



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

OFFICE USE ONLY

Application Number: # 11310-00000-00586
Date Received: 17 Oct. 2011
Commission/Group: FNCCE
Existing Zoning: _____ Application Accepted by: JF Fee: \$1,900
Comments: _____

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.

The applicant seeks to expand storage uses at an existing self-storage facility and to develop an undeveloped tract with a building to be used as an office and climate controlled self-storage. Variances are requested to C.C. 3367.15 to reduce the building setback from 50 feet to 30 feet and the parking setback to zero.

LOCATION

1. Certified Address Number and Street Name 7433 Alta View Boulevard
City Columbus State Ohio Zip 43085
Parcel Number (only one required) 610-234578

APPLICANT: (IF DIFFERENT FROM OWNER)

Name The Ellis Company
Address 1301 Dublin Rd., Suite 200 City/State Columbus, OH Zip 43215
Phone # 469-8222 Fax # _____ Email _____

PROPERTY OWNER(S):

Name SS Alta View LLC
Address P.O. Box 320099, PTA-SI #2004 City/State Alexandria, VA Zip 22320
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page. **see surrounding owner list**

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

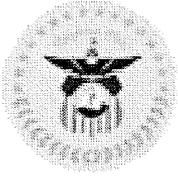
Attorney Agent

Name David Hodge
Address 37 W. Broad St., Suite 725 City/State Columbus, Ohio Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE The Ellis Company By: David Hodge
PROPERTY OWNER SIGNATURE SS Alta View LLC, et al. By: David Hodge
ATTORNEY / AGENT SIGNATURE _____ By: David Hodge

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11310-00000-00586
7433 ALTA VIEW BLVD.

One Stop Shop Zoning Report Date: Thu Oct 20 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 7535 ALTA VIEW BLVD COLUMBUS OH 43085
Mailing Address: PO BOX 320099
ALEXANDRIA VA 22320

Owner: SS ALTA VIEW LLC
Parcel Number: 610234578

ZONING INFORMATION

Zoning: Z79-038, Manufacturing, M2
effective 1/16/1980, Height District H-60
Council Variance: N/A
Board of Zoning Adjustment (BZA): N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historical District: N/A
Historical Site: No
Overlay: N/A
Flood Zone: OUT
Airport Noise Environ: 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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AFFIDAVIT

11310-00000-00586
7433 ALTA VIEW BLVD.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
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 7433 Alta View Boulevard 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) SS Alta View LLC
P.O. Box 320099 PTA-SI #2004
Alexandria, VA 22320

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

The Ellis Company
469-8222

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

(5) Far North Columbus Communities Coalition
c/o Gloria Humes
771 Wyndstone Dr., Lewis Center, OH 43035

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
Please see attached list.

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

SIGNATURE OF AFFIANT

(8) David Hodge
Subscribed to me in my presence and before me this 11th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Statement of Hardship

7433 Alta View Boulevard

The applicant seeks to maintain and expand the self-storage use currently existing on parcel 610-234578, and to develop the adjacent undeveloped parcel 610-210590 for an office use in conjunction therewith, and climate controlled self-storage. In furtherance of this expanded development the following variances are requested:

3367.15 – M-2 manufacturing district special provisions.

This section requires a building setback of 50 feet from the street line, where the applicant is requesting a reduction to 30 feet.

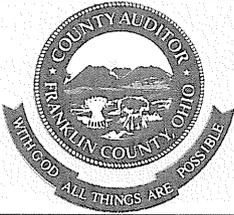
This section further requires parking to be located behind the 50 foot building setback, where the applicant requests a reduction to zero.

Due to the significant right-of-way at Worthington Woods / Campus View Boulevard, the substantial setback from the street, and the adjacency to the railroad right-of-way to the west, these variances are appropriate, will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code.

The applicant respectfully requests that these variances be granted.

