COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

OFFICE USE ONLY

Application Number: CV12-001/ 12315-00000-00008
Date Received: 1/4/12
Application Accepted By: SP Fee: $1,920
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 4630-~~170~~ 4630 groves road columbus, ohio / 2160-2170 CLOVERLEAF ST Zip 43232
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-215637
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): m-1
Recognized Civic Association or Area Commission: southeast community coalition
Proposed use or reason for Council Variance request: per 3365,auto repair not permitted use
Acreage: 2.354 acres

APPLICANT: Name John Ranft
Address 41 S. Grant Ave. City/State Columbus Ohio Zip 43215
Phone # 614-204-2787 Fax # 614-409-3318 Email: jmranfts@yahoo.com

PROPERTY OWNER(S): Name D B Midwest V LLC
Address 412 E. Parkcenter Blvd. Suite 300 City/State Boise, Idaho Zip 83706
Phone # 208-333-2000 Fax # 208-333-2050 Email: ~~Amresco.com~~ Khallock@amresco.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☐ Agent
Name
Address City/State Zip
Phone # Fax # Email:

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE DB Midwest V LLC by AMRESCO Commercial Finance LLC as Attorney in fact
ATTORNEY / AGENT SIGNATURE
D. Craig Christensen, Executive Vice President

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

CV12-001

Mayor Michael B. Coleman

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The subject property is currently zoned M-1 Manufacturing District and is improved with a 32,000 square foot multi-tenanted building. There are not any residential uses with 600 feet. Under the M-1 zoning, auto repair is not a permitted use. There are currently four (2700 s.f. each) units available for lease, some for more than three years. Several prospective auto repair businesses have been turned away,in the past, as not a permitted use, and today two or three have interest in these vacant units. (Continued on attached page)

Signature of Applicant _____ Date 1/3/12

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CONTINUATION PAGE STATEMENT OF HARDSHIP

Allowing auto repair uses will not adversely affect the surrounding properties but will in fact provide a needed service. Permitting auto repair uses in the subject property will relieve a financial hardship to the owner without any adverse imposition to the adjacent property owners.

Mayor Michael B. Coleman

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME John M. Ranft
of **(1)** MAILING ADDRESS 41 S. Grant Ave. Columbus, Ohio 43215
deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 4626 Groves Rd. Columbus Ohio 43232
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 1/4/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) D. B Midwest V LLC
412 E. Parkcenter Blvd., Suite 300
Boise. ID 83706

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

John M. Ranft
614-204-8727

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

(5) ~~Southwest~~ East Community Coalition
Judy White 740-927-1123
P.O. Box 16 Brice OH 43109

and that the attached document (6) 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(7)

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

SIGNATURE OF AFFIANT **(8)**
Subscribed to me in my presence and before me this 4 day of January, in the year 2012
SIGNATURE OF NOTARY PUBLIC **(8)**
My Commission Expires:

ANTOINETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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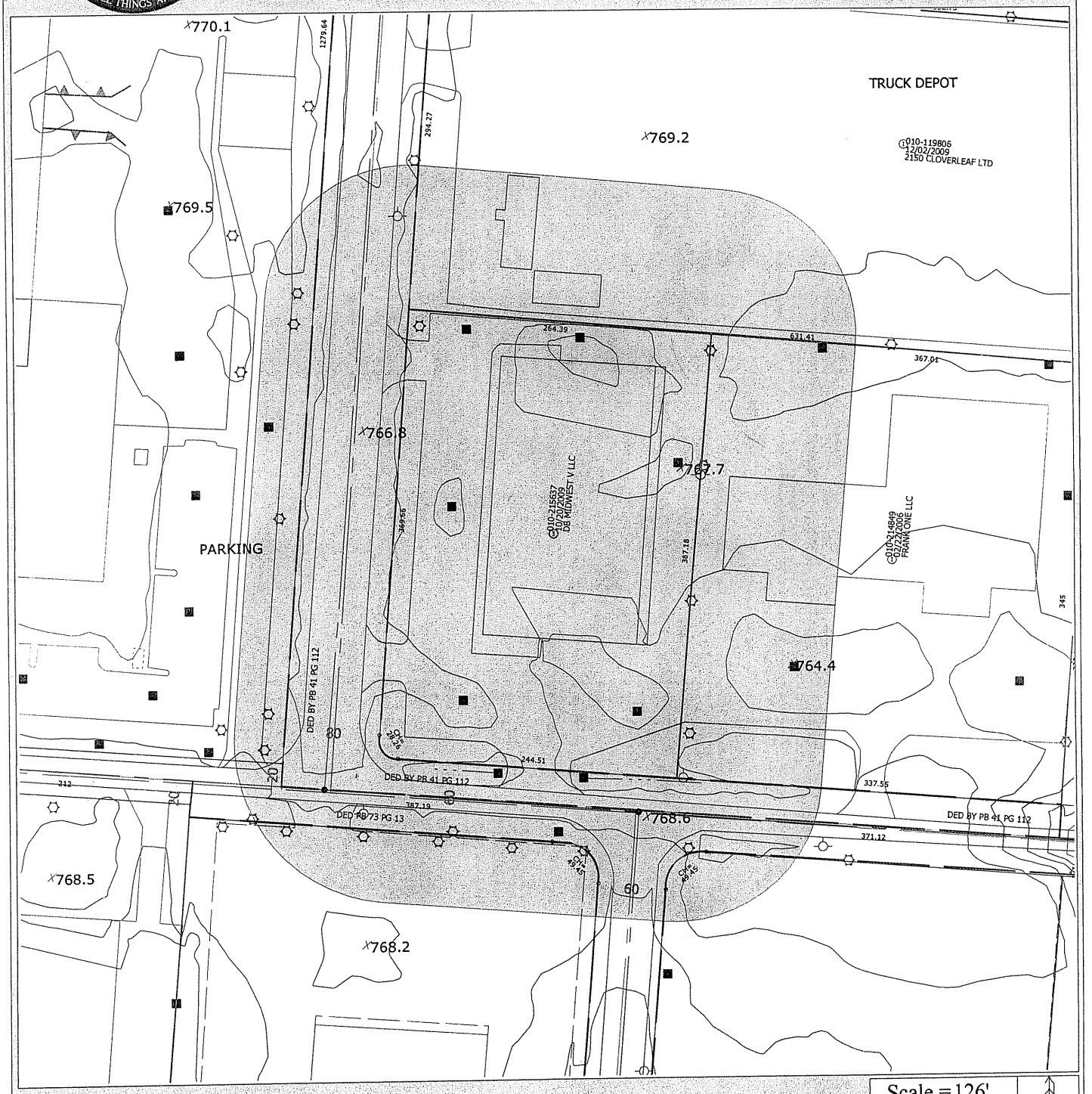
Revised 02/14/11

CU12-001

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 12/30/11**



Scale = 126'

Grid North

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

CV12-001

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR
Report of parcels touching irregular area DATE : DEC 30, 2011

010-016468 * Owner: GROVES ROAD ASSOCIATES LP
Address: GROVES RD
Mail To: GROVES ROAD ASSOCIATES LP
: C/O JACK C BUTLEE
: 155 E BROAD ST FL 12
: COLUMBUS OH 43215
: COLUMBUS OH 43215

010-038040 * Owner: COCA-COLA BOTTLING CO OF OHIO
Address: 4500 GROVES RD
Mail To: COCA-COLA ENTERPRISES INC
: PROPERTY TAX DEPT
: PO BOX 4440
: BRANDON FL 33509

010-119806 * Owner: 2150 CLOVERLEAF LTD
Address: 2150 CLOVERLEAF ST
Mail To: 2150 CLOVERLEAF LTD
: 3540 LA ROCHELLE DR
: COLUMBUS OH 43221

010-211497 * Owner: MARSHALL ROBERT M & BRENDA E
Address: 4645 GROVES RD
Mail To: ROBERT M MARSHALL
: BRENDA E MARSHALL
: 2910 BERWICK BL
: COLUMBUS, OH 43209

