

One Stop Shop Zoning Report

Building Services Division
Department of Development
Report date: 3/30/2010 2:32:34 PM

Parcel Report

Parcel ID	Owner	Address
530111807	VIKING PROPERTIES	1882 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1892 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1896 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1884 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1900 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1888 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1890 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1898 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1894 E WILLIAMS RD COLUMBUS OH 43207
530111807	VIKING PROPERTIES	1886 E WILLIAMS RD COLUMBUS OH 43207

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z97-041	LM	H-35	45	Manufacturing	<i>(View Document)</i>
788	RRR	H-35	45	Residential	<i>(View Document)</i>
Z99-075	LM	H-35	45	Manufacturing	<i>(View Document)</i>

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Far South Columbus Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00000-00052
1890 EAST WILLIAMS RD.

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

10310-00000-00052
1890 EAST WILLIAMS RD.

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Schellart H. Los
of (1) MAILING ADDRESS 42336 Gilbert Drive Titusville PA 16354

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 1890 E. Williams
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Viking Properties
3663 Alum Creek Drive
Columbus, OH 43207

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

Salvage Direct, Inc.
(814) 827-0300

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

(5) Far South Columbus Area Commission
Ted Eisle bdn - zoning chair
4080 S. High St. Columbus, OH 43207

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

* Addresses with owner's names attached as exhibit A

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

SIGNATURE OF AFFIANT

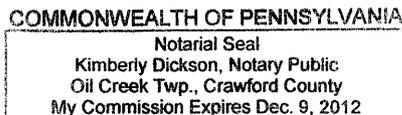
(8) Schellart H. Los
Subscribed to me in my presence and before me this 10th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Kimberly Hughton
December 9, 2012

My Commission Expires:

Notary Seal Here



STATEMENT OF HARDSHIP

Section 3363.41 of the Columbus Ohio Municipal Code requires salvage storage to be located over 600 feet from any residential district. Our salvage inventory shall be stored 400 feet from a district classified as Restricted Residential Rural ("RRR"). The parcel zoned as RRR is identified as 010-112499 and is a 3 acre tract of land owned by CoPart of Connecticut Inc. The relief is necessitated by the odd configuration of the subject parcel and the location of the existing buildings and access roads. Salvage Direct requires a large area to store salvage vehicles in parking lot formation while each vehicle awaits sale on Salvage Direct's online auction. As shown on the site plan, the parcel zoned as RRR is to the West and South of the 9.1 acre storage area. This zone line and variance requirement effectively pinch the area on the subject parcel that would permit the storage of Salvage Direct's vehicles, leaving a very small area in which to do so. These are the kind of unique circumstances that make the regulations impact this property disproportionately compared to others in the district.

Granting the relief requested can be done without injury to the public health, safety and general welfare of neighboring properties. Salvage Direct parks the salvage vehicles in a pre-planned and professional design. The vehicles are neither crushed nor stacked. The visual impact to the parcel zoned as RRR will be minimal. Only employees and independent contractors of Salvage Direct are allowed on the property. No live auctions will take place on the property. This parcel falls within an area identified by the Columbus Comprehensive Plan as an "Industrial/Office Development District" and has extensive buffering, landscaping and screening for the residential uses. The character of the area will be maintained.

10310-00000-00052
1890 EAST WILLIAMS RD.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/13/10



Disclaimer

Scale = 516'



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.

10310-00000-00052
1890 EAST WILLIAMS RD.

pts,
map.

Real Estate / GIS Department

