OFFICE USE ONLY

Comments: _____ Application Number: 10310-0-00439 Commission/Group: South Side

Date Received: 10/14/10 Planning Area: _____

Date of Hearing: 12/28/10 Acreage: _____

Zoning Fee: $1,900 Address Fee _____

Existing Zoning _____ Accepted by JD 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.

Describe: Variance to be able to construct parking on the side of the building as shown on the attached plans. Current requirement is that parking only be in the rear. 3372.604 B Setback requirements. 1463

LOCATION

1. Certified Address Number and Street Name Parsons Avenue and Sheldon Avenue

City Columbus State OH Zip 43206

Parcel Number (only one required.) 010-004555

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name ~~n/a~~ Bayer Becker, ATTN: John DelVerne
3. Address 6900 Tylersville Road City Mason Zip 45040
4. Phone# 513-336-6600 Fax # 513-336-9365
5. Email Address JOHNDELVERNE@BAYERBECKER.COM

PROPERTY OWNER(S)

6. Name O'Reilly Automotive, Inc.
7. Address 233 S. Patterson City Springfield, MISSOURI Zip 65082
8. Phone# 417-520-4582 Fax # 417-829-5726
9. Email Address ldugger@oreillyauto.com - Liz Dugger, Paralegal

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT *(CIRCLE ONE)*

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

SIGNATURES

14. Applicant Signature ~~n/a~~ John DelVerne
15. Property Owner Signature Liz Dugger, Paralegal, O'Reilly Automotive, Inc.
16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division
Department of Development
Report date: 10/20/2010 3:40:43 PM

Parcel Report

Parcel ID	Owner	Address
010063652	O REILLY AUTOMOTIVE INC	1463 PARSONS AVE COLUMBUS OH 43207

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-60	36	Commercial	*(View Document)*

Zoning Overlay District

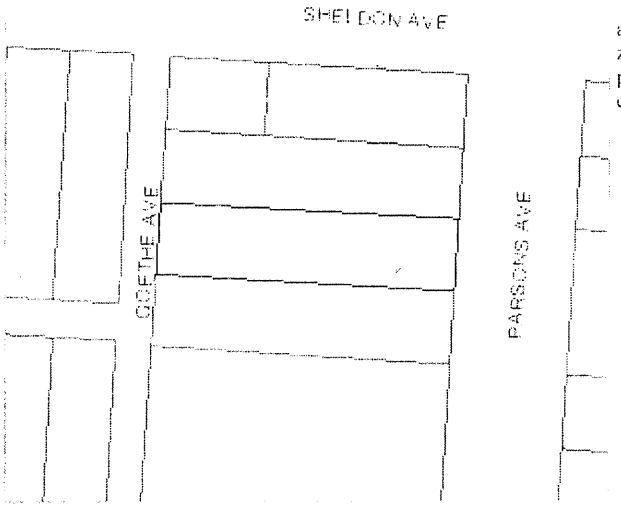
Overlay Name	District Name	Planning Overlay
PARSONS AVENUE UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P
N/A	PLANNING OVERLAY	P

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Columbus Southside 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

10310-00439
1463 Parsons Ave.

