

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

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

Application Number: BZA25-096 Date Received: 08/05/25
Assigned Planner: Adam Trimmer Fee: \$2500
Contact Information: ADTrimmer@columbus.gov; 614-645-1469
Comments: September 4, 2025, Staff Review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Project Description:

Guider Enterprises Dump Truck Facility planned site improvements to address site compliance issues that include parking lot paving, stripping, dumpster pad screening, and storm water improvements.

LOCATION ☐ Check here if listing additional parcel numbers on separate page

Certified Address: 618 Internet Drive City: Columbus Zip: 43207

Parcel Number(s): 010-225279-00

Neighborhood Group: Far South Columbus Area Commission Current Zoning: Manufacturing, M, H-35

APPLICANT (If different from Owner):

Applicant Name: _____ Phone: _____ Ext: _____
Address: _____ City/State: _____ Zip: _____
Email Address: _____ Fax Number: _____

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

Name: CRG Construction LLC Phone: 614-207-0183 Ext: N/A
Address: 618 Internet Drive City/State: Columbus / OH Zip: 43207
Email Address: guiderenterprises@hotmail.com Fax Number: N/A

AGENT (Check one if applicable) ☒ Attorney ☐ Agent ☐ Licensed Architect or Engineer ☐ Landscape Architect

Name: Adam F. Saad, Saad & Saad LLP Phone: 614-396-3294 Ext: N/A
Address: 500 S. Front Street, Suite 250 City/State: Columbus / OH Zip: 43215
Email Address: adamsaad@saad-startitle.com Fax Number: NA

SIGNATURES

APPLICANT SIGNATURE Wayne [Signature]
PROPERTY OWNER SIGNATURE Wayne [Signature]
AGENT SIGNATURE Adam [Signature]

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BZA APPLICATION CHECKLIST

A complete application consists of all applicable items listed below submitted in digital PDF format.



The Application Form

The Owner is the Applicant by default, unless there is a tenant to be included. An Agent, if applicable, is representing the Applicant, and cannot be the Applicant.



Statement in Support (see instructions on form)



Notarized Affidavit Form and Label Sets (See full instructions on form; some are provided here)

- The "Proximity Report" listing the surrounding property owners can be obtained at the Franklin County Auditor's office. Similar reports can also be obtained on the applicable County Auditor website.
From the Franklin County Auditor's website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously-owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
- The mailing labels are emailed with the application as an Avery #5160 formatted Word document. This document can serve as the "Proximity Report" referred to on page 6.
Use the owner's mailing address by default, instead of the property address when they differ.
For owner-occupied dwelling units, please also include "or Current Occupant" after the owner(s) name.
If property owners appear on the list more than once, please provide only one mailing label.



Notarized Project Disclosure Statement (see instructions on form)



Zoning Number (required only for property that does not already have an existing address):

A Zoning Number can be obtained by contacting BZS-GIS@columbus.gov.



Power of Attorney

If you are an applicant or agent who does not own the subject property, and you are not the owner's attorney, an engineer or an architect licensed by the State of Ohio, you must submit a power of attorney from the owner.



Site Plan

An accurate, scaled site plan with dimensions and/or other precise documentation of requested variance(s) in digital PDF format. If physical copies are submitted they should be on 8-1/2" x 11" or 11" x 17" paper.



Zoning Orders

If this application is being made due to the issuance of zoning violation orders, please attach a copy of the order(s).



Application Fees (Non-Refundable)

Online payments are preferred; instructions provided after submittal.
Checks made payable to: Columbus City Treasurer

- | | |
|--------------------------------------------|-------------------|
| • 1-4 dwelling units, for residential uses | \$350.00/per unit |
| • All other uses | \$2,500.00 |
| • Tabling for 1-4 dwelling units | \$150.00 |
| • Tabling for all other uses | \$400.00 |

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STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

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.

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). The board shall take into account all of the following facts and conditions when considering variances. Please answer in detail the following and check either Y or N.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

☐ Yes ☒ No

If these variances are not granted the property's current beneficial use will be adversely affected. The existing building and parking lots, and planned parking and storm drainage improvements to bring the site compliant with City Code require these variances.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variances are not substantial, allow the property to continue its current use which use has existed since as early as 1991, and will enable the Owner to comply with City Code.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

☐ Yes ☒ No

These variances do not adversely affect the character of the neighborhood and adjoining properties. The current use has existed since at least the 1990s and the variances are intended to follow the Preliminary Site Plan reviewed with City Staff for site improvements.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

The delivery of governmental services, such as water, sewer, and refuse service, will not be affected by these variances. The current delivery of these services will remain the same.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☒ No

The current owner purchased the property without knowledge of these specific zoning restrictions. The zoning restrictions for which variances are requested are for compliance with the Preliminary Site Plan submitted to the City for Final Site Plan approval which will occur after variances are granted.

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6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

The property owner's predicament cannot be obviated other than these variances; property owner its engineers, attorney, and subcontractors have worked diligently to reduce the number of variances necessary for City Code compliance.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

☒ Yes ☐ No

The spirit and intent behind the zoning requirements is observed and substantial justice done by granting these variances because the variances as described on the attached explanation are minimal in relation to improvements to the site for City Code compliance.

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 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 the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

See attached separate page for the Applicant's explanation.

Signature of Applicant:



Date:

7/30/25

618 Internet Drive (“Project”)

Introduction

This document serves as a formal request for two (2) variances necessary for the property located at 618 Internet Drive (“Project”) to achieve compliance with the City of Columbus Zoning Code. These variances are an integral component of a new Site Plan that has been developed in collaboration with City Staff to address previously identified zoning code violations and bring the property into conformance with current standards.

Background

The current owner of the Project is CRG Construction LLC. Following a zoning code review initiated by the City of Columbus, it was determined that the existing site contained multiple compliance issues with the current zoning code.

Over the past 12 months, the Owner has worked extensively with City Staff and the City Attorney’s Office to resolve these issues and establish a new Site Plan that aligns with the intent of the City Code. As part of this process, it was determined that two variances are required to finalize the Site Plan and move forward with necessary site improvements.

The new Site Plan includes the following upgrades:

- Paving and striping of the existing parking lots
- Installation of proper stormwater drainage facilities
- Construction of a dumpster enclosure
- General site improvements to meet current development standards

Approval of these variances is therefore essential to allow the City to approve the Final Site Plan and enable these critical improvements.

Requested Variances

1. Parking Setback Variance

Applicable Code Section: 3312.27 – Parking Setback Requirements

Requirement: Where a required building setback line is 25 feet or greater, the parking setback line shall also be 25 feet from the street right-of-way.

Existing Condition: Certain parking spaces on the Project site are located only 5 feet from the SR-104 street right-of-way.

Justification for Variance:

- Relocation of these parking spaces is not practicable without causing significant disruption to the site’s operations, including existing storage areas, required truck circulation, and preservation of mature trees.
- The variance will allow the current parking configuration to remain while still enabling the

Owner to implement new paving, striping, and drainage improvements as required under the new Site Plan.

2. Open Storage Setback Variance

Applicable Code Section: 3363.41(a) – Open Storage of Materials

Requirement: Open storage within an M-Manufacturing District must be:

- At least 100 feet from any residential or apartment residential district
- At least 30 feet from any street right-of-way
- At least 20 feet from any other lot line

Existing Condition: The Project maintains open storage of materials within two connex boxes situated only 10 feet from the SR-104 right-of-way.

Justification for Variance:

- Due to site constraints, relocating these storage containers is not feasible without adversely impacting operational areas, including existing storage, truck maneuvering, and existing vegetation.
- Approval of this variance will allow the current placement of the connex boxes to remain, while enabling the Owner to bring the rest of the site into compliance through the new Site Plan.

Statement of Practical Difficulty

The requested variances stem from practical difficulties inherent to the existing site layout and its historical development. Physical site constraints, including mature trees, established operational areas, and circulation patterns necessary for ongoing business functions, make strict compliance with the zoning code impractical.

Without these variances, the Owner cannot obtain Final Site Plan approval, which in turn prevents the necessary improvements—including paving, storm drainage, and other compliance upgrades—from being implemented. Importantly, granting these variances will not alter the essential character of the area, will not impair adjacent properties, and will remain consistent with the general purpose and intent of the zoning code.

Conclusion

For the past year, the Owner has actively collaborated with City Staff and the City Attorney's Office to resolve longstanding zoning compliance issues and establish a new, code-compliant Site Plan. Approval of these variances is the final step required to:

- Allow the City to approve the Final Site Plan,
- Enable necessary site improvements (paving, striping, storm drainage, and a dumpster enclosure), and
- Bring the property into alignment with the City of Columbus Zoning Code.

The requested variances are reasonable, justified by practical difficulty, and necessary to move forward with long-overdue site upgrades.

The Applicant respectfully requests that the Board of Zoning Adjustment grant these variances.

