

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 attached Form 1

Signature of Applicant



Date

June 21, 2021

Form 1

Statement of Hardship

1281 Oxley Road Columbus, Ohio 43212

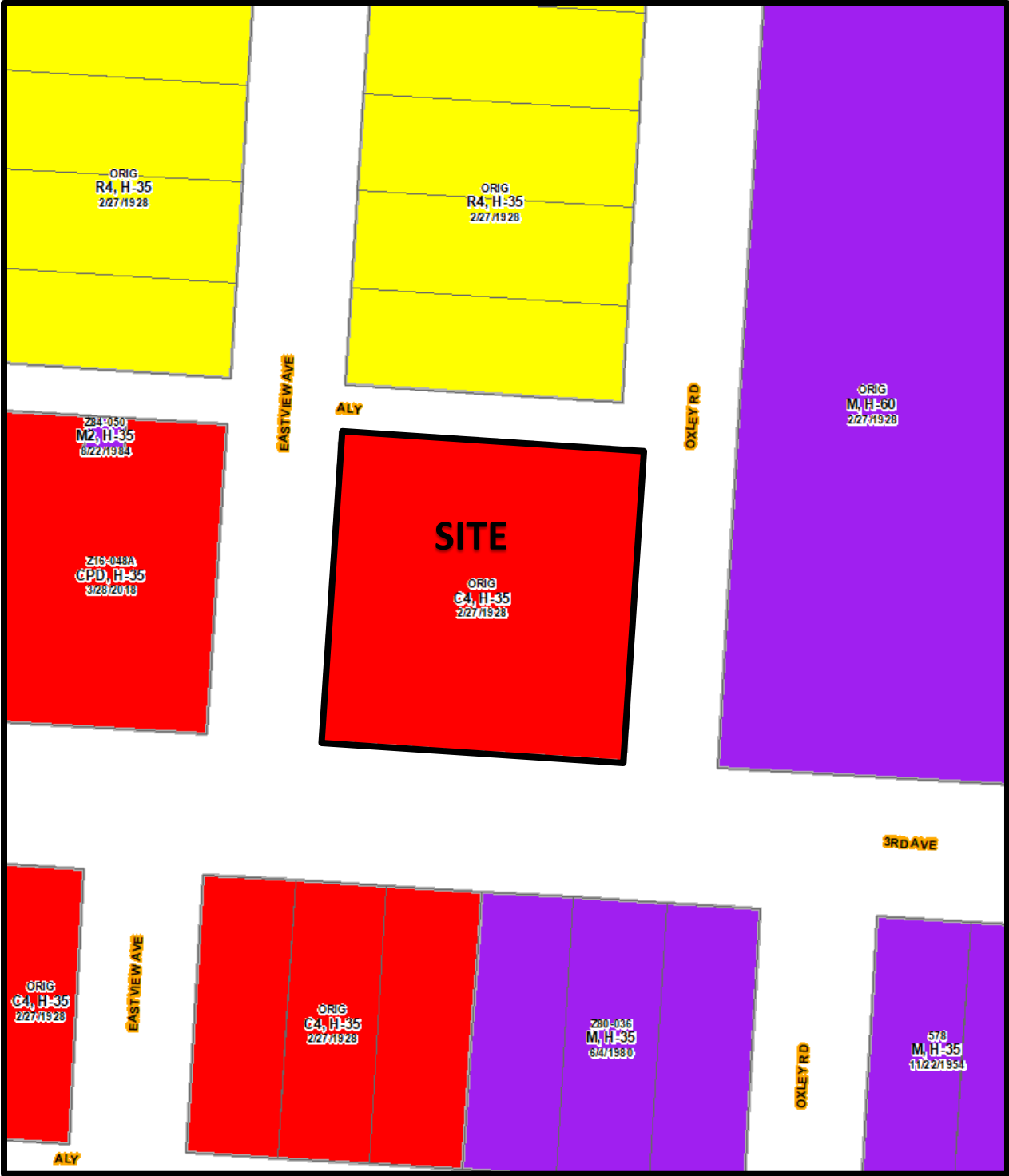
This 1,152 square foot building is a part of a series of buildings on a 0.35 acre lot located on the corner of West Third Avenue and Oxley Road in the C-4, Commercial District.

The requested Council Variance will allow our business to operate as a wholesale packaging facility to place our products in other retail locations. There are a number of convenient stores and neighborhood shops in this zoning area that we would like to offer to our customers via other retail locations due to the nature of our business hours. Offering our products at other locations allows our business to satisfy that hardship or gap in supply. This building is only 1,152 square feet so there wouldn't be a need for a large-scale operation. Our products and merchandise are mostly environmentally sustainable and has no negative impact on the surrounding area. American Cola Culture is a CBD/Hemp company supplying legal organic hemp and hemp made merchandise to the surrounding area and nationwide customers via online sales.

