

11/14/22



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

### STATEMENT OF HARDSHIP

Application #: CV22-102

Chapter 3307 of the Columbus Zoning Code

#### Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):

*see attached  
sheet*

Signature of Applicant

*[Handwritten signature]*

Date

*11/14/22*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

#### Hardship Statement for 1769 East Dublin Granville Road

The applicant wants to use the site for automobile storage. If the applicant would place a building on the site and operate a dealership, then he could use the site for parking his extra inventory. The plans are to just use this site for inventory storage for the dealership at 1888 Morse Road. The current C-4 zoning would allow a 10-foot parking setback from the public street and no setback from any other parcel lines. Outside storage in the M, manufacturing district (section 3363.41) has a 100-foot setback from residential, 20 feet from lot lines and 30 feet from street right of way. The applicant is proposing zero from residential and from lot lines and 25 feet from the right of way. Whether the automobile is parked or "stored" does not adversely affect the adjoining properties or the general welfare. Such variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor 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.

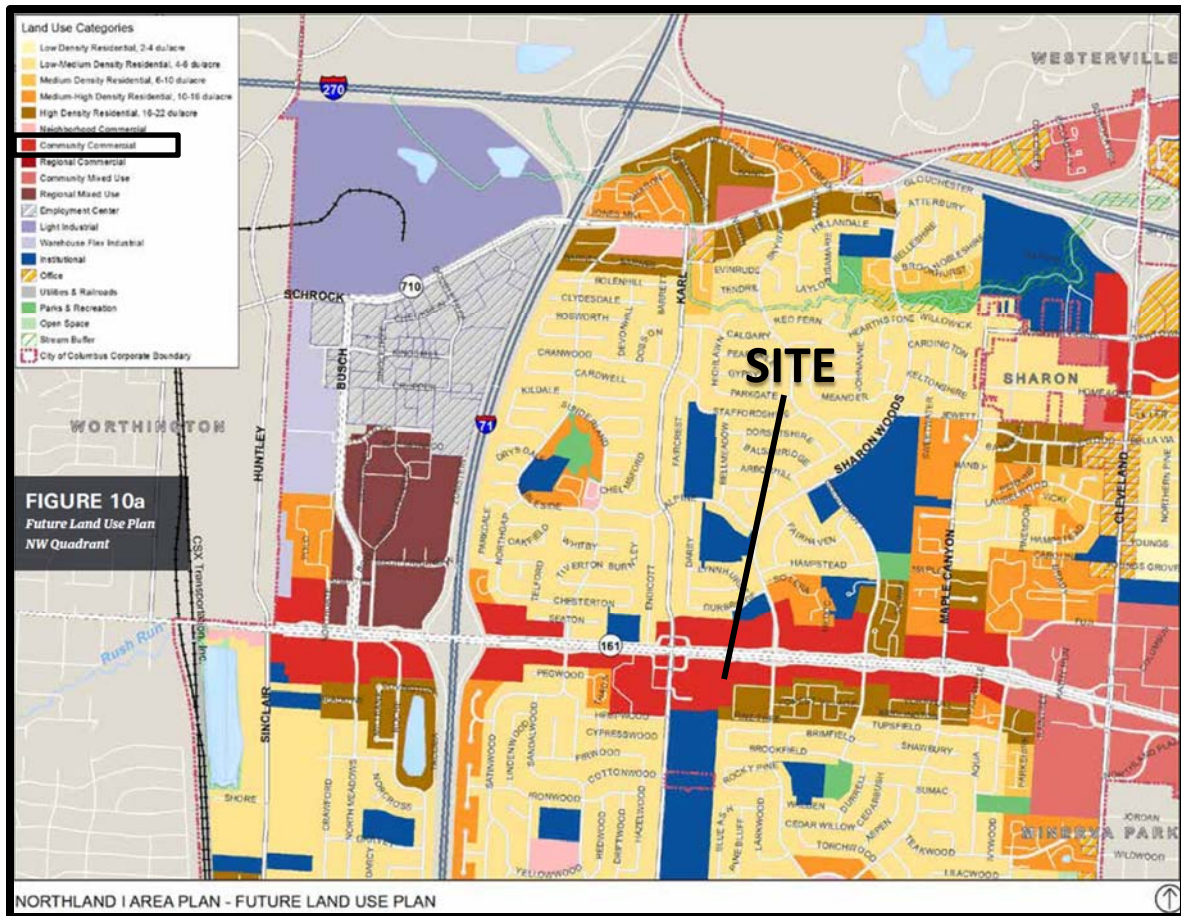
Caldwell Real Estate 161 LLC

CV22-102

1769 East Dublin Granville Road

Proposed use: to permit automobile storage, to reduce the storage setback (section 3363.41 Storage) along the lot line from 20 feet to zero; along the street right of way from 30 feet to 25 and from residential from 100 feet to zero.

CV22-102  
1769 E. Dublin-Granville Rd.  
Approximately 1.32 acres



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1769 E. Dublin-Granville Rd.  
Approximately 1.32 acres





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1769 E. Dublin-Granville Rd.  
Approximately 1.32 acres



## Northland Community Council Development Committee Report

October 26, 2022 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:30 pm** by co-chair **Dave Paul**

Members represented:

*Voting: (17):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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**Case #1**      Application #BZA22-112 (BZA variance from §3312.13(A) to accommodate a driveway expansion from 20' to 29' 2", and from §3312.27 to reduce the parking setback from 25' to 0' from ROW to allow parking of vehicles on the driveway expansion)

Ugo Nwoke/Aurtec Designs LLC *representing*  
Kwaku Agyemang  
2978 Wallcrest Blvd, 43231 (PID 010-245299) Smedley

