

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: CV22-027 Date Received: 3/29/2022
Application Accepted by: JMR Fee: \$1,200 concurrent w/Z22-023
Assigned Planner: Joseph Rose; jmrose@columbus.gov; 614-645-3526

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: _____ Zip: _____

Is this application being annexed into the City of Columbus? YES NO (select one)

If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: _____

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): _____ Acreage: _____

Neighborhood Group: _____

Proposed Use or
reason for request: _____

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

PROPERTY OWNER(S): *Check here if listing additional property owners on a separate page*

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

ATTORNEY / AGENT: (Check one if applicable) Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE David Hodge

PROPERTY OWNER SIGNATURE David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

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.

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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant



Date

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-027

ADDRESS: 2270 Williams Road

PARCELS: 530-111878 and 530-111820

OWNERS: 2260 Williams Road LTD and Russell and Lise Roth

APPLICANT: 868 Partners, LLC c/o Brad Woltz

ATTORNEY: David Hodge, Underhill and Hodge

DATE: March 29, 2022

The Applicant submits this statement in support of the requested companion area variances. The Applicant proposes development of the property for warehouse and office uses. The property is comprised of two parcels. The larger +/- 5.83-acre parcel is zoned L-M2 and is undeveloped except for a communications satellite dish. The smaller +/- .36-acre parcel is zoned C2 and developed with a single family residence. The property is located on the north side of Williams Road and approximately 600 feet west of Alum Creek Drive. The property is bordered by LM (dog training facility) and RRR on the west, RRR on the north, C2 and RRR on the east (mostly vacant land owned by nearby church), and Obetz property zoned industrial is on the south across Williams Road. There are nearby single-family residences in this mixed-use commercial, manufacturing, and residential neighborhood.

The site is not within a commercial or planning overlay. The site is within the boundary of the Far South Columbus Area Commission and the South Alum Creek Neighborhood Plan (2004). The Plan recommends office and retail commercial uses for this property and all adjacent property north of Williams Road. The Plan recommends institutional, office, and warehouse for all of the nearby properties south of Williams Road.

The Applicant, 868 Partners, LLC, is proposes construction of a facility which will be leased by Blue Star Services, LLC based in Lancaster, Ohio. Blue Star is an equipment rental company who specializes in renting equipment for the construction industry for the last 20 years. Blue Star has six full time employees and expects to double its workforce when it moves to Columbus. The business primarily operates from 7:30am to 4:30pm M-F. Occasionally, there is some off hours work but normally is within the work week. Saturdays they plan to be open from 7:30am to noon.

Blue Star plans to operate two semi-tractor and trailers and two Lite Duty Pick Up trucks to deliver and return rental equipment to the new facility. They are planning to store most of their equipment indoors but may have an occasion to hold some equipment or materials outdoors while it is awaiting to be delivered or returned for repairs.

The Applicant also proposes a second phase of site development which is expected to be a small business incubator, available to local start-up companies as office/warehouse leasable spaces. We are planning for 3-4 lease spaces with 3000 to 4000 square feet each. These spaces would be ideal for young start up entrepreneurs to have a small space to get their business started until they are ready to move up to a more permanent location.

To develop the property as proposed, the Applicant requests the following companion area variances:

1. 3312.43 – Required surface for parking. The Applicant requests a variance to allow parking, loading, and stacking spaces to be on unimproved surfaces.
2. 3312.49 – Minimum number of required parking spaces. The Applicant requests a variance to reduce the minimum number of parking spaces from 92 to 63.
3. 3367.15(e) – M2 manufacturing district special provision. The Applicant requests a variance to allow open and unenclosed storage of materials and equipment in the side yard in addition to the code permitted rear yard.
3. 3367.29(b) and (b)(3) – Open storage of materials. The Applicant requests a variance to reduce the minimum separation of open storage materials from a residential district from 100 feet to 1 foot and to reduce the minimum separation of open storage materials from lot lines from 25 feet to 1 foot.

The Applicant respectfully requests that the City Council permit these requested variations to yard and parking requirements in conjunction with the requested rezoning from L-M2 to M2. The variances are requested to alleviate a practical difficulty in carrying out the M2 zoning district and will not seriously affect any adjoining property or the general welfare of the neighborhood.

The Applicant requests a variance to allow the parking and loading surface in the back portion of the property to be an unimproved surface. The purpose of this request is that this area will be exclusively for trucks and temporary storage of materials. It would be most appropriate for these areas to be unimproved surface so that they can be maintained and unimproved surface is more appropriate for these specific activities. The parking areas for the regular vehicles will be on a code compliant hard surface, as shown on the site plan.

The request for a variance to store materials in the side yard is a circumstance that ties with the rezoning request. The current L-M2 only allows truck loading and storage of materials in the rear of the building. The main purpose of this rezoning is to remove this limitation and allow loading to occur on the sides of the building instead of the rear. Notably, there is vacant land on both the west and east, but a single family residence on the north in the rear. This rezoning and also allowing storage on the side allow the Applicant to move a majority of the loading and storage away from the single family residence in the rear and relocate it to the sides next to vacant land.

With respect to the requested parking reduction variance, the variance is not substantial and will not cause neighbors any detriment. The Applicant has been in business over 20 years and knows that the proposed parking count of 63 exceeds its operational needs, let alone the code required 92 parking spaces. Further, there is no possibility that overflow parking will negatively affect the neighborhood because there are no opportunities for overflow parking. These factors combine to have no detrimental effect on adjoining property owners.

