



Mayor Michael B. Coleman

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: 13315-00000-00726 / CV13-034

Date Received: 10/1/13

Application Accepted By: TP+SP Fee: \$1600.00

Comments: Assigned to Tori Proehl; vjproehl@columbus.gov, 645-2749

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 930 Freeway Dr. N., Columbus, OH Zip 43229

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: 010-018239

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

Current Zoning District(s): M-1

Civic Association or Area Commission: Northland Community Council

Proposed use or reason for Council Variance request: Permit automotive maintenance & repair in M-1 zoning

Acreage: .11 acres

APPLICANT: Name YDT Sinclair Road LLC

Address 942 A Freeway Dr. N. City/State Columbus Zip Ohio

Phone # 614-846-2993 Fax # 614-846-4105 Email: mark@mftco.com

PROPERTY OWNER(S): Name YDT Sinclair Road LLC

Address 942 A Freeway Dr. N. City/State Columbus Zip Ohio

Phone # 614-846-2993 Fax # 614-846-4105 Email: mark@mftco.com

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

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name Mark F. Taggart

Address 942 A Freeway Dr. N. City/State Columbus Zip Ohio

Phone # 614-846-2993 Fax # 614-846-4105 Email: mark@mftco.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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.
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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CW13-034

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:

The subject property is currently zoned M-1 Manufacturing District and is improved with a 19,800s.f. multi-tenant building. The subject site (4,800 s.f) is located in a mixed use park which has a combination of office & office warehouse. The park is bordered by single family to the north, however the site is approximately 400 feet from the residential. Additionally there is a similar use at the corner of Strimple and Sinclair Road. This will be a "Minor Repair Garage" defined as "a building or portions of a building used for lubrication, inspections and minor automotive maintenance work, such as engine tune-ups, replacement of parts, fluid changes, air-conditioning, brake systems repairs, tire rotation, and similar routine maintenance work....." This will provide an essential service for the tenants for the tenants in the park as well as fill a vacant space.

Signature of Applicant

Yu D. Dargatzis

Date

9.30-13

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-034

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark F. Taggart

of (1) MAILING ADDRESS 942 A Freeway Dr. N., Columbus, Ohio 43229

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 930 Freeway Dr. N., Columbus, Ohio 43229

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) YDT Sinclair Road LLC

c/o Mark F. Taggart

942 A Freeway Dr. N.

Columbus, Ohio 43229

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

YDT Sinclair Road LLC

614-846-2993

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

(5) Northland Community Council

Mr. Emmanuel V. Remy, President

PO. Box 297836, Columbus, Ohio 43229

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

30th (8)

day of

September

, in the year

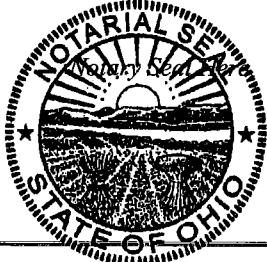
2013

SIGNATURE OF NOTARY PUBLIC

(8)

Jeanette Ferrell
May 18, 2016

My Commission Expires:



Jeanette Ferrell
Notary Public, State of Ohio
My Commission Expires 5-18-2016

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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 # CV13-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Mark F. Taggart

Of [COMPLETE ADDRESS] 942 A Freeway Dr. N., Columbus, Ohio 43229

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. Mr. Robert E. Yoakam Sr. 999 Polaris Parkway, Suite 200 Columbus, Ohio 43240	2. Mr. James L. Deagle 425 Dockside Dr, Unit 801 Naples, Florida 34110
3. Mr. Robert T. Taggart 3780 Fishinger Blvd. Hilliard, Ohio 43026	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC Jeanette Ferrell

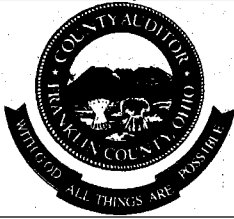
My Commission Expires May 18, 2016



Jeanette Ferrell
Notary Public, State of Ohio
My Commission Expires 5-18-2016

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

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Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S
DATE: 9/25/13

