



Assigned to Shannon Pine, 645-2208, spine@columbus.gov

COUNCIL VARIANCE 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: CV11-012 / 11315-00000-00237
Date Received: 5/3/11
Application Accepted By: S. Pine Fee: \$3200
Comments:

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1050 Freeway Drive North, Columbus, Ohio Zip 43229
Is this property currently being annexed into the City of Columbus Yes No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-049657-00
Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M-1
Recognized Civic Association or Area Commission: Northland Community Council
Proposed use or reason for Council Variance request: Allow an educational use in M-1 zoning
Acreage: 10.0612

APPLICANT: Name YDT Sinclair Road LLC

Address 942 A Freeway Drive North City/State Columbus, Ohio Zip 43229
Phone # 614-846-2993 Fax # 614-846-4105 Email: mark@mftco.com

PROPERTY OWNER(S): Name YDT Sinclair Road LLC

Address 942 A Freeway Drive North City/State Columbus, Ohio Zip 43229
Phone # 614-846-2993 Fax # 614-846-4105 Email: mark@mftco.com
Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT

Attorney Agent

Name Mark F. Taggart
Address 942 A Freeway Drive North City/State Columbus, Ohio Zip 43229
Phone # 617-846-2993 Fax # 614-846-4105 Email: mark@mftco.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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C111-012

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

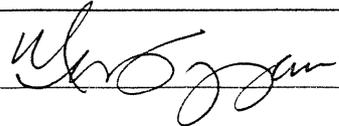
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

An educational use is not permitted in M-1 zoning except as a conditional use. Although, Freeway Business Park where the proposed subject site is located is zoned M-1, the park is actually used for office, businesses, light manufacturing, and warehousing. The park is also adjacent to a large residential neighborhood to the north. The proposed use as a private charter school is entirely appropriate given the surrounding uses. The applicant is seeking to obtain a variance to allow in addition to the current business use an educational use in the existing three story office building located in the M-1 zoning. The subject site is a freestanding building with a natural turn around and drop off point with minimal car traffic. The subject site has 184 parking spaces which far exceed the requirements of the school. The granting of the use variance would not cause any problems for surrounding properties nor would public safety be impeded by the granting of this variance.

Signature of Applicant  Date 5-2-11

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-012

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Mark F. Taggart
of (1) MAILING ADDRESS 942 A Freeway Drive North, Columbus, OH 43229

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1050 Freeway Drive North, Columbus, OH 43229

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) 5/3/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) YDT Sinclair Road LLC
c/o Mark F. Taggart
942 A Freeway Drive North
Columbus, OH 43229

APPLICANT'S NAME AND PHONE # (same as listed on front of application) YDT Sinclair Road LLC
614-846-2993

AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council
AREA COMMISSION ZONING CHAIR OR Mr. Dave Paul, President
CONTACT PERSON AND ADDRESS P.O Box 297836, Columbus, OH 43229 (614)219-9622

and that the attached document (6) 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(7)

(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 2nd day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) [Signature]

My Commission Expires: Dec. 5, 2012

Notary Seal Here



KIMBERLY J. WILCHECK

NOTARY PUBLIC
STATE OF OHIO

My Comm. Expires
December 5, 2012

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ROSE A BALLANGEE
1015 STRIMPLE AVE
COLUMBUS OH 43229