The request to reduce storage area separation from residential properties and property lines is necessary for the Applicant to conduct its business in an effective manner. The majority of the property's border is zoned RRR, regardless how those properties are used. With the shape of the property and the locations of the proposed development, there are limited areas where materials

could be stored in the open without conflicting with the zoning code's separation standards. The proposed area for open storage is only in the rear portion of property and within an enclosed fence. Since the total area is so small compared to the total area of the full property, the variance to reduce open storage separation standards is necessary to maximize this limited area's storage space. However, storage will predominantly occur inside the buildings

The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The primary purpose of a zoning code is to protect a property owner's rights and those of their neighbors. Variances exist under this system to allow developments which fit within the spirit and intent of the zoning district but do not exactly fit under the strict letter of the zoning code.

The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variance will not adversely affect the delivery of governmental services. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted



David Hodge

Council Variance Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes 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 PROPERTY ADDRESS or ZONING NUMBER 2270 Williams Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

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

(3) 2260 Williams Road LTD

15950 Ringgold Northern Road

Ashville, Ohio 43103

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

868 Partners, LLC c/o Brad Woltz

614.778.7624

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission

Michael Walker

mwalkersr@yahoo.com

and that the attached document (5) 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.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

29th

day of

March

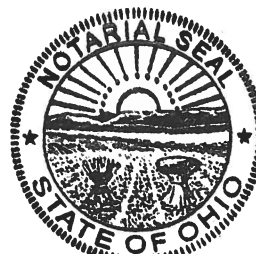
in the year

2022

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Affidavit expires six (6) months after date of notarization.

APPLICANT:	868 Partners LLC 138 E. High Street Circleville, OH 43113	
PROPERTY OWNER(S):	Russell and Lise Roth 2273 Williams Road Columbus, OH 43207	2260 Williams Road Ltd. 15950 Ringgold Northern Road Ashville, OH 43103
ATTORNEY:	David Hodge Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, OH 43054	
AREA COMMISSION/CIVIC ASSOCIATION:	Far South Columbus Area Commission Mike Walker, Zoning Chair 926 Tellega Avenue Columbus, Ohio 43207	Far South Columbus Area Commission Robert Patterson 2664 Diane Place Columbus, Ohio 43207
SURROUNDING PROPERTY OWNERS:	Ryder Truck Rental Inc. P.O. Box 025719 Miami, FL 33102	J Maynards Real Estate LLC 2170 Williams Road Columbus, OH 43207
Columbus All-Breed Training Club, Inc. 13388 Ashley Creek Drive Pickerington, OH 43147	Sadie McGee or current occupant 2272 Williams Road Columbus, OH 43207	JPI Realty LLC or current occupant 2280 Williams Road Columbus, OH 43207
Carolyn Ebert, Tr. 253 Old Coach Place Canal Winchester, OH 43110	Alum Creek Baptist Church 1840 Fairwood Avenue Columbus, OH 43207	Cassandra Marcum or current occupant 3789 Alum Creek Drive Columbus, OH 43207
Lawrence and Gloria Badurina, Tr. 3555 Chantilly Street Columbus, OH 43207	Elly Inc. P.O. Box 307391 Columbus, OH 43230	

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-027

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
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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 format:

Name of Business or individual (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. 2260 Williams Road LTD 15950 Ringgold Northern Road Ashville, Ohio 43103	2. Russell and Lise Roth 2273 Williams Road Columbus, Ohio 43207
3. 868 Partners, LLC c/o Brad Woltz 138 East High Street Circleville, Ohio 43113	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.

LEGAL DESCRIPTION

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of section 12, Township 4, Range 22, of the Congress Lands, also being the same tract of land conveyed to Alberta H. Gregory Et.al. (3), as recorded In Official Record 2816, page D-10,

Beginning at a point in the center of Williams Road (40' R/W established in 1850), said point being N 86 deg. 05' 09" W, a distance of 607.27 feet from a monument box in the intersection of Williams Road with Alum Creek Drive,

Thence N 86 deg. 05' 09" W, with the center of said Williams Road a distance of 194.49 feet to a point in the center of said road,

Thence N 04 deg. 01' 55" E, with the west line of a tract of land conveyed to William R. Tyo (Tax Parcel No. 10-197190), and the west line of a tract of land conveyed to Columbus All-Breed Training Club Inc. (Tax Parcel No. 10-181424), passing a 3/4 inch IDIPipe found at a distance of 20 feet, a total distance of 938.64 feet to a 1 1/2 inch IDIPipe found at the southwest corner of a tract of land conveyed to Richard A. Winnestaffer (Tax parcel No. 10-111819), Official Record 13671, page 113,

Thence S 86 deg. 05' 42" E, with the south line of said Winnestaffer lands, a distance of 323.87 feet to a 3/4 inch IDI Pipe found at the northeast corner of a tract of land conveyed to Alum Creek Baptist Church (Tax Parcel No. 10-111854),

Thence S 03 deg. 59' 10" W, with the west line of said Church lands, a distance of 627.33 feet to a 3/4 Inch IDIPipe found on the north line of F.O. Craig (Tax Parcel 10-111855),

Thence N 85 deg. 55' 10" W, with the north lines Craig, McGee (Tax Parcel 10-111856), Kleinlein Tax Parcel No. (Tax Parcel 10-111878) respectively, a distance of 130.63 feet to a 3/4 inch IDIPipe found at the northwest corner of said Kleinlein lands,

Thence S 03 deg. 53' 43" W, with the west line of said Kleinlein lands, passing a 3/4 inch iron pipe found at a distance of 291.31 feet, a total distance of 311.73 feet to the place of beginning and containing 6.055 Acres more or less, subject to any right-of-ways and or laws and restrictions of record.

Bearings for this description are based on State Plane Coordinate System, (South Zone), and the North American Datum of 1983, as established from a survey by Franklin County Engineer "Survey Department", in 1989.

All 5/8 inch rebars set have a length of 30", and are capped with a plastic marker stamped "SURVEYING FIRST CO".