Disclaimer
Scale = 400


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

TRACT V
0.944 ACRES

TRACT 1
3.7316
ACRES

ZONING VARIANCE EXHIBIT
QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 18, U.S.M.L.
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Pomeroy & Associates
Ltd.
Consulting Engineers & Surveyors
609 Scheraga Court • Worthington, Ohio 43081
Phone (614)895-2405 • Fax (614)895-2345

**FREEWAY BUISNESS PARK
ZONING VARIANCE EXHIBIT
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

	REVIEWS
JOB NO.	726-4
DRAWN BY	DSM
DESIGN BY	
CHECKED BY	DSM
SHEET	

OF

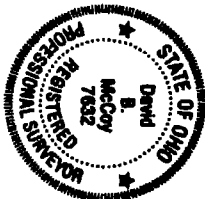


● = IRON PIN FOUND

BASIS OF BEARINGS

BEARINGS WERE BASED ON THE NORTHEASTLY RIGHT-OF-WAY LINE OF FREEWAY DRIVE NORTH, BEING NORTH 38°48'12" EAST, AS SHOWN ON THE PLAT OF "FREEWAY SUBDIVISION" OF RECORD IN PLAT BOOK 40, PAGE 66 AND ALL OTHER BEARINGS WERE CALCULATED FROM THIS MEASURED.

REFERENCES
County Tax Maps
Previous Surveys
Deeds as noted on Survey
Monuments as shown on Survey



POWER & ASSOCIATES, LTD
 David B. McCoy
 Registered Professional Surveyor No. 7632
 Date 9/26/2013

David B. McCoy / Date _____
Registered Professional Surveyor No. 7632

Zoning Variance Description
City of Columbus
4890 square Feet

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, township 2, Range 18, United States Military Lands and being a 4890 square foot area over a portion of a Tract III (7.616 Acres) as conveyed to YDT Sinclair Road LLC in Instrument Number 199803310074841. Said zoning variance area being more particularly described as follows:

Commencing, for reference, at the southwesterly corner of said Tract III (7.616 Acres), being the southeasterly corner of said Tract 1 (Parcel 2) as conveyed to YDT Sinclair Road LLC in Instrument Number 199803310074841;

Thence, along the southerly line of said Tract III (7.616 Acres) and along the arc of a curve to the left, having a radius of 3970.00 feet, an arc length of 311.77 feet, a delta angle of $4^{\circ}30'00''$, a chord bearing of South $88^{\circ}56'45''$ East, a chord length of 311.72 feet to a point;

Thence, North $88^{\circ}48'15''$ East, continuing along a southerly line of said Tract III (7.616 Acres), a distance of 243.49 feet to a point;

Thence North $03^{\circ}56'00''$ East, through said Tract III (7.616 acres), a distance of 208.64 feet to a point, said point being THE TRUE PLACE OF BEGINNING of the herein described 4890 square foot area;

Thence, from said PLACE OF BEGINNING, North $03^{\circ}56'00''$ East, continuing through said Tract III (7.616 Acres), a distance of 60.00 feet to a point;

Thence, South $86^{\circ}04'00''$ East, continuing through said Tract III (7.616 Acres), a distance of 81.50 feet to a point;

Thence, South $03^{\circ}56'00''$ West, continuing through said Tract III (7.616 Acres), a distance of 60.00 feet to a point;

Thence, North $86^{\circ}04'00''$ West, continuing through said Tract III (7.616 Acres), a distance of 81.50 feet to THE TRUE PLACE OF BEGINNING.

Containing 4890 square feet of land, more or less, subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the northerly right-of-way line of Freeway Drive North, being North $88^{\circ}48'15''$ East as shown on the plat of "Freeway Subdivision" of record in Plat Book 40, page 66 and all other bearings were calculated from this Meridian.

