitzinger Rd  
Hilliard, Ohio  
Phone: 614-804-1934

EXISTING  
SITE  
SURVEY

(0.038 Ac.)  
0.322 Acres total

B&G Tool Company  
0.319 Ac.  
Inst. No. 201501140005072  
PID:010-129812



PROPOSED 1 STORY  
ONE STORY BLOCK AND STEEL BUILDING  
HEIGHT 16'-0" TOP OF PARAPET

M-1 ZONING  
PROPOSED 3,000 SF  
ACREAGE .319 AC ±  
PARKING : 5 SPACES TO

Chesapeake and Ohio Railway Company

~~DEMOM EXISTING STRUCTURES~~

Polipromise Inc.  
0.45 Ac,  
Inst. No. 200905180070902  
PID: 010 129808

existing blacktop

FCGS  
1106

Kenny Rd.  
N 20°49'30"E 113.76'



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 8/31/15



Disclaimer

Scale = 30



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





# 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: 010129812

Zoning Number: 4820

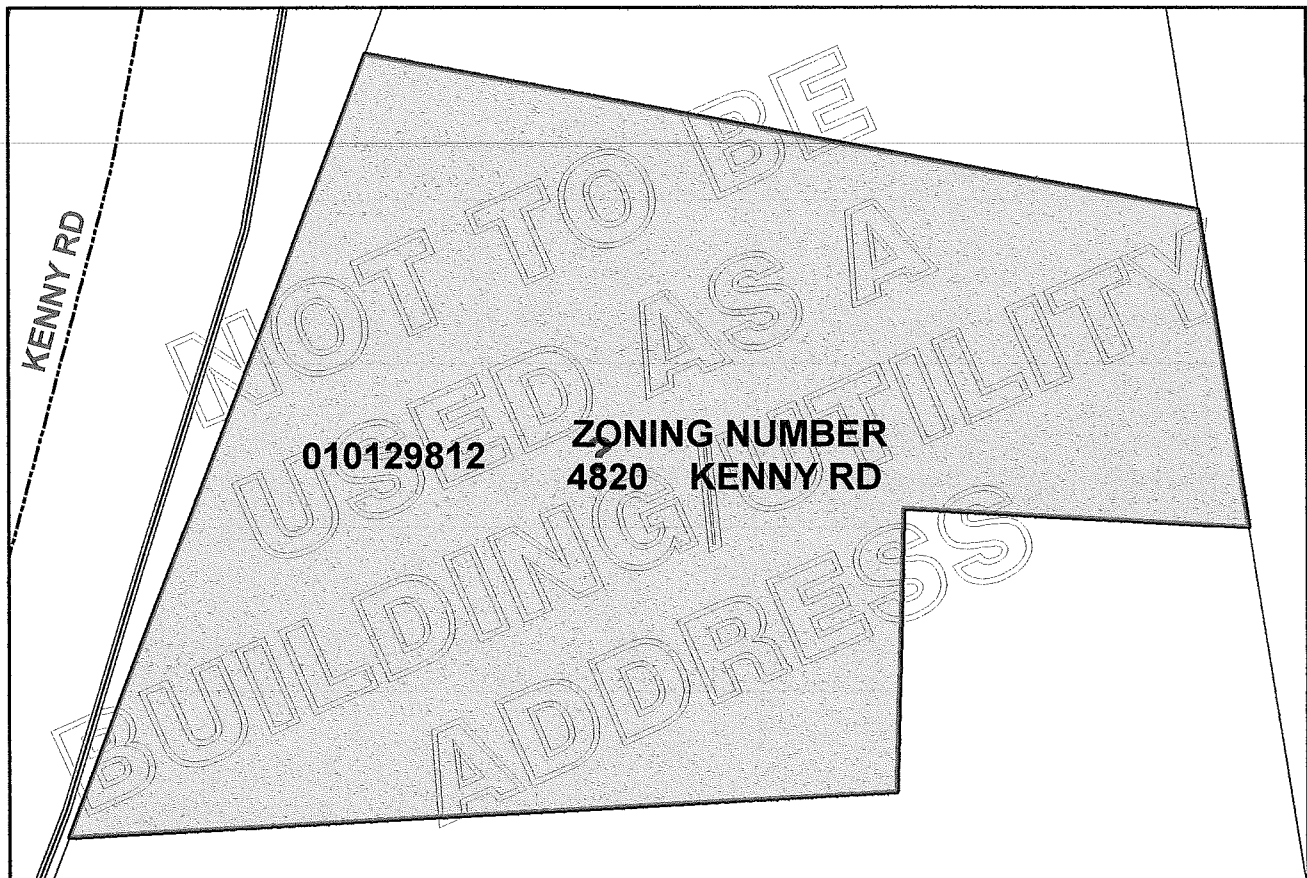
Street Name: KENNY RD

Lot Number: N/A

Subdivision: N/A

Requested By: MICHAEL LISCANO ARCHTECT(MICHAEL LISCANO)

Issued By: *Michael Liscano* Date: 8/31/2015



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 43003

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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 # \_\_\_\_\_

4820 KENNY ROAD, COLUMBUS, OHIO 43220  
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL LISCANO  
of (COMPLETE ADDRESS) 3570 SCHIRTZINGER RD. HILLIND OHIO 43021  
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>MICHAEL PLAHUTA</u>	<u>4832 KENNY RD, COLUMBUS, OHIO 43220</u>
<u>STEPHEN PLAHUTA</u>	<u>4832 KENNY RD, COLUMBUS, OHIO 43220</u>

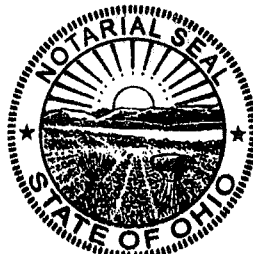
SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

12-15-19  
My Commission Expires



**Richard G. Newlon**  
Notary Public, State of Ohio  
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