

Date 3/19/10

Application # CV 10-007
10.315-00000-00066

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



Total: \$1920

COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: North East Received By: SP

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 3415 Vision Dr.
3415 Morse Crossing Zip 43219

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 010-221295

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) C.P.D. 201-024

Recognized Civic Association or Area Commission _____

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Temporary Permit

Proposed Height District: N/A Acreage 2 Acres

(Columbus City Code Section 3309.14)

APPLICANT: Name Emil Bogden (Bogden Architects, Inc.)

Address 850 King Ave. City Columbus Zip 43212

PROPERTY OWNER(S) Name JP Morgan Chase

Address 3415 Vision Dr City Columbus Zip 43219

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT

Attorney Agent

Name N/A
Emil Bogden
Address 850 King Ave. City Columbus Zip 43212
Phone # 614-421-7774 Fax # _____
Email Emil@Bogden.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature _____ Emil Bogden

Property Owner Signature _____ Julie Stuck Gibson et al

Attorney / Agent 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.



AFFIDAVIT

(See reverse side 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 3/19/10

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 Dr
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) Northeast Area Commission
Alice Porter
3130 McCutch Place
Columbus Oh 43219

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)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Mendy C Baker
9-24-11

Notary Seal Here



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

CV10-007

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



CU10-007

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:

SEE ATTACHED EXHIBIT A

Signature of Applicant

Date

3/15/

Exhibit A

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 Brooksedge 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 variances will be required:

1. **Variance from Section** 3353.03, C-2, Commercial District use, limits Special Permit parking in the district to those accessory to principal permitted uses in the district, while the applicant plans to continue use of the temporary parking lot with a total of 200 spaces for a period not to exceed two years after passage of this ordinance; and
2. **Variance from Section** 3342.24, Surface, Columbus City Codes, to permit gravel surfaced parking lot.
3. **Variance from Section** 3342.11, Tree islands, Columbus City Codes, to eliminate the requirement for trees and tree islands within the parking lot.
4. **Variance from Section** 3342.23, Stripping and markings, Columbus City Codes,



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CW10-007

Being first duly cautioned and sworn (NAME) Emil Bogden
of (COMPLETE ADDRESS) 850 King Ave., Columbus OH 43212

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

JP Morgan Chase 3415 Vision Drive Columbus OH 43219 17,000 Employees Contact: Julie Gibson	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day
of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Mendy C Baker
9-24-11

My Commission Expires:

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

Notary Seal Here



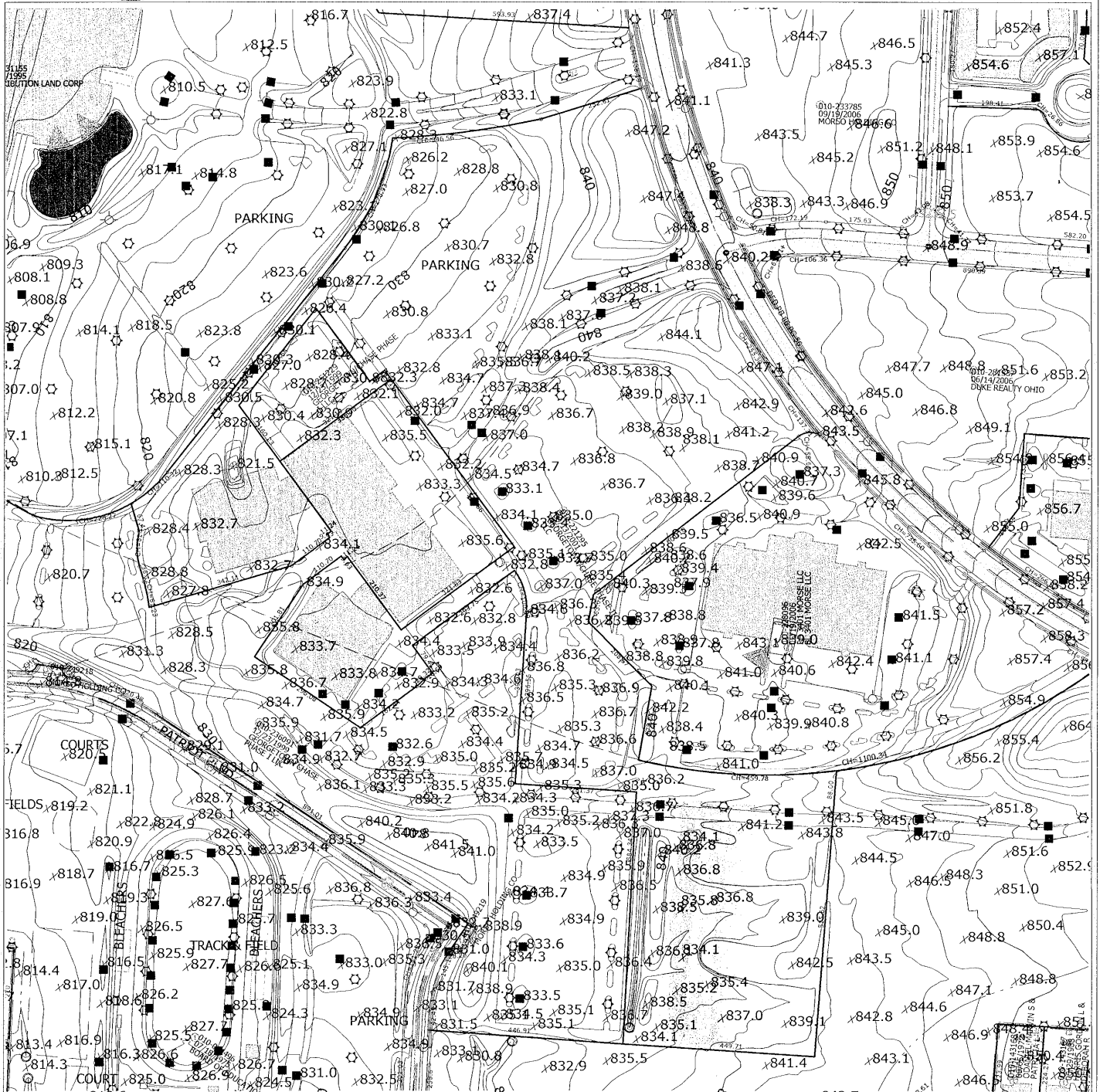
MENDY C. BAKER
Notary Public, State of Ohio
My Commission Expires 09-24-2011

