

7/12/10

10310-0-00276



Comments: _____ Application Number: 10310-0-00276 Commission/Group: _____
 Date Received: 7/12/10 Planning Area: _____
 Date of Hearing: 8/25/10 Acreage: _____
 Zoning Fee: \$1,900⁰⁰ Address Fee: _____
 Existing Zoning: M Accepted by: D. Rims

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.

Describe: 3363, 24 Building lines in an M-manufacturing district.

REDUCTION IN BUILDING SETBACK LINE ALONG MANOR PARK DRIVE FOR INSTALLATION OF A PLATFORM TO INSPECT TANKER TRUCKS

LOCATION

1. Certified Address Number and Street Name 5115 FISHER ROAD
 City COLUMBUS State OHIO Zip 43228
 Parcel Number (only one required.) 570-103920

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name EDWARD M. HAYES FOR VENTURA ENGINEERING
 3. Address 7610 OLENTANGY RIVER RD City COLUMBUS Zip 43215
 4. Phone# 614-847-1110 Fax # 614-847-1116
 5. Email Address _____

PROPERTY OWNER(S)

6. Name KAL KAN FOODS, INC. / MARS PETCARE US INC
 7. Address 315 COOL SPRINGS BLD 300 City FRANKLIN, TN Zip 37067
 8. Phone# _____ Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY/ AGENT (CIRCLE ONE)

10. Name VENTURA ENGINEERING
 11. Address 7610 OLENTANGY RIVER RD City COLUMBUS, OH Zip 43235
 12. Phone# 614 847-1110 Fax # 614 847-1116
 13. Email Address emhayes@venturaengineering.com

SIGNATURES

14. Applicant Signature Edward M. Hayes
 15. Property Owner Signature William W. Smith
 16. Attorney/Agent Signature Edward M. Hayes

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 7/19/2010 10:56:06 AM

Parcel Report

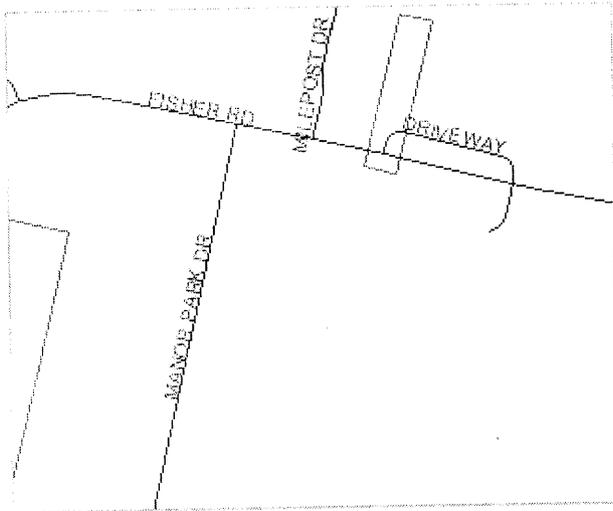
Parcel ID	Owner	Address
570103920	KAL KAN FOODS INC	5115 FISHER RD COLUMBUS OH 43228

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text (View Document)
Z66-072	M	H-110	26	Manufacturing	

Flood Zone

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



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.

10310-00276
5115 Fisher Rd.



