

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: _____ Date Received: _____

Assigned Planner: _____ Fee: _____

Contact Information: _____

Comments: _____

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

Variance Special Permit

Project Description:
change of use for a dry cleaning plant: to reduce the required number of parking spaces from 1 to zero. Section 3312.49 Minimum numbers of parking spaces required.

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

Certified Address: 1251 South Front Street City: Columbus Zip: 43206

Parcel Number(s): 010-143108

Neighborhood Group: Columbus Southside Area Commission Current Zoning: M, manufacturing

APPLICANT (If different from Owner):

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

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: M Simon Holdings LLC Phone Number: 630-808-6028 Ext.: _____

Address: 1092 College Avenue City/State: Westerville, OH Zip: 43081

Email Address: owner@columbuscleaning.com Fax Number: _____

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

Address: 37 West Broad Street STE 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: _____

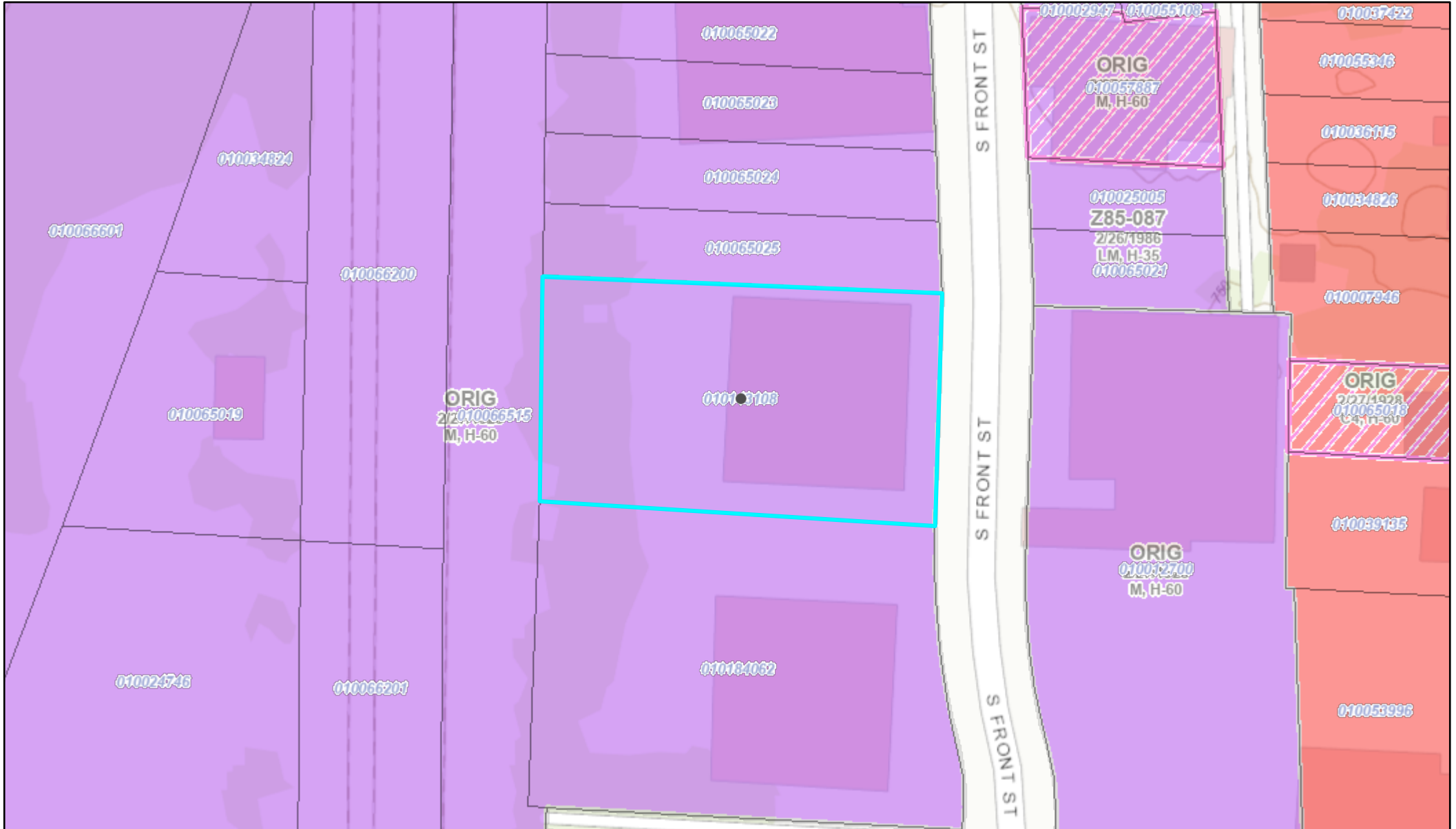
SIGNATURES

APPLICANT SIGNATURE M. Simon Holdings LLC

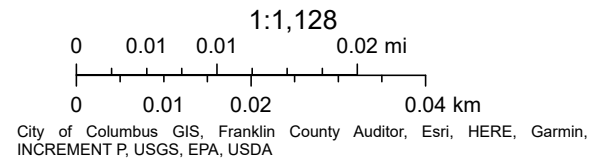
PROPERTY OWNER SIGNATURE M. Simon Holdings LLC

AGENT SIGNATURE Jeffrey L. Brown

1251 South Front Street



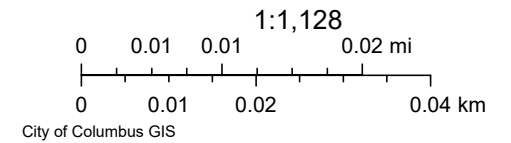
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1251 South Front Street



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STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
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.
 2. Whether the variance is substantial.
 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.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

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 demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

see attached sheet

Signature of Applicant

[Handwritten signature]
for applicant

Date

11/20/20

Variance Hardship

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.

The site has an existing building on it and was previously used for office/warehouse. Those uses could continue in that building.

2. Whether the variance is substantial.

The parking reduction is for only one space based on the change of use calculation. The variance is not substantial.

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.

The area is zoned M, Manufacturing and has numerous warehouse/industrial buildings. The reduction of one parking space will not substantially alter the essential character of the neighborhood nor would adjoining properties suffer a detriment as a result of the variance.

