



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: # 11311 - 02000 - 00451
Date Received: 15 Aug. 2011
Commission/Group: North Central
Existing Zoning: M. Application Accepted by: HF Fee: \$1,900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

PAID
AUG 17 2011
BUILDING & ZONING SERVICES

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
Requesting a Special Permit to provide for an impound lot on the property as provided by C.C. 3389.07. Requesting variances to C.C. 3392.10 and 3392.12 to allow divergence from performance and location requirements.

LOCATION

1. Certified Address Number and Street Name 842 Mansfield Avenue
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-053790

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Donald and Anna Compton, Tr
Address 1000 Urlin Ave. City/State Columbus Zip 43212
Phone # 325-3835 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 / David Hodge
Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Donald and Anna Compton, Tr. By: David Hodge
PROPERTY OWNER SIGNATURE Donald and Anna Compton, Tr. 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



11311-00000-00451
842 MANSFIELD AVE.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

One Stop Shop Zoning Report Date: Thu Aug 25 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 840 MANSFIELD AVE COLUMBUS OH 43219

Mailing Address: 1100 URLIN AVE
COLUMBUS, OH 43212-3343

Owner: COMPTON DONALD J TR COMPTON A

Parcel Number: 010053790

ZONING INFORMATION

Zoning: Z72-001, Manufacturing, M
effective 6/14/1972, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: North Central Area Commission

Planning Overlay: I-670 Graphics Control

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





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

AFFIDAVIT

11311-00000-00451
842 MANSFIELD AVE.

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 842 Mansfield Avenue 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) Donald and Anna Compton, Tr.
1000 Urlin Ave.
Columbus, OH 43212

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

Donald and Anna Compton, Tr.
325-3835

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

(5) North Cental Area Commission
c/o Mr. Carlon Fraley
2107 Bancroff St., Columbus, OH 43219

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

Subscribed to me in my presence and before me this

(8) David Hodge
15th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jacobus Reynolds III
no expiration

Notary Seal Here



JACKSON R. REYNOLDS, III, ATTORNEY AT LAW
COLUMBUS, OHIO 43215
City Commission Expires on expiration date.
Commission Expires on expiration date.

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

Statement of Hardship / Special Permit Statement

842 Mansfield Avenue

The applicant is requesting a Special Permit to permit an impound lot on the subject property along with a series of variances from the strict application of the performance and location requirements applicable to impound lots, appropriate due to the unique nature and circumstances of the property itself and the area in which it is located. The property is zoned in an M, Manufacturing zoning classification. The immediate area surrounding the property is a mixture of manufacturing, parking, commercial, and residential zoning classifications, surrounded beyond that by an area that is entirely zoned M, Manufacturing. The following variances are requested:

C.C. 3392.10, Performance standards.

This section requires impound lots to be enclosed by a nontransparent fence not less than six feet in height. The property is currently enclosed with a six foot chain link fence on the north, east, south, and a portion of the west, south of the building, and with a nontransparent wood fence along the west, north of the building. The property owner owns the property to the south, to the east is an alley, and the fence along the north is buffered with landscaping. Due to its location, these circumstances, and the mixed zoning and use nature of the surrounding area, the property largely meets the spirit and intent of this requirement thereby justifying this request.

C.C. 3392.12, Prohibited location.

This section requires impound lots to be 600 feet away from any residential or institutional zoning district. As provided above, this property is zoned M, Manufacturing, and is located in an area of mixed zoning including additional manufacturing, commercial, and residential. Because there is residential zoning in the area, and within 600 feet, a variance to this section is required. The residentially zoned property to the south is owned by the applicant and is in the process of being rezoned to the M district. Other residential properties in this particular area are already located in a largely industrial area and this impound lot will not be of a nature that it would interfere with these existing residential properties to an extent greater than other uses permitted in the underlying M district.

The above detailed special circumstances and conditions warrant the grant of the requested variances, the grant of which 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.

C.C. 3389.07, Impound lot, junk yard or salvage yard.

