



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

OFFICE USE ONLY

Application Number: 12310-00000-00018

Date Received: 17 JAN. 2012

Commission/Group: N/A

Existing Zoning: _____ Application Accepted by: JF

Fee: \$1900-

Comments: _____

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.

LOCATION

I. Certified Address Number and Street Name 5130/5140 TRABUE Rd.

City Columbus State OH Zip _____

Parcel Number (only one required) 560-154572

APPLICANT: (IF DIFFERENT FROM OWNER)

Name SAME

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name TRABUE ROAD SELF STORAGE LLC AKA: Self cutler

Address 7525 Perry Rd City/State Delaware, OH Zip 43015

Phone # 614-565-2940 Fax # 614-825-2949 Email Jeffw715@aol.com

☒ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Cornerstone Engineering and Planning Co. (MIKE Williamson)

Address 5543 1/2 US HWY 42 City/State Mount Gilead, OH Zip 43338

Phone # 419-946-2251 Fax # 419-946-2261 Email: Cstane@comcast.net

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

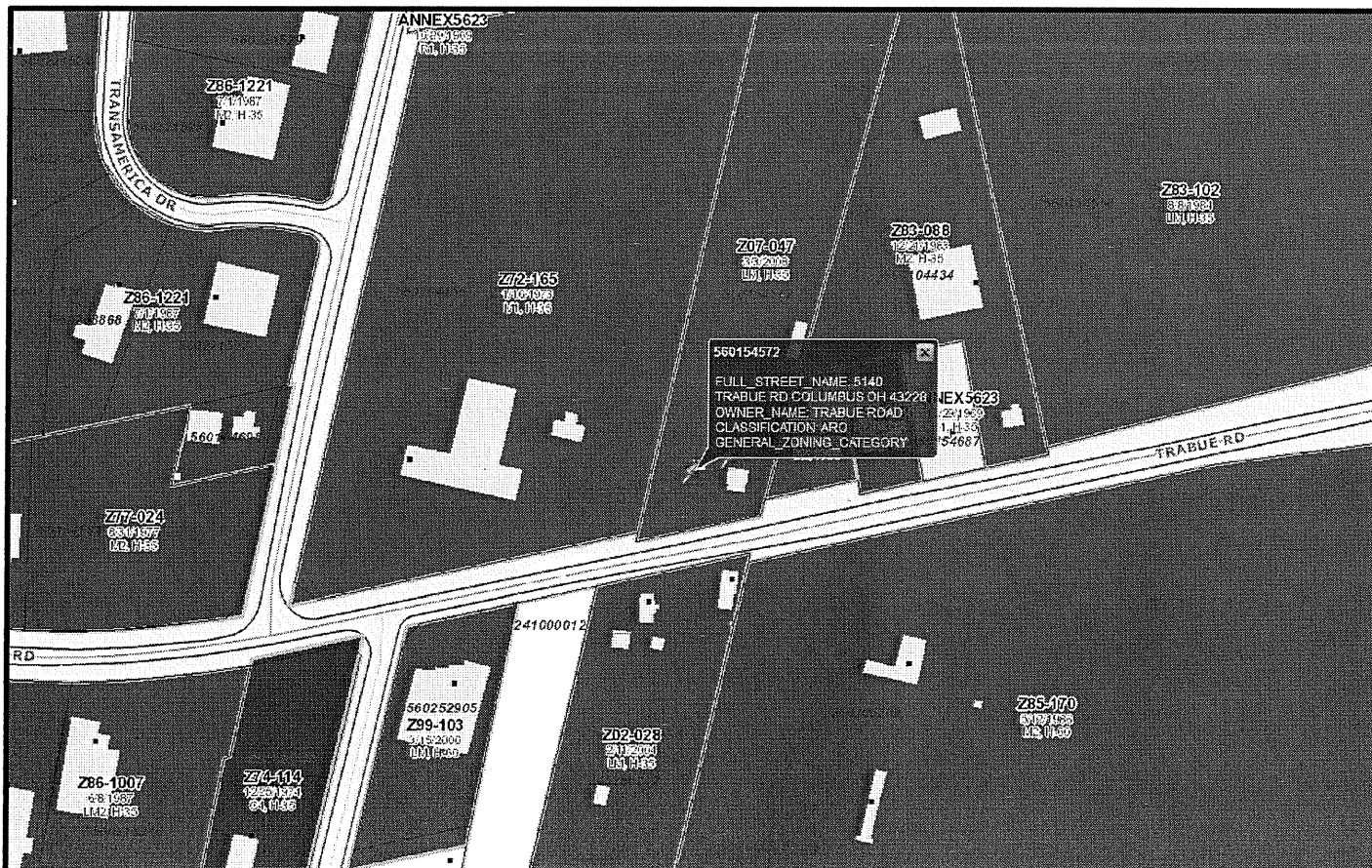
PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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





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AFFIDAVIT

12310-00000-00018
5130-40 TRABUE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MIKE Williamson (Cornerstone Engineering and Planning)
of (1) MAILING ADDRESS 5543 1/2 US Hwy 42 Mount Gilead, OH 43338
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
AND MAILING ADDRESS

