



Comments: _____ Application Number 10311-0-00255 Commission/Group: Northeast

Date Received: 3/15/10 Planning Area: _____

Date of Hearing: 5/25/10 Acreage: _____

Zoning Fee: \$1,900.00 Address Fee _____

Existing Zoning C.P.D. Accepted by R. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

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. To Grant temporary gravel parking lot under Section 3389.131 of the Columbus City Codes. Describe: _____

LOCATION

1. Certified Address Number and Street Name 3415 Morse Crossing
 City Columbus State Ohio Zip 43219

Parcel Number (only one required.)

0	1	0	-	2	2	1	2	9	5
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Emil Bogden (Bogden Architects, Inc.)
3. Address 850 King Ave City Columbus Zip 43212
4. Phone# 614-421-7774 Fax # 614-421-2213
5. Email Address emil@bogden.com

PROPERTY OWNER(S)

6. Name JP Morgan Chase
7. Address 3415 Vision Drive City Columbus Zip 43219
8. Phone# _____ Fax # _____
9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name N/A
11. Address _____ City _____ Zip _____
12. Phone# _____ Fax # _____
13. Email Address _____

SIGNATURES

14. Applicant Signature _____ 
15. Property Owner Signature _____ 
16. Attorney/Agent Signature N/A

Date

Application #

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



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Emil Bogden

of (1) MAILING ADDRESS 850 King Ave. Columbus OH 43212

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 3415 Vision Dr. Columbus OH 43219

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) JP Morgan Chase
3415 Vision Drive
Columbus OH 43219

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

Bogden Architects, Inc. 614-421-7774

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

(5) North East Area Commission
Alice Porter
3130 McCutch Place Columbus OH 43219

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

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

SIGNATURE OF AFFIANT (8) _____
Subscribed to me in my presence and before me this 12th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC (8) Mendy C Baker
My Commission Expires: 9-24-11

Notary Seal Here



MENDY C. BAKER
Notary Public, State of Ohio
My Commission Expires 09-24-2011

Property Owner	Property Address	Property Owner Name and Address
Distribution Land Corp	3425 Morse Crossing	Distribution Land Corp 4 Limited Pkwy Reynoldsburg OH 43068
Morso Holding Co	3475 Stelzer Rd.	Morso Holding Co. 3 Limited Pkwy Columbus OH 43230
Duke Realty Ohio	Easton Commons	Duke Realty P.O. Box 40509 Indianapolis IN 46240
Morso Holding Co	Morse Crossing Rd	Morso Holding Limited Inc. 3 Limited Pkwy P.O. Box 16000 Col. OH 43216
Board of Education	3425 Oak Spring St	Board of Education Real Estate Coordinator 270 E. State St. Columbus OH 43215
Morso Holding Co	Stelzer Rd.	Morso Holding Limited Inc. 3 Limited Pkwy P.O. Box 16000 Col. OH 43216

Bogden Architects Inc.
c/o Emil Bogden
850 King Ave.
Columbus OH 43212

JP Morgan Chase
3415 Vision Dr
Columbus OH 43219

North East Area Commission
c/o Zoning Chair Person
3130 McCutch Place
Columbus OH 43219

Distribution Land Corp ESS LLS F R
4 Limited Pkwy
Reynoldsburg OH 43068

Morso Holding Co.
3 Limited Pkwy
Columbus OH 43230

Duke Reality
Real Estate Tax Advisors
P.O. Box 40509
Indianapolis IN 46240

Morso Holding/Limited Inc.
3 Limited Pkwy Pete Blake
P.O. Box 16000
Columbus OH 43216

Morso Holding/Limited Inc.
3 Limited Pkwy Pete Blake
P.O. Box 16000
Columbus OH 43216

Board of Education
Real Estate Coordinator
270 E. State St
Columbus OH 43215

Sub Area 5EI-15.912 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 2, Range 17, United States Military Lands, containing 15.912 acres of land, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 15.912 acres being more particularly bounded and described as follows:

Beginning for reference at a point in the centerline of Stelzer Road marking the northeasterly corner of that 0.724 acre tract as conveyed to William Coleman by deed or record in Deed Book 3558, Page 471;

thence North $4^{\circ} 05' 51''$ East, along said centerline, a distance of 250.00 feet to a point;

thence leaving said centerline, North $86^{\circ} 10' 30''$ West, a distance of 1100.00 feet to a point of the curvature of a curve to the right;

thence northwesterly, along the arc of said curve (Delta = $15^{\circ} 05' 20''$, Radius = 2000.00 feet), a chord bearing and distance of North $78^{\circ} 37' 41''$ West, 525.18 feet to the True Point of Beginning for this description;

thence South $16^{\circ} 31' 20''$ West, a distance of 48.44 feet to the point of curvature of a curve to the right;

thence with the arc of the said curve to the right (Delta = $77^{\circ} 12' 36''$, Radius = 430.00 feet), a chord bearing and distance of South $55^{\circ} 07' 23''$ West, 536.60 feet to the point of tangency of said curve;

thence North $86^{\circ} 16' 18''$ West, a distance of 449.23 feet to a point;

thence South $4^{\circ} 11' 18''$ West, a distance of 515.62 feet to a point;

thence North $86^{\circ} 17' 33''$ West, a distance of 746.12 feet to a point;

thence North $4^{\circ} 11' 18''$ East, a distance of 560.00 feet to a point;

thence South $86^{\circ} 17' 33''$ East, a distance of 276.41 feet to a point;

thence North $9^{\circ} 59' 38''$ East, a distance of 98.93 feet to a point of curvature of a curve to the left;

thence with the arc of said curve to the left (Delta = $51^{\circ} 59' 27''$, Radius = 1300.00 feet), a chord bearing and distance of North $77^{\circ} 14' 24''$ East, 1139.58 feet to a point on the arc of a curve to the left;

JP Morgan Chase

3415 Vision Drive

thence with the arc of said curve to the left (Delta = $7^{\circ} 25' 41''$, Radius = 2000.00 feet), a chord bearing and distance of South $67^{\circ} 22' 11''$ East, a distance of 259.11 feet to the True Point of Beginning and containing 15.912 acres of land, more or less.

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 3/17/2010 11:58:02 AM

Parcel Report

Parcel ID	Owner	Address
010221295	GEORGETOWN/CHASE PHASE II LLC	3419 MORSE CROSSING COLUMBUS OH 43219
010221295	GEORGETOWN/CHASE PHASE II LLC	3411 MORSE CROSSING COLUMBUS OH 43219
010221295	GEORGETOWN/CHASE PHASE II LLC	3415 VISION DR COLUMBUS OH 43219

Base Zoning Report

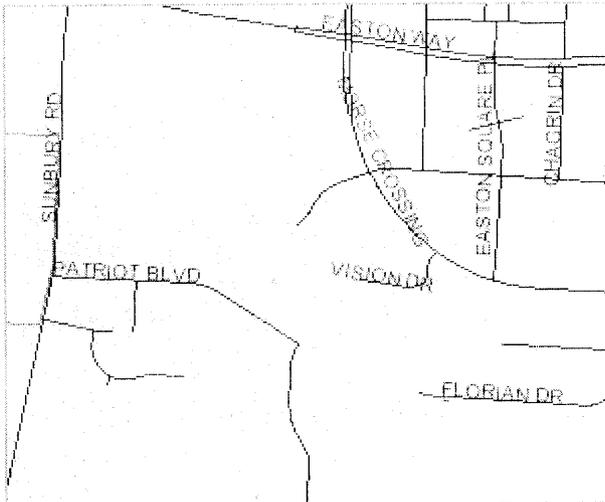
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z96-034	CPD	H-60	21	Commercial	(View Document)
Z01-024	CPD	H-110	21	Commercial	(View Document)
Z96-034	LP1	H-35	21	Parking	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Northeast 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.

10311-00055
3415 Morse Crossing

Exhibit A**10311-00055****3415 Morse Crossing****Statement of Hardship**

JP Morgan Chase is a world wide company that employs over 17,000 people in the central Ohio area. It should be understood that with all large corporations the need to move personnel from department to department and from facility to facility is an on going process driven by growth and market forces.