Pomeroy & Associates, Ltd
Consulting Engineers

David B. McCoy 9/20/2013
David B. McCoy
Professional Surveyor No. 7632





PARCEL MAP
 151.20
 SEE SHEETS J-6 (P&M), BNC, AND 407-22
 APPROVED: C.D. 05/11/17

6 OF 6

Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
599 Schaners Court • Worthington, Ohio 43085
Phone: (614) 665-2408 • Fax: (614) 665-7090



CV13-034

ROSE A BALLANGEE
1015 STRIMPLE AVE
COLUMBUS OH 43229

SCOTT R WILLIAMS
1047 STRIMPLE AVE
COLUMBUS OH 43229

JOHNATHAN HOWARD
506 RILEY AVE
WORTHINGTON OH 43085

LEO D III & SHARON L COOK
981 STRIMPLE AVE
COLUMBUS OH 43229

CALVIN & CONSTANCE DELP
CUSTODIANS
1061 STRIMPLE AVE
COLUMBUS OH 43229

CONTINENTAL REAL ESTATE
ACCOUNTING DEPT
150 E BROAD ST STE 200
COLUMBUS, OH 43215

CRYSTAL PEPIN
973 STRIMPLE AVE
COLUMBUS OH 43229

BRENT T MAGEE
ANN M MAGEE
1055 STRIMPLE AVE
COLUMBUS OH 43229

CAREY S & BETH E RHOTEN
965 STRIMPLE AVE
COLUMBUS OH 43229

CYNTHIA S RICE
1041 STRIMPLE AV
COLUMBUS OH 43229

DAVID P REGAN
989 STRIMPLE AVE
COLUMBUS OH 43229

RONALD & PATRICIA WILSON
1069 STRIMPLE AVE
COLUMBUS OH 43229

DONALD & PAMELA RIGHTER
995 STRIMPLE AVE
COLUMBUS OH 43229

CLAUDIA L GALBREATH
1075 STRIMPLE AVE
COLUMBUS OH 43229-5046

CREATIVE HOUSING , INC.
2233 CITY GATE DR
COLUMBUS, OH 43219

JAMES D ROGERS
1085 STRIMPLE AVE
COLUMBUS OH 43229

YDT SINCLAIR ROAD LLC
C/O MARK F TAGGART
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

DANIEL E HEBBLE
3630 LUKENS RD
GROVE CITY OH 43123

CHARLANE F THOMAS
1099 STRIMPLE AVE
COLUMBUS OH 43229

YDT SINCLAIR ROAD LLC
C/O MARK F TAGGART
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

ANDREW M SPITLER
1027 STRIMPLE AVE
COLUMBUS OH 43229

CDC MANAGEMENT CO
4949 FREEWAY DR E
COLUMBUS OH 43229

MR. MARK F TAGGART
MARK F TAGGART CO
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