010-214849 * Owner: FRANK ONE LLC
Address: 4650 -670 GROVES RD
Mail To: FRANK ONE LLC
: 4670 GROVES RD
: COLUMBUS OH 43232

010-215637 * Owner: DB MIDWEST V LLC
Address: 4630 -170 GROVES RD
Mail To: AMRESCO COMMERCIAL FIN
: 412 E PARKCENTER BLVD 300
: BOISE ID 83706

Southeast Community Coalition
c/o Jerry White
P.O. Box 16
Brice, Ohio 43109

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Mayor Michael B. Coleman

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757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.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 # CV12-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] JOHN M. RANFT

Of [COMPLETE ADDRESS] 41 S. GRANT AVE, COLS. O. 43215
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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. DB MIDWEST V LLC 412 E. PARKCENTER BLVD. SUITE 300 BOISE, IDAHO 83706 JOHN M. RANFT 614-204-8727	2.
3.	4.

☐ *Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT John M Ranft
Subscribed to me in my presence and before me this 9 day of January, in the year 2012
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.

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Revised 02/14/11

CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 4630 GROVES RD

ADDRESS 4630 GROVES RD

INTERSECTION	CLOVER LEAF ST/E TI	HIST-PROP		ZIP CODE		0	0
PARCEL NO	010-214849	CENSUS	0	SUB-DIV	AC		
HIST-DIST		BLOCK	0	LOT NO	PAR		

PERMIT ID	E9003033	RES/COMM	COMM	# OF UNITS	0	VALUE	600
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	E0290		
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM						

PERMIT ID	H9001292	RES/COMM	COMM	# OF UNITS	0	VALUE	356
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	R0231		
PERMIT TYPE	H	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM:ALSO 2160 CLOVER LEAF ST						

PERMIT ID	R9000554	RES/COMM	COMM	# OF UNITS	0	VALUE	356
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	R0231		
PERMIT TYPE	R	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM:ALSO 2160 CLOVER LEAF ST						

PERMIT ID	B8907990	RES/COMM	COMM	# OF UNITS	1	VALUE	68,000
CREATE DATE	02-26-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	G0318		
PERMIT TYPE	B	C-40 CODE		OBBC	S1 2C		
DESCRIPTION	ALSO 2160-2170 CLOVER LEAF ST-1 STY MSRY/STL WAREHOUSE W/FIREWALL SHELL ONLY T891579						

DATE	0
REQ. TYPE	V
REQ. #	EN902179
STATUS	

CV12-001

CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 4638 GROVES RD

ADDRESS 4638 GROVES RD

INTERSECTION	CLOVER LEAF ST/E TI	HIST-PROP		ZIP CODE		0	0
PARCEL NO	010-214849	CENSUS	0	SUB-DIV	AC		
HIST-DIST		BLOCK	0	LOT NO	PAR		

PERMIT ID	O9100145	RES/COMM	COMM	# OF UNITS	1	VALUE	0
CREATE DATE	01-11-91	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	G0318		
PERMIT TYPE	O	C-40 CODE		OBBC			
DESCRIPTION	FINAL, BUILDING PERMIT: B9009028 , DATE: 1/08/91, INSP: JAMAL MONSOUR						

PERMIT ID	R9100025	RES/COMM	COMM	# OF UNITS	0	VALUE	3,200
CREATE DATE	01-08-91	NEW/RPLC/ALTER	NEW	CONT. LIC. #	R0231		
PERMIT TYPE	R	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM						

PERMIT ID	H9100061	RES/COMM	COMM	# OF UNITS	0	VALUE	3,200
CREATE DATE	01-08-91	NEW/RPLC/ALTER	NEW	CONT. LIC. #	H0002		
PERMIT TYPE	H	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM						

