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**STATEMENT OF HARDSHIP**

**Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

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

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

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

RE: I need to store my chain link fencing outside because the building isn't large enough to store it inside, I tried and it's not easy to do. I have a small area on the south east of the property fenced in with a 8' chain link fence with slats you can't see the inventory it isn't a problem with the surrounding area so I am looking for consideration in a variance so I can store my fencing outside...

See attached.

Signature of Applicant



Date

9/28/2021

## CV21-104

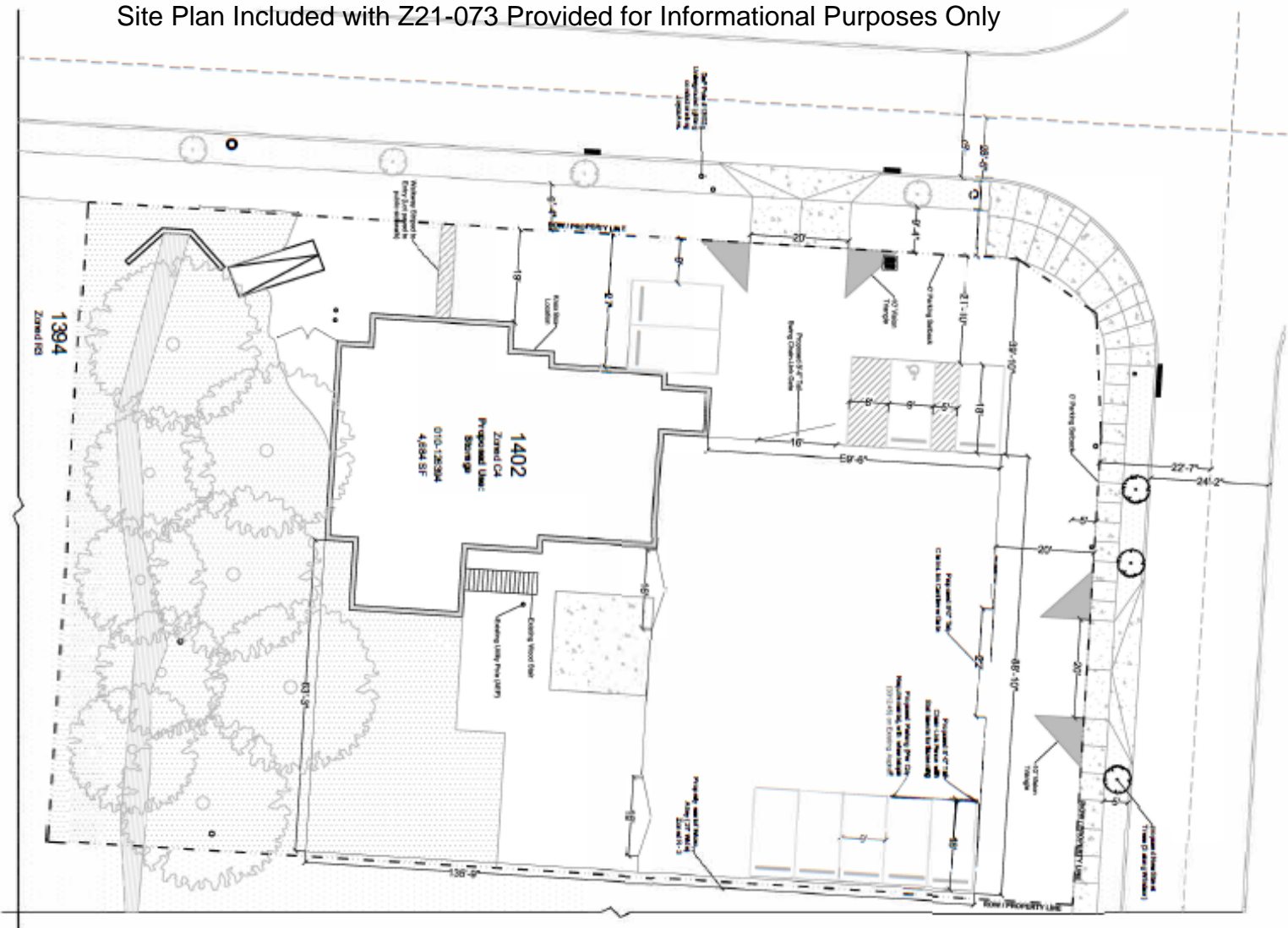
### Statement of Hardship

The property, parcel - 010-126394-00 is situated on the south east corner of Joyce Ave. and Windsor Ave. The site is surrounded by Manufacturing-zoned properties to the north and west of the site. To the east is residentially-zoned property and to the south is an auto repair business zoned in the R-3 district. The Applicant requests the variances below for a fencing contractor facility in conjunction with Z21-073, which will rezone the site to an L-M, Limited Manufacturing District. Rezoning will not interfere with any of the area's businesses and will add to the area. The lot has been repaved, and there has been a new roof installed and the upstairs is in the process of being remodeled for a resident security person. These upgrades cost over \$200,000.00 and will be an upgrade to the area. The fencing inventory is stored behind an 8' chain-link stated fence. The corner of Windsor Avenue and Joyce Avenue looks very nice and well maintained so please consider these improvements when deciding on this change.

#### Variance List

1. Section 3312.21, Parking Lot Landscaping: To not provide headlight screening or parking lot screening along the east property line which is within 15 feet of property zoned residential, noting that said property is pending zoning to the CPD, Commercial Planned District.
2. Section 3312.27, Parking Setback: To maintain the reduced parking setback along Joyce Avenue and Windsor Avenue of 0 feet (25 feet required).
3. Section 3321.09, Screening: To maintain no screening along the east property line. The site abuts an unimproved alley that separates property currently zoned residential, with the majority of that property pending zoning to the CPD, Commercial Planned District. The remaining abutting residential properties are adjacent to the south landscaped portion of the site.