The Ellis Company

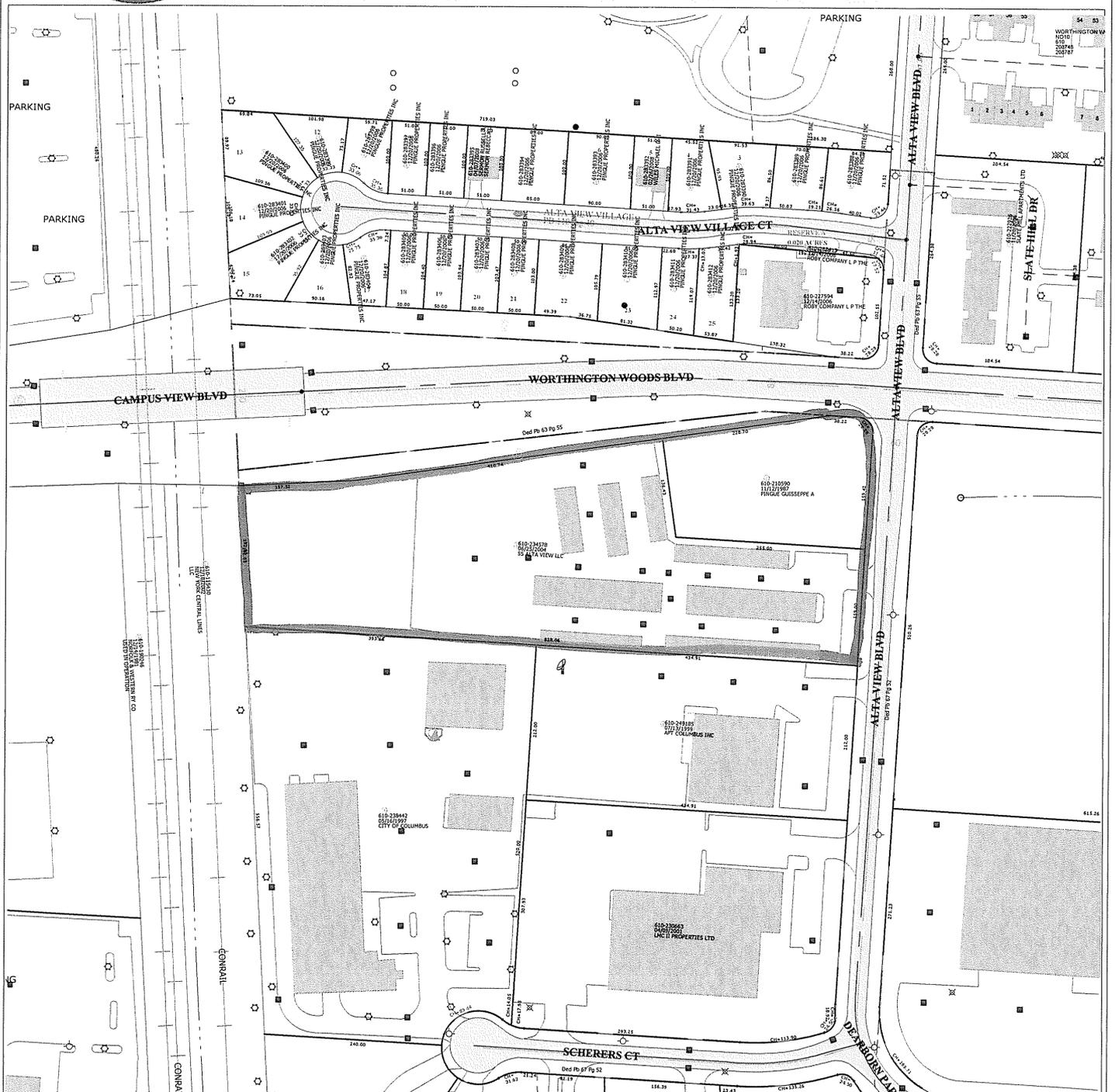
Signature of Applicant: By: David Hule
Date: 10/18/2011



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/7/11



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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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 spaces provided.

APPLICATION # **11310-00000-00586**
7433 ALTA VIEW BLVD.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, Columbus, OH 43215

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
The Ellis Company,	1301 Dublin Rd., Suite 200, Columbus, OH 43215
SS Alta View LLC,	P.O. Box 320099, PTA-SI #2004, Alexandria, VA 22320
Giuseppe Pingue,	Pingue Properties, 1445 Worthington Woods Blvd., Worthington, OH 43085

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 11th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC Natalie C Timmons

My Commission Expires: 9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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