PERMIT ID	B9009028	RES/COMM	COMM	# OF UNITS	0	VALUE	3,000
CREATE DATE	12-14-90	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	G0318		
PERMIT TYPE	B	C-40 CODE	437	OBBC	S-1;2C		
DESCRIPTION	ALTR TO 1 STY MSY/STEEL MOD HAZ WARHOUSE,OFFICE & TOILET RM FINISH						

PERMIT ID	R9000555	RES/COMM	COMM	# OF UNITS	0	VALUE	356
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	R0231		
PERMIT TYPE	R	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM:ALSO 2168 CLOVER LEAF ST						

PERMIT ID	H9001298	RES/COMM	COMM	# OF UNITS	0	VALUE	356
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	R0231		
PERMIT TYPE	H	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM:ALSO 2168 CLOVER LEAF ST						

PERMIT ID	E9003033	RES/COMM	COMM	# OF UNITS	0	VALUE	600
CREATE DATE	05-04-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	E0290		
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM						

PERMIT ID	P9001693	RES/COMM	COMM	# OF UNITS	0	VALUE	400
CREATE DATE	04-24-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	P0348		
PERMIT TYPE	P	C-40 CODE		OBBC			
DESCRIPTION	NEW COMM						

PERMIT ID	B8907990	RES/COMM	COMM	# OF UNITS	1	VALUE	68,000
CREATE DATE	02-26-90	NEW/RPLC/ALTER	NEW	CONT. LIC. #	G0318		
PERMIT TYPE	B	C-40 CODE		OBBC	S1 2C		
DESCRIPTION	ALSO 2160-2170 CLOVER LEAF ST-1 STY MSRY/STL WAREHOUSE W/FIREWALL SHELL ONLY T891579						

CV12-001

CW12-001

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

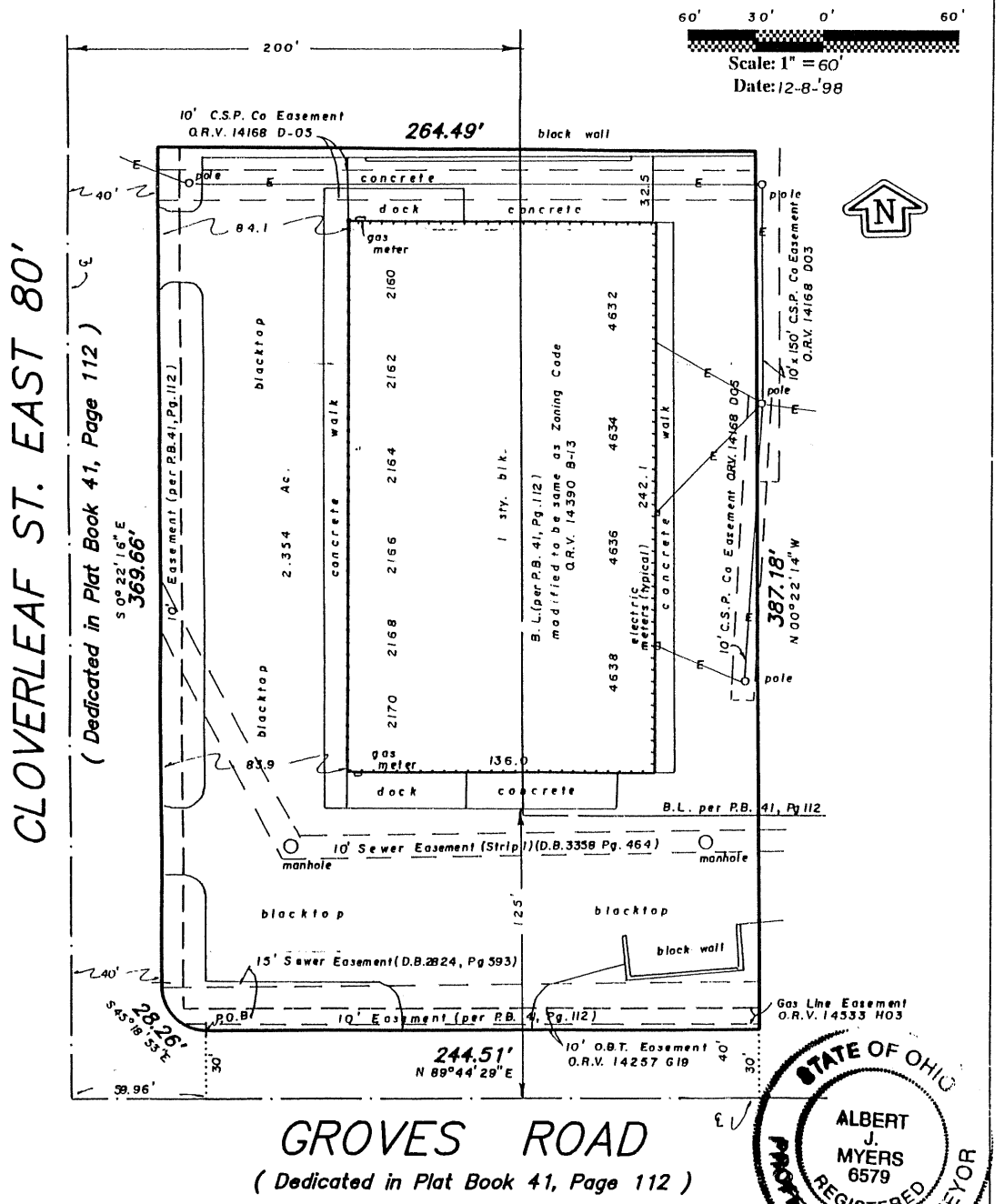
A Mortgage Location Survey prepared for and certified to:
Chicago Title Insurance Company Inc. and/or Metropolitan Savings Bank