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STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST 3307.06 Special Permits

The board of zoning adjustment shall have the power:


- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special 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.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To 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 the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

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

PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

Signature of Applicant: _____



Date: _____

7/30/25

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Adam F. Saad
of (1) MAILING ADDRESS 500 S. Front Street, Suite 250, 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
the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per PROPERTY ADDRESS 618 Internet Drive Columbus, OH 43207
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

(3) CRG Construction LLC
618 Internet Drive
Columbus, Ohio 43207

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

CRG Construction LLC
(614) 207-0183

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission
Buzz Thomas
buzzthomas2014@gmail.com, thefscac@gmail.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 4th day of August, in the year 2025.

SIGNATURE OF NOTARY PUBLIC



My Commission Expires 6/8/2027

Notary Seal Here

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



RYAN C. PAOLINI
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires **6/8/2027**

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INSTRUCTIONS FOR AFFIDAVIT

- (1) Name and address of the person who did the research. It is important that the person who does the research is the same person who signs the notarized affidavit.
- (2) Address of the subject site as indicated on the address card from the Department of Building & Zoning Services, Map Room; Phone (614) 645-5661.
- (3) From real property records located on the 19th floor of the Franklin County Court House Building, 373 South High Street, or other applicable government records, such as the County Auditor website: enter the name and mailing address of the owner(s) of the subject property (this must be the same as the “Property Owners” shown on the application).
- (4) Fill in the appropriate Neighborhood Group and complete contact information. Go to CbusAreaCommissions.org to identify the Area Commission and, for areas not served by one, use the [ONE Map \(gis.columbus.gov/one\)](http://ONE Map (gis.columbus.gov/one)). Then, contact the Department of Neighborhoods at 614-645-1993 or the assigned Neighborhood Liaison to confirm this information.
- (5) A “Proximity Report” listing the surrounding property owners can be obtained from the applicable County Auditor. This list shall include properties across the street and in other municipalities and jurisdictions, if applicable. From the Franklin County Auditor’s website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously-owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
 - (5a) It is the affiant’s responsibility to determine the actual address, including personally visiting the properties, if necessary.
 - (5b) DO NOT list a mortgage company as a mailing address for the property unless title to the property is held by the mortgage company, thereby making the company the actual property owner. It is the affiant’s responsibility to exercise reasonable diligence to determine the address of the actual property owner.
 - (5c) For owner-occupied dwelling units, please also include “or Current Occupant” after the owner(s) name.
 - (5d) If property owners appear on the list more than once, please provide only one mailing label.
 - (5e) **Please submit an MS Word document in Avery #5160 format (example provided), emailed to staff with the application, listing the names and complete addresses of the applicant; property owner(s); agent; applicable Area Commission or Neighborhood Group; and surrounding real property owners as explained in (5) above. Make sure that the last two lines of the address label contain the street address and the city, state, and zip code.**
- (6) This Affidavit form must be signed in the presence of a Notary Public. The Affidavit expires six (6) months after date of notarization.

PROPERTY OWNER

AGENT

CRG CONSTRUCTION LLC
500 HOME ROAD
DELAWARE, OH 43015

ADAM F. SAAD, ESQ.
500 S. FRONT STREET, SUITE 250
COLUMBUS, OH 43215

AREA COMMISSION
FAR SOUTH COLUMBUS AREA
COMMISSION
C/O BUZZ THOMAS
3901 PARSONS AVENUE
COLUMBUS, OH 43207

**SURROUNDING PROPERTY
OWNERS**

STRIVING FOR GREATNESS GROUP
HOME LLC
PO BOX 328688
COLUMBUS, OH 43232

EUGENE & DORA STEWARD
PO BOX 44130
COLUMBUS, OH 43204-0130

STRIVING FOR GREATNESS GROUP
HOME LLC
5937 EFFINGHAM RD
COLUMBUS, OH 43213-3349

NADA R HARB
1857 TORCHWOOD DR
COLUMBUS, OH 43229

ETTA M R DILL
634 LOCK AVE
COLUMBUS, OH 43207

HAROLD E BRODEK TR
584 LOCK AVE
COLUMBUS, OH 43207

ALGIA BUEHLER
0 GROVEPORT PK
COLUMBUS, OH 43207

ADAM & CHARITY WARD
572 LOCK AVE
COLUMBUS, OH 43207

4 REAL HOUSES LLC
445 E INNS AVE UNIT 72157
COLUMBUS, OH 43207

MOTOR GARAGE LLC
7201 TOMAHAWK TRAIL
REYNOLDSBURG, OH 43068

CONSTANCE E HOBSON & MARLENE
STEWART
620 LOCK AVE
COLUMBUS, OH 43207

STANISLAUS LIU TR
PO BOX 44276
COLUMBUS, OH 43204

NEY PROPERTIES LLC
852 CAMBRIDGE CT
WORTHINGTON, OH 43085-3475

TRINA A SAYRE
552 LOCK AVE
COLUMBUS OH, 43207

KEVIN JOSEPH & MICHAEL TTEE
VAN GRONINGEN
6811 OLIVE AVENUE
FRESNO, CA 93727

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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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Adam F. Saad

of (COMPLETE ADDRESS) 500 S. Front Street, Suite 250, 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

Wayne Guider

618 Internet Drive, Columbus, OH 43207

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 4th day of August, in the 2025.

Ryan C. Paolini

6/8/2027

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



RYAN C. PAOLINI
NOTARY PUBLIC
STATE OF OHIO

My Commission Expires 6/8/2027

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

Board of Zoning Adjustment Application

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PUBLIC HEARINGS APPLICATION INSTRUCTIONS

- ☒ Applications are submitted by email to ZoningInfo@columbus.gov. Call 614-645-4522 or email for any questions. Follow-up appointments may be arranged with the assigned planner, if necessary. Incomplete applications will NOT be accepted.
- ☒ It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application (and applicable fees) will be required.
- ☒ Applicants must confirm whether the subject site lies within the boundaries of an Area Commission, recognized Neighborhood Group, Historic Architectural Review Commission, or Design Review Area. Information can be obtained from the Columbus Zoning Map, at CbusAreaCommissions.org, or the ONE Map (gis.columbus.gov/one); search by address or parcel ID. You may also contact the Department of Neighborhoods at 614-645-1993 to confirm the area where the site is located.
- ☒ The applicant must arrange to meet with the group identified above, and obtain a written recommendation prior to the public hearing.
- ☒ Be advised that the applicant will be assessed additional fees for requests for tabling, reconsideration, etc. These fees are listed on Page 2 of the application and on the Department of Building and Zoning Services website.
- ☒ The applicant or agent must attend the hearing.
- ☒ The City of Columbus makes no determination whether a property contains area(s) that might be classified as wetlands by the Army Corps of Engineers and the Ohio Environmental Protection Agency; nor does approval at the public hearing imply the site has complied with wetlands guidelines. It is the applicant's responsibility to determine if wetlands exist on the site.
- ☒ A traffic impact and/or access study may be required by the Department of Public Service, Division of Traffic Management; the applicant should make contact for this determination as early as possible. All traffic studies must be submitted forty-five (45) days prior to the deadline for the public hearing agenda.
- ☒ The Development Department Planning Division, as part of the variance or special permit process, reviews applications for consistency with adopted city plans. As part of that review, detailed information such as a site plan or building elevations may be requested. These materials are not necessarily required as part of the variance or special permit application, but may be requested as part of the application review. Contact the Planning Division at planninginfo@columbus.gov or 614-724-4437 for more information.
- ☒ For properties undergoing annexation, applications cannot be accepted until the County Commissioners have approved the annexation petition.
- ☒ An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.
- ☒ Other permits, clearances, and/or licenses may be required.

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CUTOFF	STAFF REVIEW (Internal)	HEARING DATE (Earliest Possible)
11/18/25	12/5/25	1/28/25
12/16/25	1/2/25	2/25/25
*1/21/25	2/6/25	3/25/25
*2/18/25	3/6/25	4/22/25
3/17/25	4/3/25	5/27/25
4/21/25	5/1/25	6/24/25
5/19/25	6/5/25	7/22/25
6/16/25	7/10/25	8/26/25
7/21/25	8/7/25	9/23/25
8/18/25	9/4/25	10/28/25
9/15/25	10/2/25	11/25/25
10/20/25	11/6/25	**12/15/26
11/17/25	12/4/25	1/28/26
12/15/25	1/8/26	2/24/26

*Tuesday due to holiday

**3rd Tuesday due to holiday

MEETINGS WILL BE HELD IN THE SECOND FLOOR HEARING ROOM. ALL MEETINGS BEGIN AT 4:30 PM.

