



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: 11310-0-00178
Date Received: 3/15/13
Commission/Civic: SouthEast Comm. Coalition
Existing Zoning: M-1 Application Accepted by: W. Reiss Fee: \$1,900.00
Comments: 5/28/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Per 3365.21: request to reduce building setback from 125' to 100'

LOCATION

1. Certified Address Number and Street Name 2120 Courtright Rd.
City Columbus State Ohio Zip 43232
Parcel Number (only one required) 010-118879-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Stack Buildings - Mark Stack
Address 6600 Blacklick Eastern Rd. City/State Pickerington/OH Zip 43147
Phone # (614) 833-4414 Fax # _____ Email pilotstack@gmail.com

PROPERTY OWNER(S):

Name Samuel T Wright JR
Address 3705 Petzinger Rd. City/State Columbus/OH Zip 43232
Phone # 868-9181 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00178
2120 Courtright Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Stack
of (1) MAILING ADDRESS 6600 Blacklick Eastern Rd. Pickerington, OH 43147
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 2120 Courtright Rd. Columbus OH 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Samuel T Wright JR
3705 Petzinger Rd.
Columbus, OH 43232

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

Stack Buildings - Mark Stack
(614) 833-4414

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

(5) South East Community Coalition
Judy White (740) 927-1173
P.O. Box 16 Brice, OH 43109

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 list

☒ (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 15th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 2/1/2014

Notary Seal Here

Jared McCloud
Notary Public, State of Ohio
My Commission Expires 02/01/2014

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Stack Buildings
C/O Mark Stack
6600 Blacklick Eastern Rd
Pickerington, OH 43147

Samuel T & Carol J Wright
3705 PETZINGER RD
COLUMBUS, OH 43232

South East Community Coalition
C/O Judy White
P.O. Box 16
Brice Ohio

All A Cart Manufacturing Inc
2001 COURTRIGHT RD.
COLUMBUS OH 43232

BUYNOW Properties LLC
869 GOODALE BL.
COLUMBUS OH 43212

Ruben L P Riverdale
1 CORELOGIC DR 4-3-389
WESTLAKE TX 76262

Ruben L P Riverdale
1 CORELOGIC DR 4-3-389
WESTLAKE TX 76262

James T & Joni L Thompson
7341 NATIONAL RD SW
PATASKALA OH 43062

Samuel T & Carol J Wright
3705 PETZINGER RD
COLUMBUS, OH 43232

3909 Groves Rd LLC
3909 GROVES RD.
COLUMBUS, OH 43232

3909 Groves Rd LLC
3909 GROVES RD.
COLUMBUS, OH 43232

13310-00178
2120 Courtright Rd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00178
2120 Courtright Rd.

One Stop Shop Zoning Report Date: Wed Mar 20 2013

Date: Wed Mar 20 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2120 COURTRIGHT RD COLUMBUS, OH

Mailing Address: 3705 PETZINGER RD
COLUMBUS, OH 43232

Owner: WRIGHT SAMUEL T JR

Parcel Number: 010118879

ZONING INFORMATION

Zoning: 760, Manufacturing, M1
effective 3/24/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