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being 2.354 Acres, Section 21, Township 12, Range 21

Applicant: John & Joanne Ranft

Posted Address: 2160-2170 & 4632-4638 Cloverleaf St. E., Columbus, Ohio

Apparent Encroachments: 1) Overhead Wires Crossing Property. 2) Utilities Facilties Outside Known Easement



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

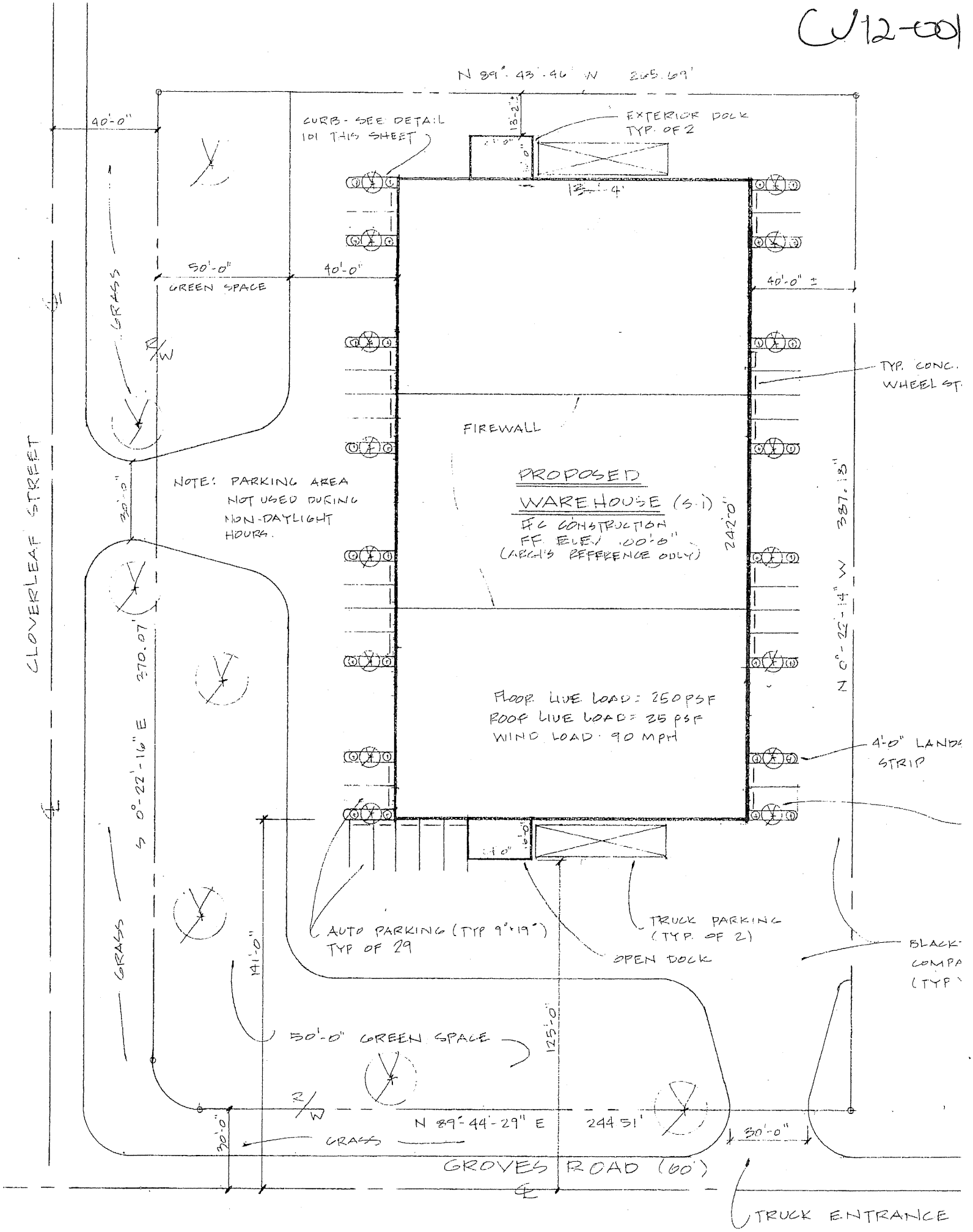
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By _____
Professional Surveyor