SCOTT R WILLIAMS
1047 STRIMPLE AVE
COLUMBUS OH 43229

US DEPT OF HUD/T.ANDERSON THE
WANAMAKER BLDG RE
100 E PENN SQ
PHILADELPHIA, PA 19107

LEO D III & SHARON L COOK
981 STRIMPLE AVE
COLUMBUS OH 43229

CALVIN & CONSTANCE DELP
CUSTODIANS
1061 STRIMPLE AVE
COLUMBUS OH 43229

CONTINENTAL REAL ESTATE
ACCOUNTING DEPT
150 E BROAD ST STE 200
COLUMBUS, OH 43215

MATTHEW PAINTER
BRANDIE THEOBALD
973 STRIMPLE AVE
COLUMBUS OH 43229

BRENT T MAGEE
ANN M MAGEE
1055 STRIMPLE AVE
COLUMBUS OH 43229

TONY W BOWMAN
NILA P BOWMAN
5469 MILLER PAUL RD
WESTERVILLE OH 43082

CAREY S & BETH E RHOTEN
965 STRIMPLE AVE
COLUMBUS OH 43229

CYNTHIA S RICE
1041 STRIMPLE AV
COLUMBUS OH 43229

CERTIFIED REAL ESTATE INC
949 KING AVE
COLUMBUS OH 43212

DAVID P REGAN
989 STRIMPLE AVE
COLUMBUS OH 43229

RONALD & PATRICIA WILSON
1069 STRIMPLE AVE
COLUMBUS OH 43229

MANU R CHABRIA
NITA M CHABRIA
10276 WINDSOR WAY
POWELL OH 43065

DONALD & PAMELA RIGHTER
995 STRIMPLE AVE
COLUMBUS OH 43229

CLAUDIA L GALBREATH
1075 STRIMPLE AVE
COLUMBUS OH 43229-5046

CM MEDIA INC
5255 SINCLAIR RD
PO BOX 29913
COLUMBUS OH 43229

CREATIVE HOUSING , INC.
2233 CITY GATE DR
COLUMBUS, OH 43219

JAMES D ROGERS
1085 STRIMPLE AVE
COLUMBUS OH 43229

HOWRD L MEES
RUTH C MEES
1541 W FORK RD
CINCINNATI OH 45223

DANIEL E HEBBLE
3630 LUKENS RD
GROVE CITY OH 43123

CHARLANE F THOMAS
1099 STRIMPLE AVE
COLUMBUS OH 43229

ANDREW M SPITLER
1027 STRIMPLE AVE
COLUMBUS OH 43229

CDC MANAGEMENT CO
4949 FREEWAY DR E
COLUMBUS OH 43229

REBECCA A VELEY
1035 STRIMPLE AVE
COLUMBUS OH 43229

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST ROOM 425
COLUMBUS, OH 43215

CY11-012

JARED P BOCK
931 STRIMPLE AVE
COLUMBUS OH 43229

RICHARD B & SANDRA S MULLINS
883 STRIMPLE AV
COLUMBUS OH 43229

HERBERT L & MARY L LEWIS
849 STRIMPLE AVE
COLUMBUS OH 43229

DANIEL J & SARA J DEMAY
889 STRIMPLE AVE
COLUMBUS OH 43229

DONALD L & BARBARA H NASH
869 STRIMPLE AVE
COLUMBUS OH 43229

MICHAEL & MARIA MAIENZA
801 SUNTREE DR
WESTERVILLE OH 43081

JOHN & GWENDOLYN FLANAGAN
915 STRIMPLE AVE
COLUMBUS OH 43229

BRUCE D & MEGHAN S PAULIEN
937 STRIMPLE AVE
COLUMBUS OH 43228

DEBORAH A MURRAY
835 STRIMPLE AVE
COLUMBUS OH 43229

LAWRENCE FRENCH
903 STRIMPLE AVE
COLUMBUS OH 43229

JANET W POLISENO
855 STRIMPLE AVE
COLUMBUS OH 43229-5037

ANDREW L PADDOCK
829 STRIMPLE AVE
COLUMBUS OH 43229

SCOTT H SR & JAN M HASKE
897 STRIMPLE AVE
COLUMBUS OH 43229

CAREY S & BETH E RHOTEN
965 STRIMPLE AVE
COLUMBUS OH 43229

LOUIS E & MARY E RIFFLE
841 STRIMPLE AVE
COLUMBUS OH 43229

CARRIE A HEPBURN
951 STRIMPLE AVE
COLUMBUS OH 43229

DIANA J VORIS
863 STRIMPLE AVE
COLUMBUS OH 43229

CHARLES & BETTY SCURLOCK
821 STRIMPLE AVE
COLUMBUS OH 43229

RACHEL M HIEBERT
909 STRIMPLE AVE
COLUMBUS OH 43229

RODERICK & RADHAMANI WHITE
945 STRIMPLE AVE
COLUMBUS OH 43229

PHIL J WELCH
PAMELA CHANDLER
805 STRIMPLE AVE
COLUMBUS OH 43229

BENJAMIN J JARRETT
957 STRIMPLE AVE
COLUMBUS OH 43229

MARK F TAGGART
MARK F TAGGART CO., AMO
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

PURPLE TOOTH ENTERPRISES
4330 CROWN POINT DR
COLUMBUS OH 43220

CHARLENE & CINDY LAMPRECHT
923 STRIMPLE AVE
COLUMBUS OH 43229

MARK F TAGGART
MARK F TAGGART CO., AMO
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

DAVE PAUL
NORTHLAND COMMUNITY COUNCIL
PO BOX 297836
COLUMBUS OH 43229

ROBERT A MEACHAM
875 STRIMPLE AVE
COLUMBUS OH 43229

MARK F TAGGART
MARK F TAGGART CO., AMO
942 A FREEWAY DRIVE NORTH
COLUMBUS OH 43229

Cv11-012



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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 # CV11-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Mark F. Taggart

Of [COMPLETE ADDRESS] 942 A Freeway Drive North, Columbus, OH 43229

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 in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Mr. Robert E. Yoakam Sr. 999 Polaris Parkway, Suite 200 Columbus, Ohio 43240	2. Mr. James L. Deagle 425 Dockside Dr, Unit 801 Naples, Florida 34110
3. Mr. Robert T. Taggart 3780 Fishinger Blvd. Hilliard, Ohio 43026	4.