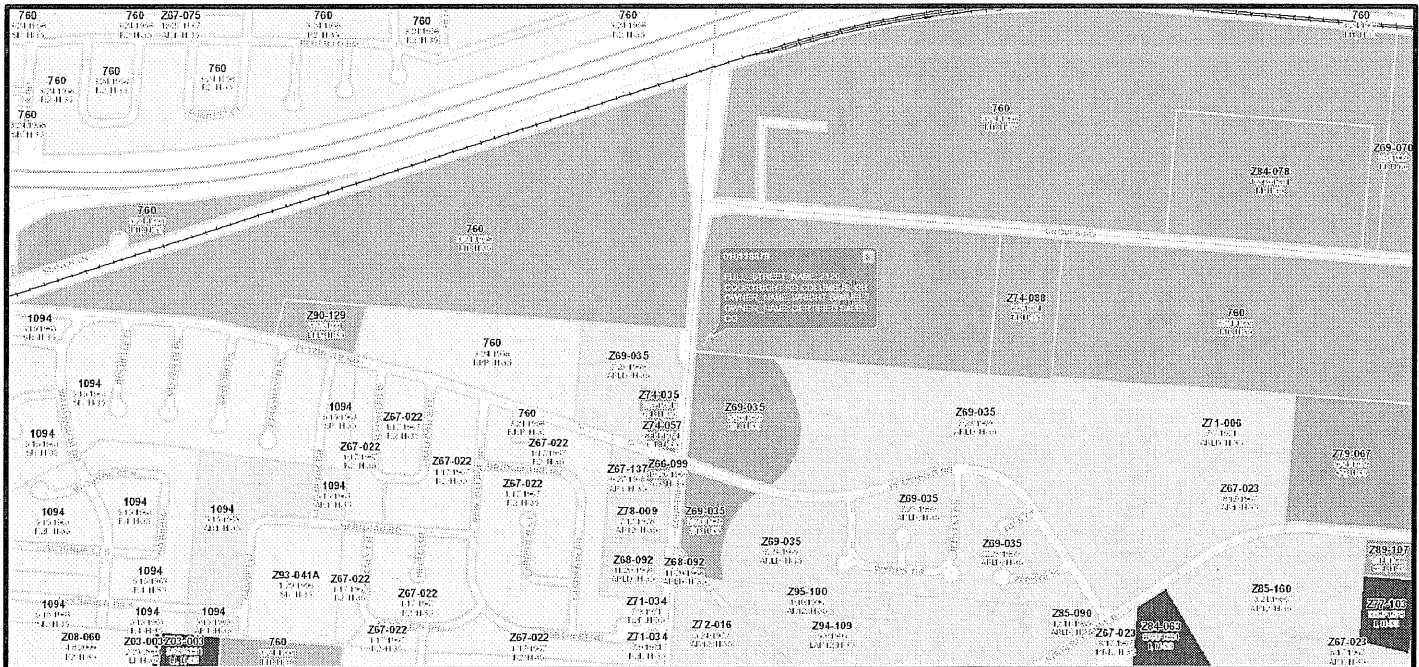
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

13310-00178
2120 Courtright Rd.

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:

The property owner wishes to construct a 30'x40' private garage/storage structure. The site is encumbered by setbacks and flood plains and under current limitations is essentially unbuildable. We are proposing a variance to the front building setback to accommodate these conditions.

1. The special circumstances that occur on this site are natural and municipal limitations leading to an unusable buildable area. The current buildable area is 4.3% of the site total, irregular shaped and less than 25 feet wide at the widest point.
 2. The conditions limiting any proposed development are building setbacks and flood zones associated with Mason Run tributary. These are not as a result of actions by the owner.
 3. Variance approval will preserve the owners right to develop responsibly on their property.
 4. The granting of the variance will allow responsible development of this property without affecting the flood plain.
- This eliminates the possibility of any negative affect on other properties within the flood plain.

Signature of Applicant

Mark L. Shook

Date

March 6, 2013

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2120 Courtright Rd.

1. THE PROPOSED BUILDING AREA IS 1,200 SF. THE AREA TO BE IMPROVED FOR VEHICULAR CIRCULATION AND PARKING SHALL BE LESS THAN 8,500 SF. THE TOTAL AREA OF DISTURBANCE TO BE LESS THAN 10,700 SF.

2. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY MONITORED BY OWNER AND CONTRACTOR.

3. THE CONTRACTOR SHALL FURTHER ENFORCE THE ARCHITECT'S INSTRUCTIONS OF SUCH NATURE, INCLUDING THE USE OF ROADS, AND THE PREVENTION, WHICH THE OWNER MAY REQUIRE, TO PROTECT THE OWNER'S PROPERTY.

4. ALL FILL ON THE PROPERTY SHALL BE REMOVED AND PLACING TO PRODUCE A FINISHED SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF BASE COURSE AND THEREAFTER COMESHERING PAVING WORK. THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE PAVED ARE PROPERLY PREPARED AND THE CONTRACTOR SHALL BE HELD TO BE IN THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE IN THE CONTRACTOR'S DISCRETION TO SURFACE AND WORKING CONDITIONS OF THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS REASONABLE TO BE EXPECTED.