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

The variance would not adversely affect the delivery of governmental services.

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

The applicant did not know of the variance issue when he purchased the property.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Additional parking could be provided but that would require an easement from the adjacent property owner to reach the area behind the building.

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

The spirit and intent of providing adequate parking will be met by the applicant only supplying the spaces that he needs. Substantial justice would be achieved by having the applicant only supplying the spaces that he needs.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street STE 460 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 1251 South Front Street

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) M Simon Holdings LLC
1092 College Avenue
Westerville, OH 43081

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

M Simon Holdings LLC
630-808-6028

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
Kathy Green Carly Maggio
kathrynfgreen@gmail.com Carly@410-studio.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

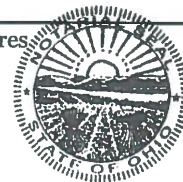


Sworn to before me and signed in my presence this 20th day of November, in the year 2023


(6) SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

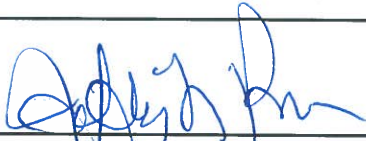
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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 |
|-----------------------------|--|
| <u>M Simon Holdings LLC</u> | <u>1092 College Avenue Westerville, OH 43081</u> |
| | |
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| | |

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20th day of November, in the year 2023


SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2025



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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

Parking calculation for 1251 South Front Street

Existing building

1,117 sq ft office $1,117/450 = 3$

10,055 sq ft warehouse $10,055/1000 = 11$

Total 14

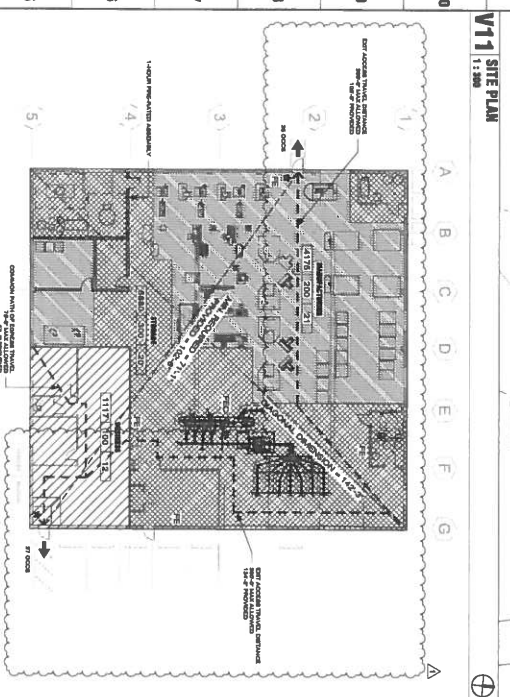
Proposed use in existing building

1,117 sq ft office $1,117/450 = 3$

4,175 sq ft industrial $4,175/750 = 6$

5,880 sq ft warehouse $5,880/1000 = 6$

Total 15



V4 CODE COMPLIANCE PLAN

TYPE = 1-4"

| PROPERTY LINE | 1 HOUR FIRE-RATED ASSEMBLY |
|---------------|--|
| 1 | REPAIR A-500 IPIR DOORS & DOOR HARDWARE |
| 2 | REQUIREMENTS FOR ACCESSIBILITY |
| 3 | COMPLIANCE INFORMATION |
| 4 | REPAIR FIRE PROTECTION DRAWINGS FOR AUTOMATIC SPRINKLER SYSTEM |

