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

APR 0 3 2013

OFFICE USE ONLY

Application Number: BZA10-0-00216
Date Received: 4/3/13
Commission/Group: None
Existing Zoning: AR-1 Application Accepted by: D. Reiss Fee: $1,900.00
Comments: 6/25/13

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.
This Application requests A Reduction of the front yard setback from 25' to 8'. The reduction is to accomodate the construction of new Dumpster Enclosures. 3333.18 Building lines

LOCATION

1. Certified Address Number and Street Name 593 & 611 Riverview Drive
City Columbus State Oh Zip 43202
Parcel Number (only one required) 010-117413-00

APPLICANT: (IF DIFFERENT FROM OWNER)
Name Drew Sanderell
Address 2048 Pine Needle Ct City/State Columbus, OH Zip 43232
Phone # 614 866 8807 Fax # 614 866 8809 Email rentpinegrove@gmail.com

PROPERTY OWNER(S):
Name Riverview Commons, Inc.
Address 3145 N. High St City/State Columbus, OH Zip 43202
Phone # 614 263 9798 Fax # 614 263 8325 Email rentpinegrove@gmail.com
☐ *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
PROPERTY OWNER 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

Revised 05/9/12

13310-00216
593 & 611 Riverview Dr.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Apr 4 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 593 RIVERVIEW DR COLUMBUS, OH
Mailing Address: 1 CORELOGIC DR 4-3-389
WESTLAKE TX 76262

Owner: RIVERVIEW COMMONS INC
Parcel Number: 010117413

ZONING INFORMATION

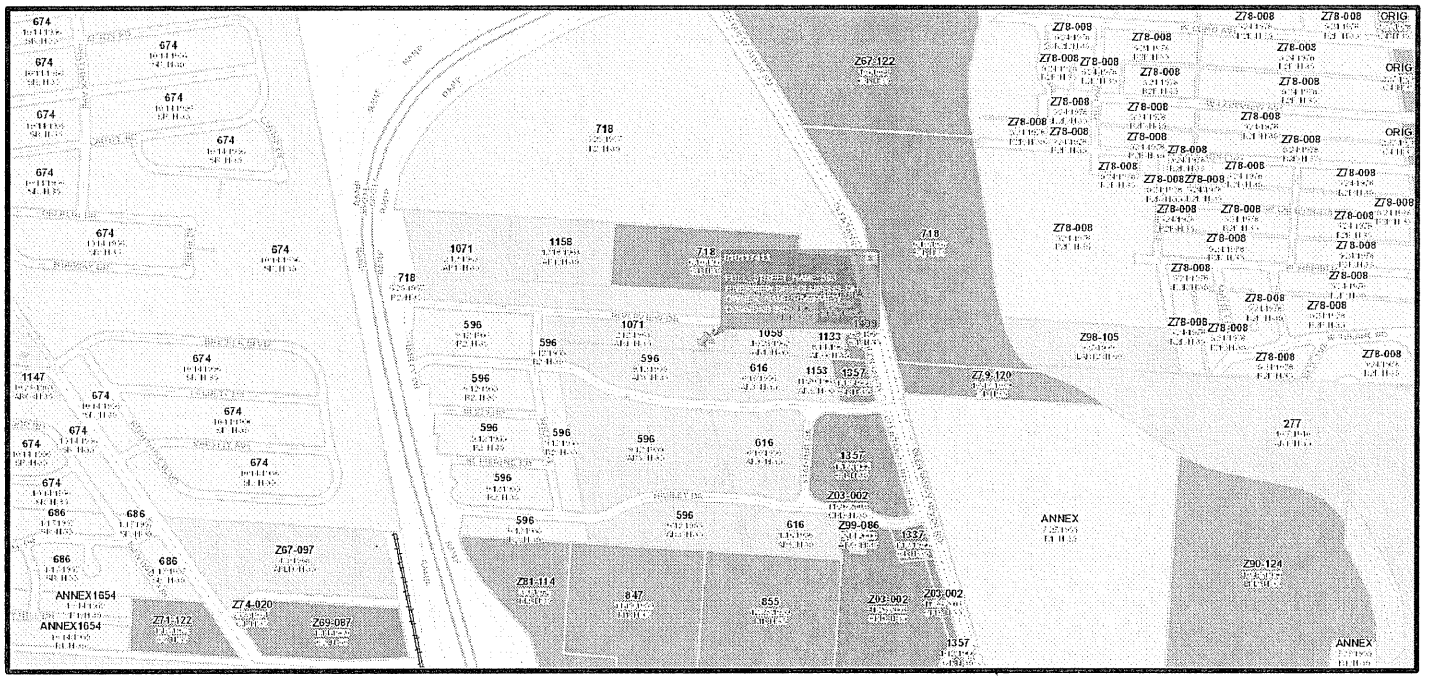
Zoning: 1071, Multi-family, AR1
effective 2/12/1963, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