REBECCA A VELEY
1035 STRIMPLE AVE
COLUMBUS OH 43229

SINCLAIR SQUARE LLC
P.O. BOX 1314
POWELL OH 43065

NORTHLAND COMMUNITY COUNCIL
MR. EMMANUEL V. REMY
P.O. BOX 297836
COLUMBUS OH 43229

CV13-034

JARED P BOCK
931 STRIMPLE AVE
COLUMBUS OH 43229

RICHARD B & SANDRA S MULLINS
883 STRIMPLE AV
COLUMBUS OH 43229

HERBERT L & MARY L LEWIS
849 STRIMPLE AVE
COLUMBUS OH 43229

DANIEL J & SARA J DEMAY
889 STRIMPLE AVE
COLUMBUS OH 43229

DONALD L & BARBARA H NASH
869 STRIMPLE AVE
COLUMBUS OH 43229

MICHAEL & MARIA MAIENZA
801 SUNTREE DR
WESTERVILLE OH 43081

JOHN & GWENDOLYN FLANAGAN
915 STRIMPLE AVE
COLUMBUS OH 43229

BRUCE D & MEGHAN S PAULIEN
937 STRIMPLE AVE
COLUMBUS OH 43228

DEBORAH A MURRAY
835 STRIMPLE AVE
COLUMBUS OH 43229

LAWRENCE FRENCH
903 STRIMPLE AVE
COLUMBUS OH 43229

JANET W POLISENO
855 STRIMPLE AVE
COLUMBUS OH 43229-5037

ANDREW L PADDOCK
829 STRIMPLE AVE
COLUMBUS OH 43229

SCOTT H SR & JAN M HASKE
897 STRIMPLE AVE
COLUMBUS OH 43229

CAREY S & BETH E RHOTEN
965 STRIMPLE AVE
COLUMBUS OH 43229

LOUIS E & MARY E RIFFLE
841 STRIMPLE AVE
COLUMBUS OH 43229

CARRIE A HEPBURN
951 STRIMPLE AVE
COLUMBUS OH 43229

DIANA WELCH
863 STRIMPLE AVE
COLUMBUS OH 43229

CHARLES & BETTY SCURLOCK
821 STRIMPLE AVE
COLUMBUS OH 43229

RACHEL M HIEBERT
909 STRIMPLE AVE
COLUMBUS OH 43229

RODERICK WHITE
900 LINKFIELD DR
COLUMBUS OH 43085

PHIL J WELCH
PAMELA CHANDLER
805 STRIMPLE AVE
COLUMBUS OH 43229

BENJAMIN J JARRETT
957 STRIMPLE AVE
COLUMBUS OH 43229

TONY W BOWMAN
NILA P BOWMAN
5469 MILLER PAUL RD
WESTERVILLE OH 43082

PURPLE TOOTH ENTERPRISES
4330 CROWN POINT DR
COLUMBUS OH 43220

CHARLENE & CINDY LAMPRECHT
923 STRIMPLE AVE
COLUMBUS OH 43229

CERTIFIED REAL ESTATE INC
949 KING AVE
COLUMBUS OH 43212

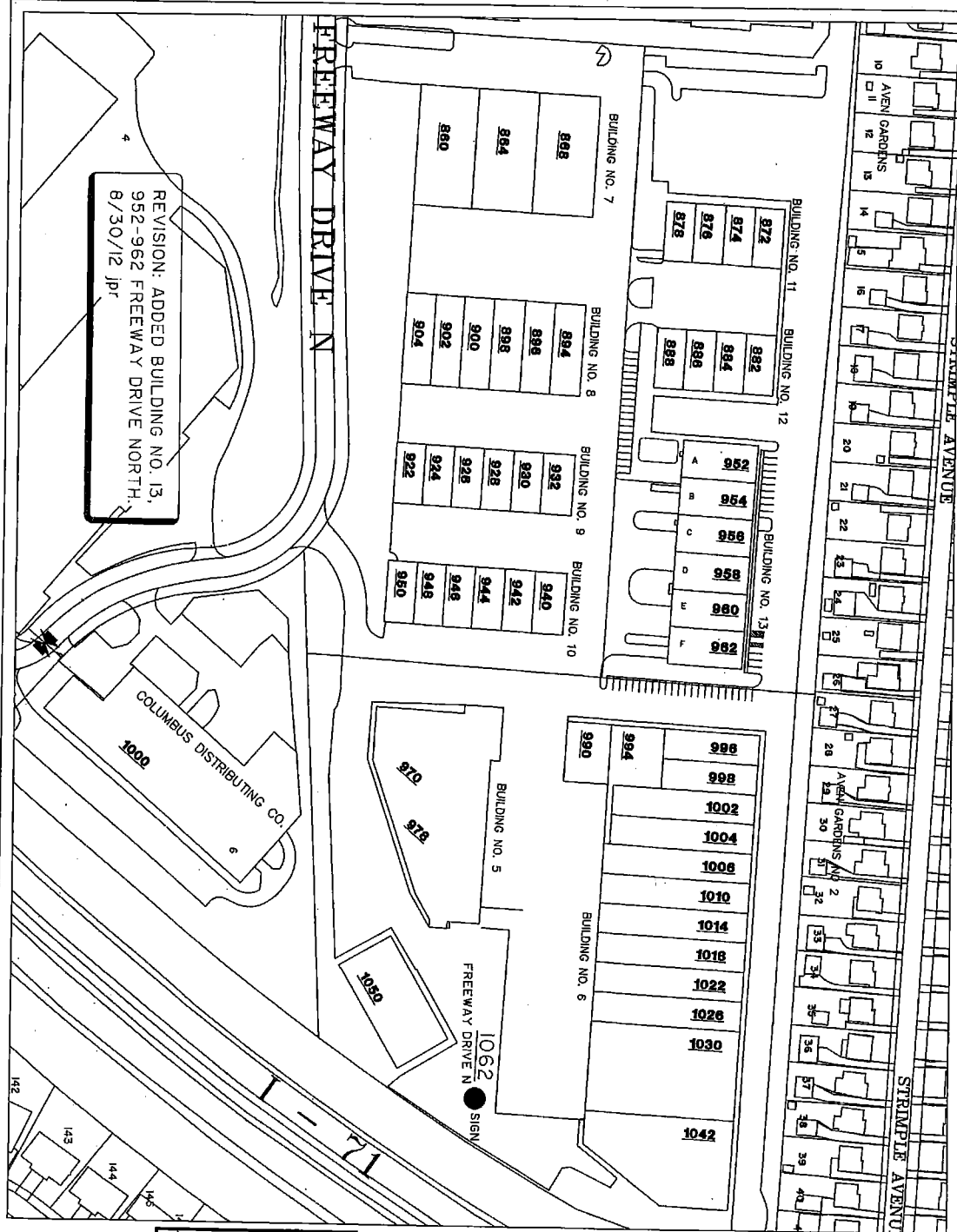
5255 SINCLAIR ROAD LLC
5255 SINCLAIR RD
COLUMBUS OH 43229