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

Situated in the state of Ohio, County of Franklin, City of Columbus, in the Southeast Quarter of Section 12, Township 4, Range 22, Congress Lands, and being part of the 6.055 Acre tract conveyed to Larry G. Stanley, et.al. in Official Record Volume 15426 B-16, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a set P.K. nail in the centerline of Williams Road, said point being North 86 degrees 05 minutes 09 seconds West, 607.27 feet from found Franklin County Monument "FCGS 8820" at the centerline intersection of Williams Road and Alum Creek Road, said point also being the southwest corner of a tract conveyed to Floyd and Beulah F. Kleinlein in Deed Book 3398, Page 348 and the southeast corner of said 6.055 Acre tract;

Thence, along the centerline of Williams Road and the south line of said 6.055 Acre tract, North 86 degrees 05 minutes 09 seconds West, 194.49 feet to a set P.K. nail at the southwest corner of said 6.055 Acre tract, also being the southeast corner of a 0.420 Acre tract conveyed to William K. and Beverly R. Tyo in Official Record Volume 6992 H-16;

Thence, along part of the west line of said 6.055 Acre tract and part of the east line of said 0.420 Acre tract, North 04 degrees 01 minutes 55 seconds East, 50.00 feet to a set iron pin;

Thence, across said 6.055 Acre tract, parallel with the centerline of Williams Road and the south line of said 6.055 Acre tract, South 86 degrees 05 minutes 09 seconds East, 194.37 feet to a set iron pin in the east line of said 6.055 Acre tract and in the west line of said Kleinlein tract;

Thence, along part of the east line of said 6.055 Acre tract and part of the west line of said Kleinlein tract, South 03 degrees 53 minutes 43 seconds West, 50.00 feet to the Point of Beginning, CONTAINING 0.223 ACRES, subject, however to all legal easements, restrictions, and rights-of-way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 16579". Basis of bearings is North 86 degrees 05 minutes 09 seconds West on the centerline of Williams Road as per Official Record Volume 15426 B-16.

Parcel 2:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, formerly the Township of Marion:

Being a part of the Southeast Quarter of Section Twelve (12), Township 4, Range 22, Matthews Survey of Congress lands and being more particularly described as follows:

Beginning at a stake in the center of the County Road N. 87° W 20° 20.46 poles from the Southeast corner of said Section No. 12; thence North 87° West 28.14 poles to a stake; thence N 3° E 62.54 poles to a stake; thence S 87° E 28.14 poles to a stake; thence S 3° W 62.54 poles to the place of beginning containing eleven (11) acres of land except one (1) acre conveyed to Mary B. Kleinlein to Ethel M. Kleinlein in two parcels of one quarter each by deeds dated June 13, 1921 and August 2, 1923 and of record in Volume 699, Page 428 and Volume 754, Page 535 respectively of records of deeds of said county. The part hereby conveyed being more particularly described as follows: Beginning at a point in the center of County Road North 87° West 547.59 feet from the southeast corner of said Section No. 12; thence North 3° East a distance of 311.15 feet to a point; thence North 87° West 60 feet to a point; thence South 3° West 311.15 feet to a point; thence South 87° East 60 feet to the place of beginning.

EXCEPTING THE FOLLOWING DESCRIBED 0.069 ACRE TRACT (DESCRIBED IN INSTRUMENT NO. 201008240108640)

Situated in the State of Ohio, County of Columbus, City of Columbus, located in Section 12, Township 4-North; Range 22-West, Matthew's Survey of Congress Lands of 1795-1802, and being a part of that 0.428 acre tract as conveyed to Albert Dowden and Juanita Dowden by deed of record in Official Record 33693 J03, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the left side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 1224.14, as recorded in Plat Book ____, Page ____:

Beginning for reference at Franklin County Monument #8820, at the intersection of the existing right-of-way centerline of Williams Road (County Road 123), with the existing right-of-way centerline of Alum Creek Drive (County Road 122), being 0.00 feet right of Alum Creek Drive station 76+49.63;

Thence North 86° 05 minutes, 07 seconds West, a distance 548.24 feet along the existing right-of-way centerline of said Williams Road, and along the southerly line of

said Section 12 to the southeast corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 24+33.49, and being the Point of True Beginning;

Thence continuing North 86° 05 minutes, 07 seconds West, a distance of 60.00 feet, along the existing right-of-way centerline of said Williams Road, and along the southerly line of said Dowden 0.428 acre tract, to the southwest corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 23-73.49;

Thence North 04° 04 minutes, 21 seconds East, a distance of 50.00 feet along the westerly line of said Dowden 0.428 acre tract, and along the easterly line of that 0.223 acre tract as conveyed to the City of Columbus by deed of record in Official Record 28783 D16, to an iron pin set at the intersections with the proposed northerly right-of-way line of said Williams Road, being 50.00 feet left of Williams Road Station 23+73.63;

Thence South 86° 05 minutes, 07 seconds East, a distance of 60.00 feet across said Dowden 0.428 acre tract, and along the proposed northerly right-of-way line of said Williams Road to an iron pin set at the intersection with the easterly line of said Dowden 0.428 acre tract, being 50.00 feet left of Williams Road station 24+33.63;

Thence South 04° 04 minutes 21 seconds West, a distance of 50.00 feet along the easterly line of said Dowden 0.428 acre tract, and along the westerly line of that 0.429 acre tract as conveyed to Sadie R. McGee by deed of record in Official Record 16501 H20, to the Point of True Beginning, containing 0.069 acres, more or less, of which 0.034 acres, more or less, lies within the present road occupied;

Of the above described area, 0.069 acres is contained within the Franklin County Auditor's parcel 530-111878;

The bearing datum of the afore-described parcel is based on the bearing of South 86° 05 minutes, 07 seconds East, for the centerline of Williams Road, from and adjusted field survey using G.P.S. methods using Franklin County Monuments #8819, #8826, #8840, based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description was based upon a survey of Alum Creek Drive and Williams Road by R.D. Zande & Associates, Inc., in March 1999, and prepared on March 19, 2007 by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are 3/4 inches in diameter by 30 inches long with a 1-1/2 inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D ZANDE & ASSOC."