STATEMENT OF HARDSHIP

APPLICATION # 10310-00439

1463 Parsons Ave.

3307.09 Variances by Board.

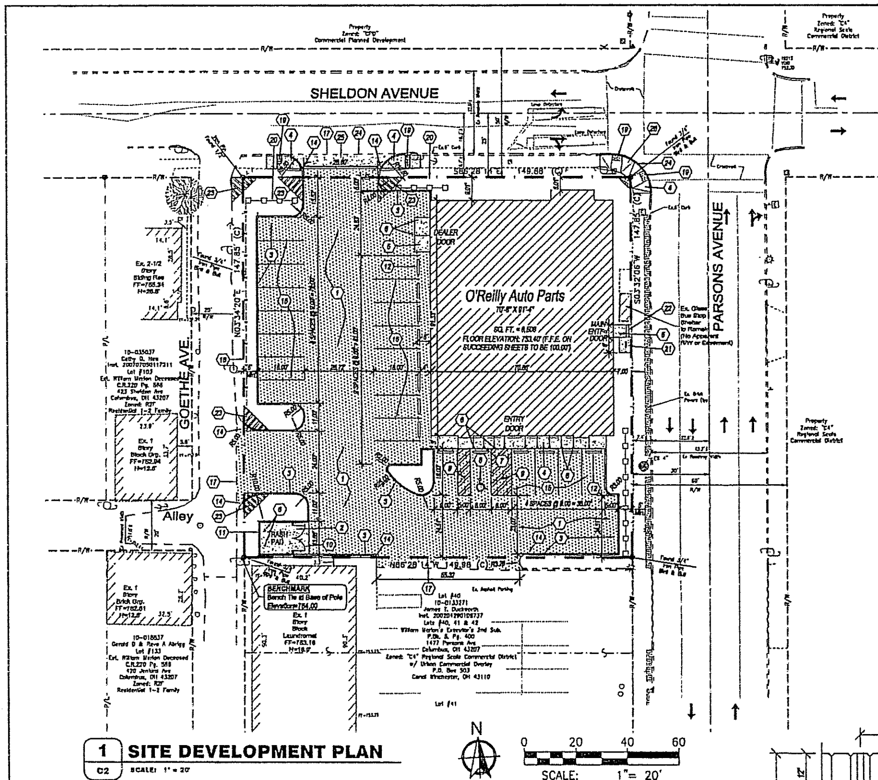
A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall 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:

O'Reilly Automotive, Inc. respectfully requests a variance from the parking requirements, due to the fact that prohibiting O'Reilly from being able to construct parking spaces on the south side of the building will limit access by our customers to the store, and will negatively impact O'Reilly's ability to provide quality service to the customers that visit the store. The other businesses that are located in this overlay district all appear to have adequate customer access to their businesses. O'Reilly is adhering to the overlay district requirements to keep the building on the corner of the property closest to the streets, and parking on the side of the building will not be contrary to the intent of the overlay district to move buildings closer to the right of way. Granting this variance will not be injurious to the neighboring properties, but instead will promote safety, and provide better vehicle circulation with the remaining property to the south of the O'Reilly lot and easier access for customers with a disability that may need to utilize a handicapped parking stall.



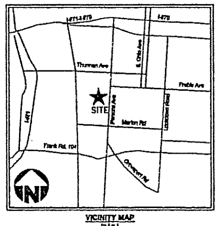
1 SITE DEVELOPMENT PLAN

C2 SCALE: 1" = 20'

SCALE: 1" = 20'

10310-00439

1463 Parsons Ave.



KEY NOTES:

1. CONCRETE PAVING; REFER TO DETAIL 1C3. ALTERNATE #1: ASPHALT PAVING, REFER TO DETAIL 2C3.
2. CONCRETE PAVING; REFER TO DETAIL 1C3.
3. 6" CONCRETE BARRIER CURB; REFER TO DETAIL 3C3.
4. CONCRETE SIDEWALK; REFER TO DETAIL 4C3.
5. CONCRETE DOOR LANDING; REFER TO DETAIL 4C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
6. STEEL BOLLARD; REFER TO DETAIL 8C3. PROVIDE (2) @ TRASH PAD, (2) @ FREIGHT DOOR, AND (8) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
7. HANDICAP PARKING SIGN; REFER TO DETAIL 7C3.
8. HANDICAP PARKING SYMBOL; REFER TO DETAIL 6C3.
9. HANDICAP ACCESS UNLOADING ZONE; SLOPE 2% MAX EACH WAY AND STRIPE AS SHOWN.
10. SCREEN FENCE GATES; REFER TO DETAIL 8C3 & 9C3.
11. SCREEN BLOCK WALL; REFER TO DETAIL 4C2.
12. CONCRETE BUMPER BLOCK; 8" WIDE X 6" HIGH X 8'-0" LONG CONCRETE. ANCHOR TO PAVING W/ (2) 1'-8" LONG #4 REBAR. LOCATE 18" FROM EDGE OF PARKING SPACE.
13. PARKING LOT LIGHT; REFER TO SITE LIGHTING PLAN FOR LOCATION AND CONSTRUCTION.
14. TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
15. STRIPING; PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
16. SIGN LOCATION; SIGN FURNISHED AND INSTALLED BY OWNER. ALL SIGNAGE SHALL COMPLY WITH REGULATIONS AS OUTLINED IN THE CITY OF COLUMBUS ZONING ORDINANCE.
17. SAWCUT ALONG EXISTING PAVEMENT
18. 6' WOOD SCREEN FENCE; REFER TO DETAIL 3C2.
19. HANDICAP RAMP WITH DETECTABLE WARNING; AS PER CITY OF COLUMBUS STANDARD DETAIL 2711.
20. PARKING SCREEN FENCE; REFER TO DETAIL 2C2.
21. BICYCLE PARKING RACK; RACK TO BE EQUAL TO COLUMBIA CASCADE 2170-2-C AND SHALL COMPLY WITH CITY OF COLUMBUS REQUIREMENTS.
22. STEPS IN CONCRETE WALKWAY; REFER TO DETAIL 3C1.
23. CODE REQUIRED CLEAR VISION TRIANGLE. NO PLANTING OR OBJECTS GREATER THAN 2.5' IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR VISION TRIANGLE AREA.
24. EXISTING ODOT TYPE 6 CURB TO BE REMOVED AND REPLACED WITH DEPRESSED ODOT TYPE 6 CURB
25. EXISTING CONCRETE WALK TO BE REMOVED AND REPLACED WITH CONCRETE APRON AS PER CITY OF COLUMBUS STANDARD DETAIL 2220.
26. EXISTING CONCRETE WALK TO BE REMOVED AND REPLACED WITH CONCRETE WALK AND ADA COMPLIANT CURB RAMPS AS PER CITY OF COLUMBUS STANDARDS.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
E. TOTAL LOT AREA = 0.509 AC. (22,187 S.F.)
F. ALL ASPHALT SURFACE OR EXISTING PUBLIC ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, REMOVED, AND REPLACED. THE NUMBER OF SAWCUTS SHALL BE MINIMIZED IN ORDER TO MAKE ONE CONTINUOUS PATCH AS DIRECTED BY THE PROJECT MANAGER AND/OR LOCAL AND STATE OFFICIALS.
G. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED AND ARE MEASURED AT FACE OF CURB.
H. THE PROPOSED PROJECT WILL COMPLY WITH CITY OF COLUMBUS CODE OF ORDINANCE SECTIONS 3312.15 DUMPSTER; 3312.21 LANDSCAPE & SCREENS; 3312.19 LIGHTING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE AND 3312.45 WHEEL STOPS/CURB.

SITE SUMMARY:

PROJECT PARCEL ID & ADDRESS: 010-004525 429 SHELDON AVENUE; 010-008050 1451 PARSONS AVENUE; 010-0033573 1457-1459 PARSONS AVENUE; 010-053652 1463 PARSONS AVENUE; 010-047858 1467 PARSONS AVENUE

TOTAL PROJECT AREA: 0.509 AC.
AREA IN ZONE: URBAN COMMERCIAL OVERLAY DISTRICT

TOTAL PARKING SPACES REQUIRED: 13
MIN. PER CODE 3312.49 - RETAIL - 1 SPACE PER 250 S.F.: 26
MIN. PER UCO CODE 3372.604,B2 - 50% REDUCTION: 13

TOTAL PARKING SPACES PROVIDED: 23
STANDARD PARKING SPACES: 22
HANDICAPPED PARKING SPACES: 1

VARIANCE SOUGHT FOR SITE:
SEEKING PERMISSION TO VARY FROM UCO CODE 3372.604, B TO CONSTRUCT PARKING ON SIDE OF BUILDING

SITE PLAN IS VALID FOR 1 YEAR PERIOD FROM APPROVAL DATE OF _-_-2010

SITE UTILITIES NOTE:

SEE SITE UTILITY SHEET SU-1 FOR SIZE AND LOCATION OF PROPOSED UTILITIES

NOTE:

ODOT STANDARD DRAWINGS CAN BE FOUND ONLINE AT: www.dot.state.oh.us/se/standard/hydraulic/index.htm

MAINTENANCE OF TRAFFIC NOTES:

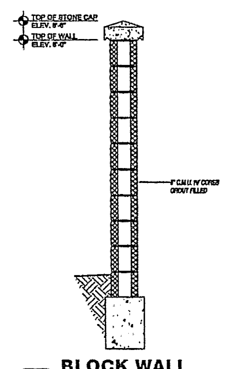
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2008 STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 6 OF OMUTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-95.31, MT-95.61.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY ENGINEER.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. IF THE CONTRACTOR SO ELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC, PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY ENGINEER.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE CITY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.