This applicant has a hardship of being in an area that is not zoned for wholesale packaging even on a small scale such as planned for this business.

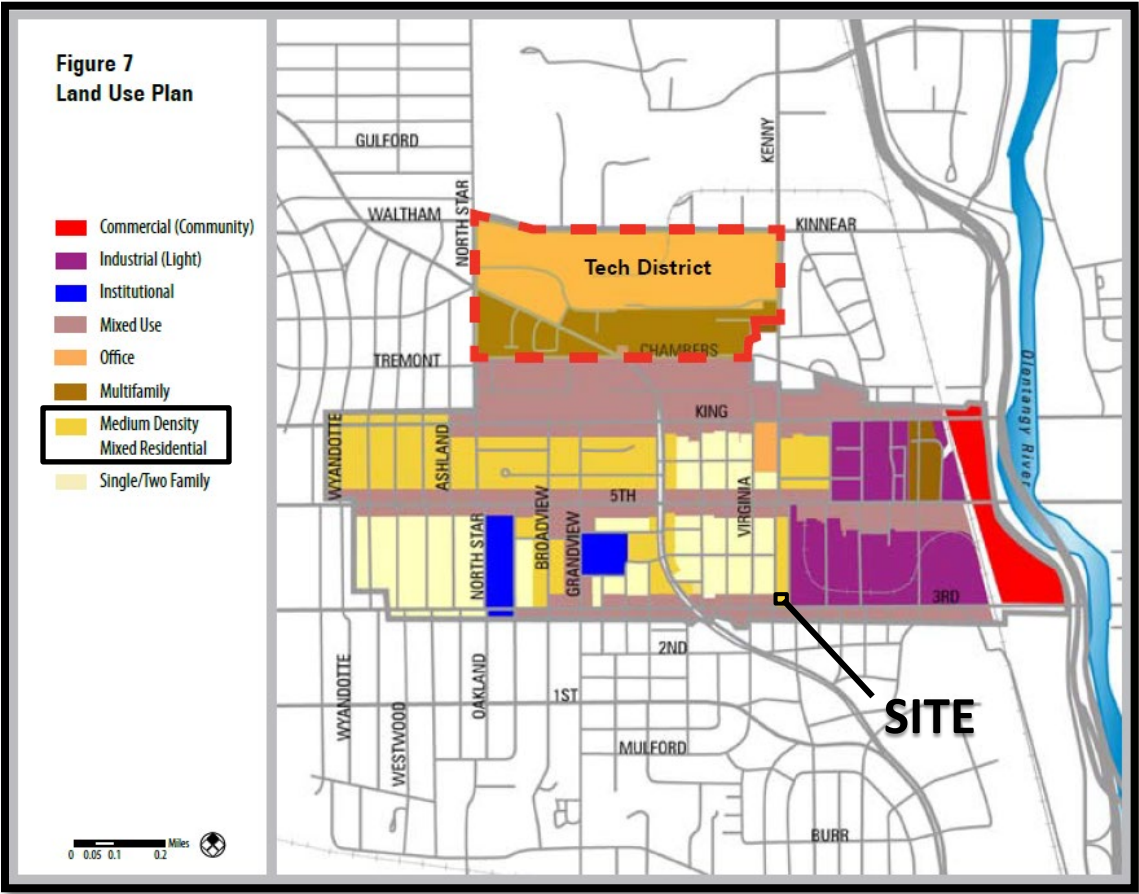
Applicant requests the following variances:

- 1). 3356.03, C-4, permitted uses, to permit the use of the building located at 1281 Oxley Road as a wholesale packaging use.
- 2). 3311.28(B), Requirements, to permit the packaging and wholesale of hemp products, classified as a more objectionable use pursuant to Section 3363.13, on a lot that is within 20 feet of a residentially-zoned property instead of the required 600 feet.



CV21-073
1281 Oxley Rd.
Approximately 0.10 acres

5th by Northwest Area Plan (2009)



CV21-073
1281 Oxley Rd.
Approximately 0.10 acres



CV21-073
1281 Oxley Rd.
Approximately 0.10 acres

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

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- ☐ **BZA Variance / Special Permit**
☐ **Council Variance**
☐ **Rezoning**
☐ **Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ **Approval**
☐ **Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-073

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) Timothy Washington
of (COMPLETE ADDRESS) 1225 Eastview Avenue Columbus, Ohio, 43212

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. American Lola Culture Co Tim Washington 1281 Oxley Road Columbus, Ohio, 43212 3	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Timothy Washington

Sworn to before me and signed in my presence this 21 day of June, in the year 2021

Kathleen Steele
SIGNATURE OF NOTARY PUBLIC

January 2, 2025
My Commission Expires

Notary Seal Here



KATHLEEN STEELE
Notary Public, State of Ohio
My Comm. Expires January 2, 2025

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