Within the last 12 months JP Morgan Chase has added personnel at the following locations within Central Ohio:

1. Polaris Corporate Center located at 1111 Polaris Parkway. A parking lot expansion was constructed in 2008 and in 2009 to accommodate over 1000 new and relocated personnel positions to this facility.
2. McCoy Center located at 370 South Cleveland Ave. No additional parking was required. Several hundred new and relocated positions have been added.
3. Easton located at 3415 Vision drive. Additional positions have been added in the last 12 months to require additional parking at this facility.

In addition to these locations JP Morgan Chase has personnel located at 100 East Broad Street downtown Columbus, 800 Brookside in Westerville, 3401 Morse Crossing at Easton and various other smaller office facilities in central Ohio.

JP Morgan Chase talked to Georgetown in February regarding leasing a portion of the spaces in the Victoria's Secret lot located adjacent to 3415 Vision Drive and the Limited declined at this time.

The building at 3401 Morse Crossing is a leased site, and the employees at 3415 Vision Drive also park in this lot if necessary. This variance, for temporary parking, will allow JP Morgan Chase the ability to complete more accurate planning necessary for expansion in Central Ohio. The Home Lending Department is the line of business located at 3415 Vision Drive and the current market is driving their increase in headcount, which has resulted in the parking "hardship". Upon completion of the current planning study a determination will be made to hold or expand the building population at the Easton Facility. Upon that decision a paved expansion parking lot for the appropriate population will be constructed. It is anticipated that the parking lot will be used only by JP Morgan Chase employees working during the day. This is a non-retail corporate facility and does not serve the general public. This site is not visible from the Easton Town Center retail shopping area.

To provide additional parking at the subject property the following Special Permit will be required:

1. **Special Permit Section** 3389.131, Temporary Parking Lot, Columbus City Codes, to permit gravel surfaced parking lot.

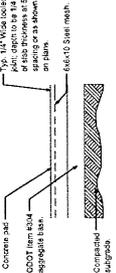
JPMORGAN CHASE & CO.
Easton Parking Study
3415 Vision Drive
Columbus, OH 43219

PROJECT NO.	110311-00055
PROJECT NAME	Easton Parking Study
PROJECT NO.	110311-00055
DESIGNED BY	EB
DRAWN BY	DN
CHECKED BY	EB
DATE	11/10/2010
PROJECT LOCATION	3415 Vision Drive, Columbus, OH 43219
PROJECT NO.	110311-00055
PROJECT NAME	Easton Parking Study
PROJECT NO.	110311-00055
DESIGNED BY	EB
DRAWN BY	DN
CHECKED BY	EB
DATE	11/10/2010
PROJECT LOCATION	3415 Vision Drive, Columbus, OH 43219

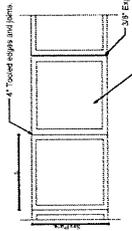
SITE PLAN

SITE PLAN KEY NOTES

1. CONCRETE PAVEMENT: 4" TYPED SLABS AND JOINTS
2. 4" TYPED SLABS AND JOINTS
3. 4" TYPED SLABS AND JOINTS
4. 4" TYPED SLABS AND JOINTS
5. 4" TYPED SLABS AND JOINTS

