



Mayor Michael B. Coleman

## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 11310-00000-00731  
Date Received: 19 DEC 2011  
Commission/Group: N/A  
Existing Zoning: M Application Accepted by: JH Fee: \$1,900  
Comments: Hearing date: 2/28/12

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting. SEE HANDWRITTEN STATEMENT  
3312.27 PARKING & MANUEVERING TO ZERO, 3312.21 LANDSCAPE & SCREENING - TO BE PROVIDED  
BY EXISTING FENCE, 3312.43 PARKING SURFACE - M ZONING ALLOWS GRAVEL, 3312.39  
STRIPING AND MARKING NOT PRACTICABLE ON GRAVEL

### LOCATION

1. Certified Address Number and Street Name 1897 MCKINLEY  
City COLUMBUS State OH Zip 43222  
Parcel Number (only one required) 010-146258

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name JOHN INGWERSEN  
Address 1050 BAYDEN RD City/State COLUMBUS OH Zip 43205  
Phone # 257 0323 Fax # 257 1502 Email JOHN@CADAFIS.COM

### PROPERTY OWNER(S):

Name MASOOD HAGHNAZARI  
Address 4663 PINE TREE CT City/State WESPERVILLE OH Zip 43082  
Phone # 940 3810 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name JOHN INGWERSEN  
Address 1050 BAYDEN RD City/State COLUMBUS, OH Zip 43205  
Phone # 257 0323 Fax # 257 1502 Email: JOHN@CADAFIS.COM

### 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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

11310-00731  
1897 McKinley Ave.

### One Stop Shop Zoning Report Date: Thu Dec 29 2011

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1897 MCKINLEY AVE COLUMBUS OH 43222

**Owner:** HAGHNAZARI MASOOD

**Mailing Address:** 4663 PINE TREE CT  
WESTERVILLE OH 43082

**Parcel Number:** 010146258

#### ZONING INFORMATION

**Zoning:** Z67-005, Manufacturing, M  
effective 6/8/1967, 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:** IN

**Area Commission:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

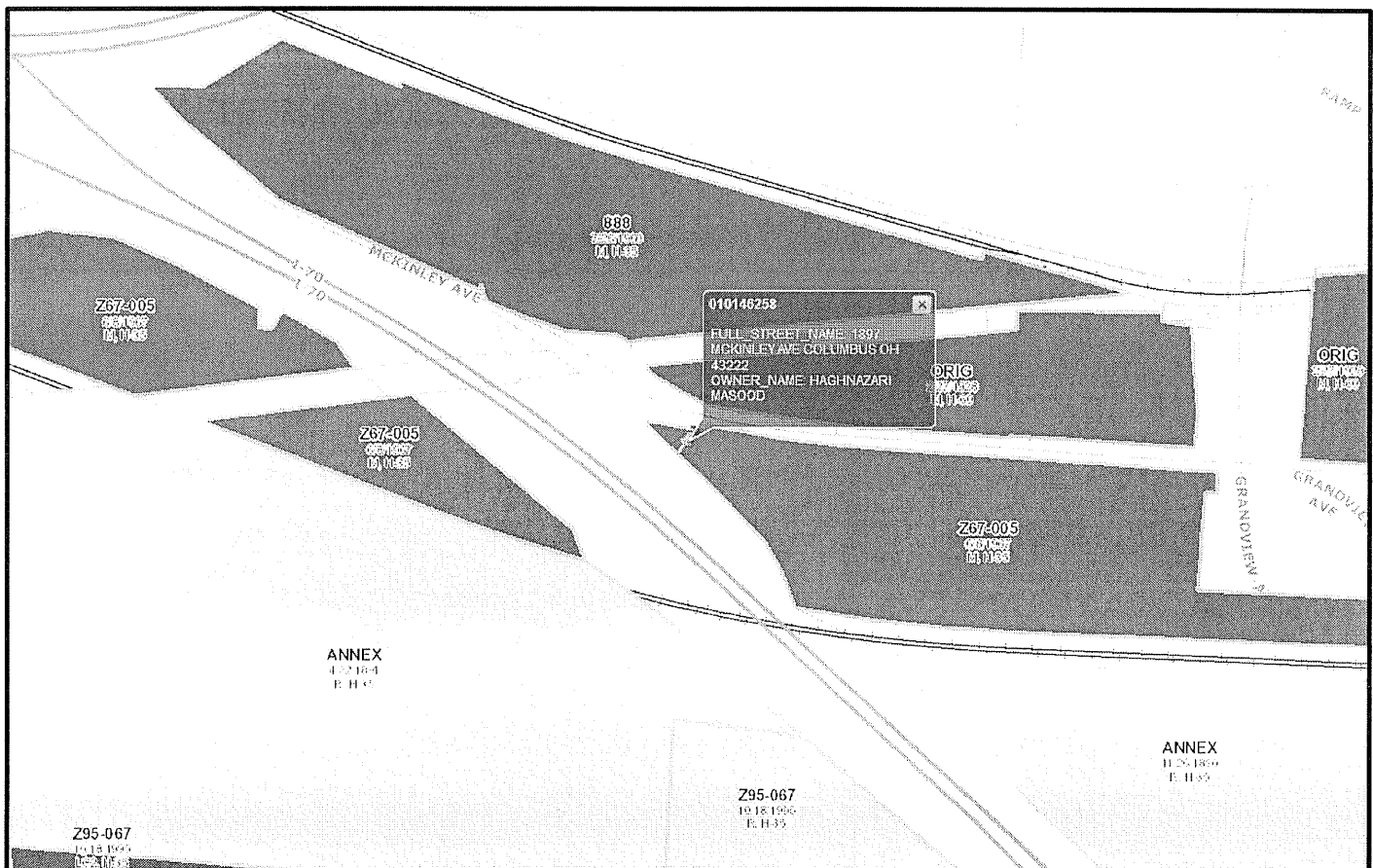
#### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