SYMBOLS LEGEND

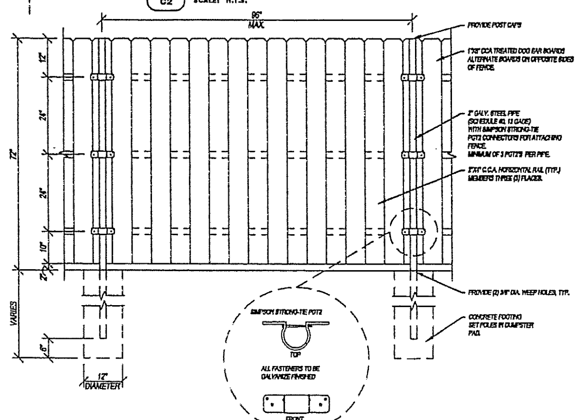
NOTE: REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND.

- AREA OF CONCRETE
- AREA OF PAVING
- NEW BUILDING
- PROPOSED RIGHT OF WAY TO BE DEDICATED AT CORNER OF SHELDON AND PARSONS AVENUE
- NEW LIGHT POLE LOCATION
- NEW CONCRETE PARKING BLOCK



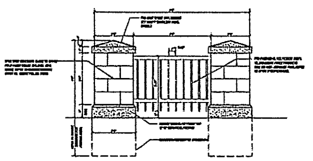
4 BLOCK WALL SECTION

C2 SCALE: N.T.S.



3 SCREEN FENCE DETAIL

C2 SCALE: NO SCALE



2 PARKING SCREEN FENCE

C2 SCALE: NO SCALE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED SITE PLAN MEETS ALL REQUIRED DESIGN TEXT STANDARDS EXCEPT AS WHERE VARIANCE WAS GRANTED.

JOHN B. DELVERNE,
OHIO REGISTERED ENGINEER #58078

UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
Call 1-800-362-2764
OHIO UTILITY PROTECTION SERVICE
NON MEMBERS MUST BE CALLED DIRECTLY

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600
fax - 513.336.9365

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558 Fax: 417.862.3265
e-mail: architect@csteelyschneider.com

O'Reilly AUTO PARTS
Corporate Office:
233 South Patterson, Springfield, Mo 65802
Phone (417) 862-3333 FAX (417) 874-7112

New O'Reilly Auto Parts Store
PARSONS AVENUE
COLUMBUS, OH
(COLUMBUS #7)

COMM # 2813
DATE: 7-30-10
REVISION DATE: 10-13-10

Plot time: Oct 14, 2010 - 10:17am
Drawing name: J:\2009\09C191-001\CV\DWG\09C191-001 C2.dwg - Layout Tab: C2