*STAFF ISSUES MUST BE RESOLVED AND NEIGHBORHOOD GROUP RECOMMENDATIONS MUST BE COMPLETE
BEFORE APPLICATIONS ARE CONSIDERED BY THE BOARD.*

PROJECT ZONING INFORMATION

Address: 618 Internet Dr
Tax Parcel No.: 010-225279-00
Existing Zoning: 765, Manufacturing, M, 4/21/1958, H-35
3312.27, Parking Setback to be reduced from 25 feet to 5 feet along boundary shared with S.R.104.
Variances: 3363.41(a) Reducing the distance required between street right-of-way to open storage of materials from 30 feet to 10 feet.
Total Site Area: 2.65 Ac

PROJECT DATA TABLE

Maximum Building Height: 35'
Existing Building Height: 19'7"
No. of Buildings: 1 Buildings
No. of Dwelling Units: 0 Dwelling Units
Parking Required: 48 Spaces(1 Per 750 sf = 8 spaces, + 1 per motor vehicle used in the business = 40 spaces)
Parking Provided: 76 Spaces (2 ADA Spaces, 34 General Parking, 40 Business Vehicle Spaces)
Handicap Parking Required: 2 Space
Handicap Parking Provided: 2 Spaces
Bicycle Parking Required: 0 Spaces
Bicycle Parking Provided: 0 Spaces
Trees Required: 8 Trees
Trees Provided: 8 Trees
Total Site Area: 2.65 Ac
Disturbed Area: 0.69 Ac
Pre-Developed Impervious Area: 1.18 Ac
Post-Developed Impervious Area: 1.67 Ac

GENERAL PROJECT DEVELOPMENT TEXT

All aspects of this development shall conform to the Columbus Zoning Code and limitation text.

Landscaping & Parking Lot Screening shall conform to the City of Columbus Zoning Code Section 3312.21 & 3321.11.

Site Lighting shall conform to City of Columbus Zoning Code, Section 3312.19 & 3321.03.

Signage and graphics shall conform to City of Columbus Zoning Code.

Parking space striping/markings shall conform to City of Columbus Zoning Code, Section 3312.39.

Vision Clearance shall conform to City of Columbus Zoning Code, Section 3321.05.

Pavement surfaces shall conform to City of Columbus Zoning Code, Section 3312.43.

Wheel stops/curbs shall conform to City of Columbus Zoning Code, Section 3312.45.

Dumpster pad screening and container shall conform to City of Columbus Zoning Code, Sections 3312.15 & 3321.01. See Architectural Plans for Details.

FEMA NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6-17-2008), the subject parcel shown hereon lie within Zone "X", Community Panel No. 39049C0336K.

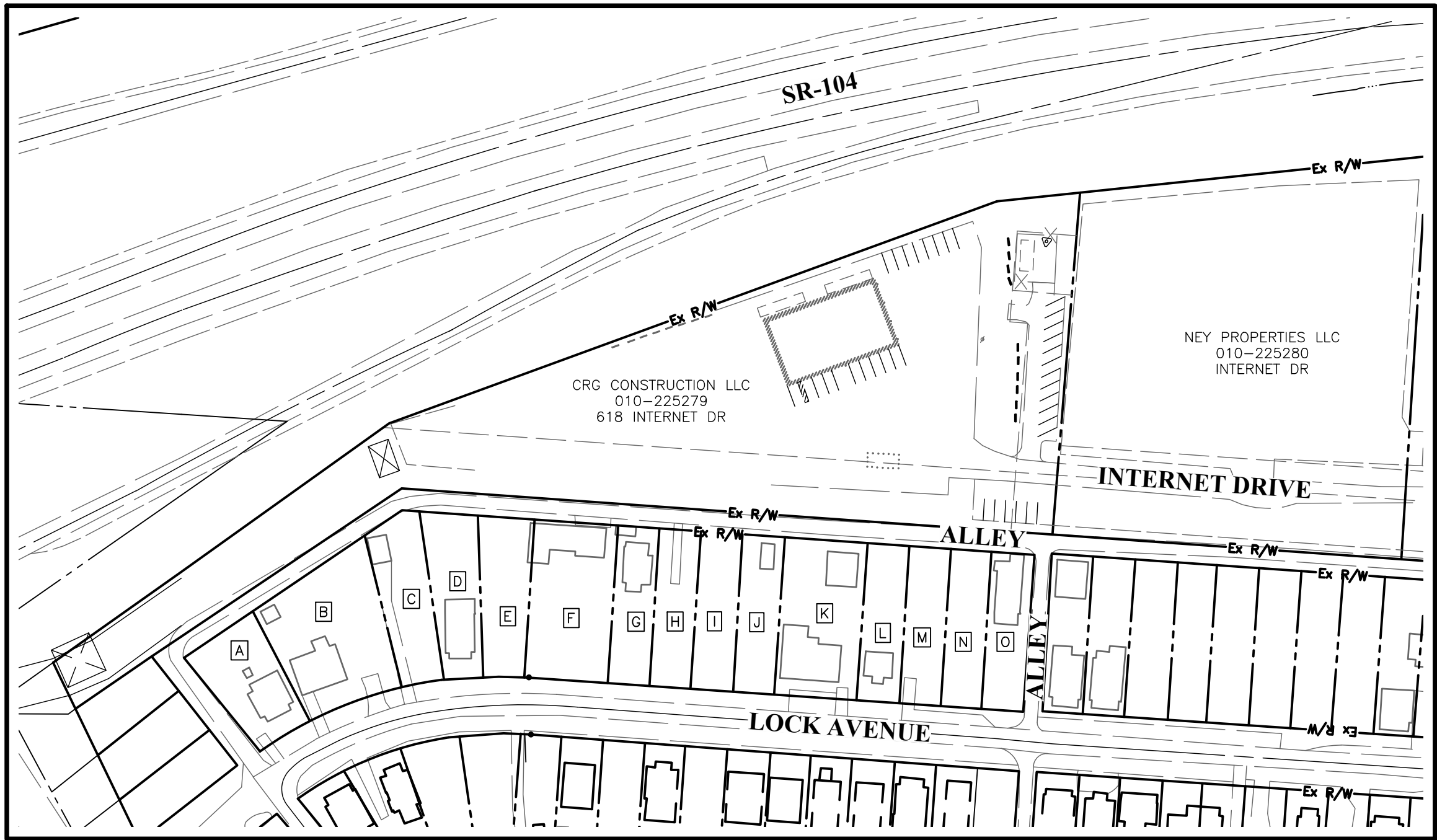
PROJECT DESCRIPTION

Site improvements include parking lot paving, striping, dumpster pad screening, and storm water improvements to address site compliance issues for Guider Enterprises Dump Truck Facility.

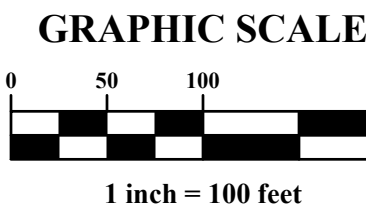
SANITARY SEWER NOTES

Connection to sanitary sewer cannot be made without obtaining a permit from Sewer Permit Office, 111 N. Front St (614) 645-7490
Sewer Capoff permit is required prior to issuance of demolition permit. Obtain capoff permit from Sewer Permit Office 111 N. Front St (614) 645-7490.
Private sanitary service slope is minimum 2.08%
Sanitary Services are shown on this plan for reference only. Approval of this plan does not constitute approval of the sanitary services or their locations. Contact the DPU Permit Office at 111 N. Front St for sanitary service approval.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
FINAL SITE COMPLIANCE PLAN
FOR
GUIDER ENTERPRISES
618 INTERNET DRIVE
2025



