

Property Address:       **2065, 2101 & 2189 Stelzer Road**

Applicant:               **Tucker Bear Capital, LLC**  
                                  **2360 Citygate Drive**  
                                  **Columbus, Ohio 43219**

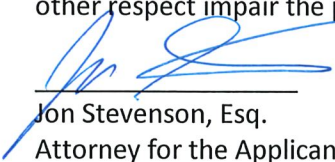
### **Types of Action Requested**

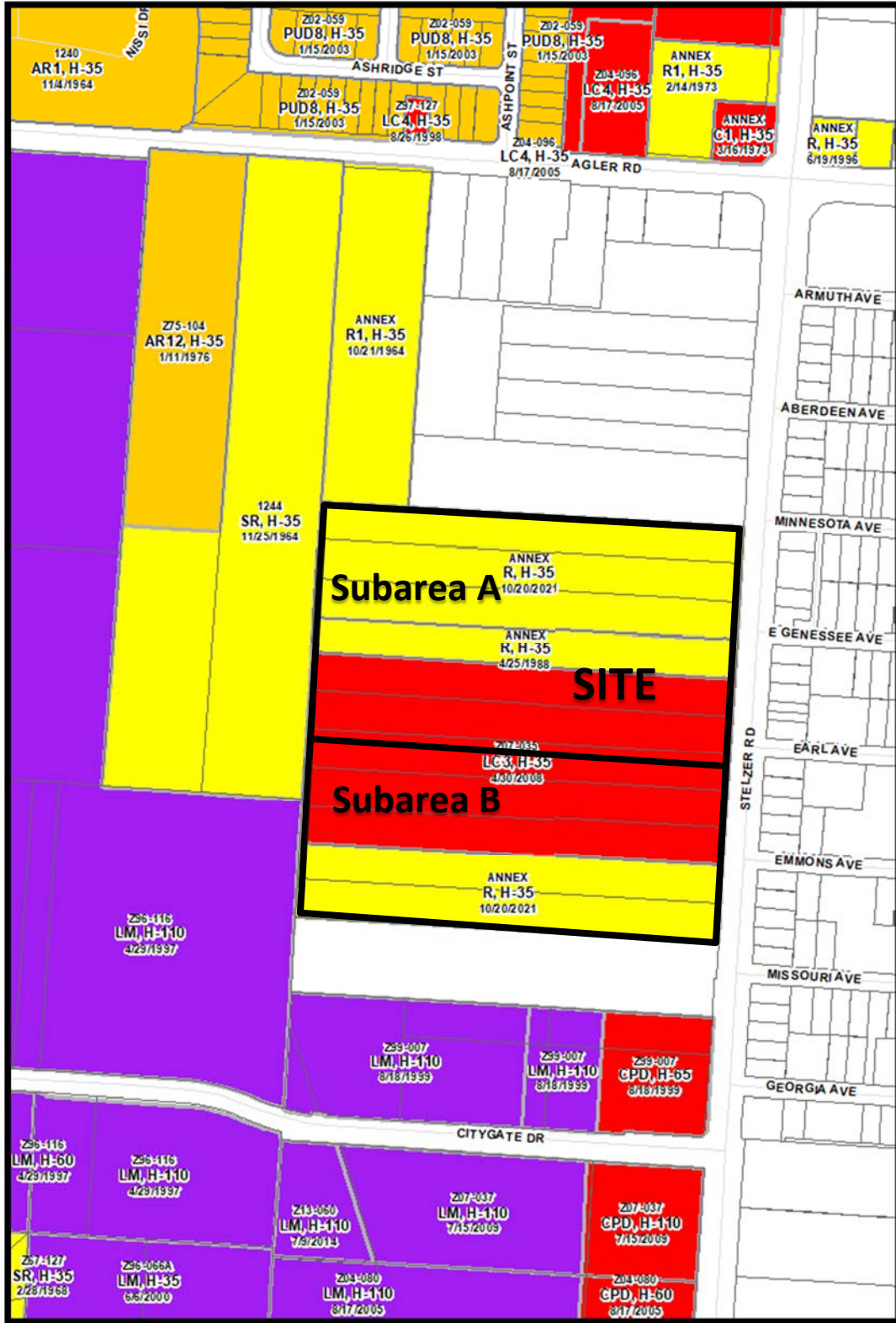
The Applicant proposes to construct 265,723 sq. ft. building for industrial or commercial development, which has been re-zoned from LC3 and R to L-M, Limited Manufacturing, and which includes a plan for a parking lot to the east and south of the proposed building. The Applicant requests the following variance:

1. 3312.03(D) – To permit the construction of a parking lot, which will consist of parking spaces on different parcels.
2. 3312.25 – To permit maneuvering areas to be divided by parcel lines.
3. 3312.29 – To permit parking spaces to be divided by parcel lines.
4. 3312.51(1)(2) – to permit loading spaces and maneuvering areas on different parcels throughout the subject site, and to permit loading areas to be divided by parcel lines.