Check here if listing additional parties on a separate page.

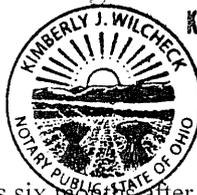
SIGNATURE OF AFFIANT Mark F. Taggart

Subscribed to me in my presence and before me this 2nd day of May, in the year 2011

SIGNATURE OF NOTARY PUBLIC Kimberly J. Wilcheck

My Commission Expires: Dec 5 2012

Notary Seal Here



KIMBERLY J. WILCHECK

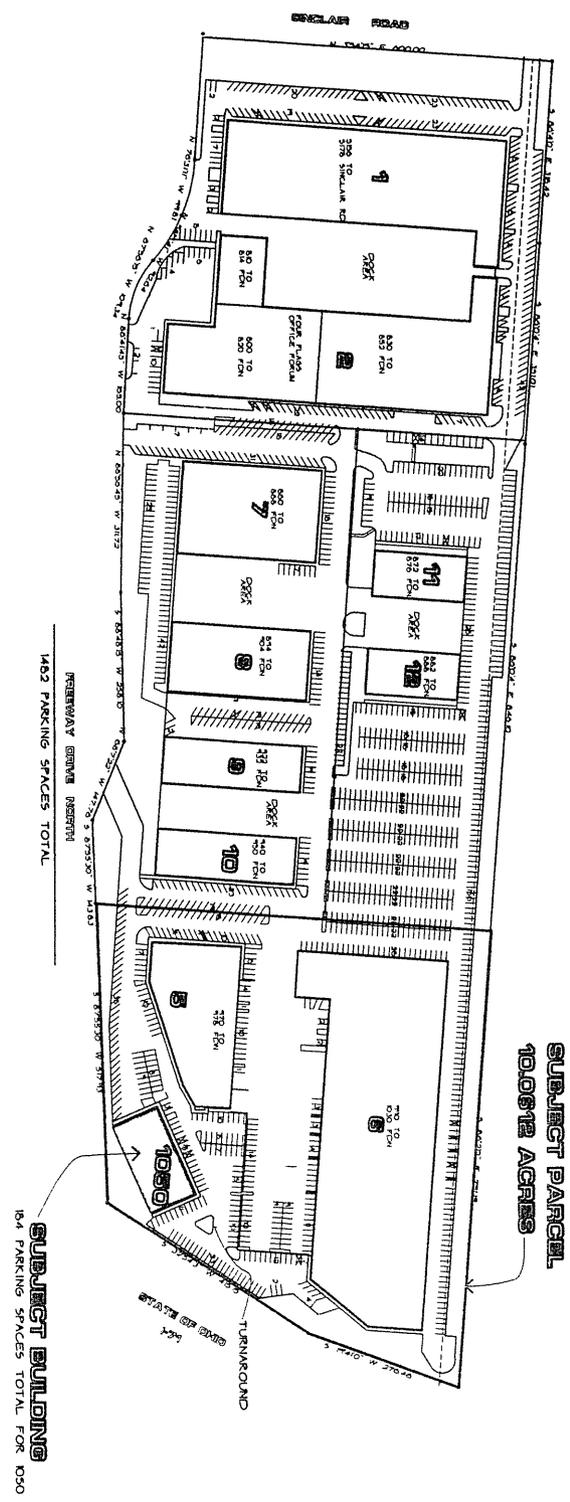
NOTARY PUBLIC
STATE OF OHIO

My Comm. Expires

This Project Disclosure Statement expires six months after date of notarization. December 5, 2012

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Cv11-012



SITE PLAN

SCALE: 1" = 50'-0"



DATE: 11/11/11
 DRAWN BY: J. SCHOFIELD
 CHECKED BY: J. SCHOFIELD
 PROJECT NO.: 11-001



DONALD SCHOFIELD + ASSOCIATES, INC.
 ARCHITECTS
 1277 WORTHINGTON WOODS BLVD. TEL (614) 840-0988
 WORTHINGTON, OHIO 43085 FAX (614) 840-0989

