

CV 12 - 027

APPLICATION: CV12-027 (ACCELA # 12315-00000-00309)
Location: 3871 STELZER ROAD (43219), being 12.55± acres located at the northeast corner of Colliery Street and Stelzer Road. (010-015156, Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Proposed Use: Outdoor storage of equipment, supplies and materials
Applicant(s): Morso Holding Company; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Morso Holding Company; 3 Limited Parkway; Columbus, OH 43230
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

The applicants are applying for a Council variance to allow outdoor storage of equipment, supplies and materials for the Easton Development. This is the site of a former school, which will be demolished. The site lies within *The Northeast Area Plan (2007)*.



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: CV12-027

Date Received: 6/5/12

Application Accepted By: DH

Fee: _____

Comments: 12315-00000-00309 Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3871 Stelzer Road

Zip 43219

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: 010-015156

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD

Recognized Civic Association or Area Commission: Northeast Area Commission

Proposed use or reason for Council Variance request: to permit outside storage of equipment, materials, supplies (including

Acreage: 12.55 landscaping materials for the Easton development)

APPLICANT: Name Morso Holding Co.

Address 3 Limited Parkway

City/State Columbus, OH

Zip 43230

Phone # _____

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

☒ Attorney

☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 725

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE: Morso Holding Co. By: [Signature]

PROPERTY OWNER SIGNATURE: Morso Holding Co. By: [Signature]

ATTORNEY / AGENT SIGNATURE: [Signature]

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.

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 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: 010-015156

Zoning Number: 3871

Street Name: STELZER RD

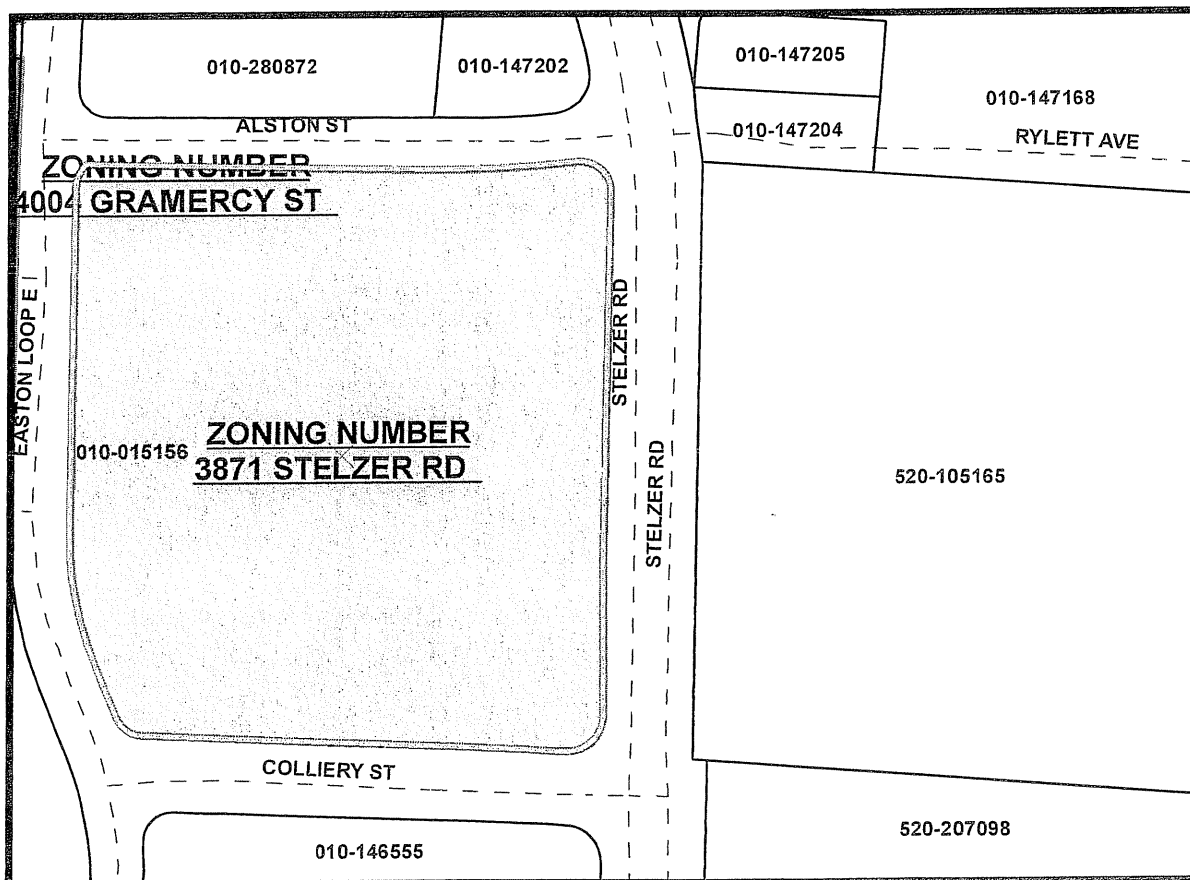
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE

Issued By: Adugna Amariam

Date: 05/27/2009



SCALE: 1 inch = 250 feet



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



COUNCIL VARIANCE APPLICATION

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

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:

As part of maintaining the Easton development a storage area for supplies and materials is necessary. The former Columbus Career Center is zoned for commercial development in keeping with the overall Easton development but does not permit storage. The applicant needs a place for equipment, materials, supplies (including landscaping materials) for the maintenance of the Easton development. The proposed use will not adversely affect the surrounding property or surrounding neighborhood. Such variance will not impair an adequate supply of light and air to the adjacent property, 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.

Signature of Applicant

Morso Holding Co.

By

Date

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-027

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC

of (1) MAILING ADDRESS 37 West Broad Street, 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 3871 Stelzer 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) 6/5/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Morso Holding Co.
3 Limited Parkway
Columbus, OH 43230

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

Morso Holding Co.
750-0613

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

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place, Columbus, OH 43219

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

Subscribed to me in my presence and before me this

(8) 5th

day of

June

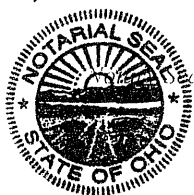
in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Please make all checks payable to the Columbus City Treasurer

APPLICANT/PROPERTY OWNER

Morso Holding Co.
3 Limited Parkway
Columbus, OH 43230

AREA COMMISSION

Northeast Area Commission
c/o Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

ATTORNEY

David L. Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Columbus Easton Hotel LLC
654 Madison Avenue Basement
New York, NY 10065

ETC Office LLC
4016 Townsfair Way, Suite 201
Columbus, OH 43219

Aladdin Temple Aaonms
3850 Stelzer Road
Columbus, OH 43219



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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 # CV12-027

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 West Broad Street, 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 in the following formats

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

1. Morso Holding Co. 3 Limited Parkway Columbus, OH 43230 750-0613	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC



Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

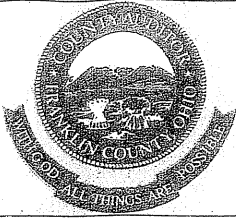
My Commission Expires 09-04-2015

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

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

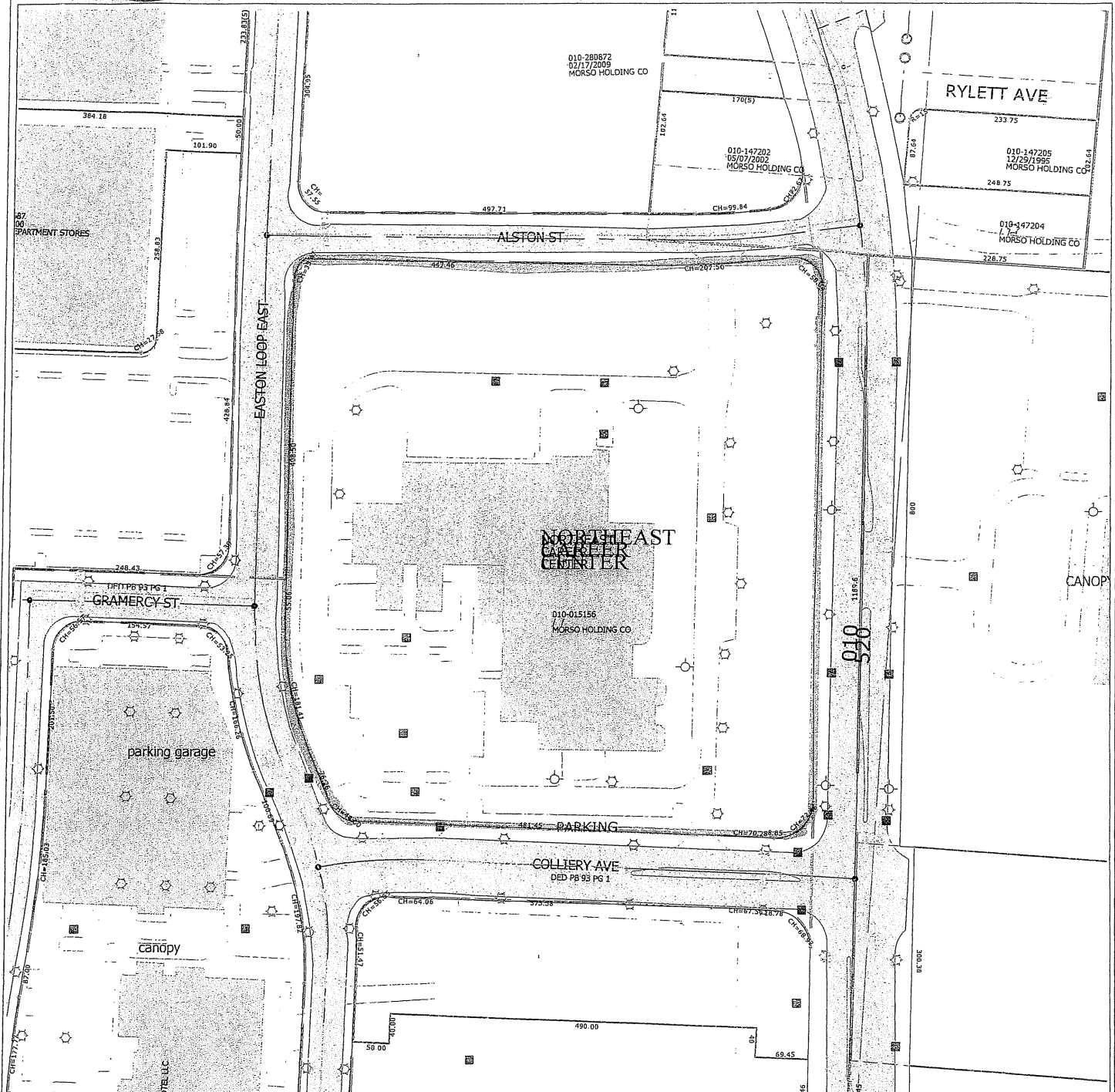
Please make all checks payable to the Columbus City Treasurer



JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/26/09



Disclaimer

Scale = 200



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

Exhibit "A"

12.555 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17, United States Military Lands, being all of the remainder of the original 28.054 acre tract conveyed to the Board of Education of the City School District of Columbus, Ohio by deed of record in Deed Book 3492, Page 865, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Gramercy Street and Easton Loop East, as recorded in Plat Book 93, Page 1;

Thence North $00^{\circ} 48' 27''$ East, a distance of 29.01 feet, with the centerline of said Easton Loop East, to a point at the intersection of said centerline with the extended northerly right-of-way line of said Gramercy Street, being in the southerly line of Easton Loop East as recorded in Plat Book 99, Page 55;

Thence South $87^{\circ} 41' 33''$ East, a distance of 40.01 feet, with the extension of said northerly right-of-way line, to an iron pin set in the westerly line of the remainder of said original 28.054 acre tract, the TRUE POINT OF BEGINNING;

Thence North $00^{\circ} 48' 27''$ East, a distance of 408.50 feet, with the easterly right-of-way of said Easton Loop East (P.B. 99, Page 55), to an iron pin set at a point of curvature;

Thence with the arc of said curve to the right having a central angle of $49^{\circ} 27' 20''$, a radius of 40.00 feet, an arc length of 34.53 feet, and a chord which bears North $25^{\circ} 32' 04''$ East, a chord distance of 33.46 feet, continuing with said easterly right-of-way line, to an iron pin set in the southerly right-of-way line of Alston Street as recorded in Plat Book 99, Page 55;

Thence with the southerly right-of-way line of said Alston Street, the following courses and distances:

South $88^{\circ} 47' 28''$ East, a distance of 447.46 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of $07^{\circ} 42' 58''$, a radius of 1542.00 feet, an arc length of 207.66 feet, and a chord which bears North $87^{\circ} 21' 04''$ East, a chord distance of 207.50 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of $93^{\circ} 03' 16''$, a radius of 40.00 feet, an arc length of 64.96 feet, and a chord which bears South $49^{\circ} 58' 47''$ East, a chord distance of 58.06 feet, to an iron pin set at a point of compound curvature in the westerly right-of-way line of Stelzer Road, being in the westerly line of the 2.0712 acre tract conveyed as Parcel 118-WD to City of Columbus, Ohio by deed of record in Official Record 28448 J18;

Thence with the arc of said curve to the right, having a central angle of $04^{\circ} 28' 13''$, a radius of 1372.40 feet, an arc length of 107.08 feet, and a chord which bears South $01^{\circ} 13' 03''$ East, a chord distance of 107.05 feet, with said westerly right-of-way line and the westerly line of said 2.0712 acre tract, to an iron pin set at a point of tangency;

Thence South $01^{\circ} 01' 04''$ West, a distance of 600.89 feet, continuing with said westerly right-of-way line, to an iron pin set at a point of curvature in the northerly right-of-way line of Colliery Avenue as recorded in Plat Book 93, Page 1;

Thence with the northerly right-of-way line of said Colliery Avenue, the following courses and distances:

12.555 ACRES

- 2 -

With the arc of said curve to the right, having a central angle of $92^{\circ} 52' 11''$, a radius of 50.00 feet, an arc length of 81.04 feet, and a chord which bears South $47^{\circ} 27' 09''$ West, a chord distance of 72.46 feet, to an iron pin set at a point of tangency;

North $86^{\circ} 06' 45''$ West, a distance of 8.85 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of $01^{\circ} 34' 48''$, a radius of 2549.00 feet, an arc length of 70.29 feet, and a chord which bears North $86^{\circ} 54' 09''$ West, a chord distance of 70.28 feet, to an iron pin set at a point of tangency;

North $87^{\circ} 41' 33''$ West, a distance of 481.45 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of $66^{\circ} 00' 40''$, a radius of 40.00 feet, an arc length of 46.08 feet, and a chord which bears North $54^{\circ} 41' 13''$ West, a chord distance of 43.58 feet, to an iron pin set at a point of reverse curvature in the easterly right-of-way line of said Easton Loop East (P.B. 93, Pg. 1);

Thence with the easterly right-of-way line of said Easton Loop East (P.B. 93, Pg. 1), the following courses and distances:

With the arc of said curve to the left, having a central angle of $00^{\circ} 15' 21''$, a radius of 540.00 feet, an arc length of 2.41 feet, and a chord which bears North $21^{\circ} 48' 34''$ West, a chord distance of 2.41 feet, to an iron pin set at a point of tangency;

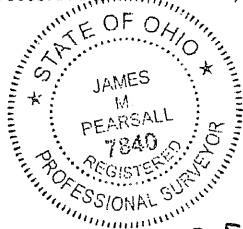
North $21^{\circ} 56' 14''$ West, a distance of 76.26 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of $22^{\circ} 44' 41''$, a radius of 460.00 feet, an arc length of 182.61 feet, and a chord which bears North $10^{\circ} 33' 53''$ West, a chord distance of 181.41 feet, to an iron pin set at a point of tangency;

North $00^{\circ} 48' 27''$ East, a distance of 55.06 feet, to the TRUE POINT OF BEGINNING, containing 12.555 acres of land more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the northerly right-of-way line of Colliery Avenue, being South $87^{\circ} 41' 33''$ East, as recorded in Plat Book 93, Page 1, Recorder's Office, Franklin County, Ohio.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