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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593 & 611 Riverview Dr.

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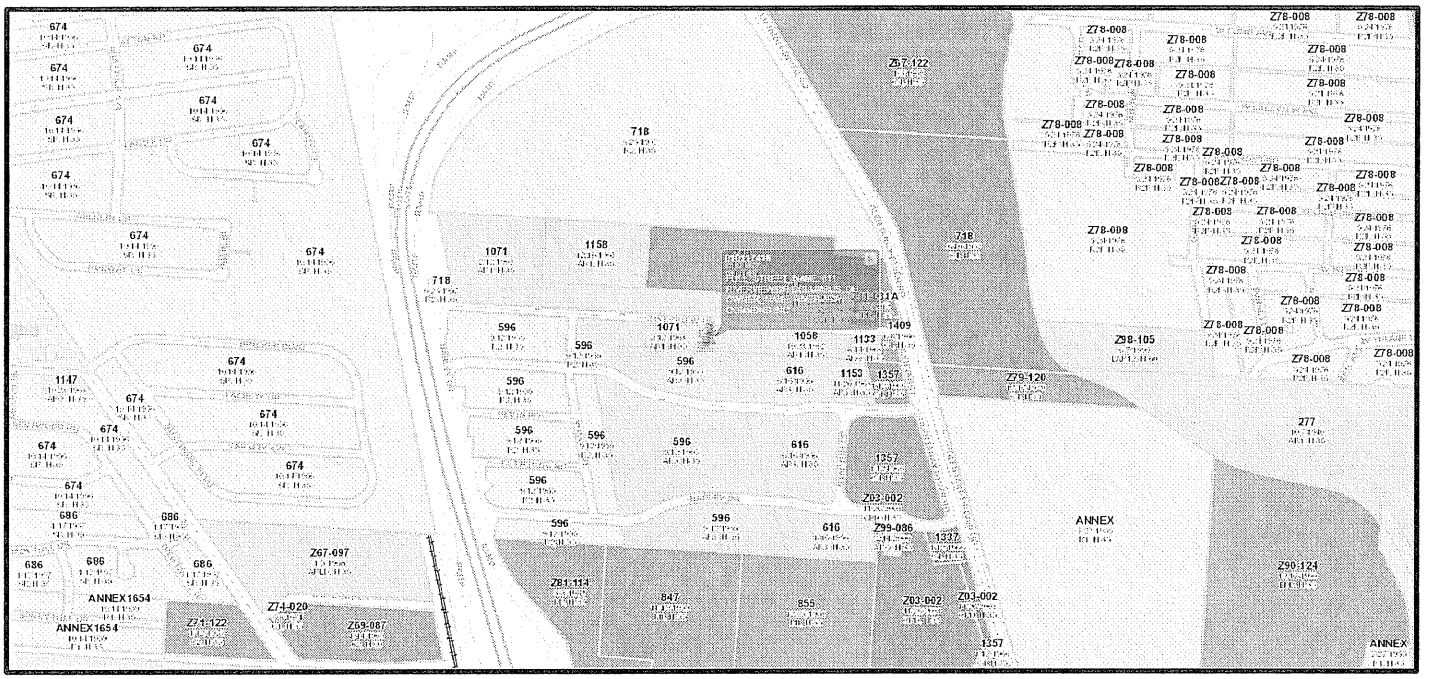
Council Variance: N/A
Graphic Commission: N/A