FREEWAY DR. N. SITE
 PARKING LOT LAYOUT
 FREEWAY DR. N.
 COLUMBUS OHIO

DATE	11/11/11
DRAWN BY	J. SCHOFIELD
CHECKED BY	J. SCHOFIELD
PROJECT NO.	11-001

C111-012



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 5/2/11



Disclaimer

Scale = 350

Grid North

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



1050 Freeway Drive North

643
M1
8/22/1961

643
M1
8/22/1961

1253
AR1
1/25/1965

1253
R2F
1/25/1965

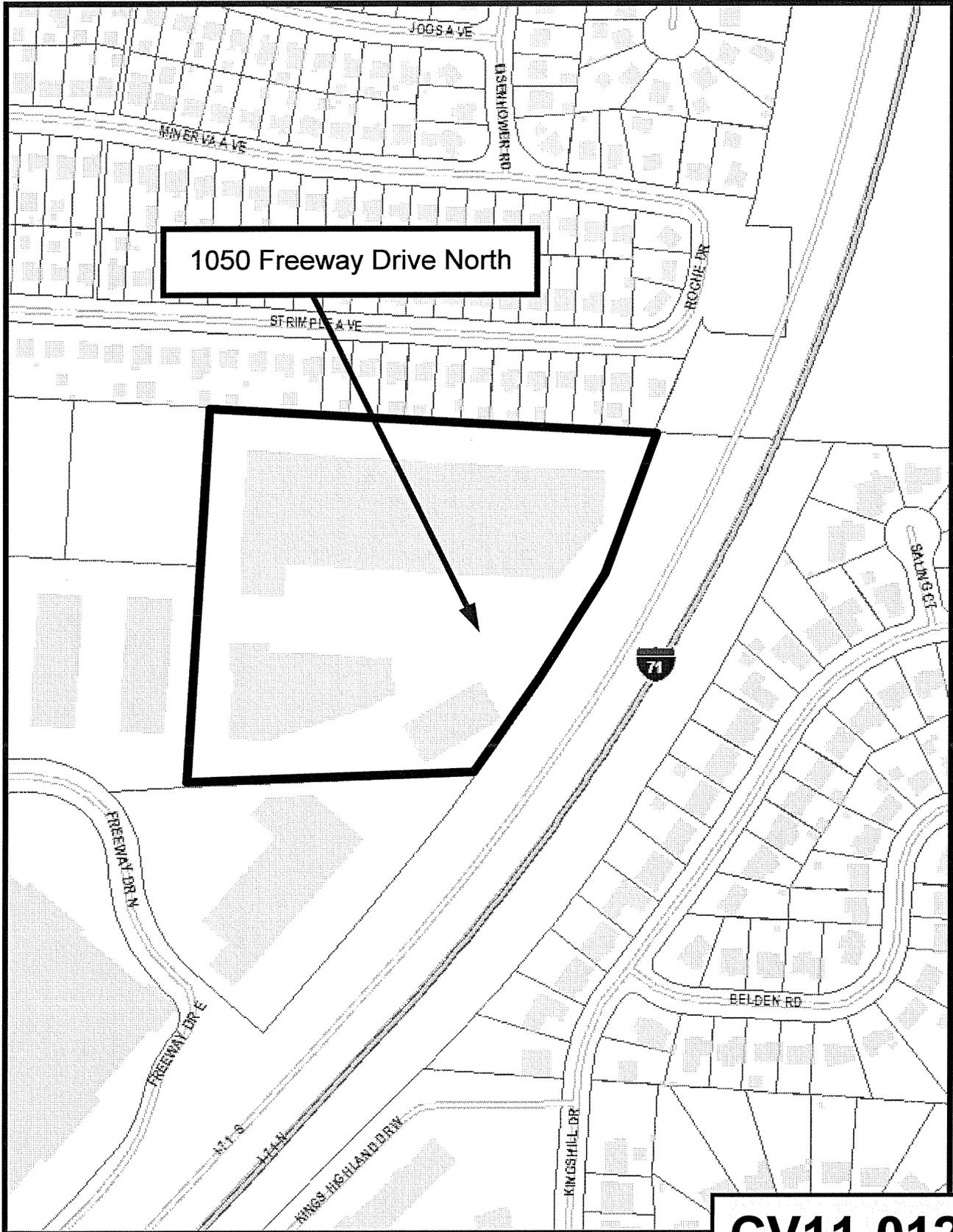
1062
R2F
11/7/1962

621
SR
3/7/1956

621
SR
3/7/1956

1253
SR
1/25/1965

CV11-012



1050 Freeway Drive North

CV11-012