- *The Committee approved (17-0) a motion (by SCA, second by APHA) to **TABLE** the application.*

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**Case #2**      Application #Z22-070 (Rezone 1.62 AC± from CPD to CPD to permit construction of an automatic car wash)

Dave Perry/David Perry Co. *representing*  
Driven Brands, Inc.  
990 E Dublin Granville Rd, 43229 (PID 010-300590) Dietrich

- *The Committee approved (17-0) a motion (by SCA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

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**Case #3**      Application #Z22-077/CV22-102 (Rezone 1.32 AC± from C-4 to L-M (text preserving all C-4 uses) for the construction and maintenance of an outside automobile storage lot for excess inventory associated with the dealership at 1888 Morse Road; concurrent Council variances from §3363.41 to reduce the setback required for any storage use along the lot line to 0' and along the street ROW line from 30' to 25'; and from §3363.27(b) to reduce the required separation of an M district from residential uses from 25' to 0')

Jeff Brown/Smith and Hale *representing*  
Caldwell Real Estate 161 LLC  
1769 E Dublin Granville Rd, 43229 (PID 010-293623) Dietrich

- *The Committee approved (17-0) a motion (by KWPCA, second by APHA) to **RECOMMEND DISAPPROVAL OF Z22-077.***
- *The Committee approved (17-0) a motion (by KWPCA, second by APHA) to **RECOMMEND APPROVAL OF CV22-102 WITH TWO (2) CONDITIONS:***
  - The CV application, no longer concurrent with Z22-077, will be amended to include a Council use variance to permit the use of the site for storage only of new, undamaged and operational automobiles (which would otherwise be permitted in an M district), in addition to uses already permitted in the existing C-4 zoning district.
  - The application will be amended to correct a misstatement in the summary of the proposed variance from §3363.41 to indicate that the variance as it pertains to the setback from the street right of way will be from 30 feet to 25 feet (not to zero), as the applicant's representative advised was the variance intended, without change to the other variances requested from §3363.41 and §3363.27(b) to accommodate the storage use.

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-102

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 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. Caldwell Real Estate 161 LLC Justin Harmon 1888 Morse Road Columbus, OH 43229 614-888-2331 <u>1</u> number of Columbus based employees	2.
3.	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 27th day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires \_\_\_\_\_

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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