City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 05-14
Date Received 1-29-14
Fee $50
Meeting Date 3-6-14
Filing Deadline
57822

1. **Property Location** 200 OLD WILSON BRIDGE RD., WORTHINGTON, OHIO
2. **Present/Proposed Use** OFFICE BUILDING - NO CHANGE.
3. **Zoning District** C-2 N
4. **Applicant** HARVEY SCHWAGER
   BUDD ARCHITECTURE
   Address 274 MARCONI BLVD. #200, COLUMBUS, OHIO 43215
   Phone Number(s) (614) 827-9584, (614) 486-1960
5. **Property Owner** WORTHINGTON INDUSTRIES
   Address 200 OLD WILSON BRIDGE RD. WORTHINGTON, OH. 43085
   Phone Number(s) (614) 438-3050 (VIRGIL WINLAND, SENIOR V.P.)
6. **Action Requested** (ie. type of variance) APPROVAL OF TEMPORY USE PERMIT FOR OFFICE TRAILER FOR USE DURING RENOVATION OF BUILDING
7. **Project Details:**
   a) **Description** 50x10 MOBILE OFFICE TRAILER PER ATTACHED INFORMATION
   b) **Expected Completion Date** SEPTEMBER 2014
   c) **Approximate Cost** 6 MONTH RENTAL = $3,370.46

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Harvey Schwager — 1/30/14
Applicant (Signature) — Date

[illegible] — 1/30/14
Property Owner (Signature) — Date

Abutting Property Owners List for
200 Old Wilson Bridge Rd.

Corporate Hill LLC	Triangle Real Estate	470 Old Worthington Rd. Suite 10	Westerville, OH 43082
Worthington Square Acquisition LLC		555 Metro Place N., Ste 600	Dublin, OH 43017
IS-CAN Ohio LP	Acme Agent, Inc.	41 S. High St. Ste 2800	Columbus, OH 43215

1.30.2014

Ms. Lynda Bitar
City of Worthington
374 Highland Avenue
Worthington, Ohio 43085

Re: Temporary Office Trailer at 200 Old Wilson Bridge Rd.

Dear Ms. Bitar,

Worthington Industries is about to begin a significant renovation to their corporate headquarters at 200 Old Wilson Bridge Rd. They need to temporarily relocate 10 auditors to an office trailer so that they can remain nearby while the space they were in undergoes renovations.

Attached is a rental agreement for a 10 x 50 trailer to be located in the parking lot near the southwest corner of the building. I've also attached a site drawing showing the proposed location. It is anticipated that this trailer will be in place for approximately six months, after which the staff will move into the renovated building and the trailer will be returned. Utility connections (power) will be made to the building by a licensed contractor who will acquire the necessary electrical permit.

The trailer will not be equipped with restrooms since the office buildings are nearby and facilities can be used inside. Installation will include leveling, blocking and tie-downs as well as a stair for access. Occupancy for the trailer will need to be approved by February 17, 2014 to allow construction to occur

We have also included a building permit application for this relocated industrialized unit building, as discussed with Don Phillips. Please contact me with questions or concerns. Thanks for your assistance with this.

Very truly yours,

Harvey Schwager

Harvey Schwager, AIA
Senior Project Manager

BHDP Architecture
274 Marconi Boulevard Suite 200
Columbus, Ohio 43215
P 614.486.1960