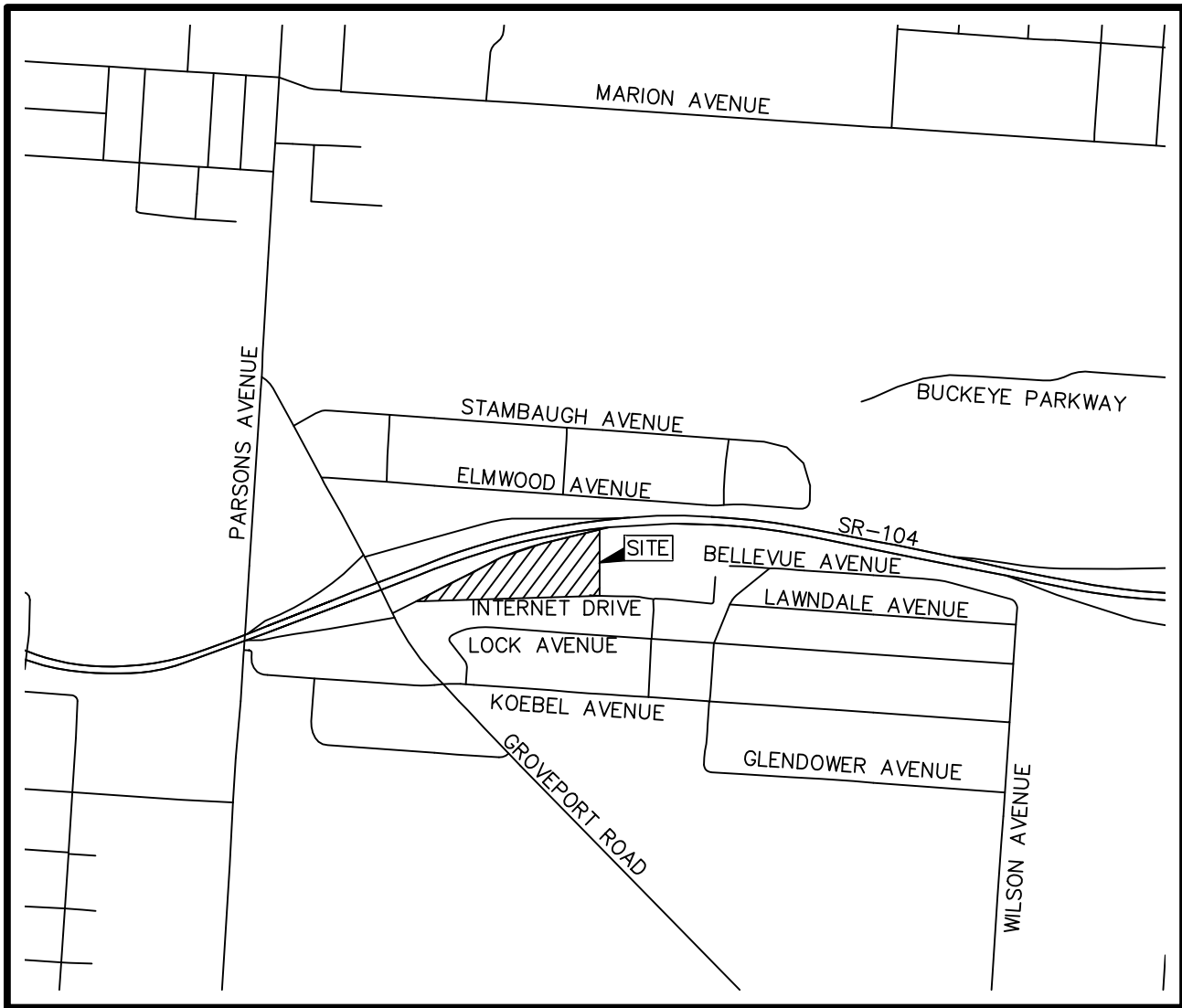
INDEX MAP
Scale: 1" = 100'



PROPERTY INDEX				
REFERENCE	PARCEL ID	OWNER	ADDRESS	ZONING
A	010-114225-00	HARB NADA R	532 LOCK AV	R2 - Residential
B	010-114226-00	VAN GRONINGEN KEVIN JOSEPH	540 LOCK AV	R2 - Residential
C	010-114228-00	SAYRE TRINA A	LOCK AV	R2 - Residential
D	010-114229-00	SAYRE TRINA A	552 LOCK AV	R2 - Residential
E	010-114230-00	SAYRE TRINA A	LOCK AV	R2 - Residential
F	010-114231-00	4 REAL HOUSES LLC	562 LOCK AV	R2 - Residential
G	010-114233-00	WARD MABLE	572 LOCK AV	R2 - Residential
H	010-114234-00	WARD MABLE	LOCK AV	R2 - Residential
I	010-114235-00	BRODEK HAROLD E TR	580 LOCK AV	R2 - Residential
J	010-114236-00	BRODEK HAROLD E TR	584 LOCK AV	R2 - Residential
K	010-114237-00	BRODEK HAROLD E TR	584 LOCK AV	R2 - Residential
L	010-114239-00	WOODS LINDA	600 LOCK AV	R2 - Residential
M	010-114240-00	WOODS LINDA	LOCK AV	R2 - Residential
N	010-114241-00	WOODS LINDA	600 LOCK AV	R2 - Residential
O	010-114242-00	LIU STANISLAUS TR	614 LOCK AV	R2 - Residential

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
7/15/2025



VICINITY MAP
Not to Scale

SHEET INDEX

Title Sheet	1
General Notes	2
Existing Conditions & Demolition Plan	3
Site Dimension Plan	4
Site Utility Plan	5
Zoning Violations	6

OWNER
Guider Enterprises
618 Lock Avenue
Columbus, OH 43207
Wayne Guider
(614) 207-0183
guiderenterprises@hotmail.com

ENGINEER
EMH&T
5500 New Albany Road
Columbus, OH 43054
Travis Eifert
(614) 775-4615
teifert@emht.com

Date of Expiration: This Plan is valid for one (1) year from date of approval.

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tillan, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text standards reflected hereon.

Travis J. Eifert
E-67487
REGISTERED PROFESSIONAL ENGINEER

Registered Engineer No. E-67487 _____ Date _____

Final Site Compliance Plan# 25345-00446					
DPS Improvements in the Right-of-Way			No DPS Improvements in the Right-of-Way		Other Associated Plans
Drawer E#	or	Storm CC#	or	R/W Permit	
				<input type="checkbox"/>	
				<input checked="" type="checkbox"/>	

REVISIONS	
MARK	DESCRIPTION

GUIDER ENTERPRISES

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE COMPLIANCE PLAN
FOR
GUIDER ENTERPRISES
618 INTERNET DRIVE
TITLE SHEET