This section provides that an impound lot requires a Special Permit. C.C. 3307.06, Special permits, provides that special permits may be granted where it is shown that the

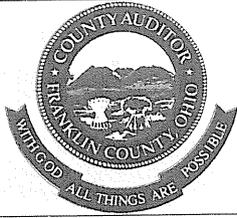
use can be granted without *substantial* detriment to the public good, without *substantial* impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without *significant* incompatibility with the general character of the neighborhood. The proposed impound lot use in this location will provide no detriment to the public good, the residences in this location are located in an area that is, and has for many years been, a largely industrial area. The general character of this neighborhood is of a mixed use nature, and is surrounded entirely by the M, Manufacturing zoning classification, the proposed impound lot use is therefore compatible with the general character of the neighborhood. Lastly, the proposed impound lot may be located on this property without impairment to the purpose and intent of the M district, the use of the property as proposed will function at a level far more compatible with surrounding uses than many other uses permissible on the property today.

Given the totality of these circumstances, the applicant respectfully requests the grant of the requested variances and special permit.

Donald and Anna Compton, Tr.

Signature of Applicant: By: David H. [Signature]
Date: 8/15/2011

11311-00000-00451
842 MANSFIELD AVE.



CLARENCE E MIN FRANKLIN COUNTY A

11311-00000-00451
842 MANSFIELD AVE.

MAP ID: dlh

DATE: 0/11/11



Disclaimer

Scale = 200



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

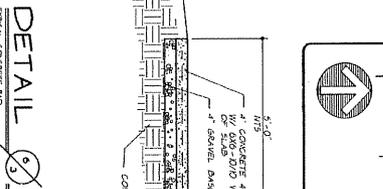
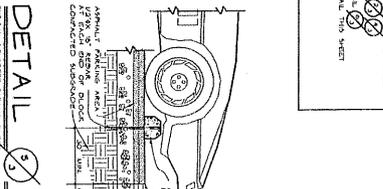
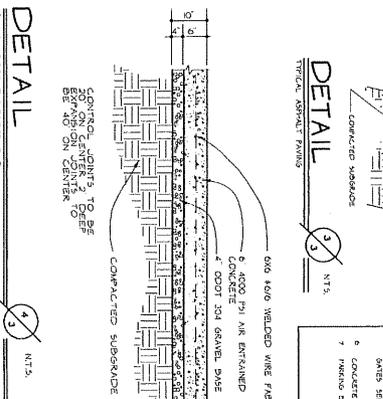
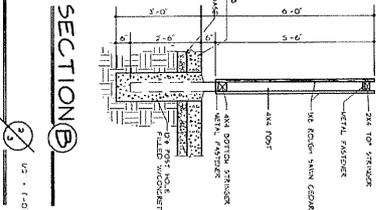
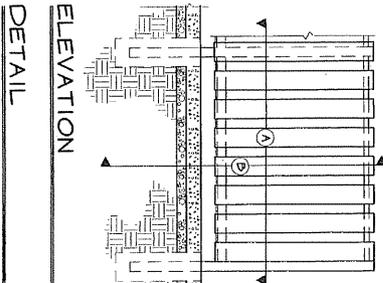
11311-00000-00451