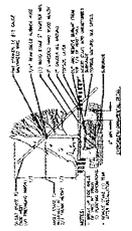


CONCRETE PAVEMENT



TOOLED PAVEMENT PLAN

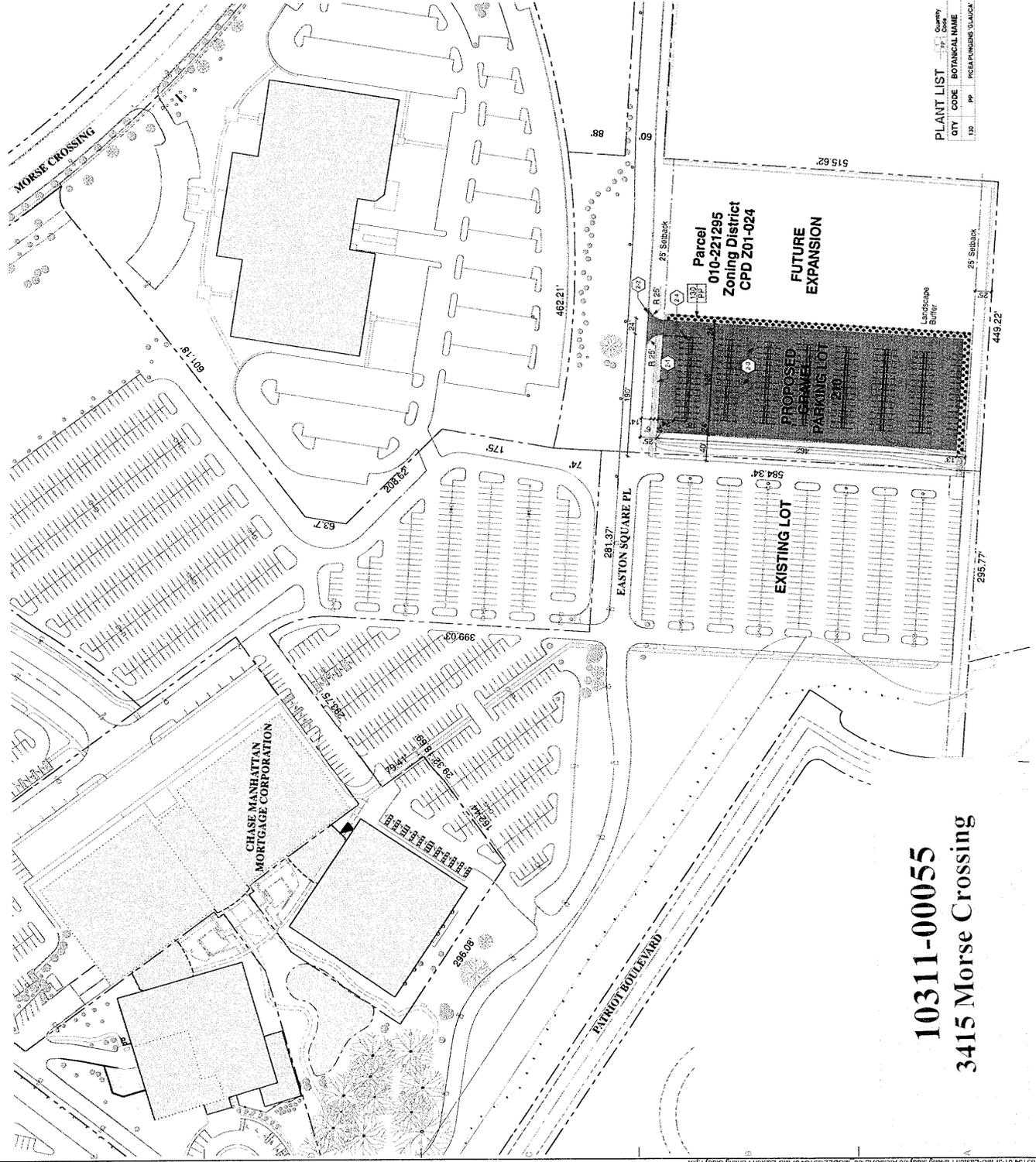
SCALE: 1/4" = 1'-0"



Tree Planting Detail

NOT TO SCALE

PLANT LIST	QTY	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING
PP	120	PP	PICTA PANDOS 'GLAUC'	COLORADO BLUE SPRUCE	6'-HGT.	AS SHOWN