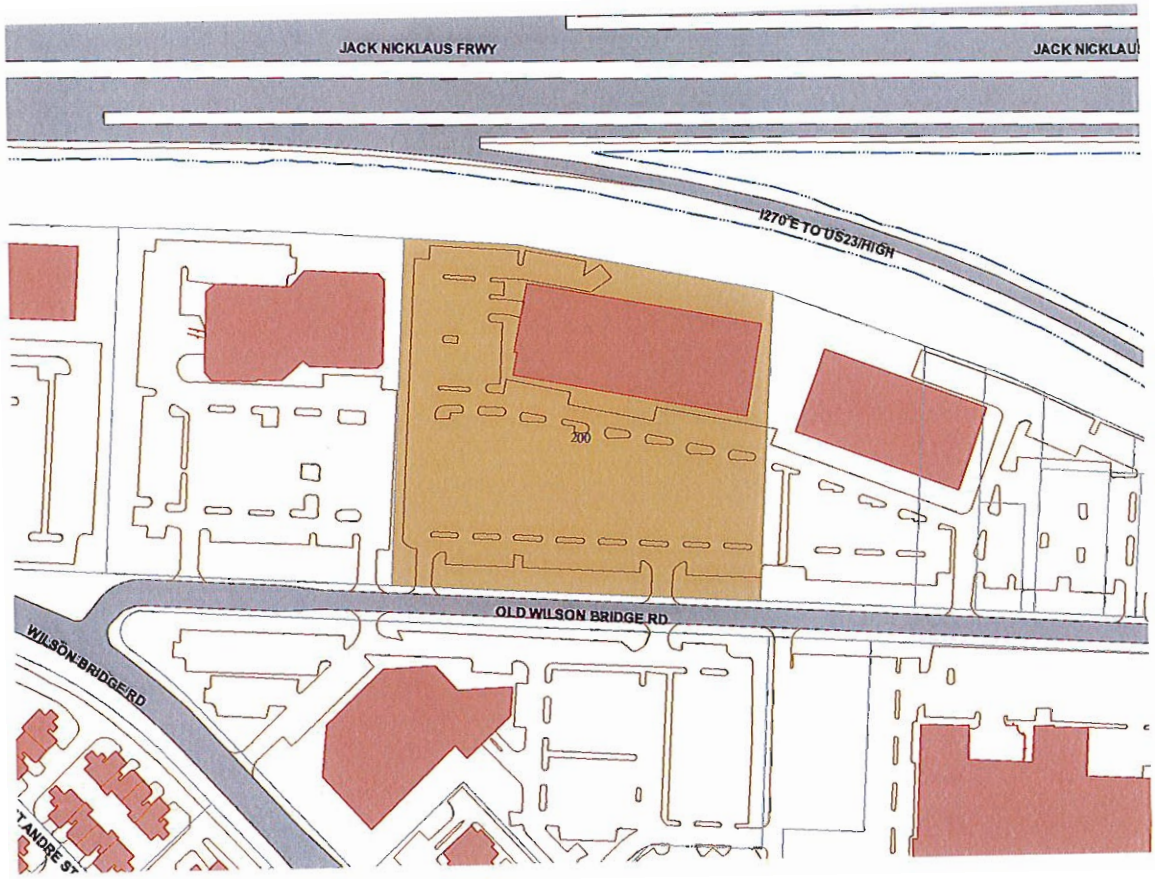
www.bhdp.com

Enclosures

pc: Virgil Winland, Steve Denny, Mike Skaggs, Teri Umbarger

L:\CL\Wor\Wor0106\Xx\Trailer supporting statement.docx

200 Old Wilson Bridge Rd.



100-005237-00 04/29/2010

WILLIAMS SCOTSMAN
An ALGECO SCOTSMAN Company

Williams Scotsman, Inc.
125 Distribution Dr
Hamilton, OH 45015-4257

Your Williams Scotsman Representative
David Uhlmansiek
Phone: (513)874-1280 Ext.
Fax: (513) 874-6743
Toll Free: 800-782-1500

Contract Number:411157
Revision: 1
Date: January 24, 2014

Floorplan

Models MO5010 and MO5012

SIZE(S)
- 50' Long (including hitch)
- 45' Box size
- 10' or 12' Wide
- 8' Ceiling height

INTERIOR FINISH
- Panelled walls
- Vinyl tile floors
- Gypsum ceiling
- Private office(s)

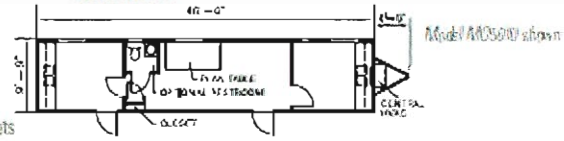
FURNITURE
- Two built-in desks with file cabinets
- One built-in plan table
- Overhead shelf