842 MANSFIELD AVE.

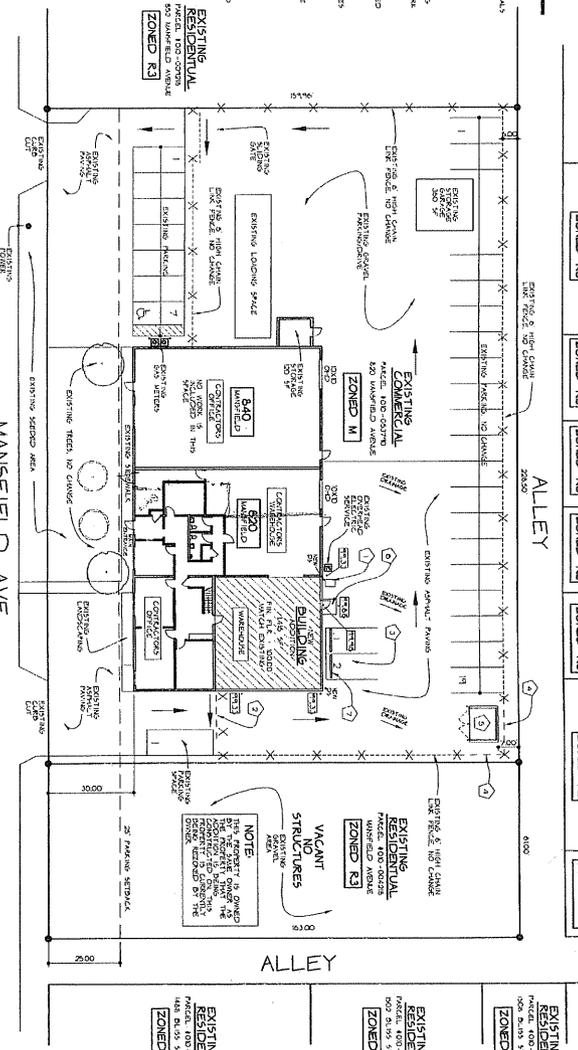
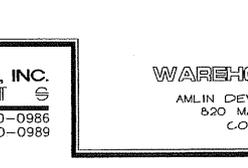
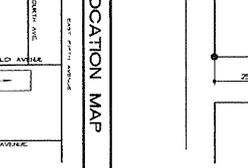
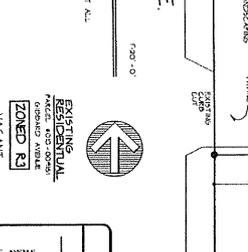
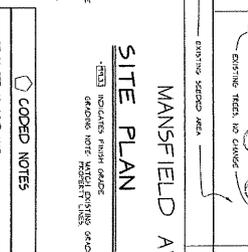
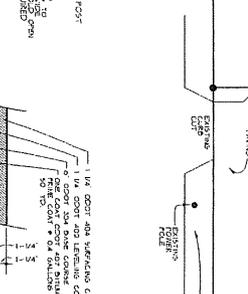
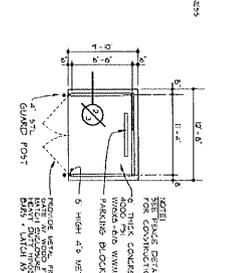
DATA:

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE STREET UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.

1. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 1.
2. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 2.
3. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 3.
4. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 4.
5. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 5.
6. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 6.
7. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 7.
8. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 8.
9. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 9.
10. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 10.
11. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 11.
12. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 12.
13. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 13.
14. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 14.
15. OWNER'S REQUIREMENTS SHALL BE SHOWN WITH SECTION 15.



ZONING NOTE
 PARKING FOR THIS PROPERTY WAS REVIEWED AND APPROVED UNDER RESUBMITTED ZONING CASE NUMBER 11311-00000-00451.



- COLORED NOTES**
1. RELOCATED AC COOL UNIT
 2. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE
 3. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE
 4. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE
 5. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE
 6. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE
 7. NEW 2" DIA. VENT PIPE TO EXISTING DRAIN LINE GATE



SITE & ZONING COMPLIANCE PLAN & DETAILS

DATE	12/22/20
SCALE	AS SHOWN

DONALD SCHOFIELD + ASSOCIATES, INC.
 1277 WORTHINGTON WOODS BLVD., WORTHINGTON, OHIO 43085
 TEL (614) 840-0986 FAX (614) 840-0989

WAREHOUSE ADDITION
 AMLIN DEVELOPMENT SERVICES
 820 MANSFIELD AVENUE
 COLUMBUS, OHIO



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

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 **11311-00000-00451**
842 MANSFIELD AVE.

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:

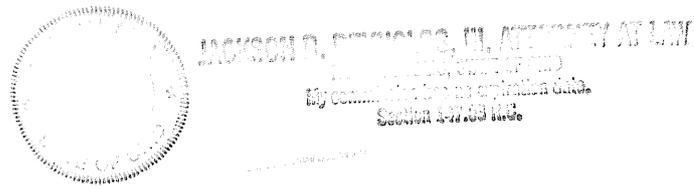
NAME	COMPLETE MAILING ADDRESS
Donald and Anna Compton, Tr.,	1000 Urlin Ave., Columbus, OH 43212

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 15th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC Jason B. Reynolds
My Commission Expires: no expiration

Notary Seal Here



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