



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 - 00462
Date Received: 8/22/11
Commission/Group: Southwest
Existing Zoning: M Application Accepted by: W. Reiss Fee: \$1,900.00
Comments: Hearing Date: 10/25/11

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.
3312.43 - to maintain gravel parking area on southside of building

LOCATION

1. Certified Address Number and Street Name 2233 Hardy Parkway Street
City Grove City State OH Zip 43123
Parcel Number (only one required) 570-121119

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Burroughs Property Holdings LLC
Address 2233 Hardy Parkway Street City/State Grove City, OH Zip 43123
Phone # 496-5541 Fax # _____ Email _____

PROPERTY OWNER(S):

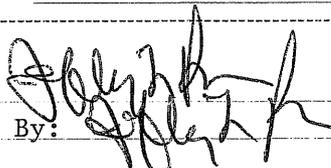
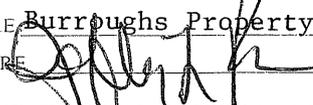
Name Same as applicant
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Burroughs Property Holdings LLC By: 
PROPERTY OWNER SIGNATURE Burroughs Property Holdings LLC By: 
ATTORNEY / AGENT SIGNATURE 

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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STATEMENT OF HARDSHIP

11310-00462
2233 Hardy Parkway St.

APPLICATION # _____

3307.09 Variances by Board.

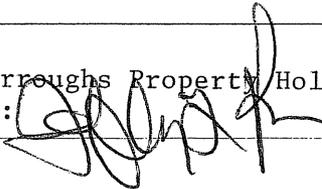
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance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

In this industrial area many businesses have gravel parking areas. The applicant has a hard surface entry driveway which should keep the public street free of mud. The applicant has received a variance from the Columbus Building Commission to use this area for parking of vehicles and equipment and wants to continue to use the gravel as a parking surface. Gravel was used on this site prior to the applicant's purchase of the property. The granting of this 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.

Burroughs Property Holdings LLC

Signature of Applicant

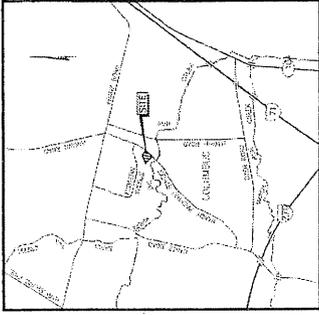
By: 

Date

8/17/11

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CITY OF COLUMBUS, OHIO 2233 HARDY PARKWAY STREET VARIANCE EXHIBIT 2009