4. Section 3363.4, Storage: Reduce the open storage distance separation requirements from residentially zoned properties from 100 feet to approximately 15 feet from the residentially zoned property to the east (which is pending zoning to the CPD Commercial Planned District), and to reduce the storage setback from 30 feet to 20 feet along Windsor Avenue, and from 20 feet to 0 feet along the east property line.
5. Section 3363.24, To allow an 8-foot fence to encroach into the required building line and be located 20 feet south of Windsor Avenue instead of 25 feet; and to maintain the reduced building setback along Joyce Avenue of 19 feet instead of the required setback of 30 feet.

Site Plan Included with Z21-073 Provided for Informational Purposes Only



Land Use	RATIO	VEHICLE AREA	REQUIRED/PROVIDED
Warehousing (Fencing Materials)	1 per vehicle used for business	2 Trucks	2
	1 per 1,000 sf	4684 SF	5
Residential (Watch Person Quarters)	2 per unit (1)	0	2
Total Provided/Required			9



CONTEXT PLAN (N.T.S.)

SITE DATA:

- Flood Designation: Zone X
- Map No: 39049C0327K (effective 06.17.2008)
- Zoning: C4
- Total Site Area: 28,816 SF
- Total Disturbed Area: 0'SF
- Building Area: 4,684 SF
- Pre-Developed Impervious: 18,500 SF
- Post-Developed Impervious: 18,500 SF (+0 SF)

Parking Required: 9 Spaces (See Table)  
Parking Provided: 9 (1 City ADA Accessible, 8 Standard) in compliance with 3312.39 (Striping/Marking), 3312.43 (Surface), 3312.39 (Wheel Stops/Curb)

Bicycle Parking Required: No

Proposed Use: Storage (Re-zoning to M district Required), Watchman's Quarters, Home Based Business

NOTES:

- Temporary Commercial Dumpster on site, No dumpster to remain on site.
- Disturbance under 10,000 s.f., new impervious less than 2,000 s.f. - storm water plan not required
- Zoning change in process to change from C-4 to L-M
- Knox Box entry located by Joyce Avenue entry per OFC 506.1.
- Adjacent properties zoned R-3
- All fencing and gates on site are 8'-0" tall chain link with slat material (100% opacity); variance under application to comply with 3312.21 (Screening)
- No DPS improvements in the RW

**SANITARY SEWER NOTE:**  
Connection to sanitary sewer cannot be made without obtaining a permit from Sewer Permit Office (111 N. Front Street, 614.645.7490)  
Sanitary Services are shown on this plan for reference only. Approval of this plan does not constitute approval of the sanitary services, their locations. Contact the DPW Permit Office at 111 N. Front Street for sanitary service approval.