ELECTRIC
- Fluorescent ceiling lights
- Breaker panel

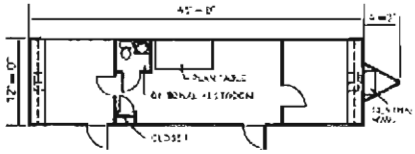
WINDOWS/DOORS
- Horizontal slider windows
- Two vision panel doors with standard locks

HEATING AND COOLING
- Central HVAC or thru-wall AC

EXTERIOR FINISH/FRAME
- Aluminum siding
- I-Beam frame
- Standard drip rail gutters



Model MO5010 shown



Model MO5012 shown

*Additional floor plans available. Floor plans and specifications may vary from those shown, and are subject to in-stock availability

CITY OF WORTHINGTON
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DRAWING NO.
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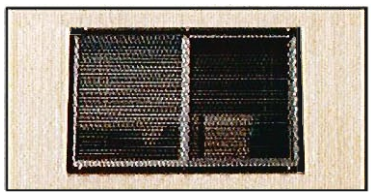
Value Added Products

Steps (OSHA, ADA, IBC)

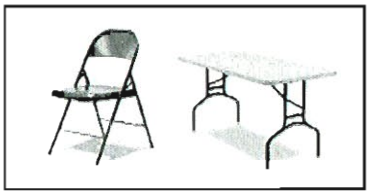
Ramps & Decks

Skirting & Tie-Downs


Door & Window Security

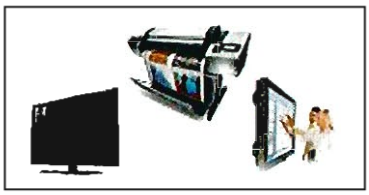
Property & Liability Programs

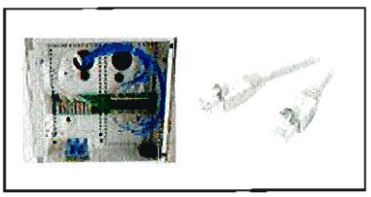
Temporary Fencing


Standard Furniture

Premium Office Furniture

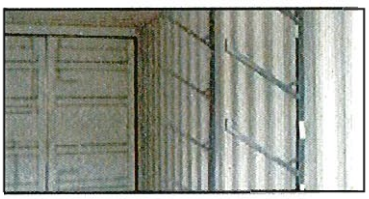
Convenience Package

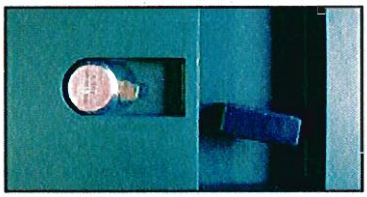

techsuite™ Package

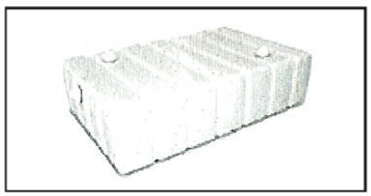

CAT-6 Data Hub

HVAC Services

Container Shelving Brackets


Container Pipe Brackets


Container Locks


Holding Tanks

Dumpster Service

Portable Restrooms

CITY OF WORTHINGTON
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Contract Number:411157
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Date: January 24, 2014

Lease Agreement

Lessee: 1044120
WORTHINGTON INDUSTRIES INC
200 W OLD WILSON BRIDGE RD
WORTHINGTON, Ohio, 43085

Contact:
Steve Denny
200 W OLD WILSON BRIDGE RD
WORTHINGTON, OH, 43085
Phone: (614) 840-4211
Fax:
E-mail:
steve.denny@worthingtonindustries.com

Ship To:
COLUMBUS, OH, 43085

Delivery Date:

CITY OF WORTHINGTON
BZA 05-14
DRAWING NO.
DATE 1-29-14

Rental Pricing Per Month		**Quantity**	**Price**	**Extended**
50x10 Mobile Office (46x10 Box)	Unit Number:	1	$218.00	$218.00
Steps - OSHA Aluminum Rental		2	$35.00	$70.00
Minimum Lease Term: 6 Months			Total Monthly Building Charges:	$218.00
			Other Monthly Charges:	$70.00
			Total Rental Charges Per Month:	$288.00
Delivery & Installation				
Tiedowns into asphalt		8	$56.63	$453.04
Block and Level		1	$152.44	$152.44
Delivery Freight		1	$408.00	$408.00
			Total Delivery & Installation Charges:	$1,013.48
Final Return Charges*				
Tiedown-Asphalt Removal		8	$20.00	$160.00
Teardown		1	$60.98	$60.98
Return Freight		1	$408.00	$408.00
			Due On Final Invoice*:	$628.98
			Total Charges Including (6) Month Rental, Delivery, Installation & Return:**	$3,370.46

Scope Of Work

Summary of Charges

Model: MO5010	QUANTITY: 1	Total Charges for (1) Building(s): $3,370.46

Signature of Lessee

Sign Here:	**Print Name:**	**Date:**

Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

BY INITIALING BELOW, LESSEE HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
	Skirting (L) - Vinyl LF	Initial	112	$5.69	$637.28
	Skirting (M) - Vinyl LF	Initial	112	$4.55	$509.60
	Skirting Removal - Vinyl LF	Final	112	$2.28	$255.36
	Tank installation	Initial	2	$218.75	$437.50
	Restroom System Winterization	Initial	1	$250.00	$250.00
	Water Holding Tank	Monthly	1	$94.12	$94.12
	Sewage Tank Rental	Monthly	1	$94.12	$94.12
	Restroom System w/ 1x Weekly Service	Monthly	1	$564.71	$564.71
	General Liability - Allen Insurance	Monthly	1	$22.00	$22.00

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Fax: (513) 874-6743
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_____	Prop Damage Waiver (9/10)	Monthly	1	$45.00	$45.00

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INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT*
1	MO5010	$22864.00	$2000.00

Lessee:WORTHINGTON INDUSTRIES INC

Pursuant to Section 11 of the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

1. **Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than $1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
2. **Commercial Property Insurance**: covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth Section 11 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Commercial Property Insurance

Lessee is providing Commercial Property Insurance in accordance with the requirements set forth Section 11 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Otherwise, if elected on preceeding pages:

Commercial General Liability Insurance

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising **from the proper use and occupancy** of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Damage Waiver Program

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in Section 11 of the Lease. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____

CITY OF WORTHINGTON
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Clarifications

***Final Return Charges are estimated and will be charged at Lessor's market rate at time of return for any Lease Term greater than twelve (12) months. **All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsibile for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise effect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (09-09-13) located on Lessor's internet site (http://www.willscot.com/terms) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

Signatures

Lessee (Name): WORTHINGTON INDUSTRIES INC	**Lessor:** **Williams Scotsman, Inc.**
Signature:	Signature:
Print Name:	Print Name:
Title:	Title:
Date:	Date:
PO#	

PLEASE RETURN SIGNED AGREEMENT TO: CINLeases@willscot.com

Williams Scotsman now issues paperless invoices via email, an efficient, convenient & environmentally friendly process. Go green and provide us with the proper email address for your invoices.