C110-007



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 3/11/10



Disclaimer

Scale = 340



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



City of Columbus Address Plat

CV10-007



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

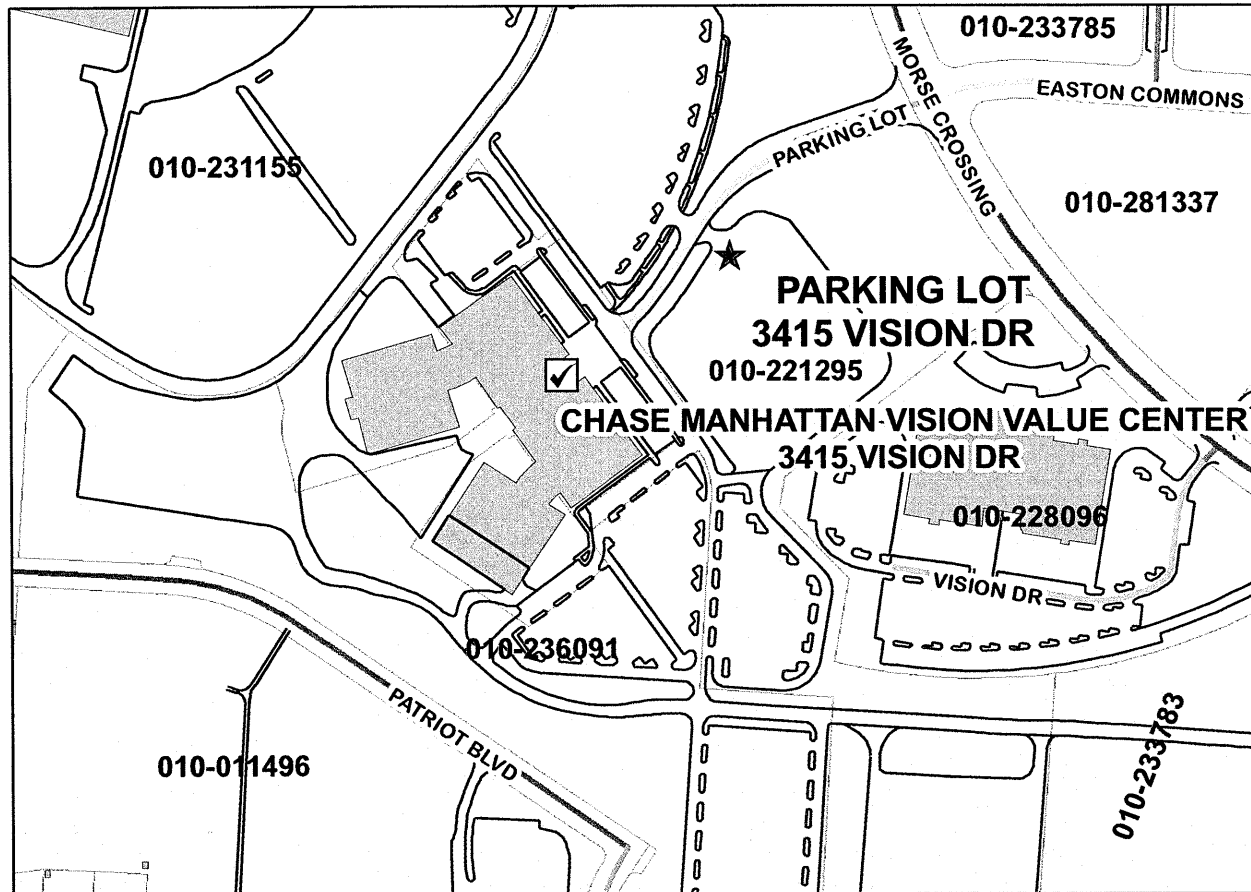
Complex: CHASE BANK

Owner: GEORGETOWN/CHASE PHASE II LLC

Requested By: EMIL BOGDEN ARCHITECTS

Printed By: Alfred Combs

Date: 3/11/2010

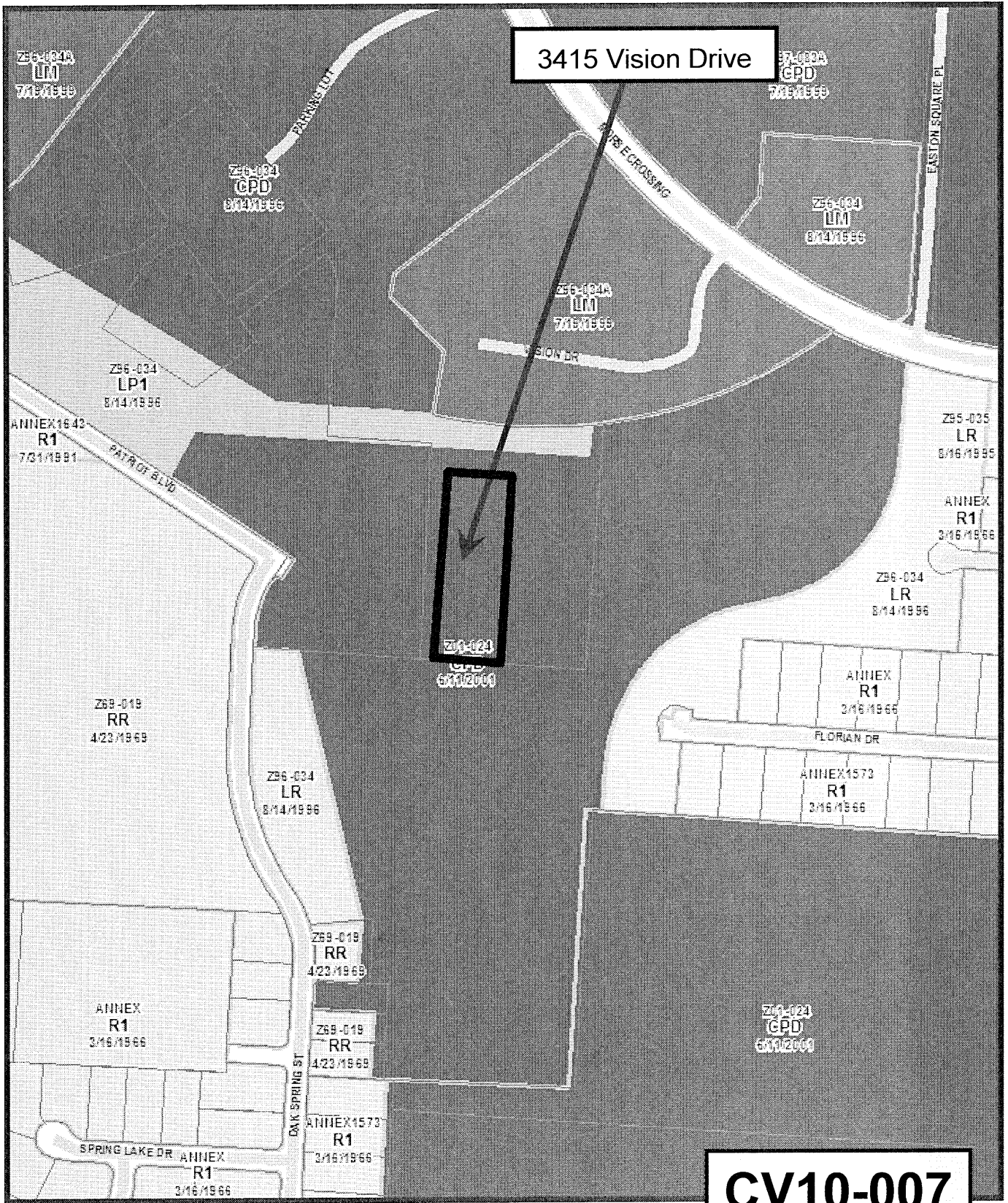