(4) TRABUE ROAD SELF Storage LLC
7525 Perry Rd Delaware OH 43015

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

JEFF and Denise Cutler 614-565-2940
Doug Zallanta 614-332-3232

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

(5) N/A Per MIKE Puckett

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

SEE Attached

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

SIGNATURE OF AFFIANT

Subscribed to my presence and before me this 16 (8) Jeff Williamson day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Public



(8) Laurie J. Damron
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 17, 2014

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STATEMENT OF HARDSHIP

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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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

- ① Applying for a variance for a gravel storage lot instead of Asphalt. It is typically not economically feasible, in the outdoor storage market, to Pave an outdoor storage Area. With Asphalt Prices As they Are, this would still seem to be the case. We Also feel that this will be compatible with the neighboring site to the west (occupied By Fishel) that also has a gravel storage lot.
- ② We would Also Like to reduce the storage setback from 100' to 20' along the frontage of the property that is zoned R-1 to the west. Due to the configuration of our lot, being only 198' wide, this setback would limit the use of half the lot for the frontage along the property. This property is vacant and is surrounded by LM property. We believe that even though that property is zoned R-1, this will not be the use in the future, thus the normal 20' setback would be more Applicable. This would Also be more compatible with the neighboring Fishel lot As well.

Signature of Applicant

Self Storage

Date

1/16/12

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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 #

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeff and Denise

of (COMPLETE ADDRESS) 7525 Perry Road, Delaware, Ohio 43015
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

JEFF and DENISE Cutler 7525 Perry Road Delaware, OH 43015

Doug Zallanta 8639 Albany Ct Powell, OH 43065

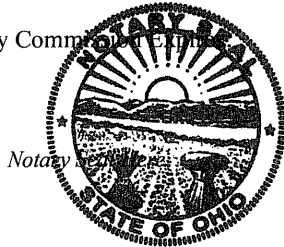
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Comm. Expires

8-17-2014

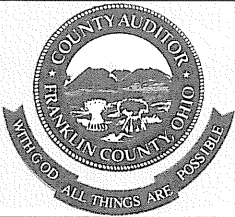


LAURIE J. DAMRON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 17, 2014

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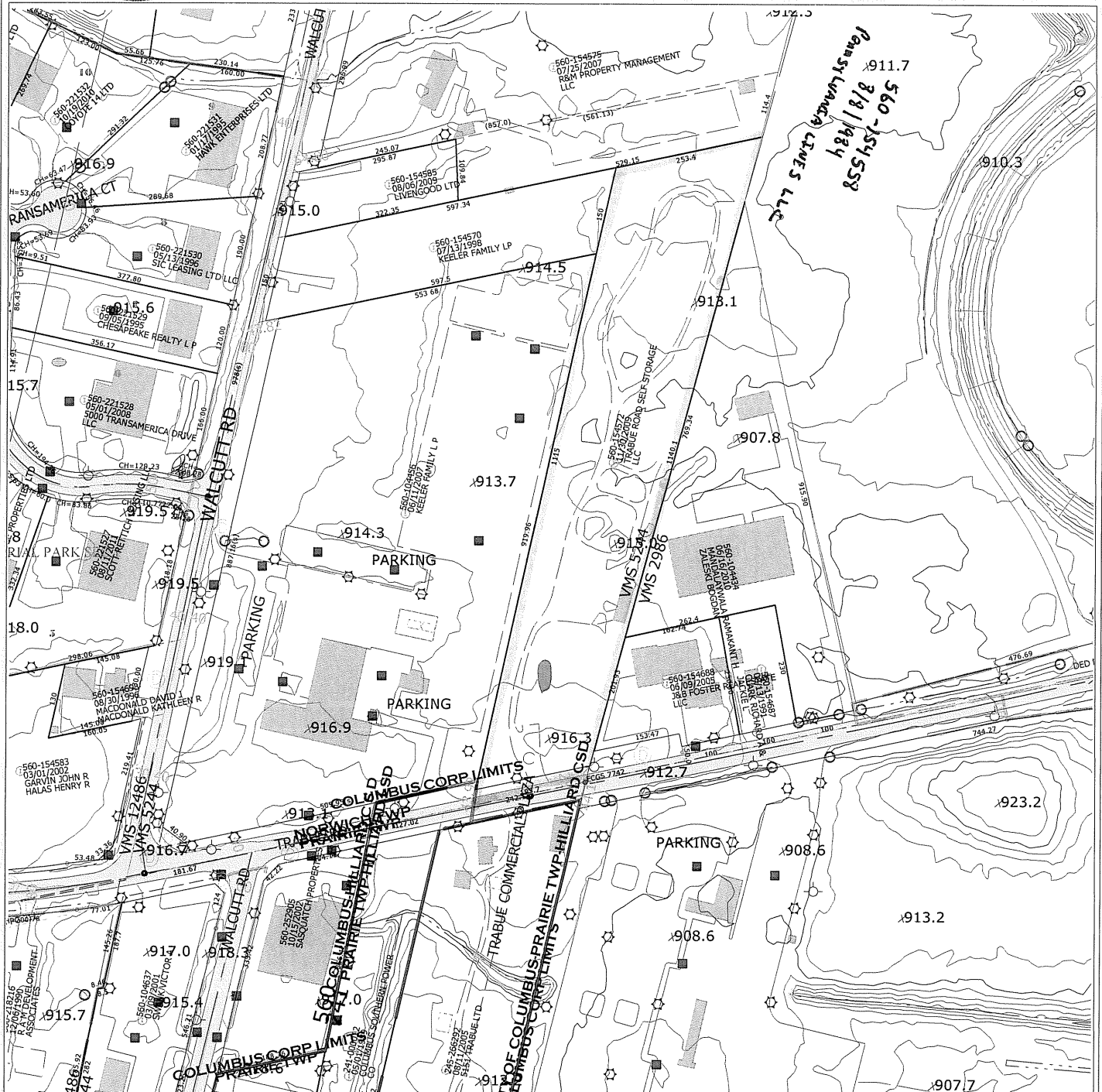
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/10/12