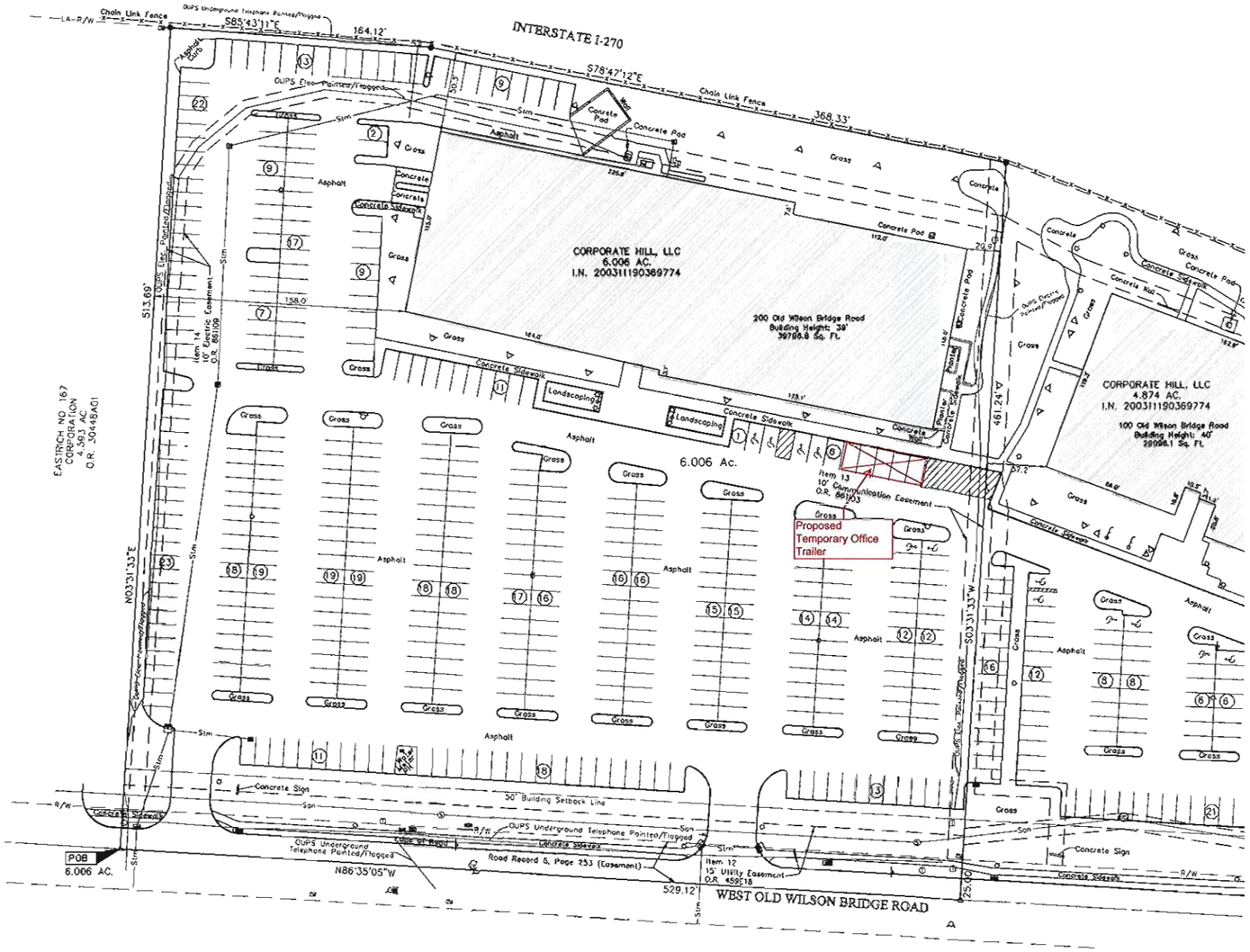
AP Email:

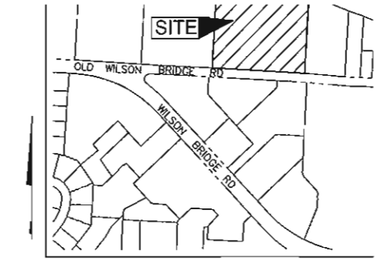
No thanks. Please mail my invoices to:

200 W OLD WILSON BRIDGE RD,
WORTHINGTON, Ohio 43085

CITY OF WORTHINGTON
BZA 05-14
DRAWING NO.
DATE 1-29-14

CITY OF WORTHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO





LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Schedule B items from Title Commitment No. 120033-VC issued by Village Communities Title with an effective date of May 23, 2012 at 7:30 A.M.

Items 1-11 NOT SURVEY RELATED ITEMS.

Item 12 15' Utility Easement to City of Worthington, Ohio by deed of record in Official Record 459 E18 is located on the 6.006 acre subject tract as shown hereon.

Item 13 10' Communication Easement to The Ohio Bell Telephone Company by deed of record in Official Record 861 103 is located on the subject tract as shown hereon.

Item 14 10' Electric Easement to Columbia and Southern Ohio Electric Company by deed of record in Official Record 861 109 is located on the 6.006 acre subject tract as shown hereon.