SITE DATA				
PARCEL ID	530-111820-00, 530-111878-00			
TOTAL SITE AREA	6.20 AC			
EXISTING ZONING DISTRICT	LM2 - LIMITED MANUFACTURING DISTRICT			
PROPOSED ZONING DISTRICT	M2 - MANUFACTURING DISTRICT			
EXISTING USE	UNDEVELOPED			
PROPOSED USE	OFFICE / WAREHOUSE			
DEVELOPMENT STANDARDS				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (1)
3367.15 (A)	FRONT BUILDING LINE	50 FT MINIMUM	N/A	561 FT
3367.15 (B)	BUILDING HEIGHT	SHALL NOT EXCEED HEIGHT ESTABLISHED AT COMPLETION OF REZONING	N/A	35 FT
3367.29 (B)	OPEN STORAGE OF MATERIALS	25 FT FROM ANY PROPERTY LINE	N/A	1 FT (V)
OFF-STREET PARKING AND LOADING				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (1)
3312.090000	PARKING SPACE DIMENSIONS	9 FT X 18 FT	N/A	9 FT X 18 FT
3312.090000	AISLE WIDTH	20 FT MINIMUM	N/A	25 FT - 30 FT
3312.130000	DRIVEWAY WIDTH	20 FT MINIMUM / 30 FT MAXIMUM	N/A	30 FT
3312.430000	REQUIRED PARKING SURFACE	GRAVEL PROHIBITED	N/A	GRAVEL (V)
3312.490000	NUMBER OF PARKING SPACES	WAREHOUSING 1 PER MOTOR VEHICLE USED IN THE BUSINESS: 15 (10 PROPOSED / 5 FUTURE) TOTAL WAREHOUSING: 40,800 SF (31,200 SF PROPOSED / 9,600 SF FUTURE) 1:1K SF FOR FIRST 20K; 20K; PLUS 1:5K SF FOR ANY AREA 8/7 20K SF & 120K SF: 5; PLUS 1:10K SF ABOVE 120K SF: 0 TOTAL WAREHOUSING REQUIRED: 15 + 20 + 5+ 0 = 40 SPACES	N/A	63 SPACES (INCL 3 ADA) (V)
		GENERAL OFFICE 1 PER 450 SF TOTAL OFFICE: 21,600 SF (16,800 SF PROPOSED / 4,800 SF FUTURE) TOTAL OFFICE REQUIRED = 21,600 / 450 = 48 SPACES		
		AUTO SERVICE 2 PER SERVICE BAY TOTAL SERVICE BAYS: 2 TOTAL SERVICE REQUIRED = 2 * 2 = 4 SPACES		
		TOTAL REQUIRED (ALL USES) = 40 + 48 + 4 = 92 SPACES		
3312.53 (B)	NUMBER OF LOADING SPACES	10,000 SF OR MORE BUT LESS THAN 75,000 SF: 1 LOADING SPACE REQUIRED TOTAL LOADING SPACES REQUIRED = 1	N/A	8 SPACES
3367.15 (D)	FRONT PARKING SETBACK	50 FT MINIMUM	N/A	494 FT

(1) FULL BUILDOUT CONDITION (PROPOSED + FUTURE)
(V) VARIANCE REQUESTED

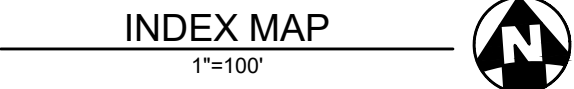
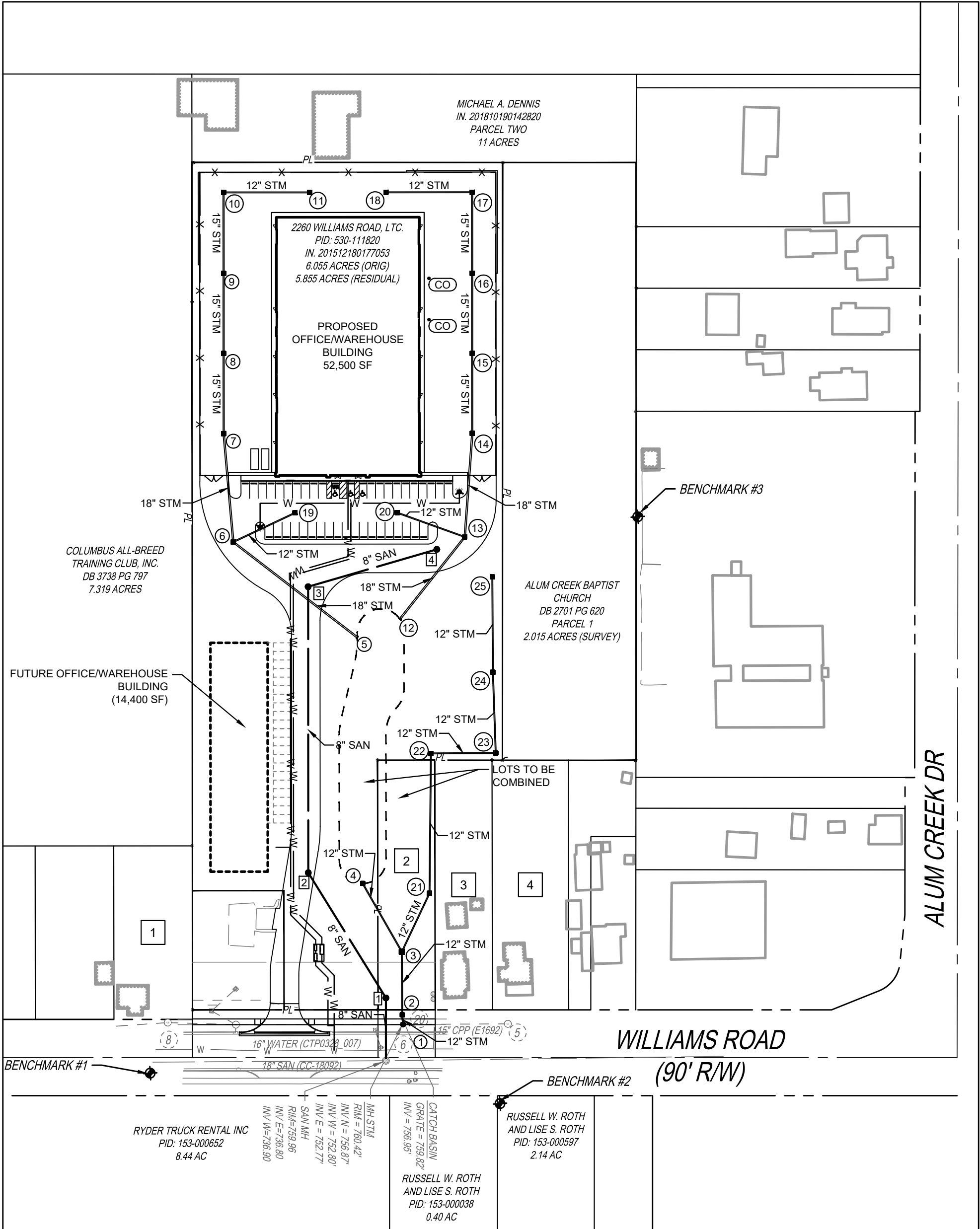
PROPOSED OFFICE/WAREHOUSE BUILDING