5. GRADE AND PROPOSED EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL.

6. DEMOLISH AND REMOVE ALL EXISTING STRUCTURES SLABER WITHIN THE AREA OF BUILDING CONSTRUCTION. VISIT SITE TO DETERMINE EXTENT OF DEMOLITION WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.

7. VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.

FLOOD ZONE. ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS PANEL 342 OF 455, MAP NUMBER 350403Q342L, DATED JUNE 15, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AND IN ZONE "AE" AS SHOWN ON SURVEY.

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ON THE STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83.

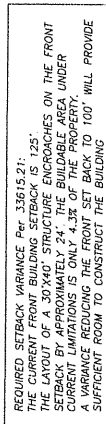
ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM NAVD 88 DATUM.

REFERENCE BENCHMARK:
FRANKLIN COUNTY SURVEY CONTROL H192RESE1, SE COLUMBUS QUAD. BRASS PLUG IN THE SOUTHWEST
CORNER OF THE BRIDGE UNDER THE N&W RAILROAD, ABOUT 300 FEET WEST OF COURTRIGHT RD.,
M15.4 FEET SOUTH OF THE SOUTH RAIL, 5 FEET BELOW THE TRACKS. ELEVATION=763.224 NAVD 88.

NOTES: THE CHIEFED "X" ON THE NORTH END OF THE STORM SEWER MANHOLE LOCATED 85' EAST OF THE INTERSECTION OF COURTHOUSE RD. AND 8.0' SOUTH OF THE PROPERTY LINE AS SHOWN ELEVATION= 751.61.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES NOT SHOWN HEREON MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE LOCATION OF ANY UNDERGROUND UTILITY SHOULD BE DETERMINED. PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

ZONING: THE SITE SHOWN HEREIN IS CURRENTLY ZONED M1 MANUFACTURING. HEIGHT RESTRICTION IS 35'. BUILDING SETBACKS ARE 125' FROM CENTURINE OF COURTHRIGHT RD. 25' REAR AND SIDE SETBACK.



DEVELOPER:
STACK BUILDINGS LLC.
6600 BLACKICK EASTERN RD.
PICKERINGTON, OH 43147

5930 GROVE CITY RD. GROVE CITY, OH 43123
(614) 875-3023 www.washwoodmanagement.net

[illegible]

**FOR
PRELIMINARY
USE ONLY**

Registered Engineer No. _____ Date _____

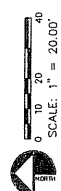
APPROVALS: SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.
APPROVED FOR STORY SEVERAL ONLY

<u>DATE</u>	<u>DESCRIPTION</u>
<u>DATE</u>	<u>CITY CHAMBER REGISTRATION FEE</u>
<u>DATE</u>	<u>ADMINISTRATIVE DIVISION OF POWER AND WATER</u>
<u>DATE</u>	<u>ADMINISTRATIVE DIVISION OF REVENUE AND PROPERTY</u>
<u>DATE</u>	<u>ADMINISTRATIVE DIVISION OF POLICE DEPARTMENT</u>

PROJECT TITLE: PRIVATE 1,200 SF STORAGE BUILDING
2120 COURTRIGHT RD

STOCKS BUILDINGS	OWNER	CONTRACTOR	INSPECTOR	AGREEMENT COMPLETED				
				RFD	CFD	CID	CDN	SECURED
	SAMUEL L. WRIGHT, JR.							

CITY OF COLUMBUS, OHIO
BOARD OF ZONING ADJUSTMENT
VARIANCE APPLICATION SITE PLAN



1000

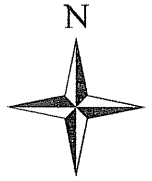
CC SHEET

REC'D NO.	RECORD F
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REC'D NO.	RECORD F
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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: 010118879