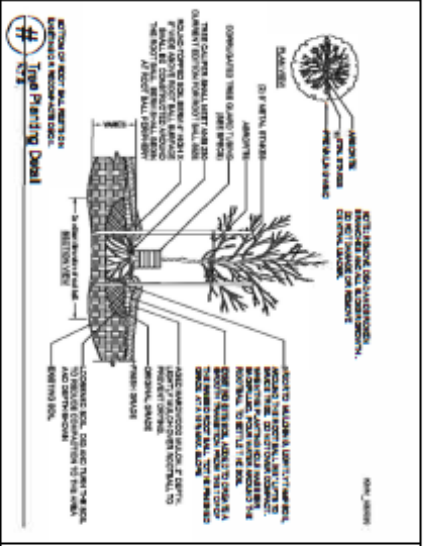
**FOR THE DIVISION OF POWER**  
The Division of Power (DOP) may have overhead and underground primary, secondary, and street lighting at this work location. The contractor is hereby required to contact OJPS at 811 or 1-800-582-2764 forty-eight hours prior to conducting any activity within the construction 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 electrical 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" (MSI) and the City of Columbus "Construction and Material Specifications" (CMS). Any new or re-installed underground streetlight system shall require testing as referred to in section 1000.16 of the CMS manual. The contractor shall conform to DOP's existing Street Light Lockout/Tagout (LOTO) Procedure, MS-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) 645-7027. 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.

Columbus Recreation and Parks Department Standard Plan Note

Prior to submission of Final Site Compliance Plan, any entity requesting non-park undeveloped must submit a Non-Park Use of Parkland (NPUP) Application to CRPD Property Manager Tim Mohr at [TMohr@rcpl Columbus.gov](mailto:TMohr@rcpl Columbus.gov) to secure a permit to enter CRPD property. The Contractor shall contact Columbus Recreation & Parks Department's (CRPD) Inspector, Keith May, at [KMAY@rcpl Columbus.gov](mailto:KMAY@rcpl Columbus.gov) thirty (30) calendar days prior to any work on or near CRPD property. The Contractor shall submit a work schedule and coordinate access with CRPD Inspector prior to any work on or near CRPD property. Scheduled events by CRPD shall take precedence over the Contractor's work schedule, and the Contractor shall adjust work schedule as necessary. The Contractor shall not enter into a CRPD property nor stage any materials or equipment outside their work limits on CRPD property without a permit issued by CRPD. The permit must be posted on-site at all times. Any and all CRPD park areas disturbed by the Contractor during the course of their work activities shall be restored to conditions that meet or exceed existing conditions within the time frames noted in the approved schedule and shall be to the satisfaction of CRPD. Unless specific permissions are granted by CRPD, access to, turn, on, over, through, or across CRPD property is not granted or implied. Failure to have a permit in place that is not in compliance with CRPD NPUP Policy will result in delay of final site compliance approval signatures by Recreation & Parks/City Forester.

Public Tree Protection Note

A tree protection plan with a drawing of any work located within the drip line of a public tree shall be included in the approved Final Site Compliance Plan (FSCP). Refer to CRPD Standard Drawing for Tree Protection. Construction materials, steel, equipment, or vehicles are not to be accepted, stored, dumped, or parked within the drip line of public trees. All trees must be protected against injury or damage to branches, trunks, or roots from construction and excavation, as described in the "Best Management Practices - Managing Trees During Construction" companion publication to ANSI A300 Part 5. If there is a question whether a tree or not needs to be protected, the Contractor must contact the City Forestry Section at (614) 794-1276. Failure to contact the City Forestry representative in advance of construction will result in the Contractor withholding City Forestry for the cost of any and all damage as determined by the current ANSI A300 City of Columbus Executive Order 2015-01 for tree protection and replacement.