Myers Order No. - 21-11/23/98	Rec.	Field	DWG	Ltr.	Ck.
	SS	LE	CB MF	RJ	

CU12-001


N 89°-43'-46" W 265.69'
40'-0"
CURB - SEE DETAIL 101 THIS SHEET
EXTERIOR DOCK TYP. OF 2
50'-0" GREEN SPACE
40'-0"
40'-0" ±
GRASS
R/W
TYP. CONC. WHEEL ST.
FIREWALL
PROPOSED WAREHOUSE (S-1)
FC CONSTRUCTION
FF ELEV 100'-0"
(ARCH'S REFERENCE ONLY)
242'-0"
387.13'
N 0°-22'-14" W
NOTE: PARKING AREA NOT USED DURING NON-DAYLIGHT HOURS.
30'-0"
CLOVERLEAF STREET
S 0°-22'-16" E 270.07'
FLOOR LIVE LOAD: 250 PSF
ROOF LIVE LOAD: 25 PSF
WIND LOAD 90 MPH
4'-0" LANDS STRIP
AUTO PARKING (TYP 9'x19') TYP OF 29
TRUCK PARKING (TYP. OF 2)
OPEN DOCK
BLACK COMPA (TYP
141'-0"
50'-0" GREEN SPACE
125'-0"
R/W
N 89°-44'-29" E 244.51'
30'-0"
GRASS
GROVES ROAD (60')
TRUCK ENTRANCE