10311-00055
3415 Morse Crossing

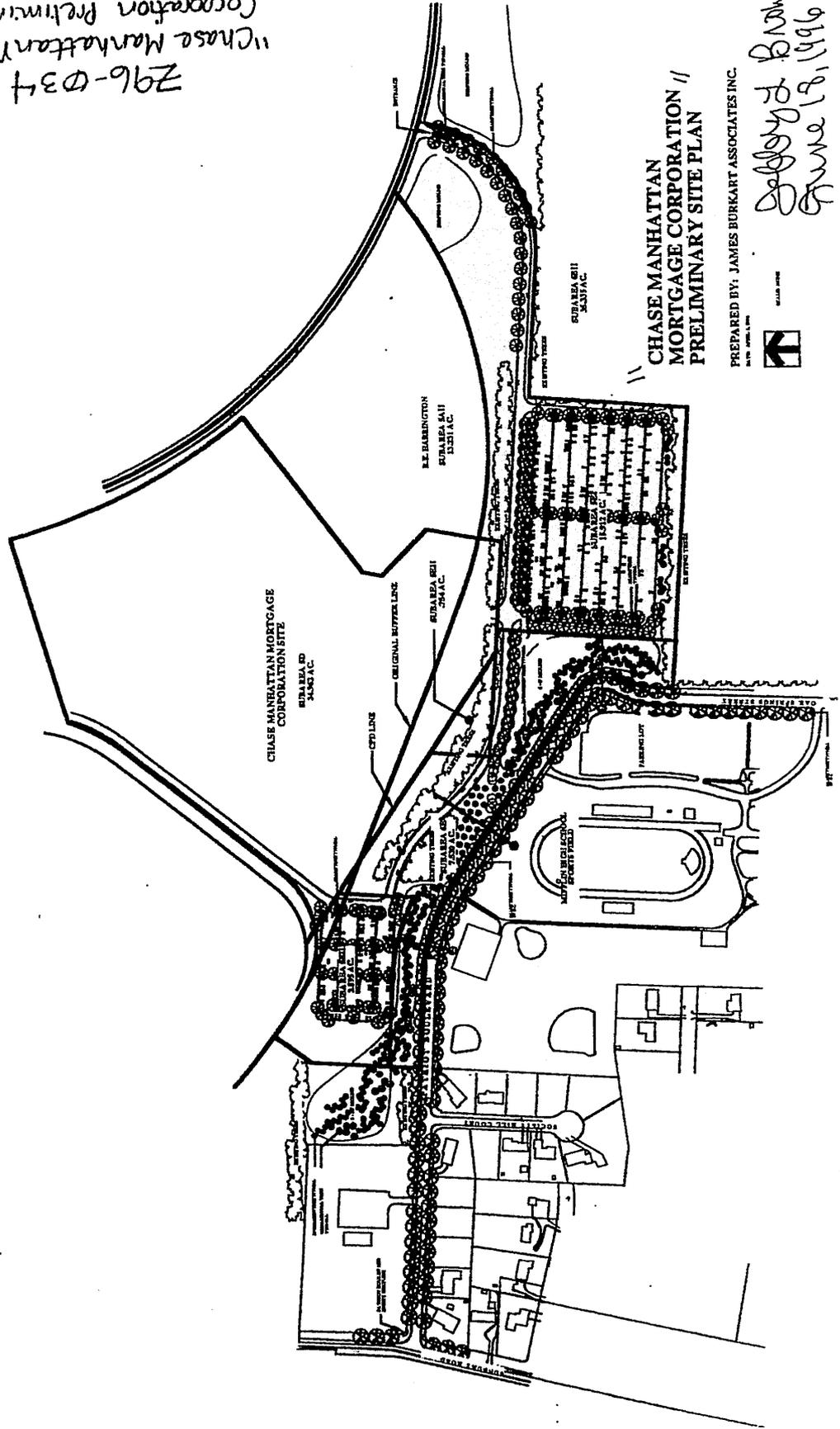


10311-00055

3415 Morse Crossing

Z96-034
"Chase Manhattan Mortgage
Corporation Preliminary
Site Plan" (2 of 5)

- 26 -



CHASE MANHATTAN
MORTGAGE CORPORATION //
PRELIMINARY SITE PLAN

PREPARED BY: JAMES BURKART ASSOCIATES INC.
DATE: 06/18/1996

Jeffrey J. Burkart
June 18, 1996





City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010221295

Project Name:

House Number: 3415

Street Name: VISION DR

Lot Number: N/A

Subdivision: N/A

Work Done: REMODEL

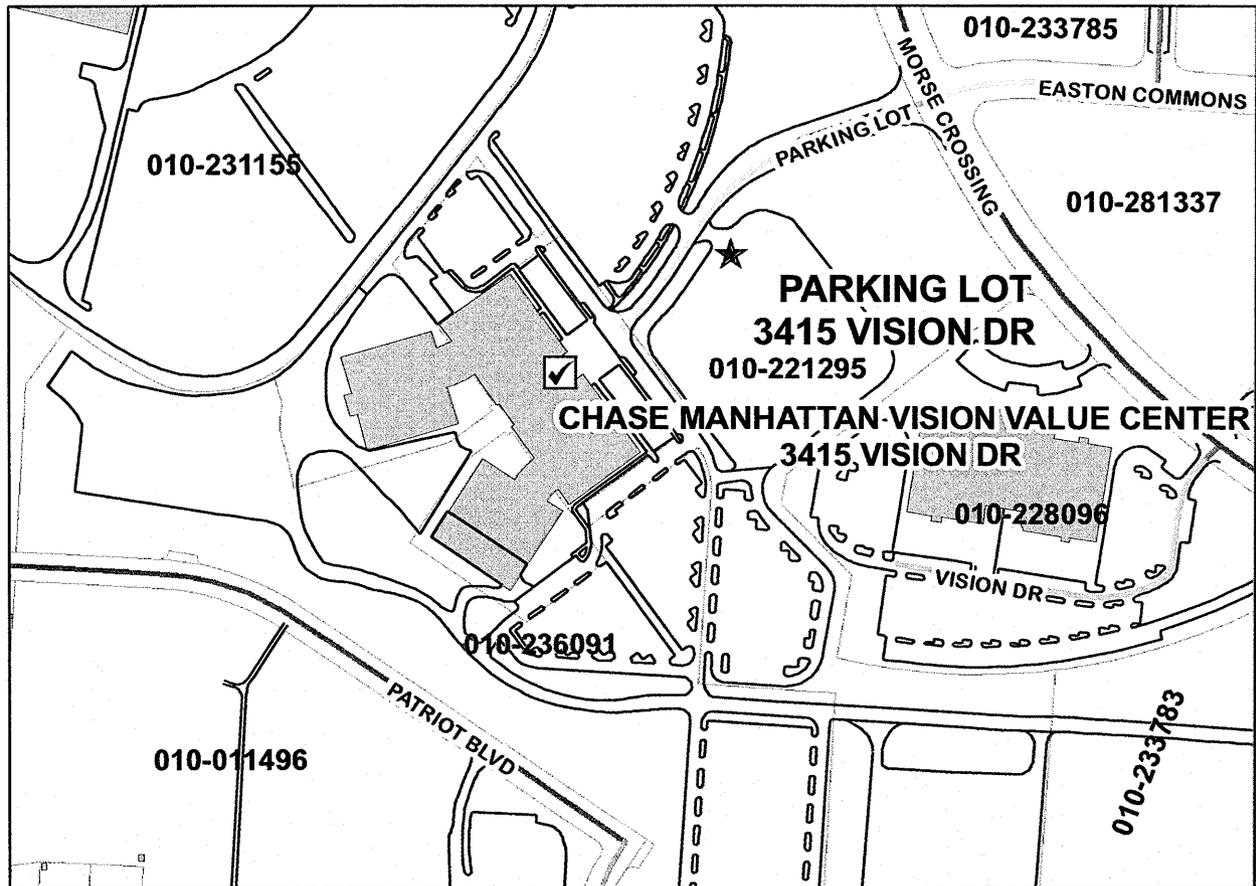
Complex: CHASE BANK

Owner: GEORGETOWN/CHASE PHASE II LLC

Requested By: EMIL BOGDEN ARCHITECTS

Printed By: *Alfred Connor*

Date: 3/11/2010



SCALE: 1 inch = 400 feet



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

GIS FILE NUMBER: 1297906