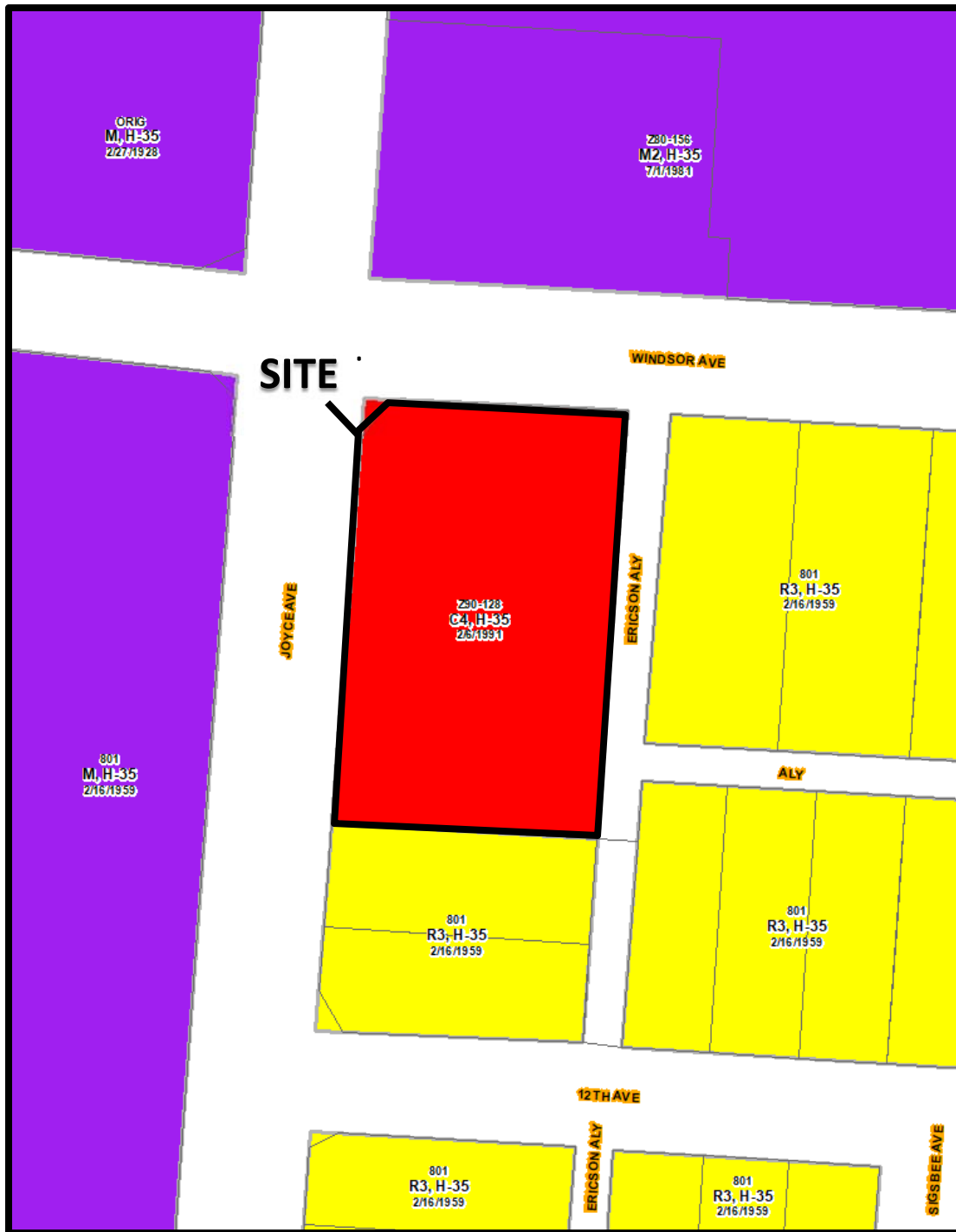


Signed:   
Print Name: Richard Signoracci

A-Temporary Fence, LLC  
2163 Sprucefield Drive  
Columbus, Ohio 43229  
c. 614-989-6811

<pmfenterprises@wowway.com>

Z21-073 Final Received 4/15/2022



..... CV21-104  
1402 Joyce Ave.  
Approximately 0.62 acres




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1402 Joyce Ave.  
Approximately 0.62 acres

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

Case Number:	Z21-073 & CV21-104
Address:	1402 Joyce Ave.
Group Name:	North Central Area Commission
Meeting Date:	December 2nd, 2021
Specify Case Type:	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation: (Check only one and list basis for recommendation below)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**NOTES:**

The North Central Area Commission met on December 2nd, 2021 with a quorum.  
The body voted to approve 3364.41(a), 3312.27, 3321.01, 3363.24, and C4 to LM re-zoning.  
All in favor with no abstention.

Vote:	Approval
Signature of Authorized Representative:	 SIGNATURE
	North Central Area Commission RECOMMENDING GROUP TITLE
	614-271-6884 DAYTIME PHONE NUMBER

Digitally signed by Reno Lemons  
Date: 2021.12.11 17:01:30 -05'00'

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z21-073

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) Richard Signoracci  
of (COMPLETE ADDRESS) 2163 Sprucefield Drive, Columbus, Ohio 43229  
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. Brett Gannon / 50% partner 2163 Sprucefields Drive Columbus, Ohio 43229	2. A-Temporary Fence, LLC 2163 Sprucefield Drive Columbus, Ohio 43229-2824 2 Columbus employees
3. Richard Signoracci / 50% Partner 2163 Sprucefield Drive Columbus, Ohio 43229-2824	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 6 day of Dec, in the year 2021

A. F. Merchenko  
SIGNATURE OF NOTARY PUBLIC

02/01/2026  
My Commission Expires

Notary Seal Here



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