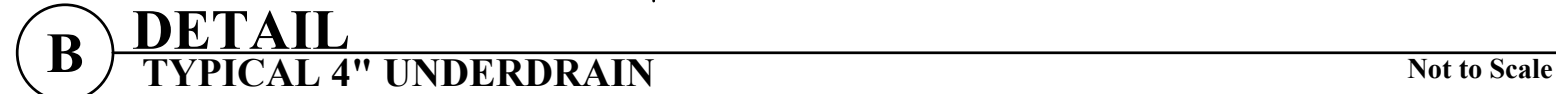
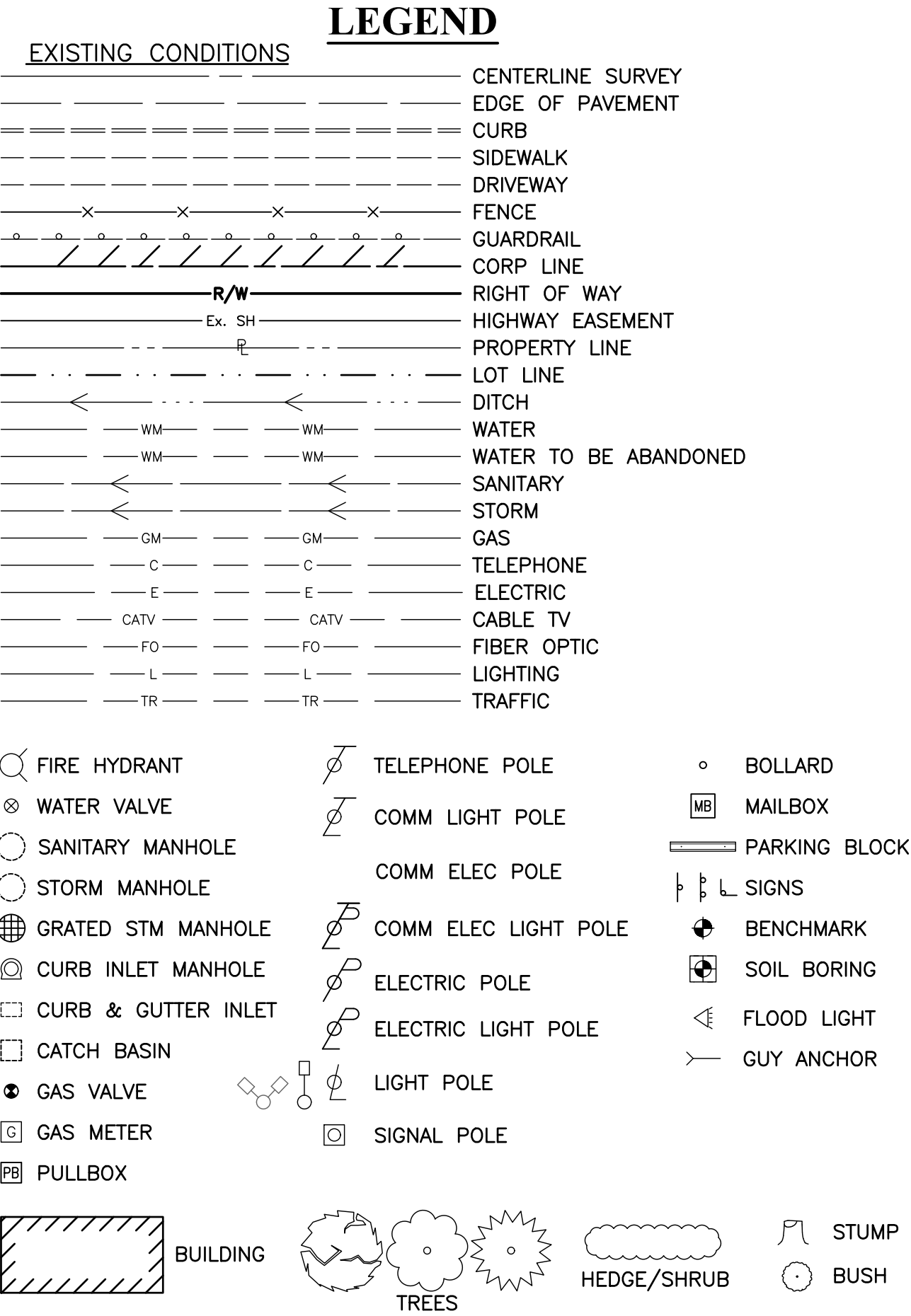
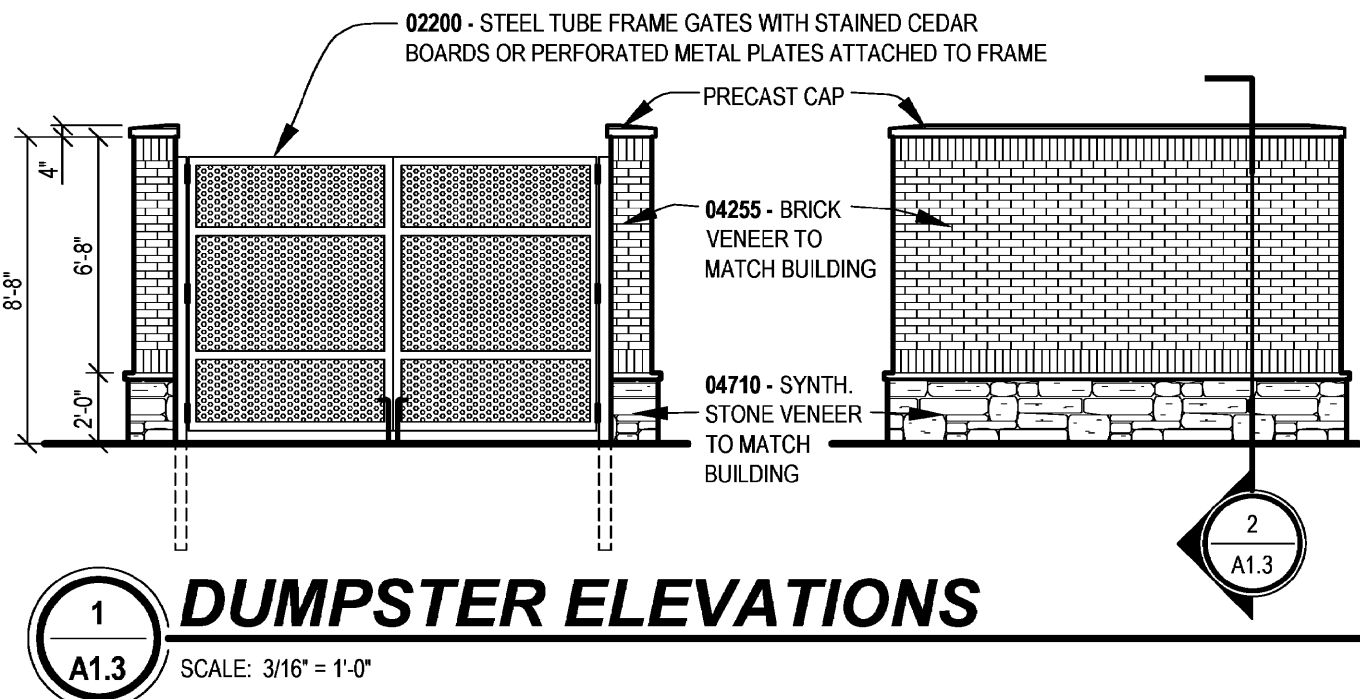
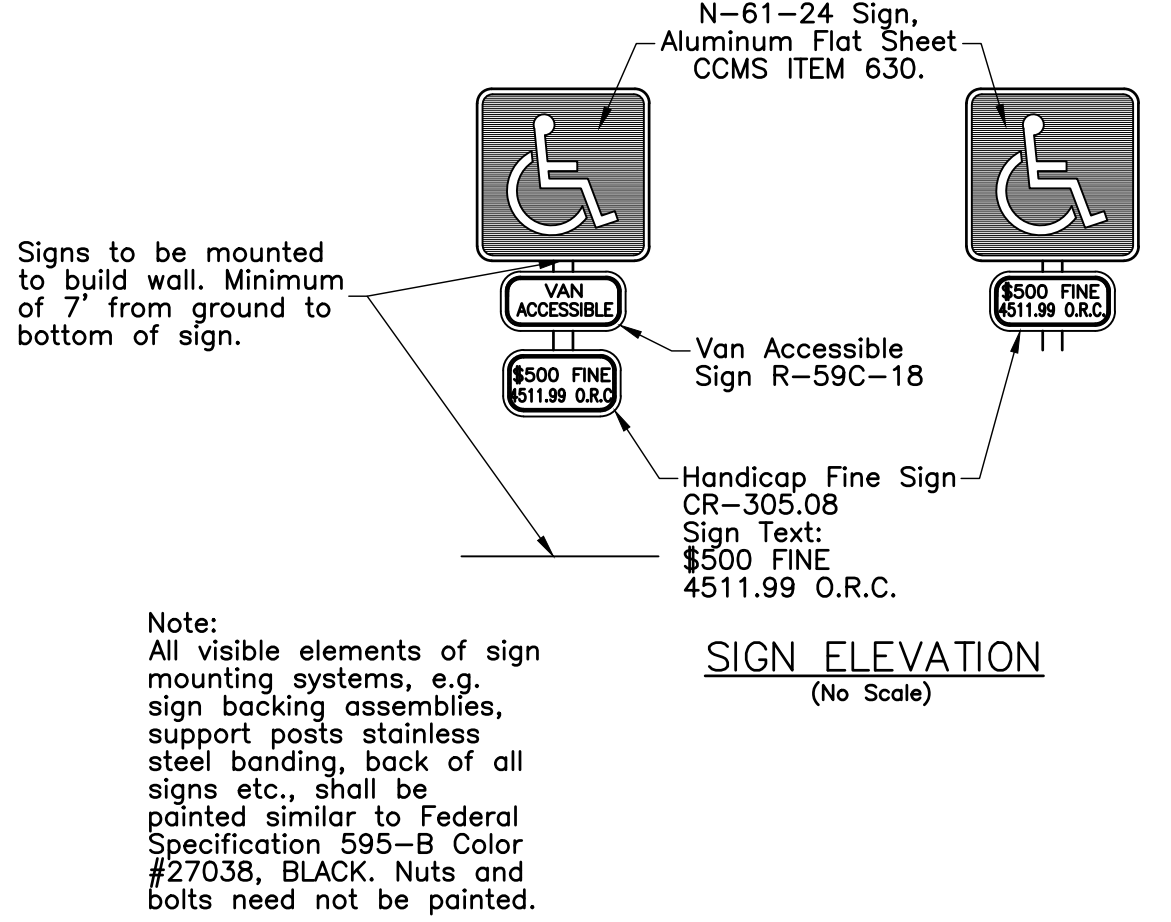
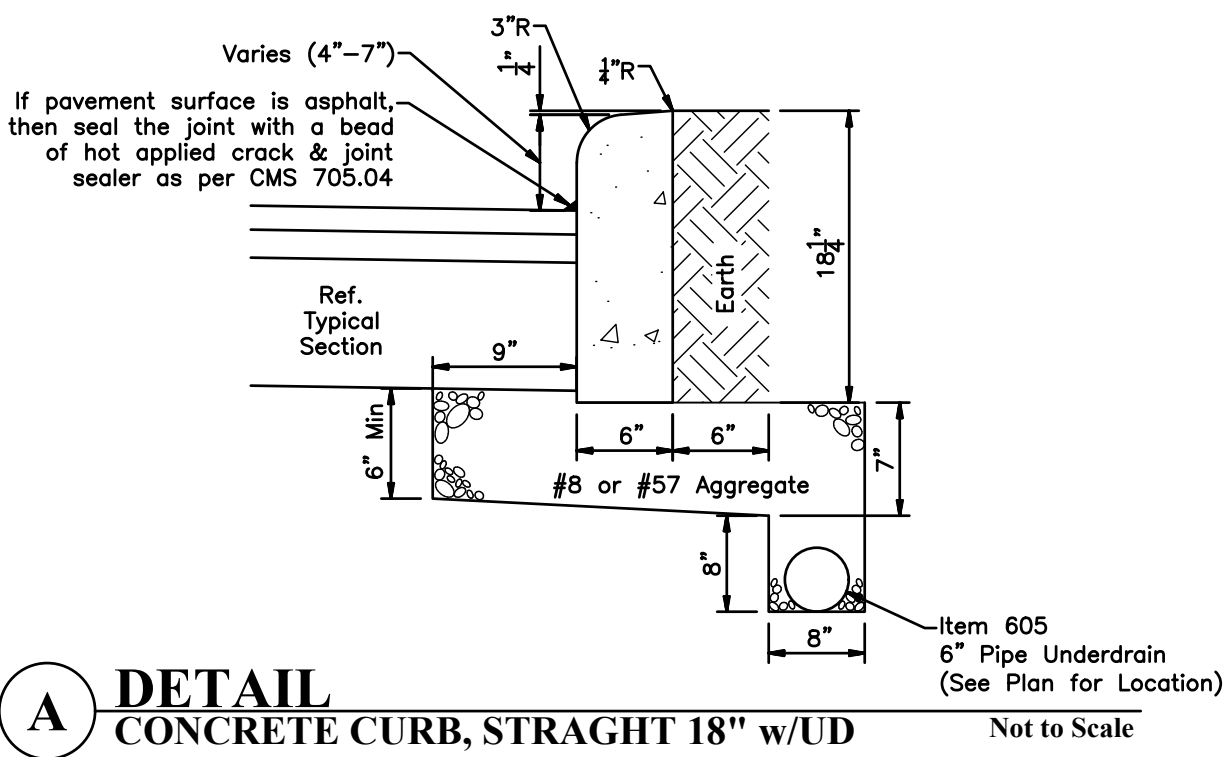
EMH&T
Evans, Mechwart, Hambleton & Tillan, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE	July 15, 2025
SCALE	As Noted
JOB NO.	20241021
SHEET	1/6

FOR THE DIVISION OF POWER
The Division of Power (DOP) may have overhead primary, secondary, and street lighting at this work location. The contractor is hereby required to contact OUPS at 811 or 1-800-362-2764 forty-eight hours prior to conducting any activity within the construction area.