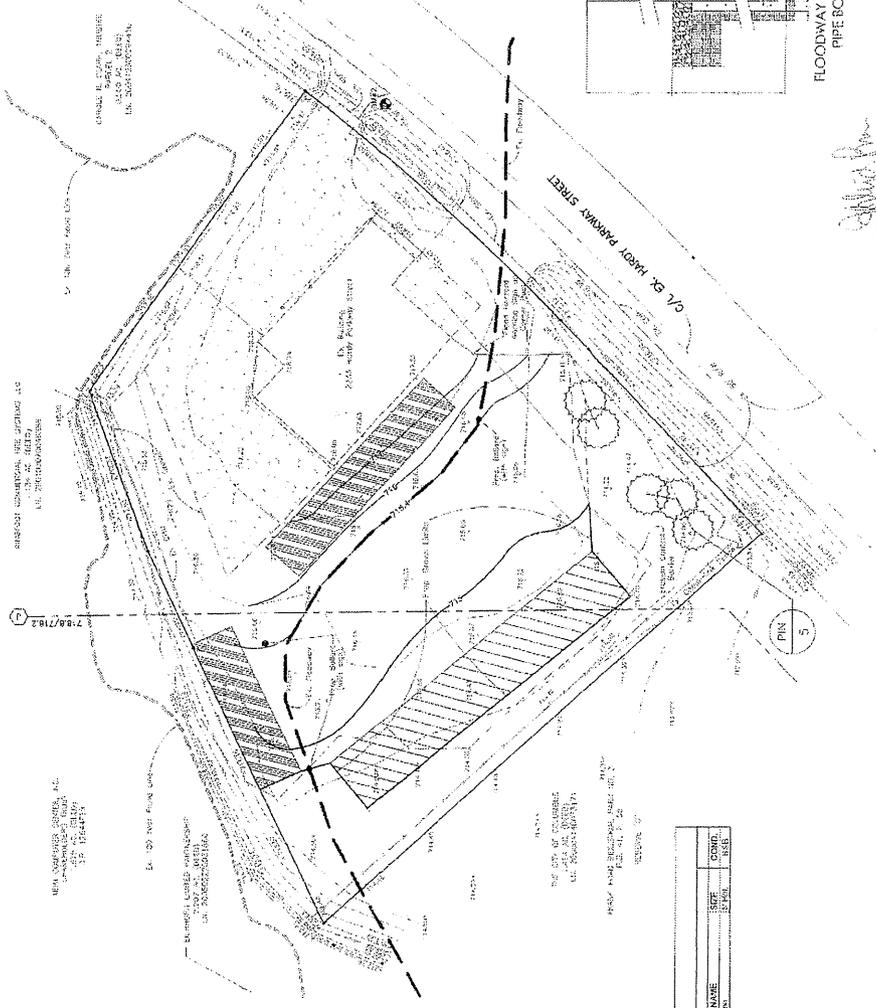
PROPERTY LEGAL DESCRIPTION

SECTION 16, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF MICHIGAN, STATE OF OHIO.

BENCH MARKS

MARK A: Located "X" on the north side of the lot, 100 feet west of the main street, at the corner of Hardy Parkway Street. Elevation = 71.47

MARK B: Located "X" on the south side of the lot, 100 feet east of the main street, at the corner of Hardy Parkway Street. Elevation = 71.42



LEGEND

- 1. 1" = 100' Scale
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LANDSCAPE BUFFER

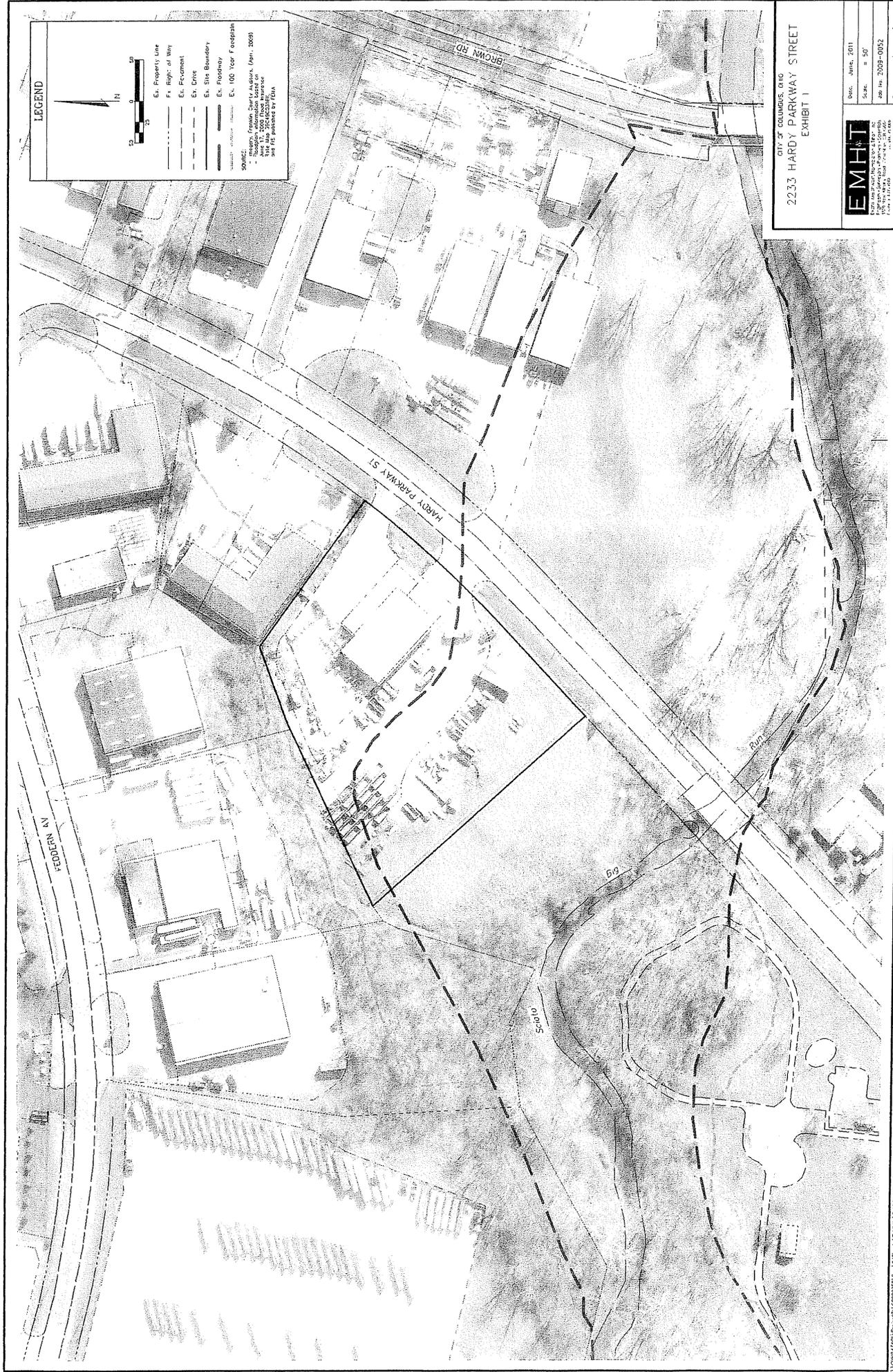
NO.	NAME	DATE	SCALE	STATUS
1	LANDSCAPE BUFFER	08/11/09	1" = 100'	ISSUED



