

1549 FREBIS AVENUE

STATEMENT OF HARDSHIP

The subject Property is 1.36 acres with ROW and fronts on the south side of Frebis Avenue. The Property is zoned C-3 and is being rezoned to Limited Manufacturing (L-M). The Property was developed with three (3) buildings in the 1950's used as offices, storage, and a garage.

The Council Variance (CV) is being submitted with a request to rezone the Property. The owner wishes to rezone the Property to L-M to permit self-storage and to construct a 7800 square foot building to be used for self-storage. The L-M district will limit the "M" uses to only warehouse/storage uses.

Two of the four variances included with this CV are to correct existing conditions on the Property. The other two are for a reduction of parking and a loading space.

The parking provided on the Property and the access to and from the storage units is adequate to serve the uses on the Property. The variances will not adversely affect the surrounding property or neighborhood. The proposed building is interior to the Property and will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestions of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.

Connie J. Klema, Attorney
6/14/22

LIST OF VARIANCES

1549 FREBIS AVENUE

1. 3312.49: Minimum number of parking spaces required.

To permit less than 10 parking spaces and to permit 8.

2. 3312.53: Minimum number of loading spaces required.

To permit less than 1 loading space and to permit 0.

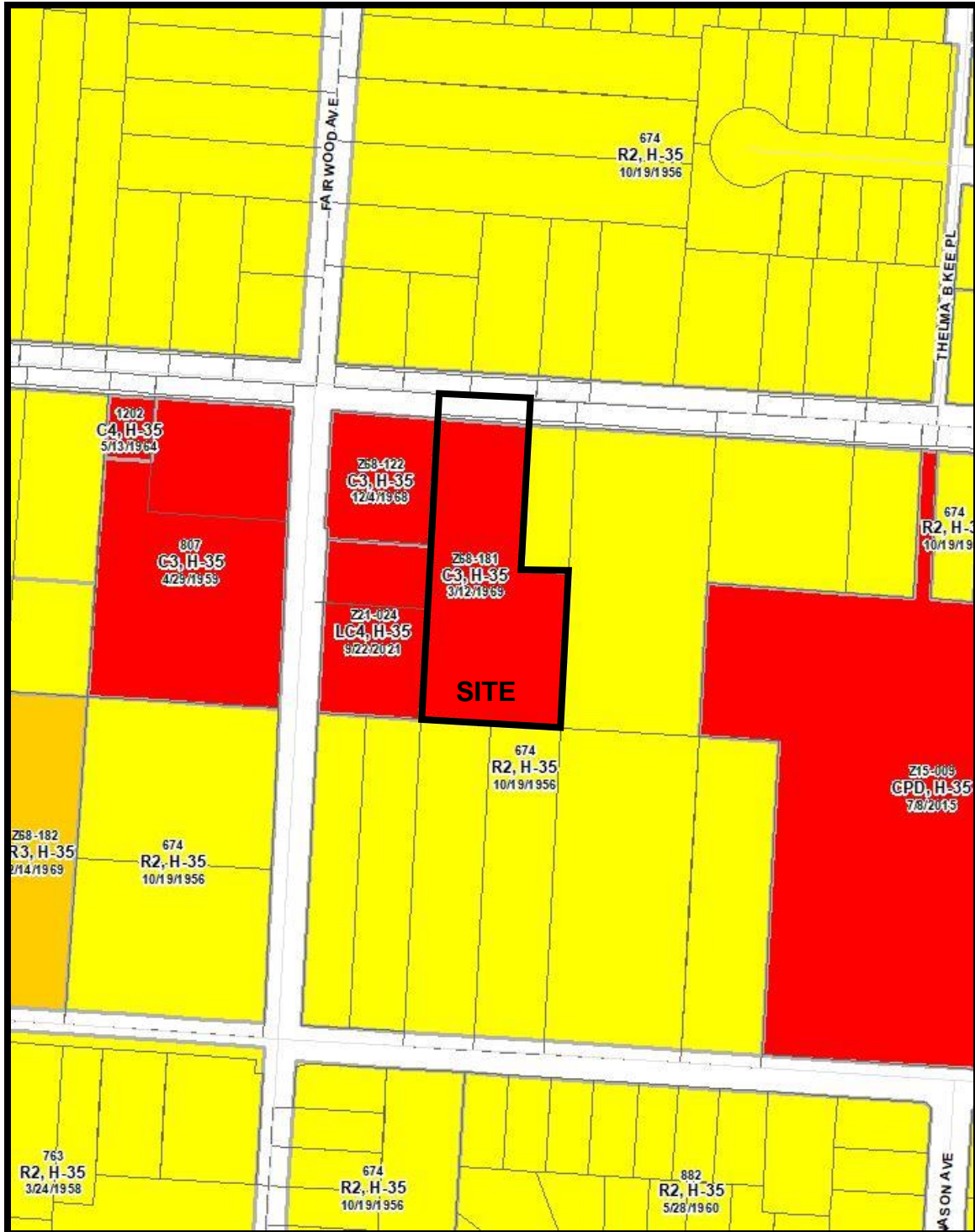
3. 3363.24: Building Lines in an M-manufacturing district:

To permit the existing building setback to be less than 40' from the street and to be 10'.