Any required relocation, support, protection, or any other activity concerned with the City's electrical facilities in the construction area is to be performed by the contractor under the direction of DOP personnel and at the expense of the project. DOP shall make all final connections to DOP's existing electric system at the expense of the project. The contractor shall use material and make repairs to a City of Columbus street lighting system by following DOP's "Material and Installation Specifications" (MIS) and the City of Columbus "Construction and Material Specifications" (CMSC). Any new or re-installed underground streetlight system shall require testing as referred to in section 1000.18 of the CMSC manual. The contractor shall conform to DOP's existing Street Light Lockout/Tagout (LOTO) Procedure, MIS-1, copies of which are available from DOP.

If any electric facility belonging to DOP is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, the DOP Dispatch Office should be contacted immediately at (614) 645-7627. DOP shall make all necessary repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power, City of Columbus, Ohio.



FXLED150SFN

RAB



Color: Bronze

Weight: 20.9 lbs

Project:		Type:	
Prepared By:		Date:	
Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.39A	Color Temp	4000K (Neutral)
208V	0.80A	Color Accuracy	74 CRI
240V	0.70A	L70 Lifespan	100,000 Hours
277V	0.60A	Lumens	21,534
Input Watts 168.1W		Efficacy	128.1 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 1.39A, 208V: 0.81A, 240V: 0.70A, 277V: 0.60A

THD:
2.18% at 120V, 7.26% at 277V

Power Factor:
99.9% at 120V, 97.9% at 277V

Note:
All values are typical (tolerance +/- 10%)

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

EPA:
2

Ambient Temperature:
Suitable for use in up to -40°C (-40°F) to 40°C (104°F)

Lens:
Tempered glass lens included

FXLED150SFN

RAB

Technical Specifications (continued)

Construction

Housing:
Die-cast aluminum housing and door frame

Mounting:
Heavy-duty slipfitter for 2 3/8"OD pipe

Finish:
Formulated for high durability and long-lasting color

Tilt Increment:

Rotates in 6 degree increments

Other

Equivalency:
Equivalent to 400W Metal Halide

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

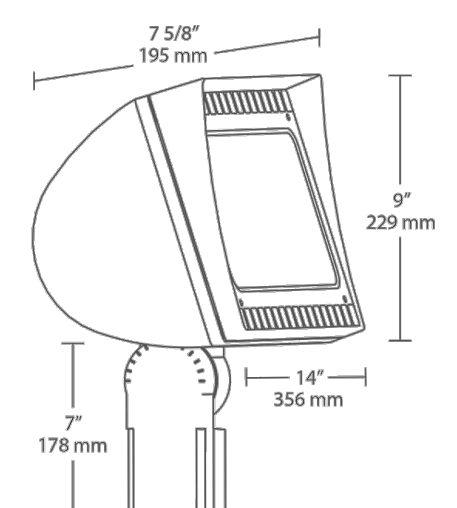
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Listings