Know what's below.
Call before you dig.

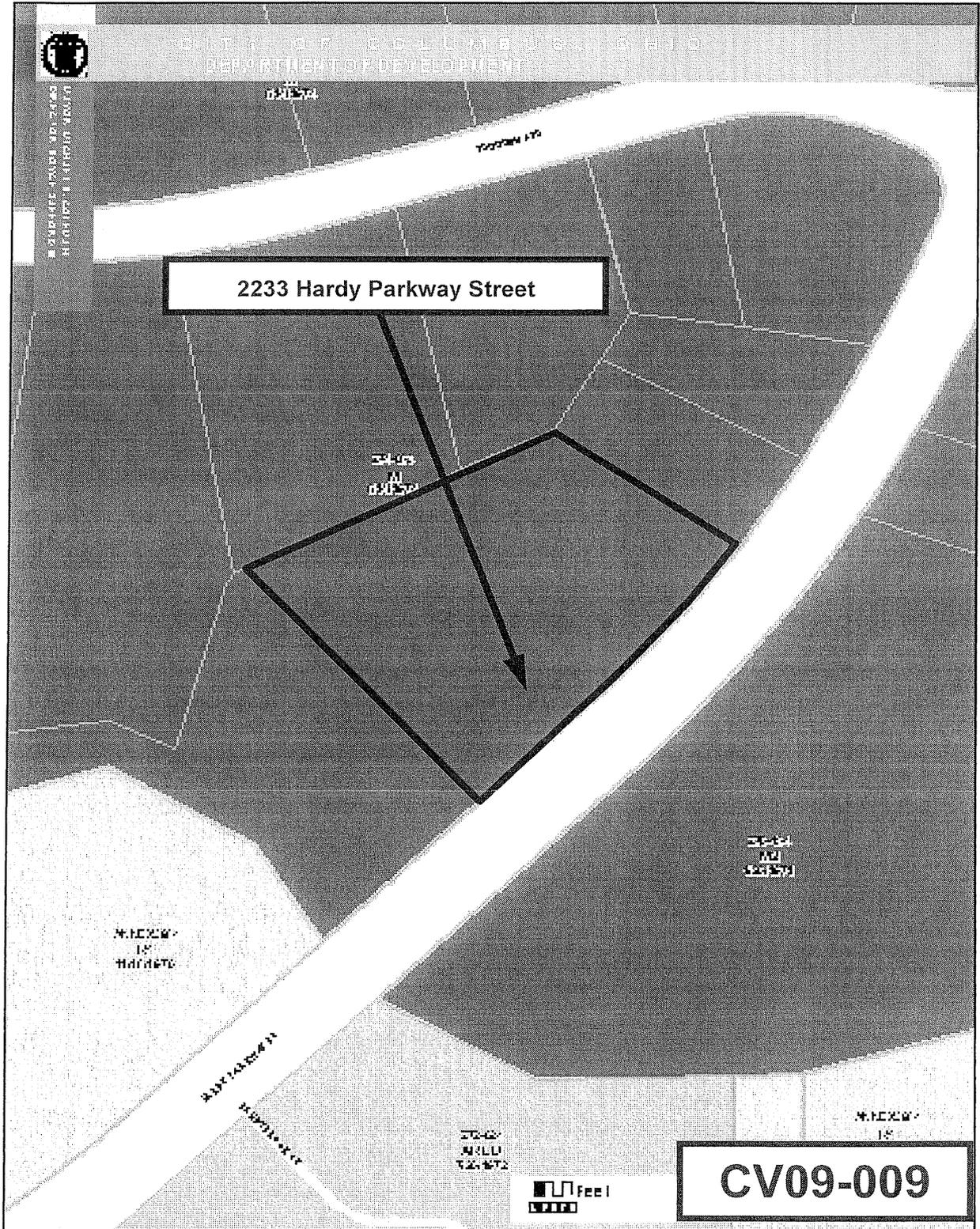
EMH-1
Engineering & Mapping, Inc.
10000 W. 10th Street, Suite 100
Columbus, OH 43240
614.881.1111
www.emh-1.com

11310-00462
2233 Hardy Parkway St.