City of Columbus
Zoning Plat

N

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

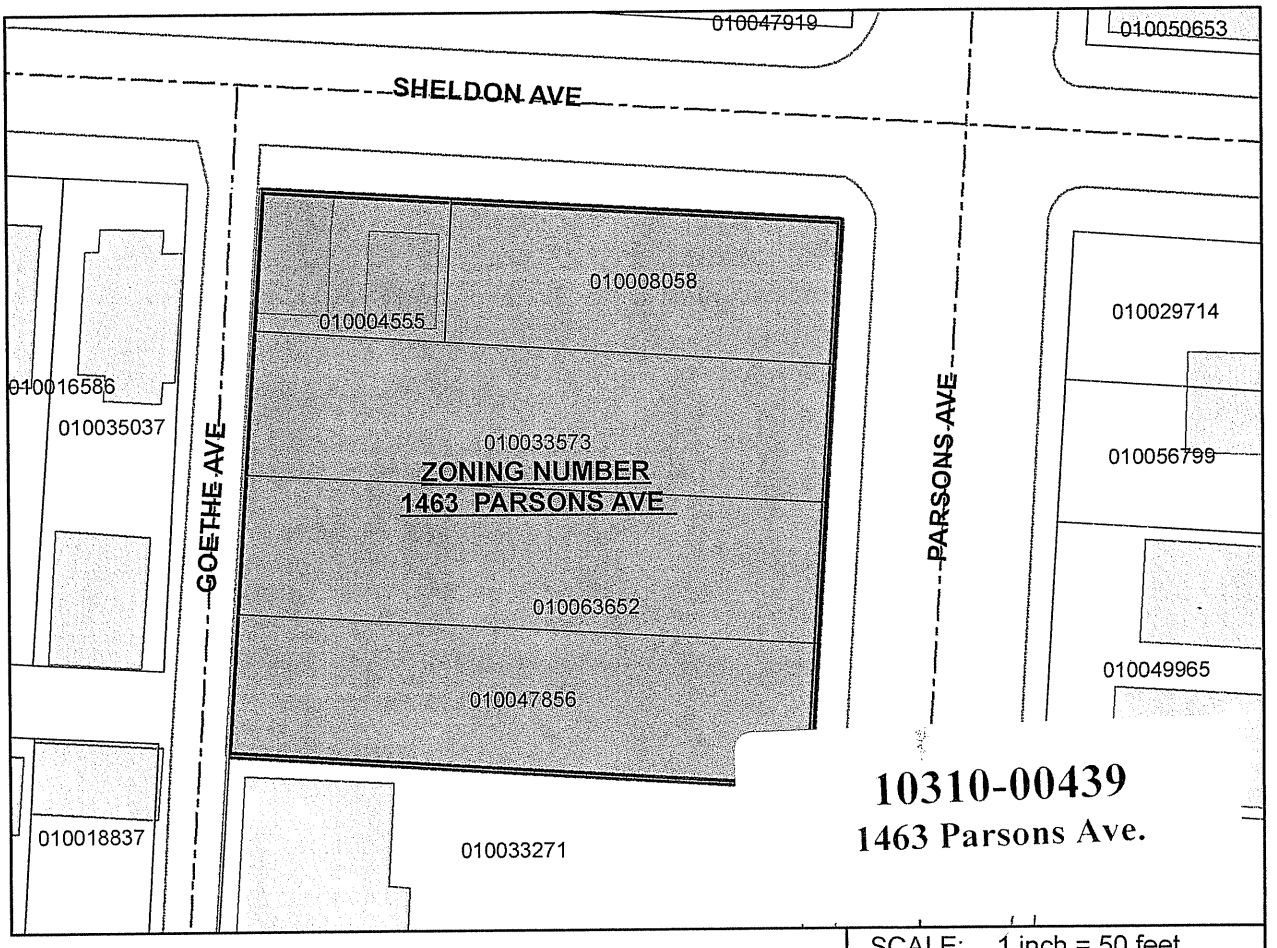
Parcel ID: 010004555, 010063652, 010033573, 010063652, 010047856

Zoning Number: 1463 **Street Name: PARSONS AVE**

Lot Number: 36-39 **Subdivision: A W MERIONS EXRS**

Requested By: BAYER BECKER (JOHN DEL VERNE)

Issued By: Adriana Amariam **Date: 10/14/2010**



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

GIS FILE NUMBER: 7048

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 8/30/10**

Scale = 78'

Grid North

Disclaimer

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

10310-00439

1463 Parsons Ave.

Signature of Applicant E. Dugger, Paralegal for O'Reilly Automotive, Inc. Date 10/13/10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of t
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indic

APPLICATION # 10310-00439
1463 Parsons Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig A. Smith, Real Estate Counsel for O'Reilly Automotive, Inc.
of (COMPLETE ADDRESS) 233 S. Patterson, Springfield MO 65802
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
O'Reilly Automotive, Inc.	233 S. Patterson, Springfield, MO 65802

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 6/25/14

ELIZABETH A. DUGGER
Notary Public, State of Missouri
Christian County
Commission #10398753
My Commission Expires June 25, 2014

Notary Seal Here