CODE COMPLIANCE LEGEND

INDICATES EBT
 OCCUPANCY
 FIRE EXTINGUISHER CABINET
 OTHER
 OCCUPANT COUNT
 OCCUPANT TYPE
 OCCUPANT COUNT

NOTE: ALL INDICATED DATA MUST BE ACCURATE AND CORRECTLY REFLECTED.

OHIO BUILDING CODE 2017

| WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES INCLUDING BUT NOT LIMITED TO THE LATEST EDITION OF THE FOLLOWING: | NFL ENERGY CONSERVATION CODE, CODE 2012 | INTERNATIONAL FIRE CODE, CODE 2015 | INTERNATIONAL MECHANICAL CODE, CODE 2017 | INTERNATIONAL PLUMBING CODE, CODE 2017 | INTERNATIONAL ROOFING CODE, CODE 2015 | INTERNATIONAL SIGNAGE CODE, CODE 2015 | INTERNATIONAL SCHEDULES CODE, CODE 2015 | INTERNATIONAL WIND-BURNING RESISTANCE CODE, CODE 2015 |
|--|---|------------------------------------|--|--|---------------------------------------|---------------------------------------|---|---|
| OHIO BUILDING CODE 2017 | NFPA 70 (NEC) - 2017 | OHIO FIRE CODE - 2017 | NFPA 72 - 2017 | NFPA 73 - 2017 | NFPA 95 - 2017 | A.D.A.A.B. | | |
| SECTION 101.1 - 2009 | | | | | | | | |

CHAPTER 5: OCCUPANCY CLASSIFICATION

| USE GROUP | F-1, F-1-B | FACTORY INDUSTRIAL - MODERATE HAZARD MATERIALS | SEPARATED | YES | NO |
|------------|------------|--|-----------|-----|----|
| INDUSTRIAL | X | YES | NO | YES | X |

CHAPTER 5-B: BUILD HEIGHTS AND AREAS & TYPES OF CONSTRUCTION

| ACTUAL BLDG HEIGHT | 11.72' 0" | ACTUAL BLDG HEIGHT | 15' - 0" |
|--------------------|---------------|--------------------|---------------|
| ACTUAL BLDG AREA | 11,722 SF | ACTUAL BLDG AREA | 12,000 SF |
| ACTUAL BLDG VOLUME | 137,064 CU FT | ACTUAL BLDG VOLUME | 180,000 CU FT |

CHAPTER 5-B.7: REQUIRED FIRE RESISTANCE

| BUILDING COMPONENT | TIER | FIRE RATING | NOTES |
|--------------------|------|-------------|-------|
| ROOF | 1 | 1 HOUR | |
| WALLS | 1 | 1 HOUR | |
| FLOORS | 1 | 1 HOUR | |

CHAPTER 10: MEANS OF EGRESS

| MEANS OF EGRESS | MINIMUM WIDTH | MINIMUM CLEARANCE | MINIMUM HEADROOM |
|-----------------|---------------|-------------------|------------------|
| STAIRS | 44" | 48" | 80" |
| WALKWAYS | 36" | 48" | 80" |

CHAPTER 11: ACCESSIBILITY

Accommodate persons with disabilities. See Section 413.1 for details.

CHAPTER 28: PLUMBING REQUIREMENTS

Plumbing fixtures shall be installed in accordance with the International Plumbing Code, 2015 edition.

CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES

Existing buildings shall be repaired or replaced in accordance with the International Building Code, 2015 edition.

PROJECT CODE INFORMATION

COLUMBUS DRY CLEANING TENANT IMPROVEMENT

1251 SOUTH FRONT STREET

COLUMBUS DRY CLEANING

DATE: 07/23/2023
 DRAWING NO: 2023-040
 SHEET NO: 11 OF 20

DATE: 07/23/2023
 DRAWING NO: 2023-040
 SHEET NO: 11 OF 20