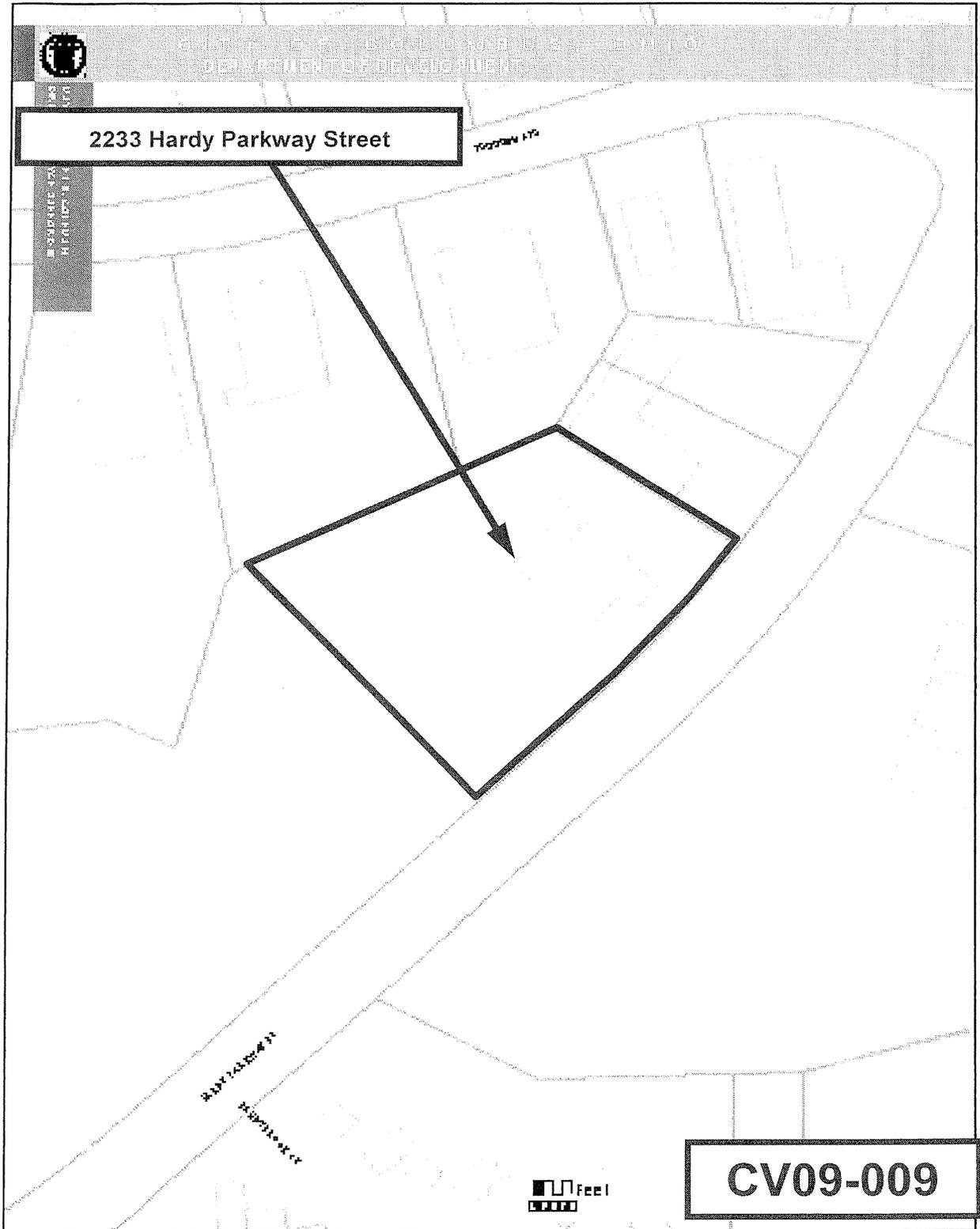


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2233 Hardy Parkway St.

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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 space provided.

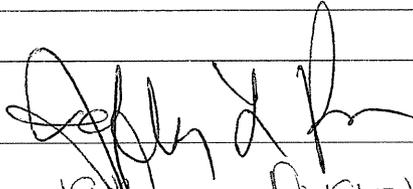
APPLICATION # **11310-00462**
2233 Hardy Parkway St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 37 W Broad Street, 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
Burroughs Holding LLC	
2233 Hardy Parkway Street	
Grove City, OH 43123	

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 18th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: 9/4/15



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

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