2260 WILLIAMS ROAD

COLUMBUS, OH 43204

PID: 530-111820-00, 530-111878-00

PROPOSED ZONING: M2 - MANUFACTURING



SHEET INDEX

- 1 - TITLE SHEET
- 2 - SITE PLAN
- 3 - LANDSCAPE PLAN



VICINITY MAP

1"=100'



ENGINEER

THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN FLEMING
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

ARCHITECT

FASTEN DESIGN LLC
159 EAST LIVINGSTON AVENUE
COLUMBUS, OH 43215
PHONE: (614) 648-9697
CONTACT: TIMOTHY KASKEWSKY
EMAIL: TIM@FASTENDESIGNS.COM

OWNER

RVM CONSTRUCTION, INC.
284 CEDAR HILL ROAD
LANCASTER, OH 43130
PHONE: (614) 778-7624
CONTACT: BRAD WOLTZ
EMAIL: BWOLTZ@RVMMASONRY.COM

PROJECT DESCRIPTION:

THE PROJECT SCOPE INCLUDES A NEW OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING AREAS FOR VEHICLES AND TRUCKS, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL APPLICABLE SITE UTILITY CONNECTIONS.

BENCHMARKS

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000561588 APPLIED AT BASE POINT N 688,80000.00 E 1,847,000.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT .

BENCHMARK #1

BOX CUT ON NE CORNER OF LIGHT POLE BASE LOCATED ON THE SOUTH SIDE OF WILLIAMS RD
ELEVATION = 758.85 (NAVD88)

BENCHMARK #2

BOX CUT ON SW CORNER OF CONCRETE BASE OF CATCH BASIN
ELEVATION = 758.93 (NAVD88)

BENCHMARK #3

PONY SPIKE ON THE WEST SIDE OF LIGHT POLE
ELEVATION = 762.35 (NAVD88)

SANITARY NOTES:

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL

CONNECTION TO SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 N FRONT STREET, 1ST FLOOR (614-645-7490).

FEMA NOTES:

THIS SITE IS LOCATED IN ZONE X - FIRM MAP 39049C0144K, EFFECTIVE DATE 06/17/2008

NO FILL WILL BE ADDED TO THE 100-YEAR FLOODPLAIN

MISCELLANEOUS ZONING COMPLIANCE NOTES:

THE PROJECT WILL COMPLY WITH 3321.01 DUMPSTER; 3321.07 LANDSCAPE; 3321.03 LIGHTING; 3312.21 SCREENS; 3312.39 STRIPING/MARKING; 3312.43 SURFACE AND 3312.45 WHEEL STOPS/CURB. DUMPSTERS MUST BE SCREENED PER CCC 3321.01.

REFERENCE DOCUMENTS

THE DEVELOPER SHALL MAKE AVAILABLE TO THE CONTRACTOR ALL NECESSARY REFERENCE INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO:

- SURVEY FROM THE KLEINGERS GROUP PERFORMED IN NOVEMBER 2021.
- GEOTECHNICAL REPORT FROM INTEREK PSI PERFORMED IN AUGUST 2021.

