

Date:

Application # 10310-00600-06500

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224



If you have questions about this form call 645-4522

Comments: _____ Commission/Group: _____
 _____ Date Received: 15 Nov. 2010 Planning Area: _____
 _____ Date of Hearing: 25 JAN. 2011 Acreage: _____
 _____ Zoning Fee: \$1900 - Address Fee _____
 _____ Existing Zoning LHM & M Accepted by DF

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.

Variance on paving parking lot - 3312.43 GRAVEL
 Variance on interior parking lot greenspace & trees - 3312.21
 Variance on parking striping - 3312.39

LOCATION

1. Certified Address Number and Street Name 1799 Frebis Ave.
 City Columbus State Ohio Zip 43207
 Parcel Number (only one required.) 010-103986

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Mark Wright
 3. Address 4300 East Fifth Ave. City Columbus Zip 43219
 4. Phone# 614-449-4229 Fax # 614-449-4395
 5. Email Address Mark.wright@vcf.com

PROPERTY OWNER(S)

6. Name Schottenstein Stores Corporation
 7. Address 4300 East Fifth Ave. City Columbus Zip 43219
 8. Phone# 614-449-4229 Fax # 614-449-4395
 9. Email Address Mark.wright@vcf.com
 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 [Signature]
 15. Property Owner Signature [Signature]
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 12/2/2010 9:23:09 AM

Parcel Report

Parcel ID	Owner	Address
010103986	SCHOTTENSTEIN STORES CORP	1800 MOLER RD COLUMBUS OH 43207
010103986	SCHOTTENSTEIN STORES CORP	1799 FREBIS AVE COLUMBUS OH 43206

Base Zoning Report

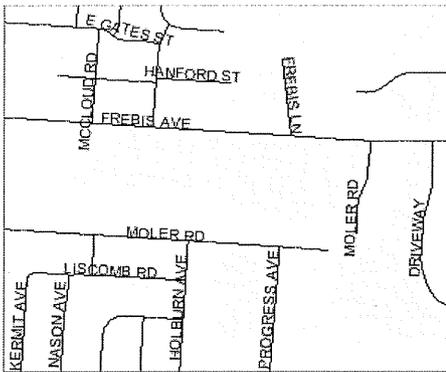
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	M	H-35	37	Manufacturing	(View Document)
Z70-010	M	H-35	37	Manufacturing	(View Document)
Z90-069	LM	H-35	37	Manufacturing	(View Document)
Z91-049	LM	H-35	37	Manufacturing	(View Document)
Z94-087	LM	H-35	37	Manufacturing	(View Document)

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.



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Mark Wright of
(1) MAILING ADDRESS 4300 East Fifth Ave. Columbus, OH 43219

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
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 OWNER'S NAME **(4)** Schottenstein Stores Corporation
AND MAILING ADDRESS 4300 East Fifth Ave.
Columbus, OH 43219

APPLICANT'S NAME AND PHONE #
(same as listed on front of application) Mark Wright 614-449-4229

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS **(5)** Debra Diggs
1312 Linwood Ave.
Columbus, OH 43207

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

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

SIGNATURE OF AFFIANT **(8)** [Signature]
Subscribed to me in my presence and before me this 14th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC **(8)** [Signature]
My Commission Expires: 11/23/2014

Notary Seal Here

TAMMY L. GROTSKY
Notary Public, State of Ohio
My Commission Expires 11-23-2014

This is what we see. A number of these are for existing conditions.

- 3312.21 *Landscaping and screening*: as submitted this requests a variance to all interior, perimeter and parking lot landscaping and screening.
- 3312.25 *Maneuvering*: to permit car and bus maneuvering into an unimproved alley (Moler St, 30 ft r/w; that at some time was partially paved as an extension of the on-site parking lot).
- 3312.39 *Striping and marking*: to eliminate striping and marking for gravel surfaces only.
- 3312.43 *Required surface for parking*: to permit bus parking on a gravel surfaced parking lot.
- 3321.05 *Vision clearance*: to permit and existing 8 ft high chain link fence in the clear vision triangle required for Frebis Ave. and Moler Rd. driveways from a public street to a parking lot.
- 3363.24 *Building lines in an M-manufacturing district*: to permit a building (existing guard shack) and structure (existing 8 ft chain link fence) forward of Frebis Ave. and Moler Rd. building lines.



STATEMENT OF HARDSHIP

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:

The property lends itself to the use AS-15. Buses can park in an orderly & efficient manner.

The property was already demolished & ground when this use became available.

The cost to meet the paving requirements would exceed the value of the property.

By granting this variance, the operations & the 400+ jobs will continue in this neighborhood. This property has always been a high traffic use site. If anything, this use lessens traffic flow due to the defined hours of operation. It also produces less noise than the distribution center did.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 11/3/10



Disclaimer

Scale = 300



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



Signature of Applicant [Handwritten Signature] Date 11-4-10

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 APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)
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
Schottenstein Stores Corp.	4300 East Fifth Ave. Columbus, OH 43219

SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 4th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC Tammy L. Grotsky

My Commission Expires: 11-23-2014

Notary Seal Here

TAMMY L. GROTSKY
Notary Public, State of Ohio
My Commission Expires 11-23-2014