CV12-001

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 12/30/11**

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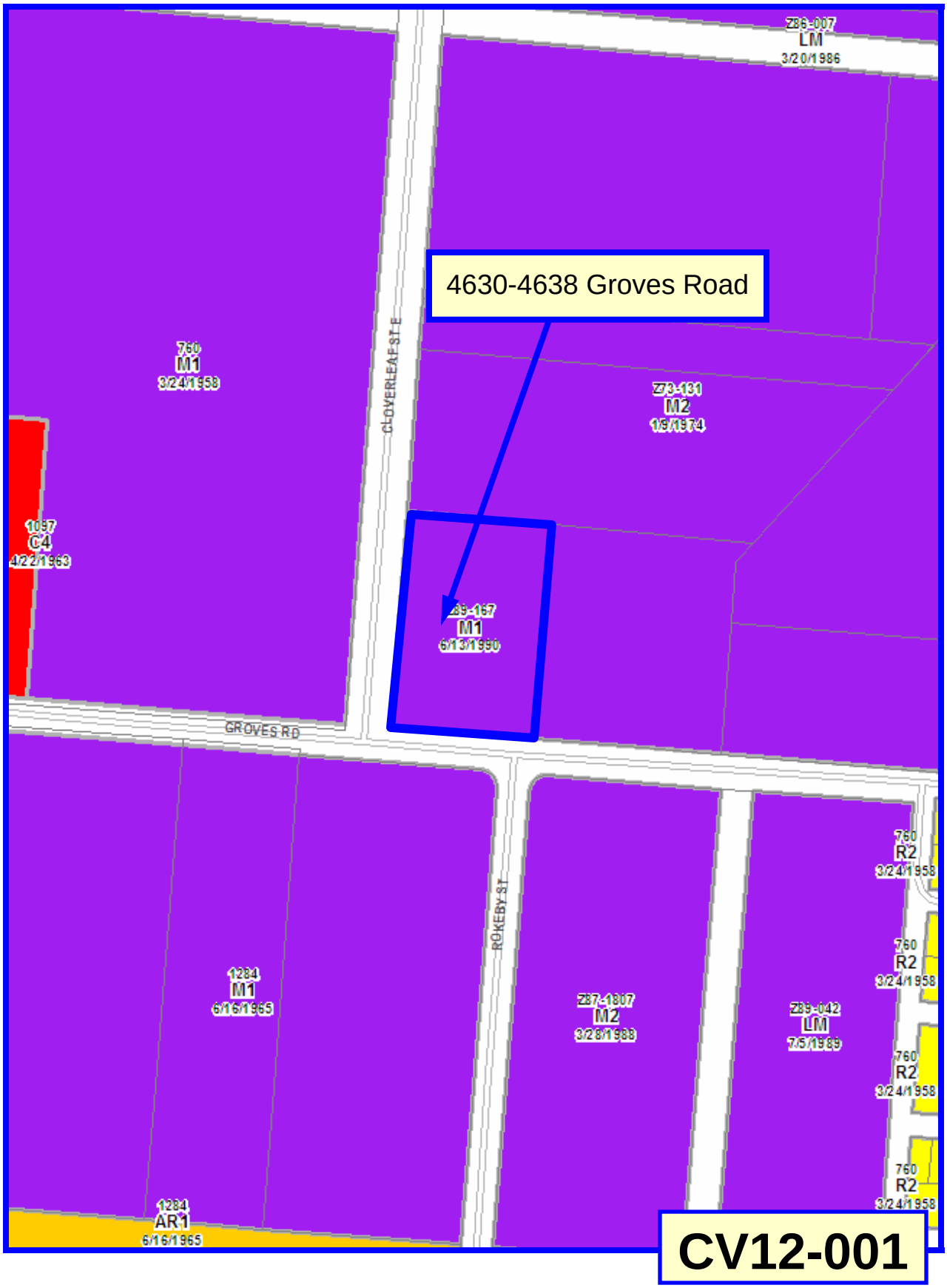
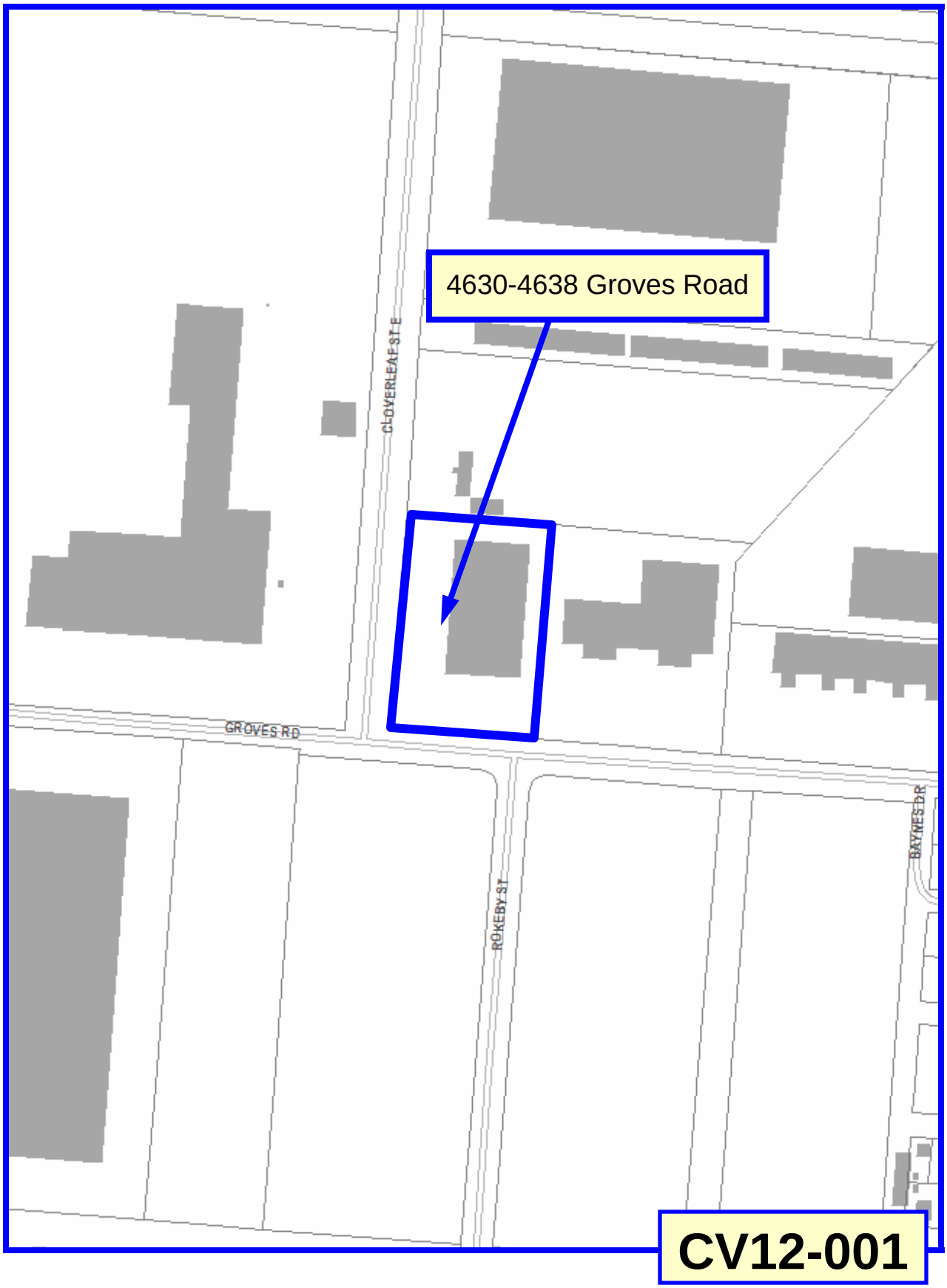

4630-4638 Groves Road
Z86-007
LM
3/20/1986
760
M1
3/24/1958
CLOVERLEAF ST E
Z73-131
M2
19/1974
1097
C4
4/22/1963
Z89-167
M1
6/13/1990
GROVES RD
ROKEBY ST
760
R2
3/24/1958
760
R2
3/24/1958
1284
M1
6/16/1965
Z87-1307
M2
3/28/1988
Z89-042
LM
7/5/1989
760
R2
3/24/1958
760
R2
3/24/1958
1284
AR1
6/16/1965

CV12-001


4630-4638 Groves Road
CLOVERLEAF ST E
GROVES RD
ROKEBY ST
BAYNES DR
CV12-001

4630-4638 Groves Road
CLOVERLEAF ST E
GROVES RD
ROKEBY ST
BARNES DR

CV12-001