SITE DATA TABLE

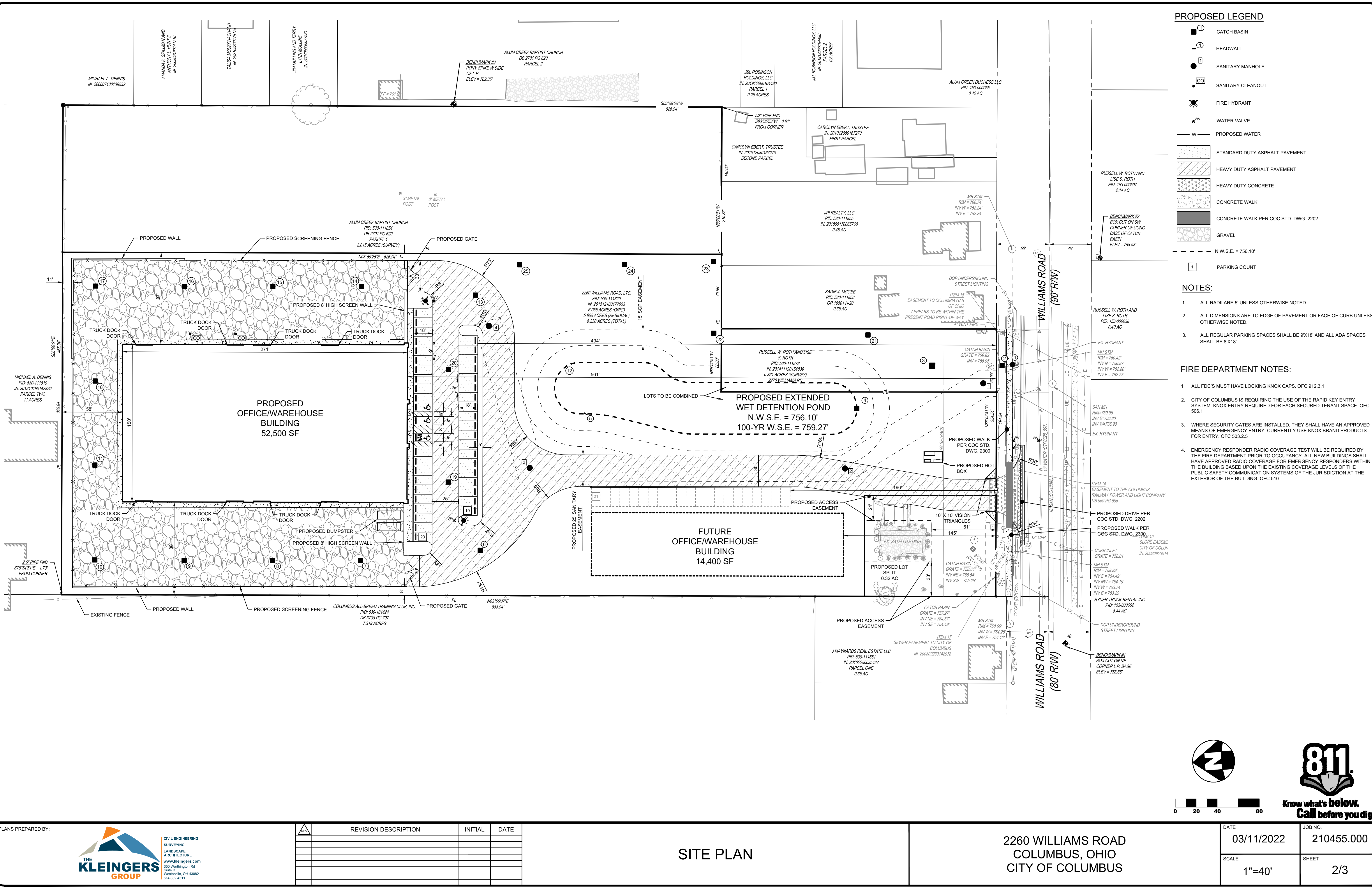
TOTAL SITE AREA:	6.20 ACRES
SITE DISTURBED AREA:	5.08 ACRES
PRE-DEV. IMPERVIOUS AREA:	0.14 ACRES
PRE-DEV. LOT COVERAGE:	0.02%
POST-DEV. IMPERVIOUS AREA:	3.71 ACRES
POST-DEV. LOT COVERAGE:	59.84%

PROPERTY TABLE	
TAG NUMBER	OWNER INFORMATION
1	J MAYNARDS REAL ESTATE LLC PID: 530-111851 0.35 ACRES
2	RUSSELL W. ROTH AND LISE S. ROTH PID: 530-111878 0.381 ACRES (SURVEY)
3	SADIE R. MCGEE PID: 530-111856 0.36 ACRES
4	JPI REALTY, LLC PID: 530-111855 0.48 ACRES



CIVIL ENGINEERING
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www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311



PROPOSED LEGEND

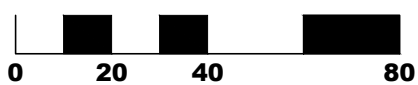
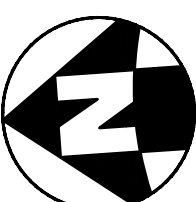
- CATCH BASIN
- HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- PROPOSED WATER
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE WALK
- CONCRETE WALK PER COC STD. DWG. 2202
- GRAVEL
- PARKING COUNT

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL REGULAR PARKING SPACES SHALL BE 9'X18' AND ALL ADA SPACES SHALL BE 8'X18'.

FIRE DEPARTMENT NOTES:

- ALL FDC'S MUST HAVE LOCKING KNOX CAPS. OFC 912.3.1
- CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. OFC 506.1
- WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY. CURRENTLY USE KNOX BRAND PRODUCTS FOR ENTRY. OFC 503.2.5
- EMERGENCY RESPONDER RADIO COVERAGE TEST WILL BE REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. OFC 510



PLANS PREPARED BY:

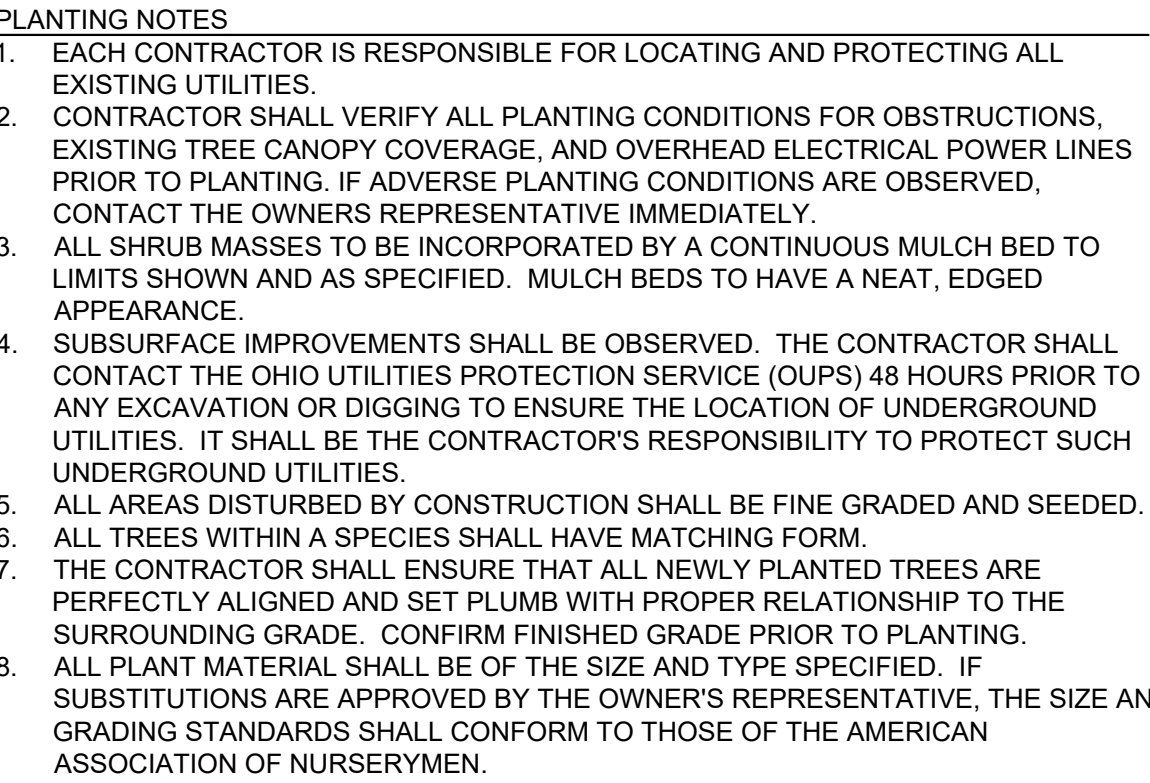


REVISION	DESCRIPTION	INITIAL	DATE

SITE PLAN

2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

DATE	03/11/2022	JOB NO.	210455.000
SCALE	1"=40'	SHEET	2/3

 PROPERTY LINE

S1

STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

A diagram showing a three-toothed gear on the left and a two-toothed gear on the right. The teeth of the two gears are shown meshing together. The three-toothed gear has a central point with three lines radiating outwards to its teeth. The two-toothed gear has a central point with two lines radiating outwards to its teeth.

DECIDUOUS TREE, TYP



EVERGREEN TREE, TYPE

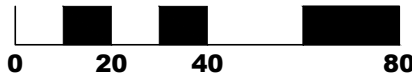
$$\frac{2/4}{7}$$


EXISTING TREES TO REMAIN, PROTECT IN PLACE

PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER x FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	5' HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	5' HT. MIN.	B&B	
PIC GLA	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5' HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	5' HT. MIN.	B&B	
PIN STR	PINUS STROBUS	WHITE PINE	5' HT. MIN.	B&B	
TURFGRASS SEED: SEE SPECIFICATIONS					