James M. Pearsall
James M. Pearsall
Registered Surveyor No. 7840

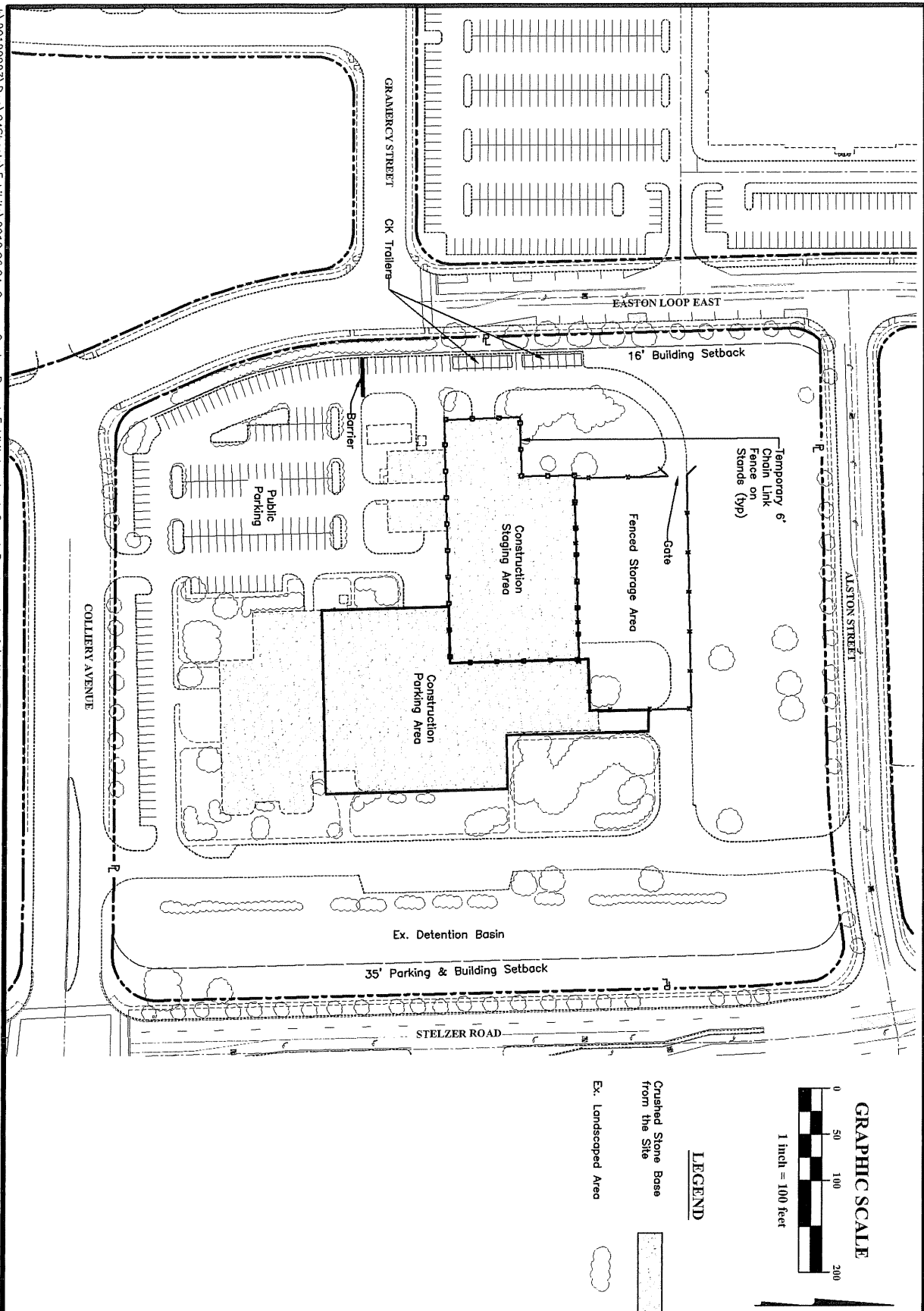
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Date

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(010)
15156



J:\20120923\DWG\04Sheets\Exhibits\2012.06.04 Career Center Parcel Exhibit.dwg Last Saved By: bcomfort, 6/4/2012 3:01 PM Last Printed By: Comfort, Bethany, 6/4/2012 3:01 PM
 3 Xrefs: 72005XFP.DWG, 72005xeast-stelzer.dwg, 72005xpowercenter.dwg



EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 ZONING EXHIBIT
 FOR
**EASTON CAREER CENTER
 PARCEL**

DATE: June 4, 2012

SCALE: 1" = 100'

JOB NO.: 2012-0923