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P00001735

Dimensions



Features

66% energy cost savings vs. HID

NEMA Type - 6H x 6V

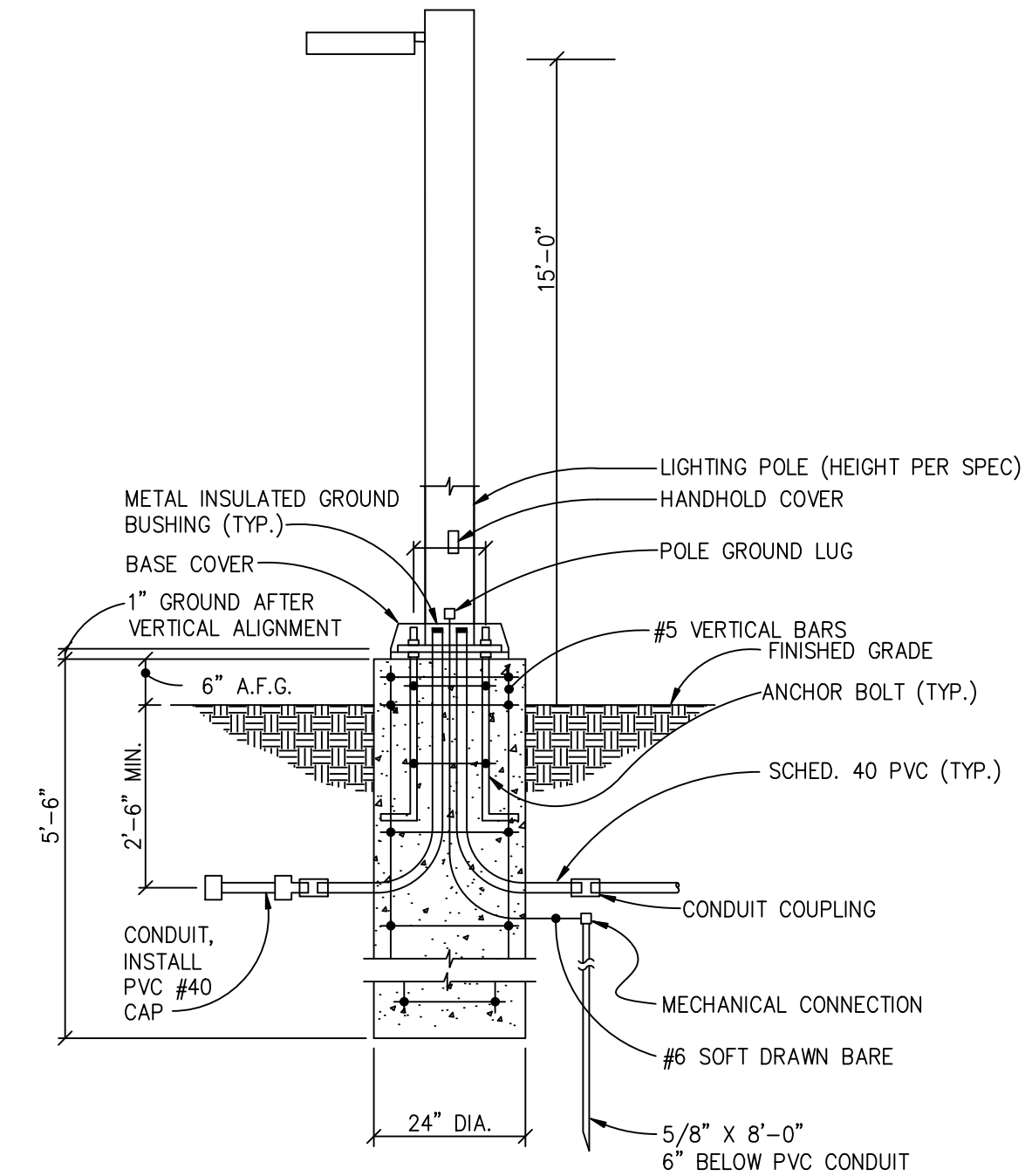
"Air-Flow" technology heat dissipation

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

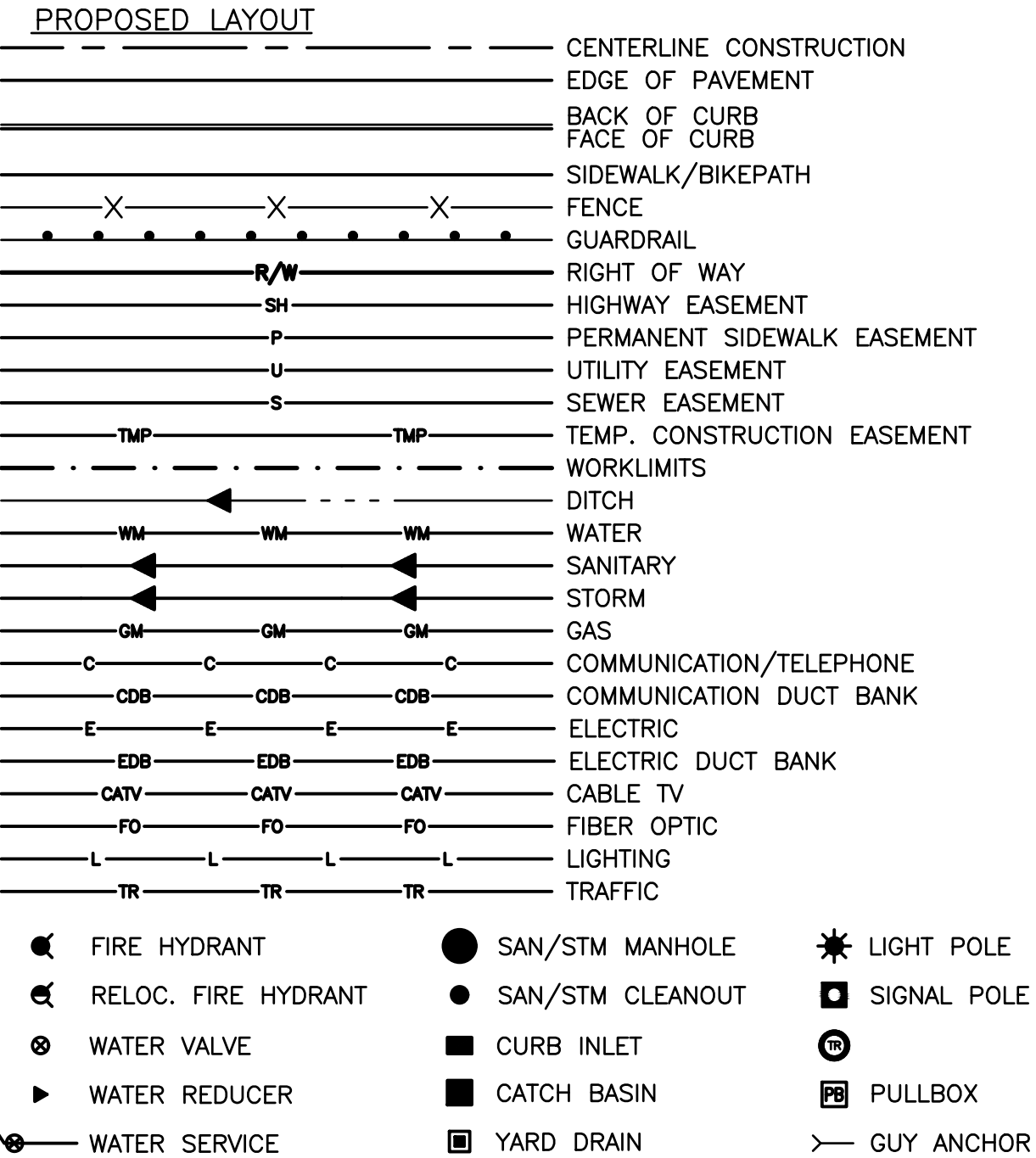
Family	Wattage	Mounting	Color Temp	Finish	Driver	Options	Other Option
FXLED	150	SF	N	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard /D10 = 0-10V Dimming /BL = Bi-Level /480 = 480V	Blank = No Option /LC = Lightcloud® Control /PCT = 100-277V Twistlock /PCT4 = 480V Twistlock



LIGHT POLE BASE DETAIL

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
Copyright © 2020 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
Copyright © 2020 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice



1"WS	1" WATER SERVICE	(DND)	DO NOT DISTURB
1"GS	1" GAS SERVICE	(FIP)	FILL IN PLACE
6"SS	6" SANITARY SERVICE	(TBA)	TO BE ABANDONED
6"RD	6" ROOF DRAIN	(TBAO)	TO BE ABANDONED (BY OTHERS)
WSB	WATER SERVICE BOX	(TBR)	TO BE REMOVED
OHE	OVERHEAD ELECTRIC	(TBRO)	TO BE REMOVED (BY OTHERS)
OHC	OVERHEAD COMM.	(TBRL)	TO BE RELOCATED
UGE	UNDERGROUND ELECTRIC	(TBRLQ)	TO BE RELOCATED (BY OTHERS)
CATV	CABLE TELEVISION	(ATG)	ADJUST TO GRADE
CIMH	CURB INLET MANHOLE	(ATGO)	ADJUST TO GRADE (BY OTHERS)
NF	NOT FOUND	(RTG)	RECONSTRUCT TO GRADE
DB	DUCT BANK	(R&R)	REMOVE AND RESET
(PA)	PREVIOUSLY ABANDONED	(R&B)	REMOVE AND REBUILD
Vert	VERTICAL	(REM)	REMOVE
Horz	HORIZONTAL	(APP)	AS PER PLAN
Defl	DEFLECTION		
WM	WATER MAIN		

GUIDER ENTERPRISES

GUIDER ENTERPRISES



DATE
July 15, 2025

SCALE
None

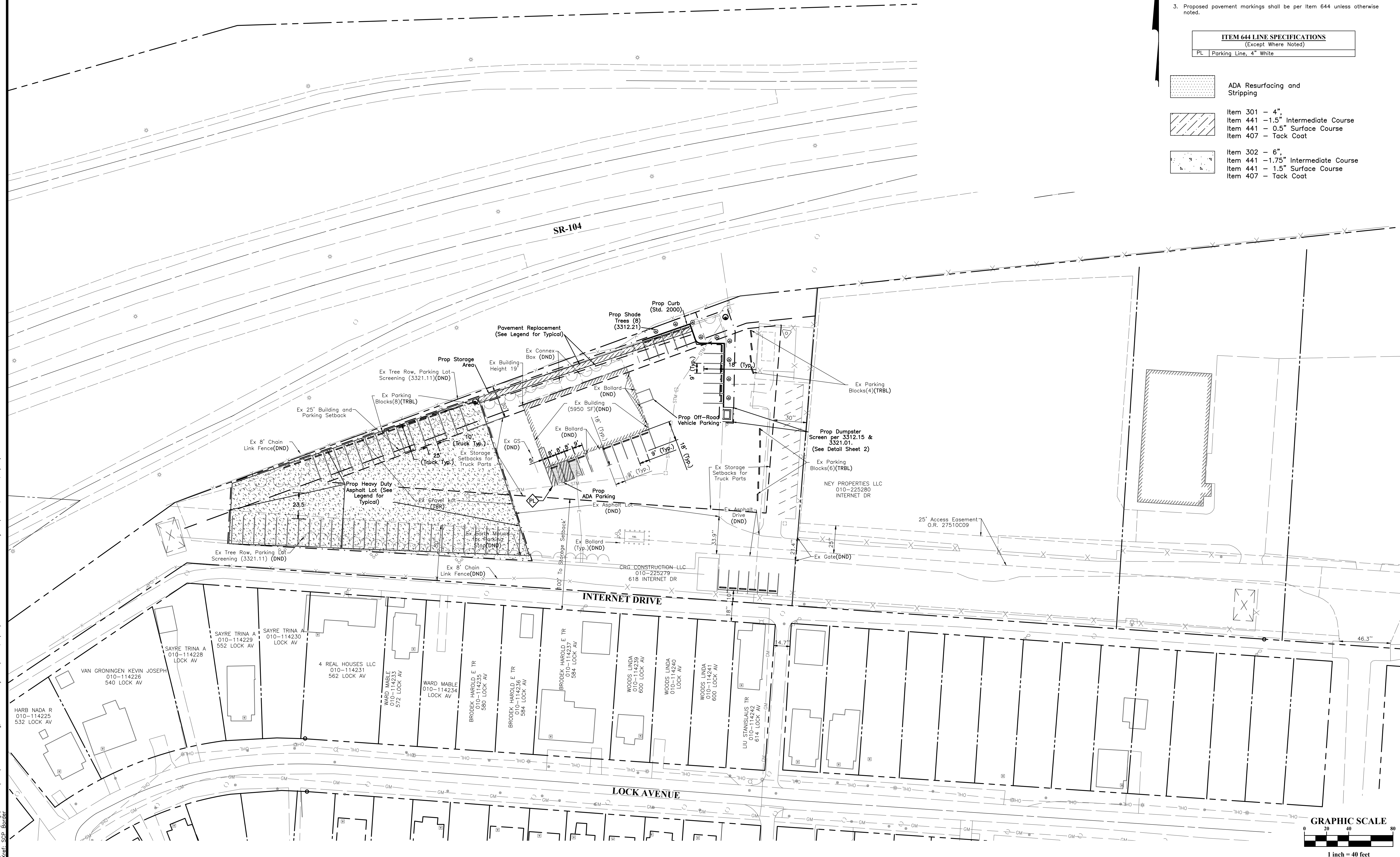
JOB NO.
20241021

SHEET
2/6

- NOTES:**
- Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheets X & X for additional information.
 - All dimensions within pavement are given from face of curb or edge of pavement. All other dimensions are given from back of curb or edge of sidewalk/pavement.
 - Proposed pavement markings shall be per Item 644 unless otherwise noted.