ROBERT A MEACHAM
875 STRIMPLE AVE
COLUMBUS OH 43229

ATIN LLC
10276 WINDSOR WAY
POWELL OH 43065

HOWRD L MEES
RUTH C MEES
1541 W FORK RD
CINCINNATI OH 45223

REVISED COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO

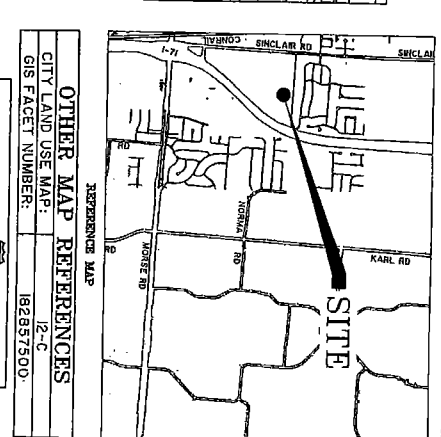
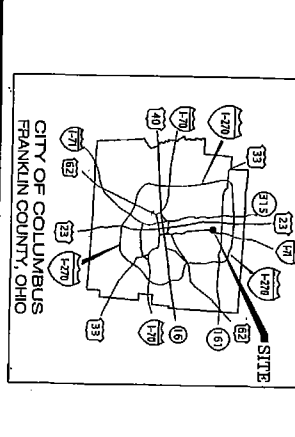


REVISION: ADDED BUILDING NO. 13,
952-962 FREEWAY DRIVE NORTH,
8/30/12 jpr

DEVELOPED BY: _____ PERMIT EXPRESS
 ENGINEERING CONSULTANT: _____
OFFICE WAREHOUSES
FREEWAY DRIVE NORTH
 ORIGINAL PARCEL NUMBER: N/A
 DRAWN BY: AC CHECKED BY: AC