Disclaimer

Scale = 250

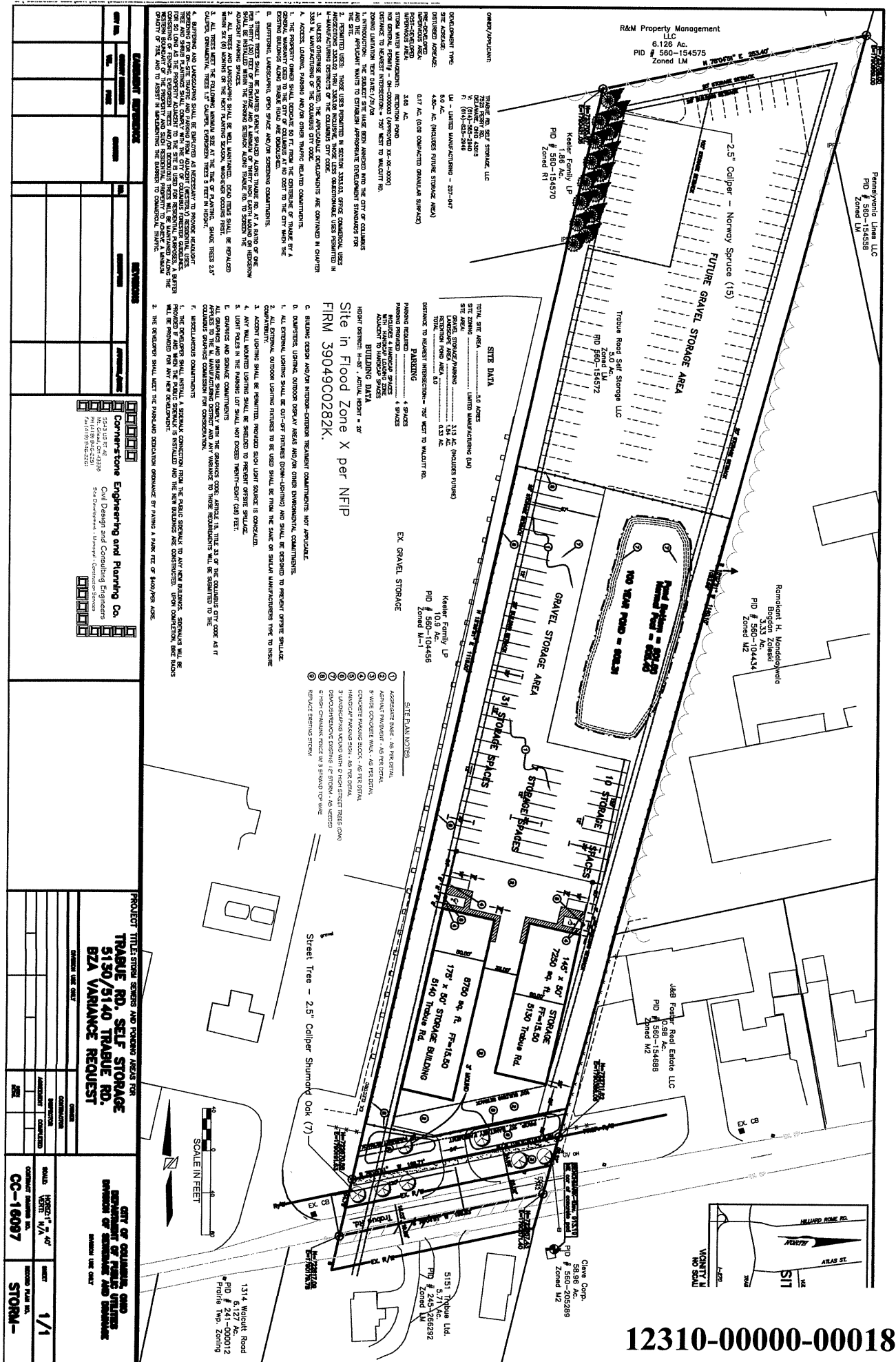


This map is prepared for the real property inventory within this c survey plats, and other public records and data. Users of this ma information sources should be consulted for verification of the in county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepan

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p.

Real Estate / GIS Department



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