Zoning Number: 2120

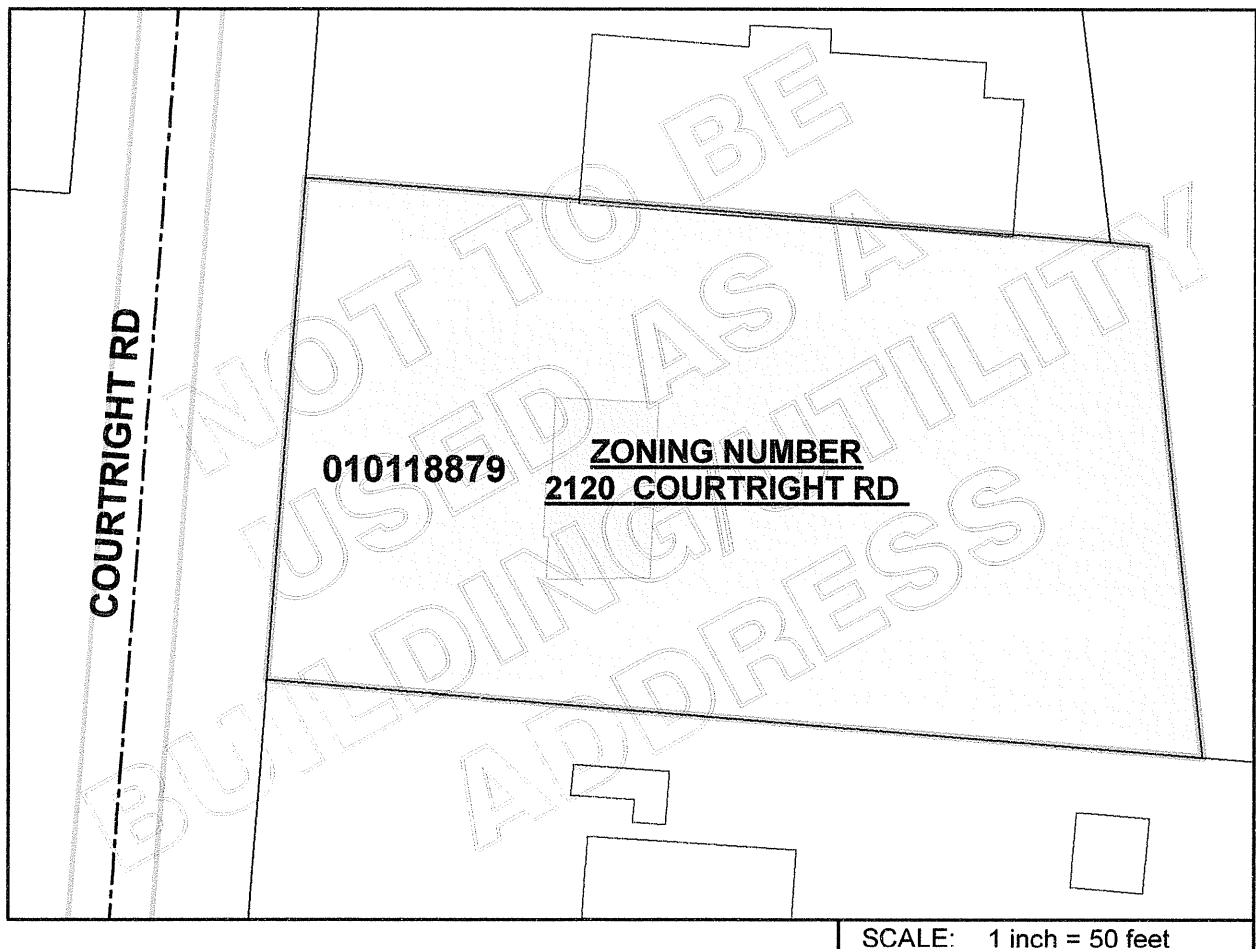
Street Name: COURTRIGHT RD

Lot Number: N/A

SUBDIVISION: N/A

Requested By: EASTWOOD ENVIRONMENTAL DESIGN & DEVELOPMENT

Issued By: Patricia A. Austin Date: 3/6/2013



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 13091



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/5/13



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that the information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

13310-00178
2120 Courtright Rd.



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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 #

13310-00178

2120 Courtright Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mark Stack
of (COMPLETE ADDRESS) 6600 Blacklick Eastern Rd. Pickerington, OH 43147
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:

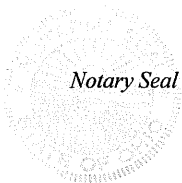
NAME	COMPLETE MAILING ADDRESS
Samuel T Wright JR	3705 Petzinger Rd. Columbus, OH 43232

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 2/1/2014



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