



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: 12310-00000-00045
Date Received: 31 JAN-2012
Commission/Group: NORTH EAST
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

PAID
JAN 31 2012
BUILDING & ZONING SERVICES

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Requesting a reduction in the minimum parking setback from fifty (50') feet to thirty (30') feet. Both the setback requirement and the grant of authority to the Board of Zoning Adjustment to modify the requirement, are provided in Ordinance 1721 - 1999, Zoning Case number Z97 - 083A.

LOCATION

1. Certified Address Number and Street Name 3863 Morse Road
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-146556

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JAZ Real Estate Holdings LLC
Address 4250 Morse Crossing City/State Columbus, OH Zip 43219
Phone # 416-3377 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Same as applicant.
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown / David Hodge, Smith & Hale LLC
Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE JAZ Real Estate Holdings LLC By: [Signature]
PROPERTY OWNER SIGNATURE JAZ Real Estate Holdings LLC By: [Signature]
ATTORNEY / AGENT SIGNATURE _____ By: [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

12310-00000-00045

3863 MORSE ROAD

One Stop Shop Zoning Report Date: Thu Feb 16 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3861 MORSE RD COLUMBUS OH 43219

Mailing Address: 4250 MORSE XING

COLUMBUS OH 43219

Owner: GERMAIN REAL ESTATE COMPANY LI

Parcel Number: 010146556

ZONING INFORMATION

Zoning: Z97-083A, Commercial, CPD
effective 7/19/1999, Height District H-110

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: 08320-00000-00001

Area Commission: Northeast Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

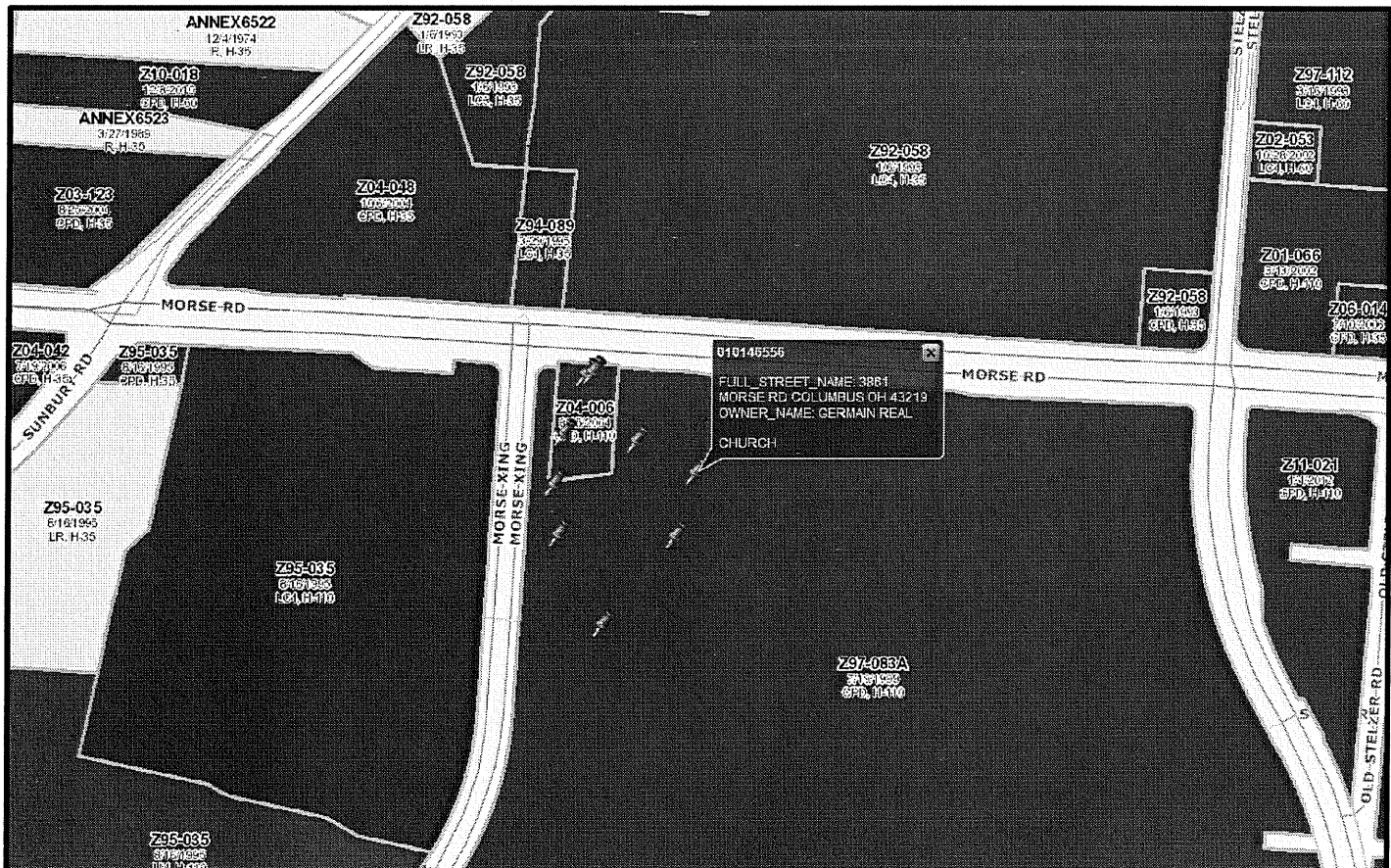
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

12310-00000-00045
3863 MORSE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 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 ADDRESS CARD FOR PROPERTY 3863 Morse Road

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) JAZ Real Estate Holdings LLC

AND MAILING ADDRESS

4250 Morse Crossing

Columbus, OH 43219

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

JAZ Real Estate Holdings LLC

416-3377

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

(5) Northeast Area Commission

c/o Mrs. Alice Porter

3130 McCutcheon Pl., Columbus, OH 43219

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
Please see attached list.