Item 15 10' Sanitary Sewer Easement to City of Worthington, Ohio by deed of record in Official Record 1442 G17 is located on the subject tract as shown hereon.

Additional Items not included in Title Commitment, but apply:

Easement of record in Road Record 5, Page 253.

DESCRIPTION OF RECORD

Situate in the County of Franklin, State of Ohio, City of Worthington, and being located in Section 2, Township 2 North, Range 18 West, United States Military Lands, and being all of the 6.011 acre tract conveyed to Decola Construction, Inc. by deed of record in Deed Book 2951, page 471, all references being to those of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows

Beginning at a railroad spike in the centerline of Old Wilson Bridge Road at the southwesterly corner of the said Decola Construction, Inc. 6.011 acre tract, and being also the southeasterly corner of "WILSON BRIDGE ROAD OFFICE PARK", of record in Plat Book 49, page 117, said railroad spike being located South 86° 35' 05" East, 968.39 feet from a railroad spike found where the centerline of said Old Wilson Bridge Road intersects the centerline of Rieber Street;

thence along the westerly line of the said Decola Construction, Inc., 6.011 acre tract and being also the easterly line of the said "WILSON BRIDGE ROAD OFFICE PARK", North 3° 31' 33" East (passing an iron pin at 25.0 feet), 513.69 feet to an iron pin in the southerly right-of-way line of Interstate Route 270;

thence along the southerly line of said Interstate 270, South 85° 43' 11" East, 164.12 feet to an iron pin, said iron pin being located 250.0 feet right of Station 893+00 of the centerline of survey of the said Interstate 270;

thence continuing along the southerly line of the said Interstate 270, South 78° 47' 12" East, 368.33 feet to an iron pin at the northeasterly corner of the said Decola Construction, Inc., 6.011 acre tract;

thence along the easterly line of the said 6.011 acre tract and being along the westerly line of the Donald K. O'Brien and David H. O'Brien 6.76 acre tract of record in Deed Book 2933, page 633, South 3° 31' 33" West (passing an iron pin at 436.24 feet), 461.24 feet to a railroad spike in the centerline of Old Wilson Bridge Road;

thence along the centerline of said road, North 86° 35' 05" West, 529.12 feet to the place of beginning, and containing 6.006 acres, more or less, according to a survey by Evans, Mechwart, Hambleton & Tilton, Inc., by E.E. Maddy, Registered Surveyor no. 4965.

CERTIFICATION: Commitment No. 120033-VC

To: Worthington Industries, Inc., Corporate Hill, LLC, First American Title Insurance Company, and Village Communities Title, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11(a), 13, 16, 17, & 18 of Table A thereof. Field work was completed on June 19, 2012

By _____

Heather L. King — Date

Registered Surveyor No. 8307

PARKING NOTE:
429 Regular Spaces
+ 6 Handicapped Spaces
435 Total Spaces

- ● = STONE FND.
- ■ = MON. FND.
- ● = I.P. FND.
- ○ = I.P. SET
- ● = MAG. NAIL FND.
- ○ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ● = P.K. NAIL FND.

I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC

60' 0 40' 80'

GRAPHIC SCALE (in feet)

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0157 K.

TABLE A OPTION NOTE:

16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

17. There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time of survey.

18. There was no evidence of the subject tract being a solid waste dump, sump, or sanitary landfill observed at the time of survey.

UTILITY LEGEND

- = Flag Pole
- = Yard Light
- = Light Pole
- = Telephone Pedestal
- = Telephone Pull Box
- = Electric Transformer
- = Fire Hydrant
- = Water Valve
- = Water Meter
- = Mail Box
- = Curb Inlet
- = Catch Basin
- = Sanitary Manhole
- = Storm Manhole
- = Telephone Manhole
- —STM— = Storm Line
- —SAN— = Sanitary Line
- = Fence

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
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emht.com

Date:	June 25, 2012
Scale:	1" = 40'
Job No:	2012-1017
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

ZZ Design / Corp Hill 1 and 2 ALTA Survey / 2012-1017 / 20121

CITY OF WORTHINGTON
BZA 05-14
DRAWING NO.

DATE 1-29-14