Mayor Michael B. Coleman

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City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

13310-00216
593 & 611 Riverview Dr.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANDREW SANDERELL
of (1) MAILING ADDRESS 2048 PINE NEEDLE CT. Columbus, OH 43232
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) RIVERVIEW COMMONS, INC.
3145 N. High St
Columbus, OH 43202

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Drew Sanderell
614 866 8807

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) N/A

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

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

SIGNATURE OF AFFIANT (8) Andrew R Sanderell
Subscribed to me in my presence and before me this 2nd day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC (8) _____
My Commission Expires: Pamela K. Allen
Notary Public, State of Ohio
My Commission Expires 12-14-2015

Notary Seal Here

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Revised 05/9/12

Applicant

DREW SANDERELL
2048 Pine Needle Court
Columbus, OH 43232

Owner

RIVERVIEW PROPERTIES, INC.
3145 North High Street
Columbus, OH 43202

Surrounding Property Owners

EPD Riverview Two, LTD
7012 Ballantrae Loop
Dublin, OH 43016

Windstar Development, Ltd
c/o Buckeye Real Estate
PO Box 8310
Columbus, OH 43201

BAKER-RIVERVIEW, LLC
c/o Baker Rentals
3319 East Livingston Avenue
Columbus, OH 43227

Interco, LTD
PO Box 212
Columbus, OH 43216

North American Islamic Trust
c/o Omar Ibn Elkhattab Mosque
580 Riverview Drive
Columbus, OH 43202

GAO S, LLC
PO Box 82354
Columbus, OH 43202

Mayview Properties, LLC
c/o Buckeye Real Estate
PO Box 8310
Columbus, OH 43201

University Village Columbus
c/o National Tax Search LLC
303 East Wacker Drive, Ste. 850
Chicago, IL 60601

Jon Dada Habib
1927 Harwitch Road
Columbus, OH 43221

Solomon Tekle
3165 Eppleworth Road
Dublin, OH 43017

Media General Operations, INC
c/o Media General Incrations
Attn: Kenneth Campbell
333 East Franklin Street
Richmond, VA 23219

This application requests a variance to the Columbus City Code 3332.21 – Building Lines, C.(1). The Code states, "Minimum Distance from Street Property Line: That distance equal to one-half of the designated right-of-way width of the frontage street as shown on the Columbus thoroughfare plan or if the street is not shown thereon, 25 feet."

This application proposes a reduction of the established 25 feet Front Yard Setback to 8 feet. The reduction of the Front Yard Setback is to accommodate the relocation of the existing dumpster pads. The request for this Variance is prompted by CIP which is under construction along Riverview Drive.

In compliance with Columbus City Code 3307.09 we offer the following:

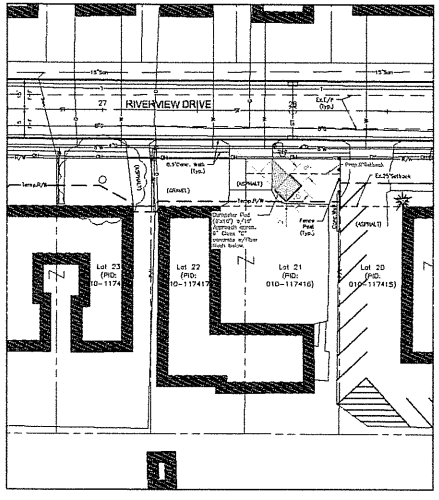
1. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
   This site has operated with non-conforming dumpster pads located directly adjacent to the Rights-of-Way of Riverview Drive for duration of the current ownership. The fact that the dumpster pads are non-conforming has required private refuse hauling rather than utilizing City Services for this site.
2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
   As stated above, the City is in the process of construction of a CIP for Riverview Drive. This CIP affects the frontage along the subject property. As a result of the CIP, the existing dumpsters will have to be relocated.
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.
   Currently there are only twelve (12) off-street parking stalls for the entire site. If the new dumpsters were to be relocated beyond the 25' Front Yard Setback, it would adversely affect the parking conditions for this development. In addition, locating the dumpsters in the existing parking area would require excessive maneuvering for the City Refuse Department.
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.
   To grant this variance would improve the existing condition of this site and the streetscape as a whole while maintaining the integrity of the on-site parking. The application is proposing the relocation of the existing dumpster pads to have a greater separation form the existing Right-of-Way. In addition, it proposes to bring the dumpster pads up to code with appropriate construction and screening.

13310-00216
593 & 611 Riverview Dr.

GRAPHIC SCALE

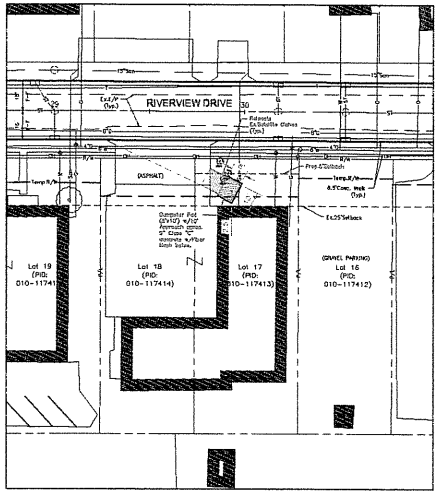
0 15 30 60 90

1 INCH = 30 FEET



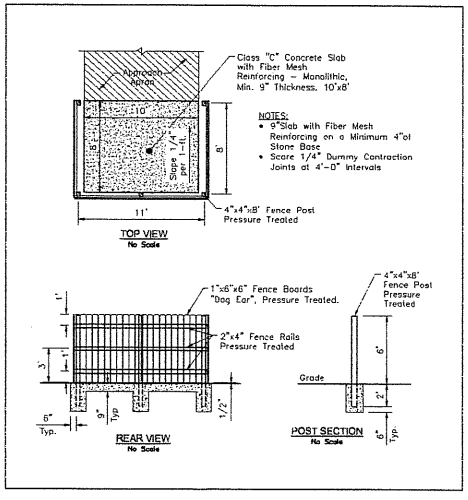
611 RIVERVIEW DRIVE

SCALE: 1"=30'



593 RIVERVIEW DRIVE

SCALE: 1"=30'



SINGLE DUMPSTER ENCLOSURE DETAIL

SCALE: None

RPDD
Real Property Design & Development
P.O. Box 04
New Albany, OH 43054
Phone: 614-855-8
RPDD@Yahoo.com

CITY OF COLUMBUS, OHIO
SITE IMPROVEMENT EXHIBIT
FOR
611 & 593 RIVERVIEW DRIVE

Date: March 25, 2013	Project No.: 12.003	Scale: As Noted
Drawn By: JHB	Checked By: JDW	Sheet 1 of 1

Revision	Date	Sheet No.	Description	Approved	Approval Date

(NOTE: IF THIS DRAWING IS LESS THAN 24" X 36" IT IS A REDUCED SIZE DRAWING)

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 3/22/13**

Scale = 100

Grid North

Disclaimer

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

POWER OF ATTORNEY

THIS Power of Attorney is given by me, Riverview Commons, Inc. (Rob Martin), presently of 3145 North High Street, Columbus, in the State of Ohio, on the 2nd day of April, 2013.