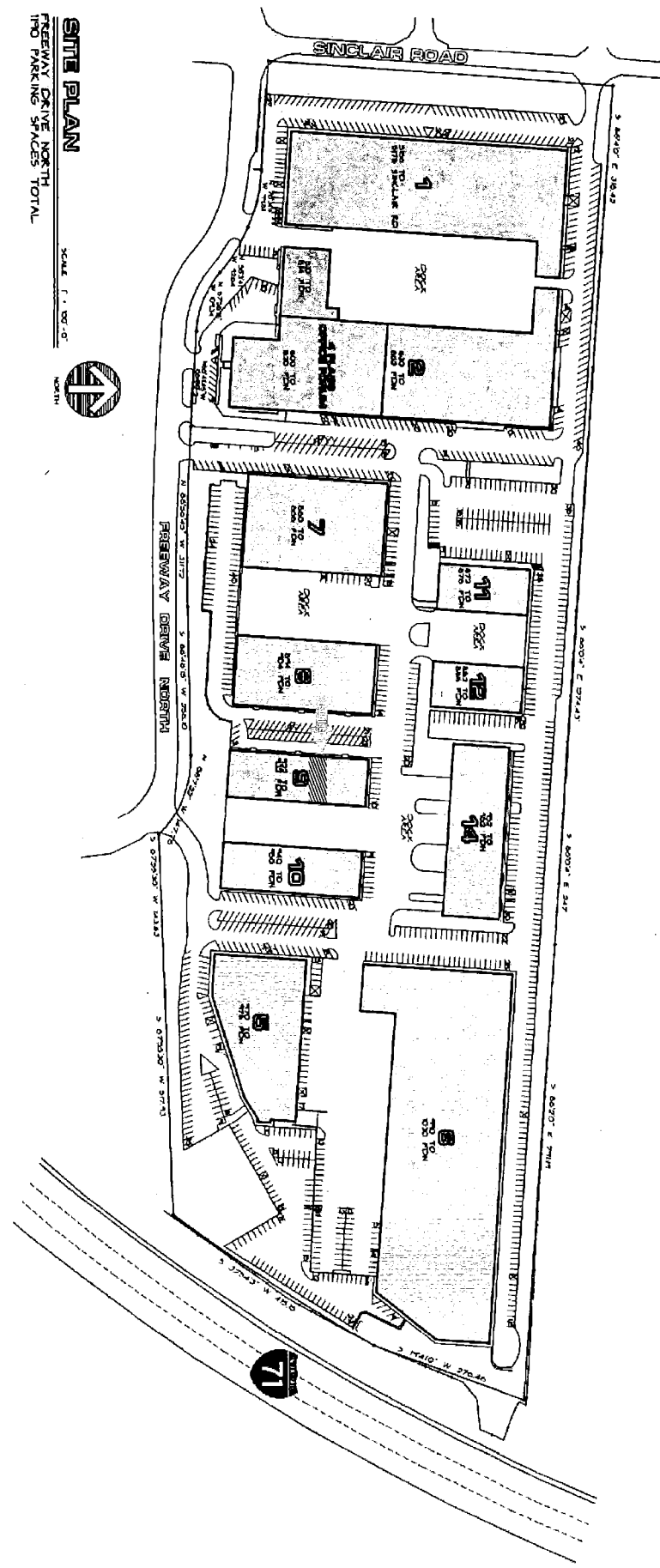
Address File Number - 99-175
 Issued By: *Patricia A. Arstun, P.E.* 7/19/01
 Patricia A. Arstun, P.E., ADMINISTRATOR
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH 43215