ITEM 644 LINE SPECIFICATIONS (Except Where Noted)	
PL	Parking Line, 4" White

	ADA Resurfacing and Stripping
	Item 301 - 4" Intermediate Course
	Item 441 - 1.5" Surface Course
	Item 407 - Tack Coat
	Item 302 - 6" Intermediate Course
	Item 441 - 1.5" Surface Course
	Item 407 - Tack Coat



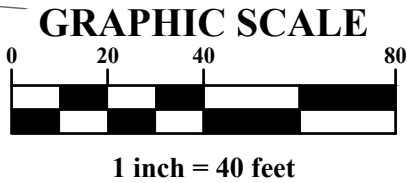
REVISIONS	
MARK	DESCRIPTION

GUIDER ENTERPRISES

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE COMPLIANCE PLAN
FOR
GUIDER ENTERPRISES
618 INTERNET DRIVE
SITE DIMENSION PLAN

EMHT
618 New Albany Road, Columbus, OH 43204
Engineers - Surveyors - Planners - Scientists
Phone: 614.757.5500 Fax: 614.757.5501 emht.com

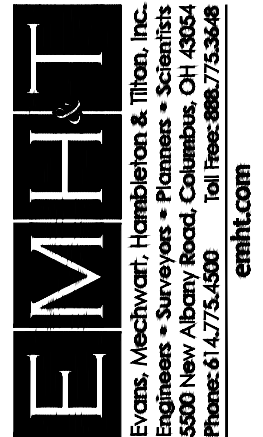
DATE	July 15, 2025
SCALE	1" = 40'
JOB NO.	20241021
SHEET	4/6



- NOTES:**
- Items To Be Abandoned/Removed have NOT been shown for clarity purposes. See Existing Conditions & Demolition Plan On Sheets X & X for additional information.
 - CAUTION: The existing utilities on this plan are shown in their approximate location. The Contractor shall be responsible for contacting OUPS and to field locate existing utilities prior to construction.
 - Any existing storm inlets impacted by the new construction activities will need the appropriate inlet protection for sediment control.
 - Contractor shall use extreme caution while performing any work around the existing utilities and ensure all regulations and requirements have been met. Contractor shall contact the utility companies to protect/cover their lines as appropriate and ensure that when performing tree removals near the overhead utilities that no damage occurs to the overhead utilities and poles. If damage occurs the Contractor shall stop work immediately within the general vicinity and contact the utility owner to report damage to the utility.
 - Contractor shall protect existing hardscape and landscape that is to remain. Damage caused by the construction of this project must be repaired/replaced. No additional payment shall be made.

GUIDER ENTERPRISES

GUIDER ENTERPRISES
618 INTERNET DRIVE
SITE UTILITY PLAN

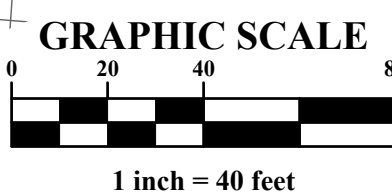


DATE
July 15, 2025

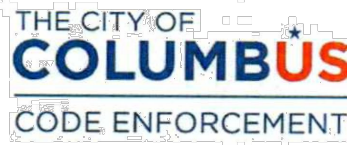
SCALE
1" = 40'

JOB NO.
20241021

SHEET
5/6



J:\2024\1021\Drawings\4Sheets\SCP\2024\1021-Title Sheet_Notes_Layout.dwg, Last Saved By: mikopechek, 7/15/2025 11:54 AM Last Printed By: Kopechek, Michael, 7/15/2025 12:26 PM Xref: SCP Border



Date of Service/Posting 10/20/23

Order Number: 23470-08631
Parcel Number: 010225279

CRG CONSTRUCTION LLC
500 HOME RD
DELAWARE, OH 43015-8926

ZONING CODE VIOLATION NOTICE

Re: 618 INTERNET DR

An inspection has been made at the above address on **October 20, 2023**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Code Enforcement Officer. Pursuant to the Columbus City Code Section 3307.07, The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11, Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S).

Lisa Doyle
Code Enforcement Officer
Phone: 614-645-0748
ledoyle@columbus.gov
111 North Front St.
Columbus Ohio 43215

20:7 9:30:21

Page 1 of 2

618 INTERNET DR

Order Number: 23475-14888
Parcel Number: 010225279

Environmental Violations

1 709.03 Standards relative to noxious weeds

S No owner or person having charge of any premises in the city shall permit to grow any grass, brush, vines, shrubs, or noxious weeds in excess of twelve (12) inches in height. Cited parties are responsible for the removal of high grass, noxious weeds, or solid waste to the centerline of any abutting street, alley, or right-of-way.

2 707.03 Standards relative to solid waste

T No owner or person having charge of any premises shall store or dispose of garbage, rubbish, debris, animal or solid waste by placing said waste in or on any land or premises in the city. Every owner or person having charge of any premises shall store and dispose of all garbage, rubbish, debris, animal or solid waste from those parts of the premises that he or she controls (including any abutting street, alley, easement or right-of-way to the centerline) in a clean, sanitary, and safe manner.

U Remove all metal, wood, tires, bulk items, and/or misc. debris from the property and all abutting easement/alley areas.

SW:1 9:30:21

Page 2 of 2

618 INTERNET DR

Order Number: 23470-08631
Parcel Number: 010225279

**ITEM# CODE SECTION
COMMENTS**

Zoning Violations

1 3312.43 Required surface for parking

A Parking/storing vehicle(s) on a surface unimproved with Portland cement, asphaltic concrete and/or an approved hard surface that has been approved by the Building and Zoning Services Department.

(NOTE: No parking waiver on file.)

2 3305.01 Certificate of zoning clearance

B Failure to obtain zoning clearance to change use of the property to allow reduction in landscaping, expanded parking areas, expanded storage areas, shipping containers, installation of tanks, and/or installation of bollards.

3 3305.03 Authority and compliance

The property is in violation of its current and approved site plans, including but not limited to the following items:

C >Curb cuts missing where designated on the site plan.

D >Landscaping missing where designated on the site plan.

E >Landscaping areas removed.

F >Exterior storage in areas not designated for this use.

G >Parking/storing vehicles in areas not designated for this use.

H >Parking/storing tired vehicles in areas designated for only tractor tread vehicles.

I >Dumpster enclosure missing where designated on the site plan.

J >Dumpster in areas not designated for this use.

K >Parking lot not striped per the site plans.

L >Parking lot expanded into landscaped areas.

M >Maneuverability aisles blocked by expanded parking areas.

N >Gates missing where designated on the site plan.

O >Driveway missing where designated on the site plan.

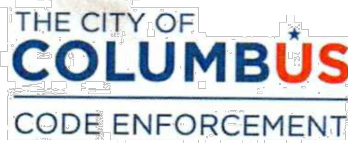
P >Driveway installed in area not designated on the site plan.

Q >Shipping container(s) installed in areas not designated for this use.

R >Tank and bollards installed in areas not designated for this use.

20:7 9:30:21

Page 2 of 2



Date of Service/Posting 10/20/23

Order Number: 23440-07196
Parcel Number: 010225279

CRG CONSTRUCTION LLC
500 HOME RD
DELAWARE, OH 43015-8926

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 618 INTERNET DR

An inspection has been made at the above address on **October 18, 2023**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen (15) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Building and Zoning Services/ Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S).

Lisa Doyle
Code Enforcement Officer
Phone: 614-645-0748
ledoyle@columbus.gov
111 North Front St.
Columbus Ohio 43215

HC:3 SHVN 9:30:21

Page 1 of 2



Date of Service/Posting 10/20/23

Order Number: 23475-14888
Parcel Number: 010225279

CRG CONSTRUCTION LLC
WAYNE C. GUIDER - AGENT
5530 ARYSHIRE DR.
DUBLIN, OH 43017

COLUMBUS CITY CODE VIOLATION NOTICE

Re: Property Type:*

At: 618 INTERNET DR

Location Description (if applicable):

An inspection has been made at the above address on **October 18, 2023**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **15** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

To exercise your right of appeal, a written petition must be filed in this office stating the specific factual reasons for an appeal within fifteen (15) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Building and Zoning Services/Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

Failure to comply with this notice may result in the abatement of violations noted herein, with the cost, including an administrative fee, charged to the owner of the land, and/or criminal and/or civil prosecution.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S).

Lisa Doyle
Code Enforcement Officer
Phone: 614-645-0748
ledoyle@columbus.gov
111 North Front St.
Columbus Ohio 43215

SW:1 9:30:21

Page 1 of 2

618 INTERNET DR

Order Number: 23440-07196
Parcel Number: 010225279

**ITEM# CODE SECTION
COMMENTS**

Housing Violations - Exterior

1 4525.11 Exterior of premises

V There are sections of damaged fencing.

HC:3 SHVN 9:30:21

Page 2 of 2

REVISIONS

MARK DATE DESCRIPTION

GUIDER ENTERPRISES

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE COMPLIANCE PLAN

FOR
GUIDER ENTERPRISES
618 INTERNET DRIVE

ZONING VIOLATIONS



DATE

July 15, 2025

SCALE

None

JOB NO.

20241021

SHEET

6/6