1. **Previous Power of Attorney**
   I REVOKE any previous power of attorney granted by me.

2. **Attorney-in-fact**
   I APPOINT ANDREW SANDERELL, of 2048 Pine Needle Court, Columbus, Ohio, to act as my Attorney-in-fact.

3. **Governing Laws**
   This instrument will be governed by the laws of the State of Ohio. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of Ohio at any time he or she may be acting on my behalf.

4. **Delegation of Authority**
   My Attorney-in-fact may not delegate any authority granted under this document.

5. **Liability of Attorney-in-fact**
   My Attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence.

6. **Powers of Attorney-in-fact**
   My Attorney-in-fact will have the following power(s):

   Initials

   a. X_____ **Business Operating Transactions**

      To take any action my Attorney-in-fact deems necessary with any business that I may own or have an interest in by doing any act which can be done through an attorney-in-fact. This power includes, and is not limited to, the power to execute, seal and deliver any instrument; participate in any legal business of any kind as pertaining to the Zoning Variance Application for 593 & 611 Riverview Drive, Columbus, OH 43202.

7. **Attorney-in-fact Compensation**
   My Attorney-in-fact will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

8. **Co-owning of Assets and Mixing of Funds**
   My Attorney-in-fact may not mix any funds owned by him or her in with my funds and all assets should

remain separately owned if at all possible.

9. **Personal Gain from Managing My Affairs**
   My Attorney-in-fact is not allowed to personally gain from any transaction he or she may complete on my behalf.

10. **Effective Date**
    This power of attorney will start immediately upon signing. Under no circumstances will the powers granted in this power of attorney continue after my mental incapacity or death.

11. **Attorney-in-fact Restrictions**
    This Power of Attorney is subject to the following conditions or restrictions:
    a. My Attorney-in-fact is for the sole purpose to represent me in the Zoning Application for 593 & 611 Riverview Drive, Columbus, OH 43202.

12. **Notice to Third Parties**
    Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of my Attorney-in-fact as to a matter relating to a power granted by this Power of Attorney will not incur any liability to the principal or to the principal's heirs, assigns, or estate as a result of permitting the Attorney-in-fact to exercise the authority granted by the Power of Attorney up to the point of revocation of the Power of Attorney. Revocation of the Power of Attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

13. **Severability**
    If any part of any provision of this instrument is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

14. **Acknowledgment**
    I, **Riverview Commons, Inc. (Rob Martin)**, being the Principal named in this Power of Attorney hereby acknowledge:
    a. I have read and understand the nature and effect of this Power of Attorney.
    b. I am of legal age in the State of Ohio to grant a Power of Attorney.
    c. I am voluntarily giving this Power of Attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Columbus, in the State of Ohio, this 2nd day of April, 2013.

Sec. Treas.

Riverview Commons, Inc. (Rob Martin)

NOTARY ACKNOWLEDGEMENT

State of Ohio)
) ss.
County of Franklin)

Before me, a Notary Public for the state of Ohio, appeared the above named Riverview Commons, Inc. (Rob Martin), who acknowledged and signed the foregoing instrument and his signing was his free act. In Testimony Whereof, I have hereunto subscribed my name and affixed my seal this 2nd day of April, 2013.

_____
Notary Public, State of Ohio

NOTARIAL SEAL
Pamela K. Allen
Notary Public, State of Ohio
My Commission Expires 12-14-2015
STATE OF OHIO

_____
(print name)

My commission expires: _____

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

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 # **13310-00216**
593 & 611 Riverview Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANDREW SANDERELL
of (COMPLETE ADDRESS) 2048 PINE NEEDLE CT Columbus, OH 43232
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
Rob MARTIN	RIVERVIEW Commons, Inc. 3145 N. High St. Columbus OH 43202

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Pamela K. Allen
Notary Public, State of Ohio
My Commission Expires 12-14-2015

NOTARIAL SEAL STATE OF OHIO

Notary Seal Here

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