住宅用地 住宅用地 住宅用地 住宅用地
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS



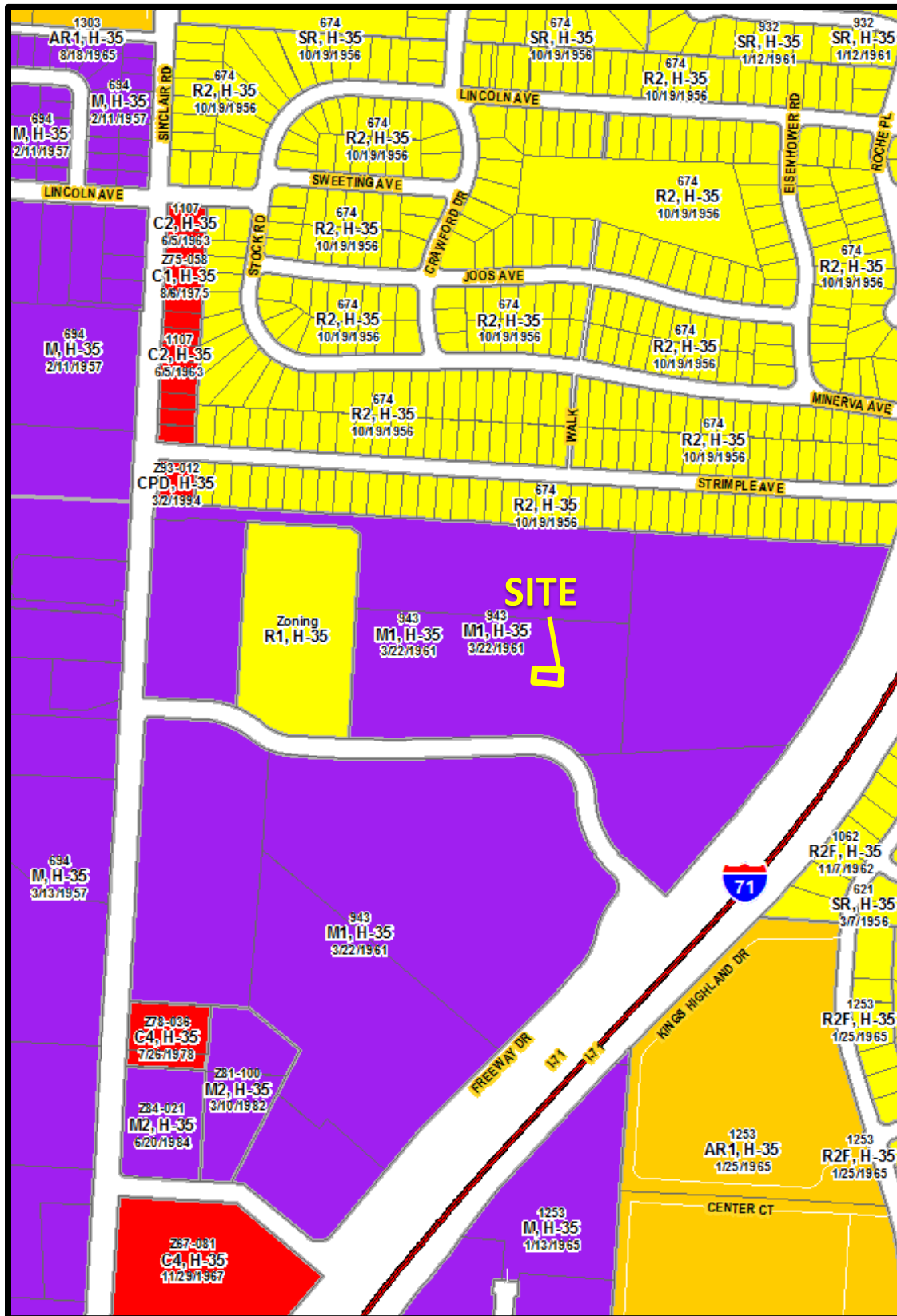
SITE PLAN
 FREEWAY DRIVE NORTH
 INFO PARKING SPACES TOTAL

SCALE 1" = 50'-0"



DONALD SCHOFIELD + ASSOCIATES, INC.
A R C H I T E C T S
 1277 WORTHINGTON WOODS BLVD. TEL (614) 840-0986
 WORTHINGTON, OHIO 43085 FAX (614) 840-0989

FREEWAY DR. N. SITE
 PARKING LOT LAYOUT
 FREEWAY DR. N.
 COLUMBUS OHIO



CV13-034

930 Freeway Dr., N.

Approximately 0.11 acres

Request: Council variance to allow
automotive maintenance and
repair in M-1 zoning district.



CV13-034

930 Freeway Dr., N.

Approximately 0.11 acres

Request: Council variance to allow
automotive maintenance and
repair in M-1 zoning district.