STATEMENT OF HARDSHIP

10310-00276
5115 Fisher Rd.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

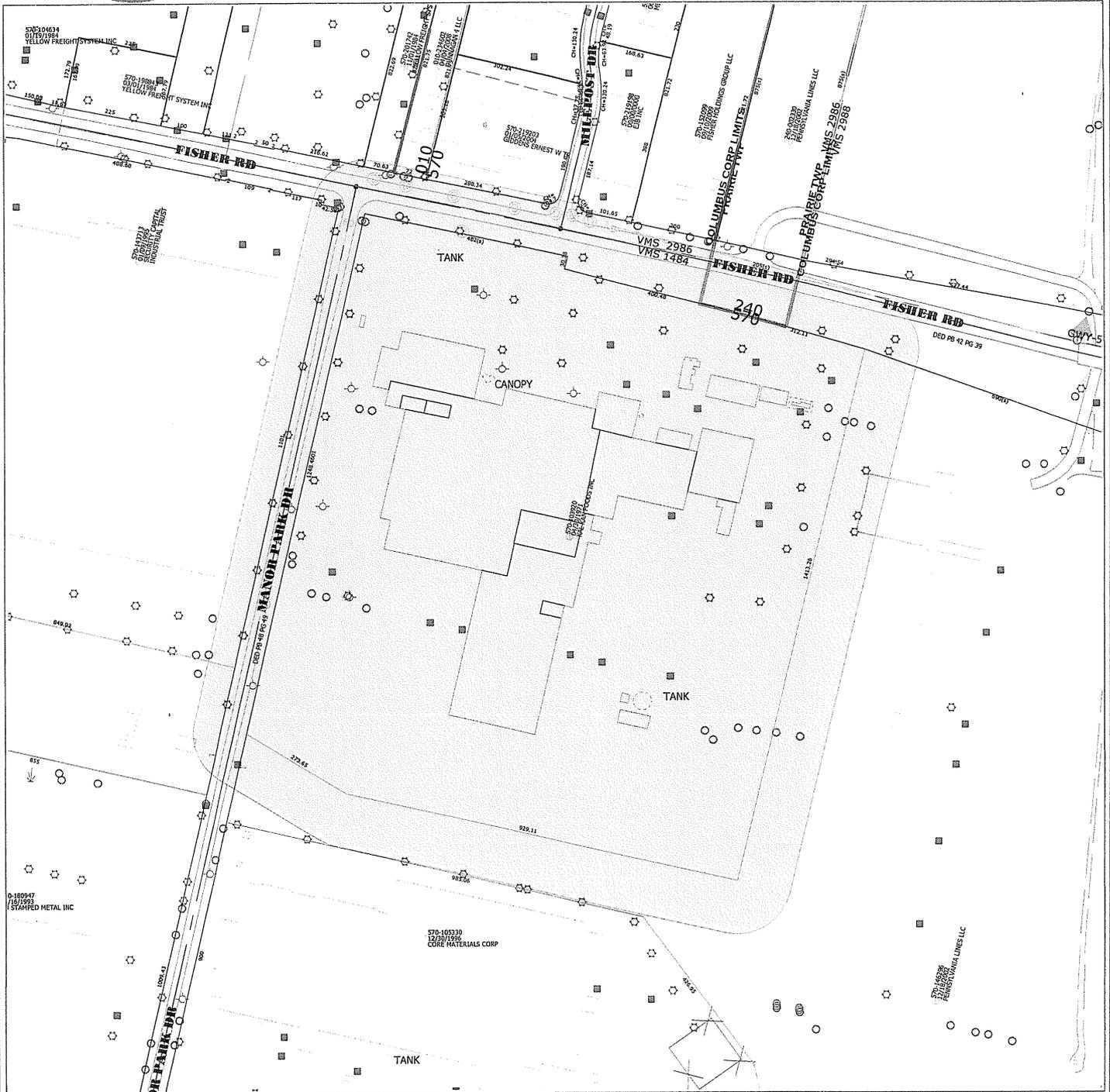
REDUCE THE REQUIRED BUILDING SETBACK ALONG MANOR
PARK DRIVE FOR A DISTANCE OF 141'-0" FROM THE
EXISTING 25'-0" TO 17'-0". THIS IS REQUIRED TO
ACCOMMODATE THE CONSTRUCTION OF A PLATFORM
USED TO ACCESS THE TOP OF TANKER TRUCKS FOR
TESTING PURPOSES.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 7/12/10



Disclaimer

Scale = 347'

This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for this map. Please notify the Franklin County GIS Division of any discrepancies.

10310-00276
5115 Fisher Rd.