### **Statement of Hardship**

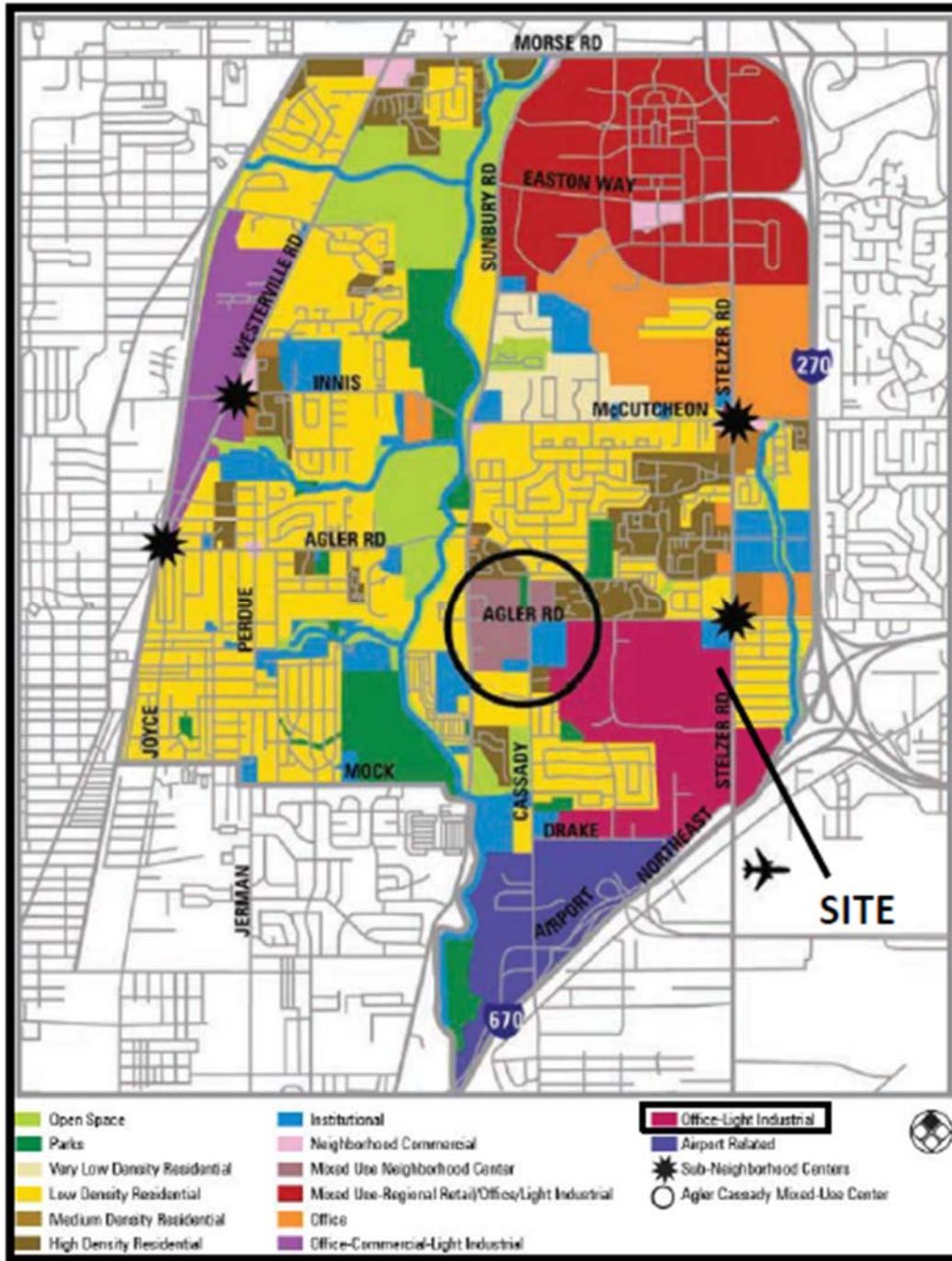
The variance requested in the application will allow the applicant a reasonable return by allowing natural use of the property with minimal disruption to the area. The intended use and design of the property involves a parking lot, in which parking spaces will overlap onto different parcels. Without such variance, the present plan for this property will be severely limited and the appearance of the parking lot will be irregular. This variance will not adversely affect the surrounding property or surrounding neighborhood, and will alleviate the hardship which warrants the variance. In fact, this variance will benefit surrounding property owners by allowing for the appearance of a more uniform parking lot. This variance will not impair an adequate supply of light and air to the adjacent properties, 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.

  
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Jon Stevenson, Esq.  
Attorney for the Applicant



7J21-%\$\*  
2189 Stelzer Rd.  
Approximately 28.36 acres

Northeast Area Plan (2007)



CV21-106  
2189 Stelzer Rd.  
Approximately 28.36 acres



CV21-106  
2189 Stelzer Rd.  
Approximately 28.36 acres



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number** CV21-106

**Address** 2189 Stelzer Road, Cols. OH 43219

**Group Name** Northeast Area Commission

**Meeting Date** November 4, 2021

**Specify Case Type**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Northeast Area Commission approves variance. The Commission is requesting minimal parking in the front of building. Northeast Area plan suggests, "parking lots should be provided to the rear of buildings ("hide" parking).

**Vote** Unanimous vote of 7/7

**Signature of Authorized Representative** *Commissioner Cleora Moore*

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



# Council Variance 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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-106

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) Jason Goldberg  
of (COMPLETE ADDRESS) 2360 Citygate Drive, Columbus, Ohio 43219  
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. Jason Goldberg 2360 Citygate Drive, Columbus, Ohio 43219 172 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28<sup>th</sup> day of September, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

March 11, 2025  
My Commission Expires

Notary Seal Here



**MICHELLE L. MITCHELL**  
Notary Public, State of Ohio  
My Commission Expires  
March 11, 2025

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