**11310-00731**  
**1897 McKinley Ave.**

12/16/11

Statement of Hardship  
BZA Variance Application  
1897 McKinley Avenue  
Columbus, OH 43222

Board of Zoning Adjustment  
757 Carolyn Ave.  
Columbus, OH 443224

Dear BZA –

The subject property located within the M district is .38 acre and triangular in shape. Applicant proposes a 4800 sq.ft. automobile storage building, 120' x 40', with two repair lifts.

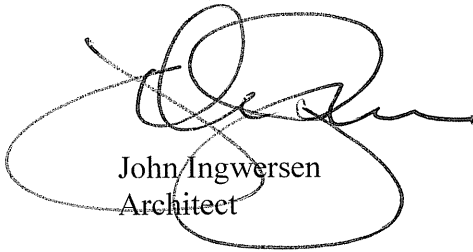
Challenged in size, shape, and entirely in the 100 year flood fringe, the site is not a typical candidate for development. The north property line is the right of way line along McKinley Ave. This R.O.W. is 30 or more feet behind the curb, and a single curb cut exists at the northeast corner of the property. The southwest property line borders I-70. The site is 100' deep from the rear (southwest) property line to the apex of the triangle shaped site. With a building setback requirement of 25 feet and a proposed building depth of 40 feet there is no room for compliant parking or maneuvering behind the required setback for these activities. Because the existing perimeter fence is at the property line, and would be fully screened, we ask for a variance to the parking and maneuvering setback 3312.27 and to the landscape and screening requirements of 3312.21, as the fence will provide full screening. Because the driveway is 30' deep between curb and fence, and clear vision of the street traffic existis, we request a variance for vision clearance requirements of 3321.05.

As the property is in the flood fringe, and because there is an exception in the code that allows M zoned properties to have gravel surfaces for parking and maneuvering, it would be beneficial to allow such a surface to assist in stormwater management and floodway management, hence a variance for 3312.43 for parking surface to be gravel, and for 3312.39 for striping and marking, as the gravel is not an appropriate surface for striping.

- We believe that these circumstances are particular to this subject property.
- We believe that these conditions are not a result of the actions of the property owner or applicant.

- We believe that these circumstances make it necessary for a variance to be granted to allow reasonable and appropriate development of the M zoned site.
- We believe that the granting of these variances will not be injurious to neighboring properties, that the resulting development will be harmonious and consistent with existing development, that will be an improved practice in the management of stormwater and flood fringe development, and is consistent with the intent and purpose of the zoning code.

Thank you for your consideration,



John Ingwersen  
Architect

**11310-00731**  
**1897 McKinley Ave.**



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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN  
of (1) MAILING ADDRESS 1050 BAYDEN RD COLUMBUS, OH 43205  
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 ADDRESS CARD FOR PROPERTY  
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) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) MASOOD HAKHAZARI  
4663 PINE TREE CT  
WESPERVILLE, OH 43082

AND MAILING ADDRESS

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

JOHN INGWERSEN  
257 0323 361-0947 (cell)

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

(5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS  
1877 MCKINLEY LLC 1877 MCKINLEY 30 AMBERWOOD PKWY ASHLAND, OH 44805

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

SIGNATURE OF AFFIANT

(8)

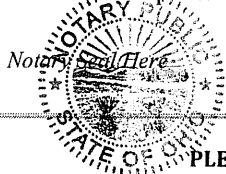
Subscribed to me in my presence and before me this 19 day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