Real Estate / GIS Department



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: 570103920

Project Name: KAL KAN FOODS

House Number: 5115

Street Name: FISHER RD

Lot Number: N/A

Subdivision: N/A

Work Done: REMODEL

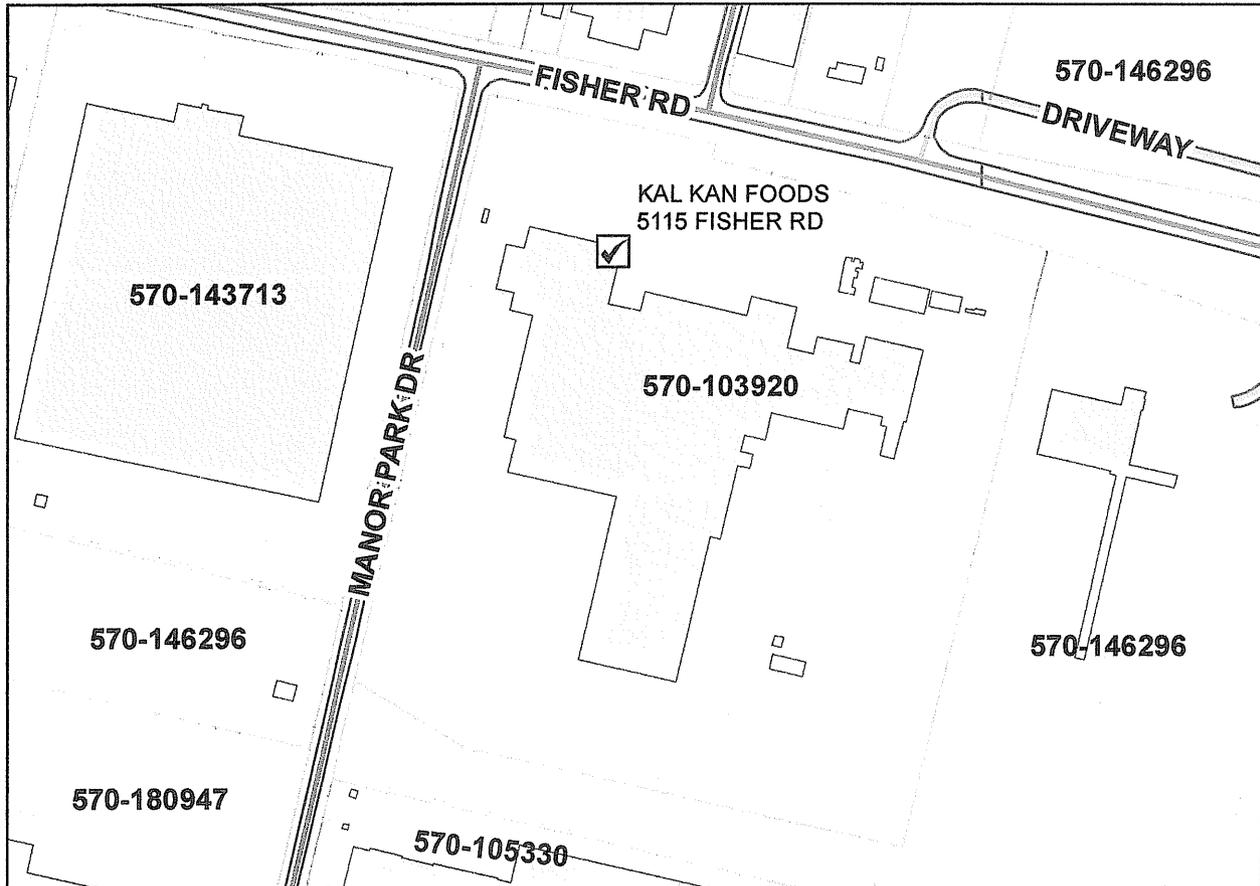
Complex: KAL KAN FOODS INC

Owner: KAL KAN FOODS INC

Requested By: VENTURA ENGINEERING INC (E M HAYES)

Printed By: Alfred Cannon

Date: 7/12/2010



SCALE: 1 inch = 400 feet



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

GIS FILE NUMBER: 685991