4. 3363.27: Height and area regulations

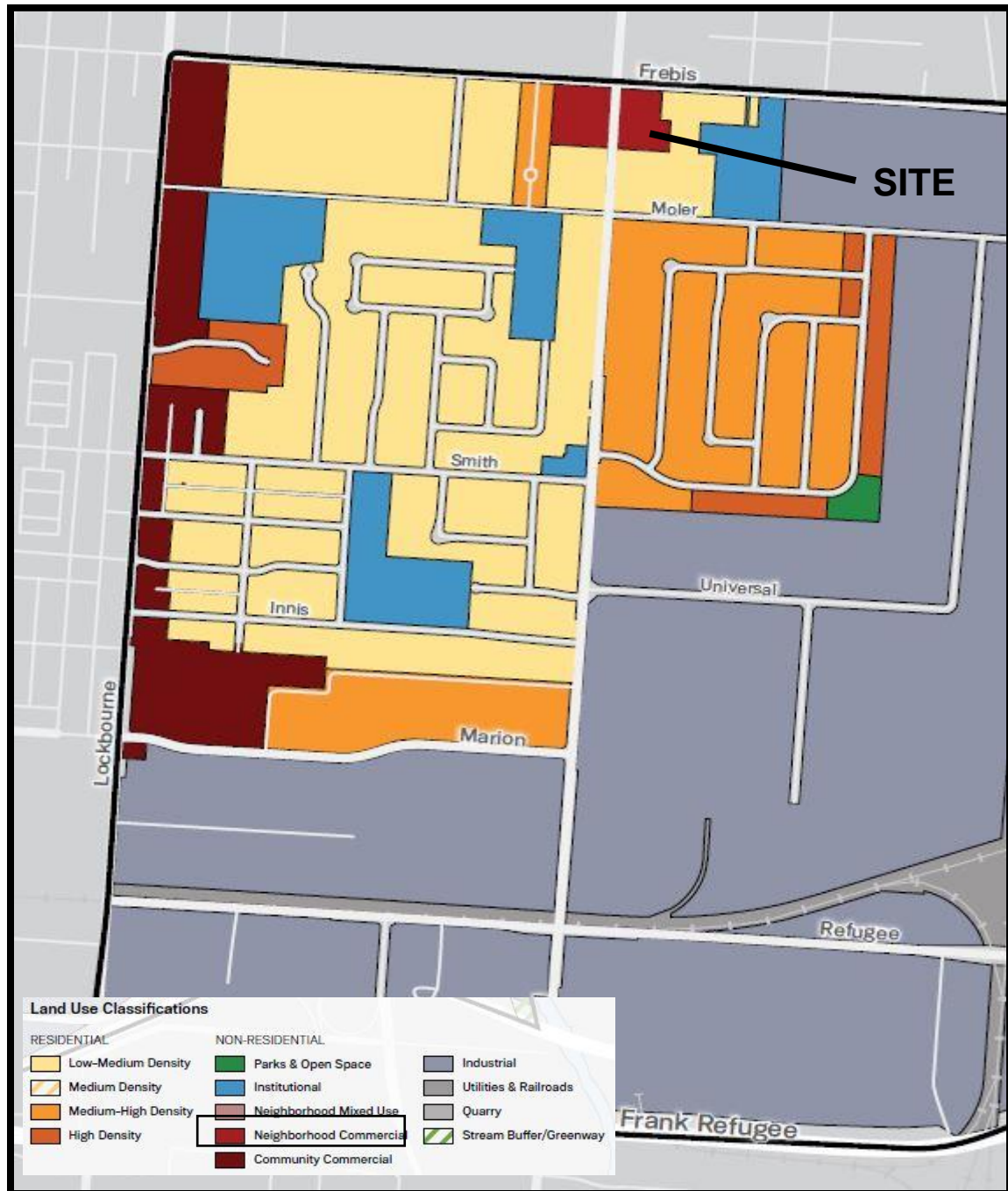
(b)(1) To permit the existing building to encroach into the area between the building line and street by 30'

(b)(2) To permit the existing building to be located less than 25' from a residential district and to be a minimum of 3'.



CV22-004
1549 Frebis Ave.
Approximately 1.36 acres

South Side Plan (2014) – “Neighborhood Commercial” Recommended



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1549 Frebis Ave.
Approximately 1.36 acres



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1549 Frebis Ave.
Approximately 1.36 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-006 & CV22-004

Address 1549 Frebis Ave.

Group Name Columbus South Side Area Commission

Meeting Date May 24, 2022

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:

Vote 11-0

Signature of Authorized Representative Curtis Davis
Digitally signed by Curtis Davis
DN: cn=Curtis Davis, o=City of Columbus, c=US
Date: 2022.06.01 14:00:59 -0400

Recommending Group Title Southside Area Commission

Daytime Phone Number 614-285-4901 x1100

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-004

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) Connie J. Klema, Attorney

of (COMPLETE ADDRESS) P.O. Box 991, Pataskala, Ohio 43062

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. Ohio 1 Developers LLC 3899 Sheridan St. Suite 454 Hollywood, FL 33021	2.
3.	4.

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

SIGNATURE OF AFFIANT

Connie J. Klema

Sworn to before me and signed in my presence this 23rd day of August, in the year 2022

Marcy D Green

SIGNATURE OF NOTARY PUBLIC

2-28-2025

My Commission Expires

Notary Seal Here



MARCY D GREEN
Notary Public
State of Ohio
My Comm. Expires
February 28, 2025

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