

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

### 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):**

See the attached sheet.

Signature of Applicant



Date

6/24/22

Council Variance Statement  
3730 Westerville Road

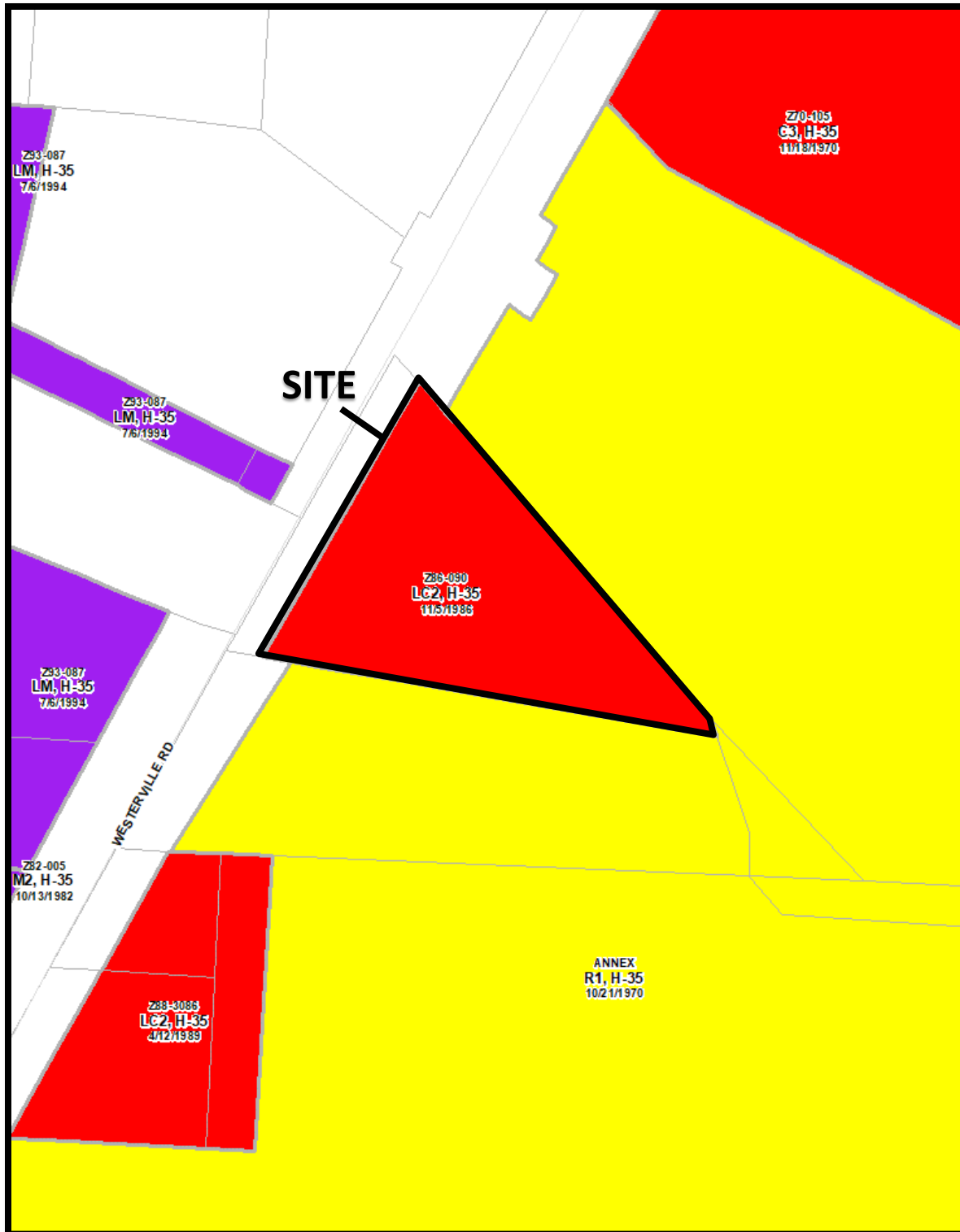
The applicant purchased the property to locate a landscape contractor operation from the site. The property was zoned L-C-2, which prohibited the outdoor parking of commercial vehicles and due to the nature of the business outdoor storage of landscaping material is required. Therefore a rezoning application to L-M was file concurrently with this council variance to properly permit the landscaping operation. The site is small, only 1.324 acres and in form is shaped like a triangle. The tapering nature of the lot greatly restricts the ability to achieve the requirement for storage setback contained in the M-Manufacturing District and the performance standards in Section 3311 of the Code. An old stone wall constructed many years ago and a new 8' high fence (built for security purposes) round out the variances requested by this application. The small size of the lot and its shape create practical difficulties that necessitates the need for the variances.

The variances will not impair an adequate supply of light or air to the abutting properties nor will granting the variances increase congestion of the public streets, nor increase the danger of fire, nor endanger the public safety. The granting of the variances will allow the reuse and improvement of the existing lot and bring additional jobs to the community.