SCALE: 1 inch = 400 feet



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

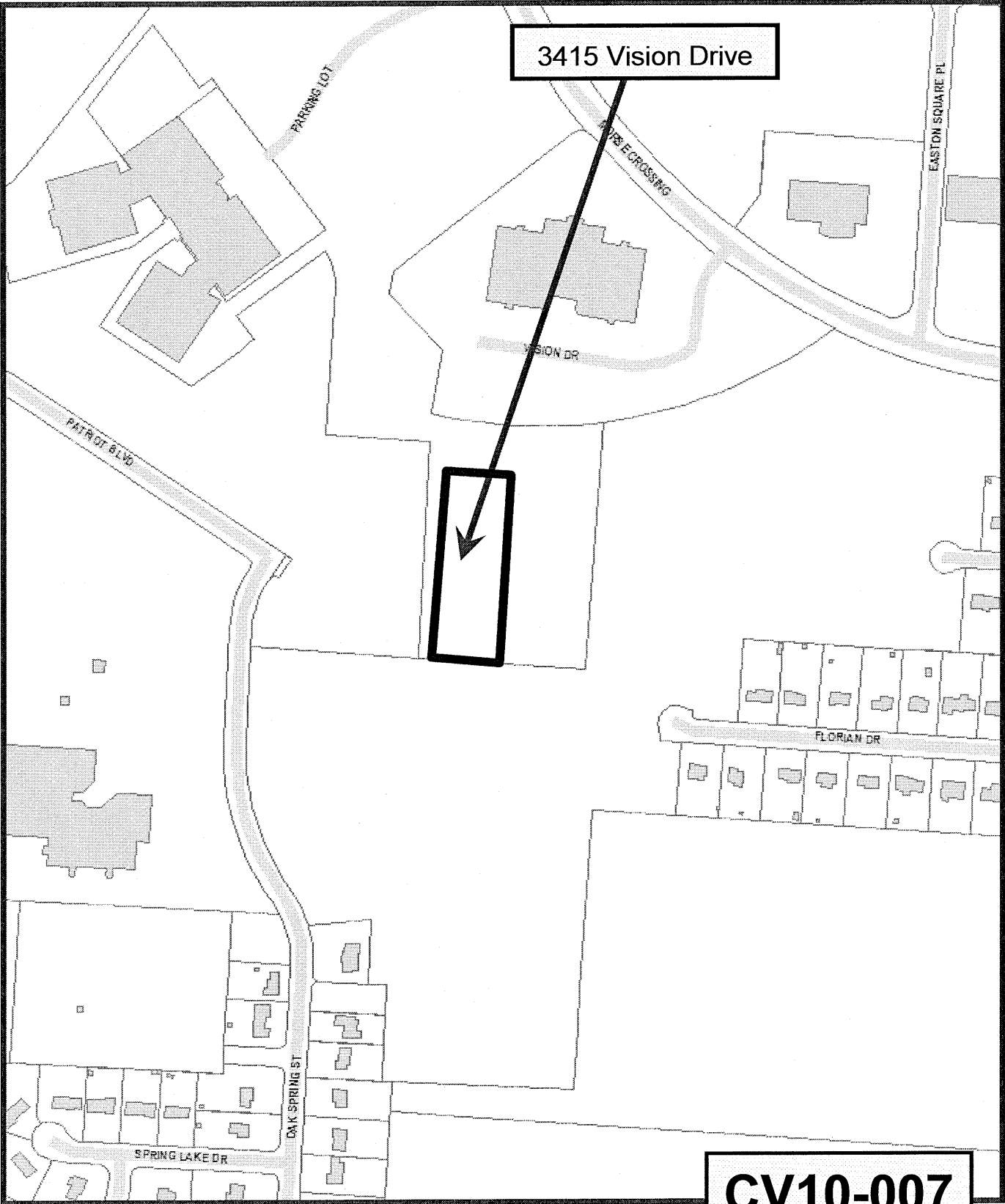
GIS FILE NUMBER: 1297906



3415 Vision Drive



CV10-007



3415 Vision Drive



CV10-007