5-4-2016



PAULINE S. POLING  
Notary Public, State of Ohio  
My Comm. Expires May 4, 2016

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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: 010146258

Zoning Number: 1897

Street Name: MCKINLEY AVE

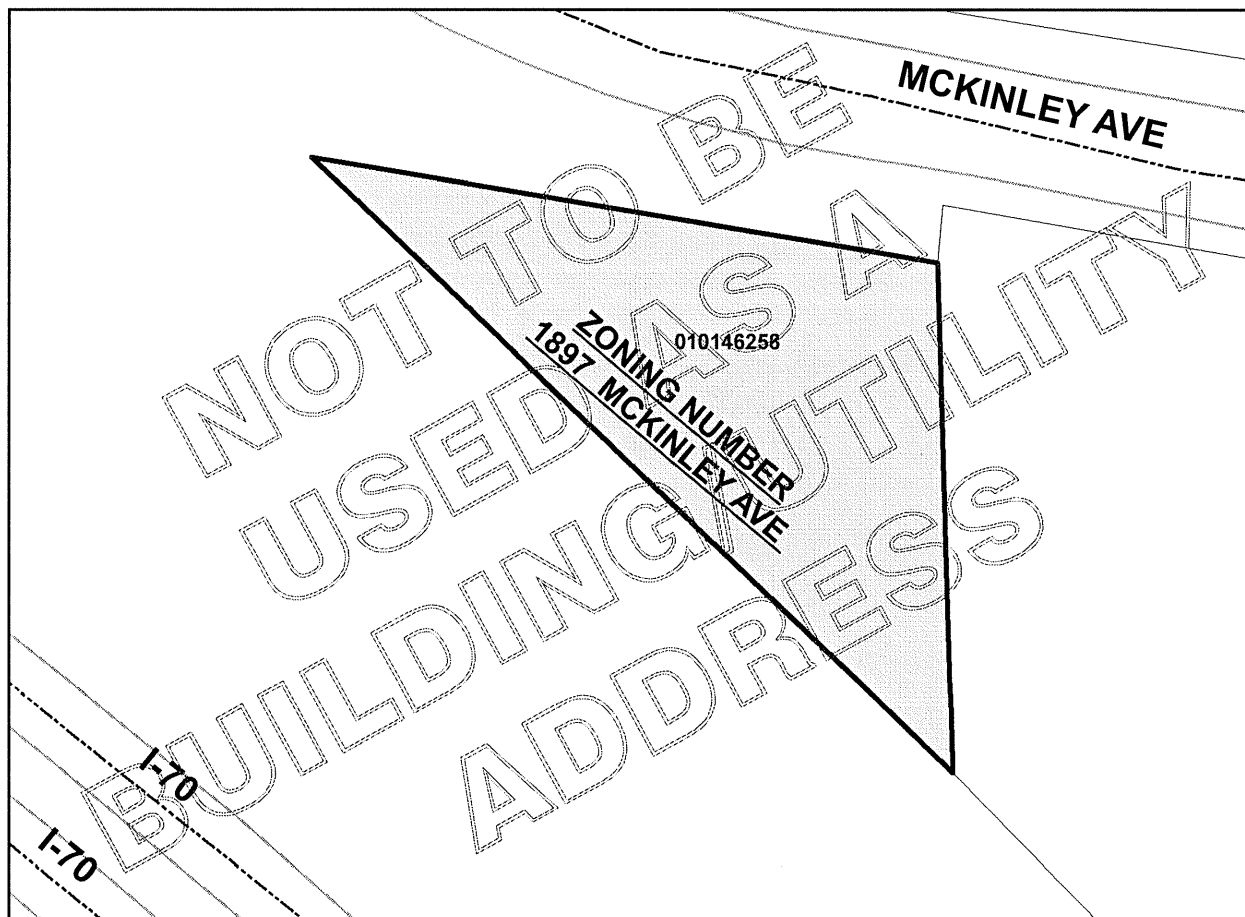
Lot Number: N/A

Subdivision: N/A

Requested By: COLUMBUS CONSULTING GROUP (JOHN INGWERSEN)

Issued By: Edyana Amariam

Date: 12/16/2011



SCALE: 1 inch = 60 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 4890





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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 # **11310-00731**

STATE OF OHIO  
COUNTY OF FRANKLIN

**1897 McKinley Ave.**

Being first duly cautioned and sworn (NAME) JOHN INGERDEN  
of (COMPLETE ADDRESS) 1050 BRYDEN RD COLUMBUS, OH 43205  
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

MA SOOD HAKIMAZARI 4663 PINETREE CT. WESTERVILLE, OH 43082

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19 day of December, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5-4-2016



PAULINE S. POLING  
Notary Public, State of Ohio  
My Comm. Expires May 4, 2016

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