☐ (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 _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires: _____

Notary Seal Here

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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:

Please see attached statement.

Signature of Applicant _____ Date _____

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Statement of Hardship

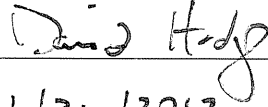
12310-00000-00045
3863 MORSE ROAD

3863 Morse Road

The applicant is requesting a reduction in a CPD zoning district established parking setback requirement of 50', to 30' feet. The zoning ordinance establishing this setback, Columbus City Ordinance 1721 – 1999, also provided that variances to the parking setback may be varied by the Board of Zoning Adjustment rather than rezoning the property. A 30' setback is appropriate in this location and is consistent with setbacks of other property in the vicinity, specifically the other auto sales business located across Morse Road for the subject property to the northwest. The standard parking setback in Columbus commercial zoning districts is 10', so development of the property under this request will still provide a parking setback of off Morse Road 20' greater than other properties along this commercial corridor that are zoned in straight commercial zoning districts. The grant of this requested variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

JAZ Real Estate Holdings LLC

Signature of Applicant: By: _____



Date: _____

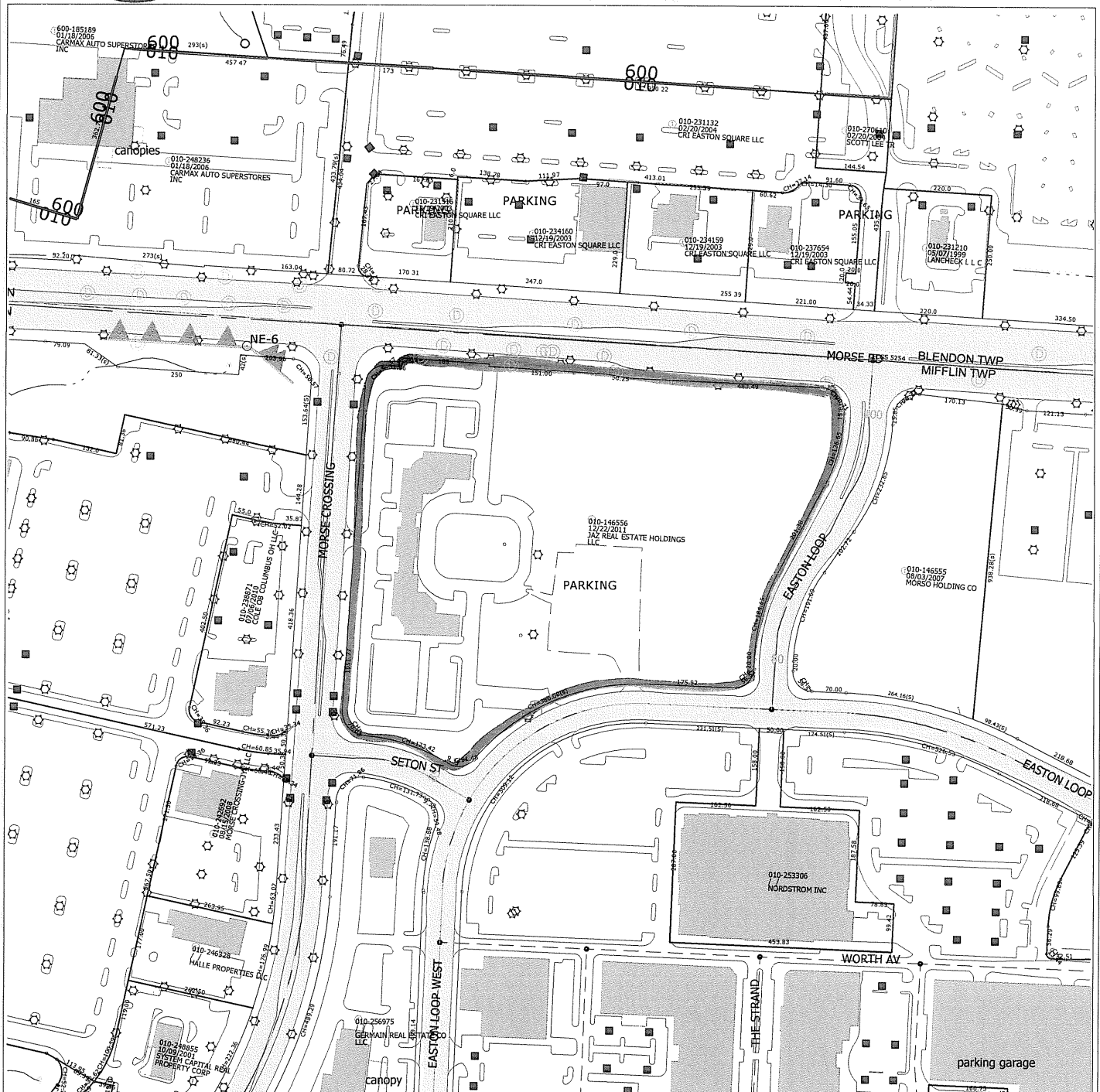




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/10/12



Disclaimer

Scale = 300

ds,



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

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map.

Franklin County GIS Department



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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.

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

JAZ Real Estate Holdings LLC, 4250 Morse Crossing, Columbus, OH 43219

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

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