**Know what's below.
Call before you dig**



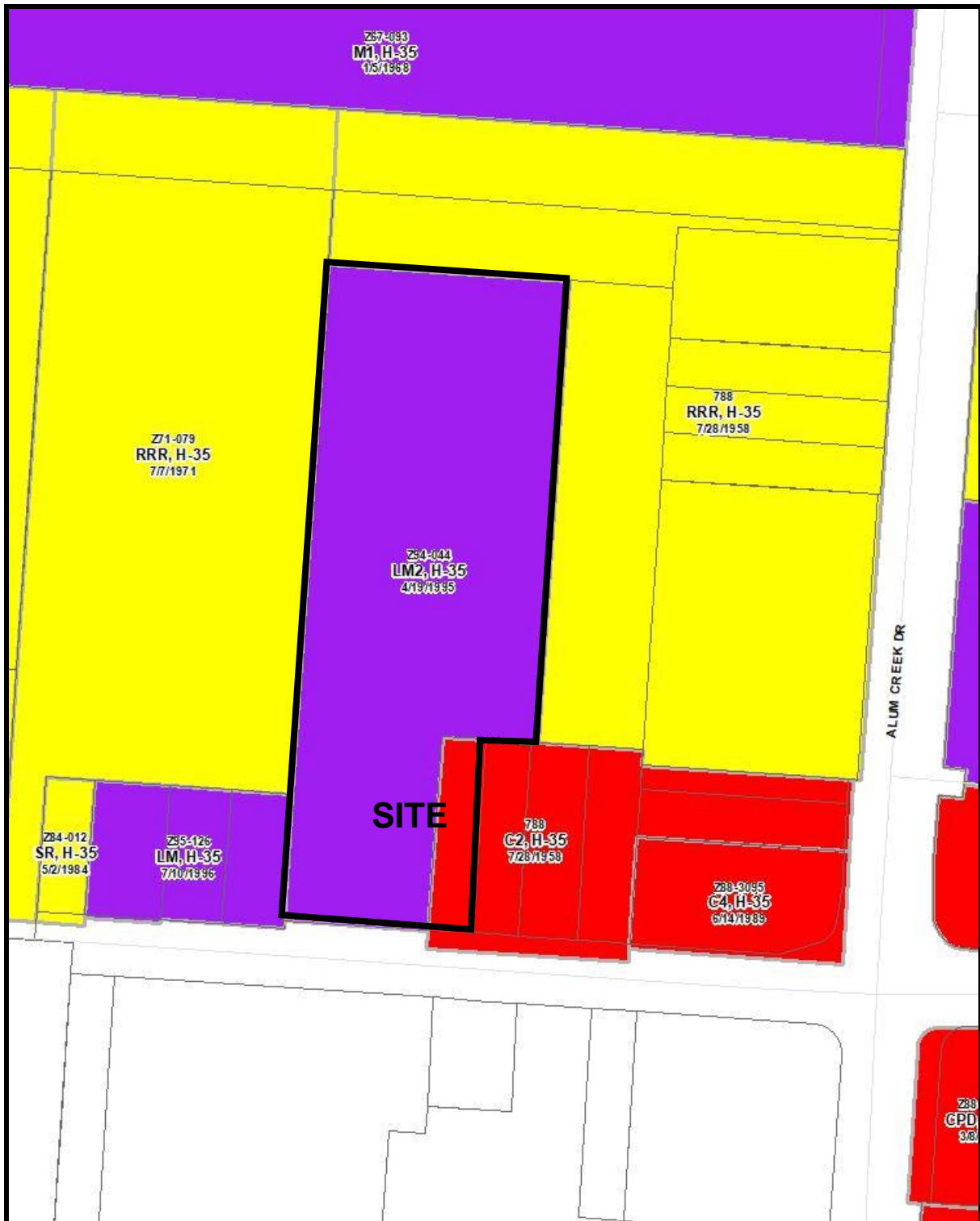
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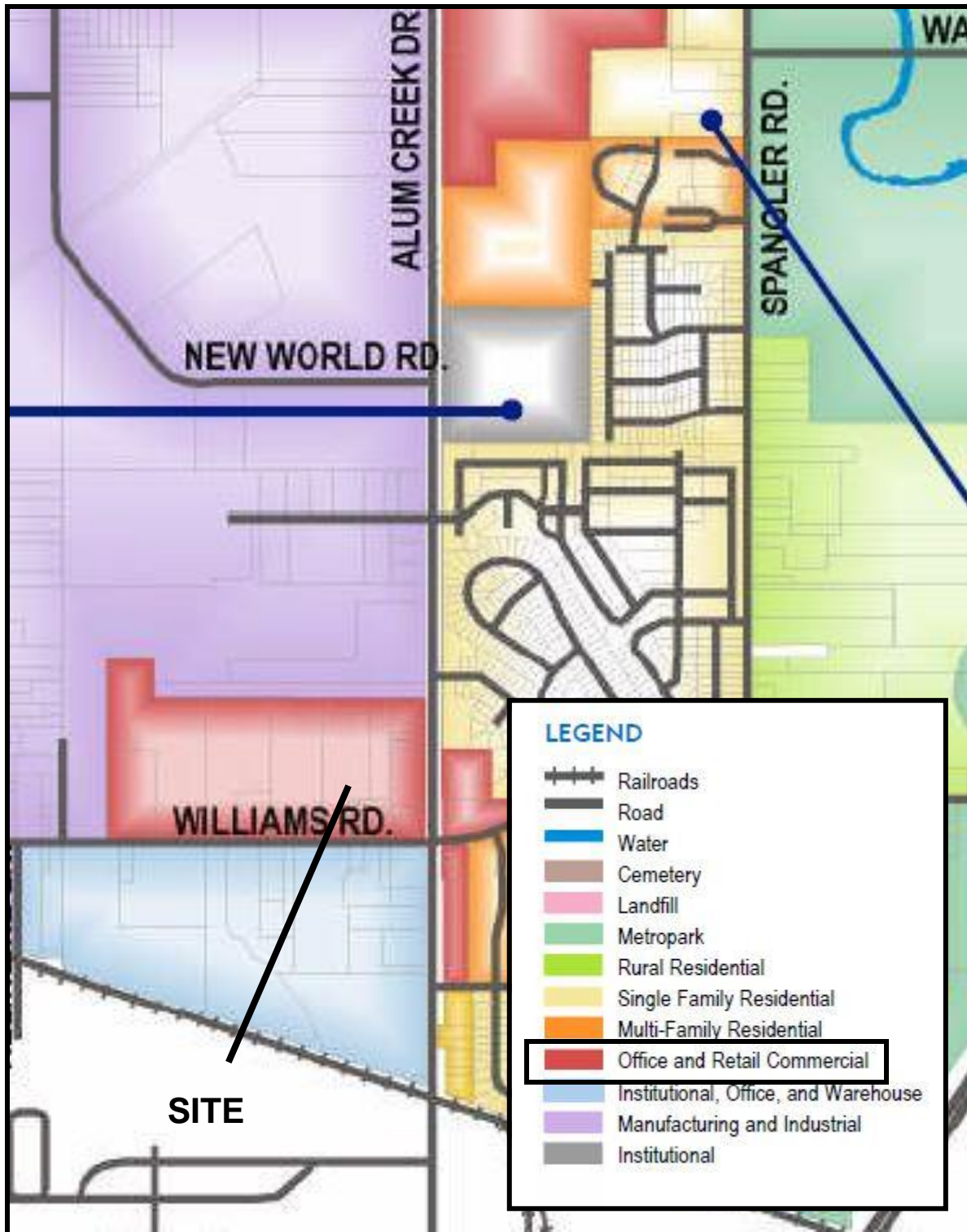
LANDSCAPE PLAN

2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

DATE 03/11/2022	JOB NO. 210455.000
SCALE 1"=40'	SHEET 3/3



CV22-027
2270 Williams Rd.
Approximately 6.24 acres



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