Variances  
3730 Westerville Road

1. 3363.41 – Open Storage Setback – to reduce the 100' setback to 14' (a reduction of 86')
2. 3363.24 – Building Setback – to reduce the 25' setback to 0' (a reduction of 25') for the 8' tall fence
3. 3312.27 – Parking Setback – to reduce the 25' setback to 12' (a reduction of 13')
4. 3363.27(B)(2) – to reduce the 25' setback to 5' (a reduction of 20') along the northern property line and to 14' (a reduction of 11') along the south property line

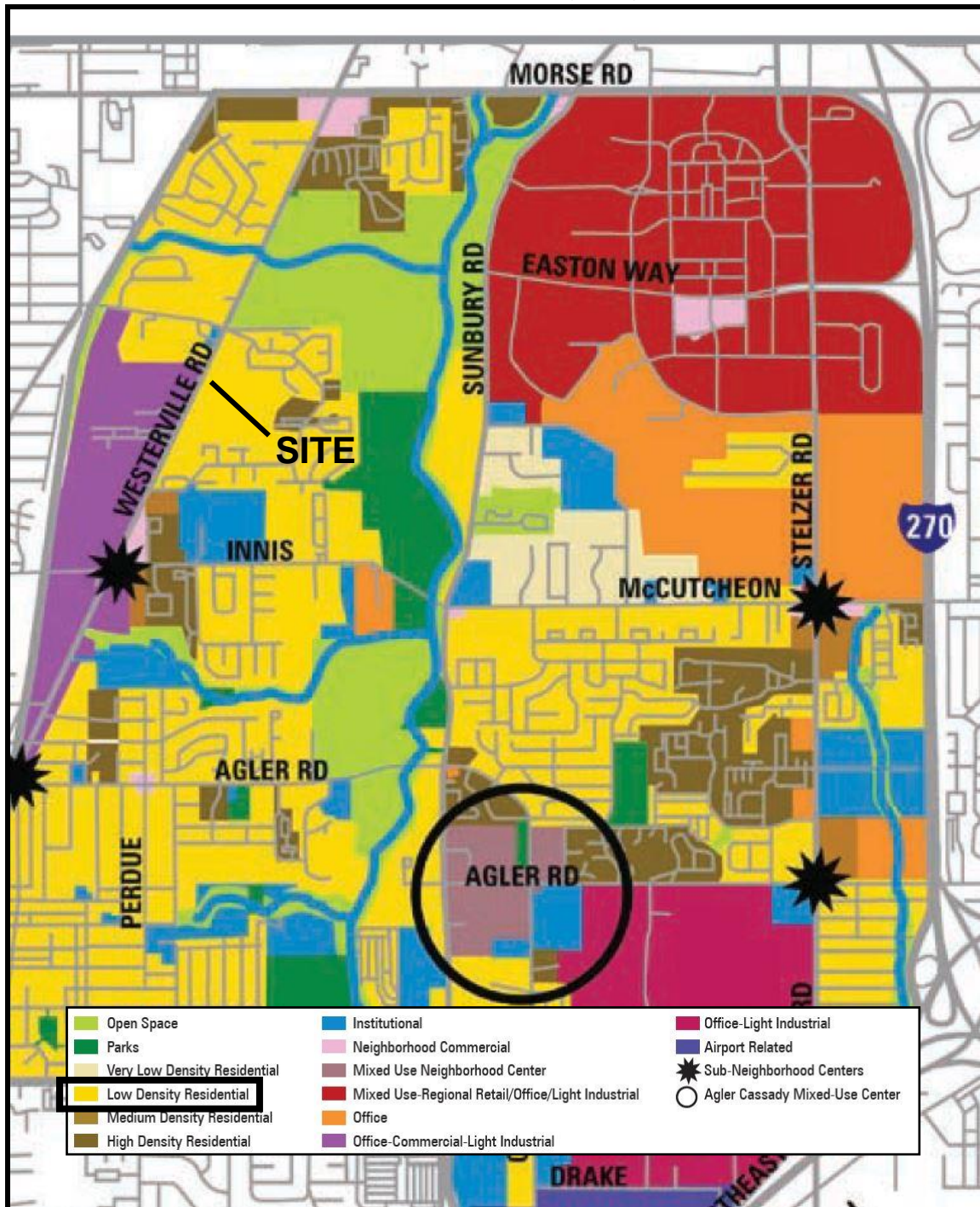




CV22-058  
3730 Westerville Rd.  
Approximately 1.32 acres



Northeast Area Plan (2007)



CV22-058  
3730 Westerville Rd.  
Approximately 1.32 acres





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## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

Case Number CV22-058

Address 3730 WESTERVILLE RD

Group Name NORTHEAST AREA COMMISSION

Meeting Date 11/3/2022

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Complied with committee recommendations.

Vote

7 yes, 0 no

Signature of Authorized Representative

Commissioner Edna 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.



## Rezoning Application

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-058

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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. Colonial Landscaping 3730 Westerville Road Columbus, OH 43224 Eric Mateo - 614-414-6962 Employees -	2. A.E.M. Real Estate LLC 253 Park Blvd. Worthington, OH 43085 Eric Mateo - 614-633-8625 Employees - 0
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

9<sup>th</sup>

day of

January

, in the year

2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2025

Notary Seal Here



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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