

SITE DATA

EXISTING ZONING: RRR - RESIDENTIAL
ZONING CERTIFIED ADDRESS: 1920 WILLIAMS ROAD
PARCEL #: 500-11-1832-20
BUILDING USE: WAREHOUSE (6,000 S.F.)
TOTAL SITE AREA: 1.14 AC
TOTAL DEVELOPED AREA: 0.430 AC (0.09%)
TOTAL UNDEVELOPED AREA: 0.710 AC (0.17%)
PROF. OF WAY DISTURBANCE: 0.000 AC
FLOOD INSURANCE RATE MAP: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, THE PROPOSED PROJECT WILL COMPLY WITH SECTION 312.21 LANDSCAPING & SCREENING, SECTION 312.33 STORMWATER MANAGEMENT, AND SECTION 312.49 WETLANDS AND OTHER SENSITIVE AREAS.
COMPLANET NOTES: THIS PROPOSED PROJECT WILL COMPLY WITH SECTION 312.21 LANDSCAPING & SCREENING, SECTION 312.33 STORMWATER MANAGEMENT, AND SECTION 312.49 WETLANDS AND OTHER SENSITIVE AREAS.

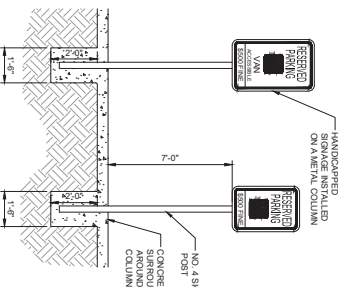
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE TO EDGE OF PARCELS.
2. TYPICAL PARKING SPACE IS 8'x18' RECORDED.
3. COMPLIANCE WITH OHIO FIRE CODE SECTION 510 EGRESS REQUIREMENTS.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FROM THE CITY OF COLUMBUS, OHIO, FOR THE 11'x11' FRONT STREET, 1817 LORAIN BLVD. (4445/740).
OWNER: KEVIN FLEMING
1065 BUCKEYE PARK RD.
COLUMBUS, OH 43202
PHONE: 614-445-3531
EMAIL: KEVIN@ELMASIAN.NET
PLAN DESIGNER: ELMASIAN ENGINEERING, LLC
PATASKALA, OH 43062
PHONE: 614-445-3531
EMAIL: NICHOLAS@ELMASIAN.NET

CALCULATIONS

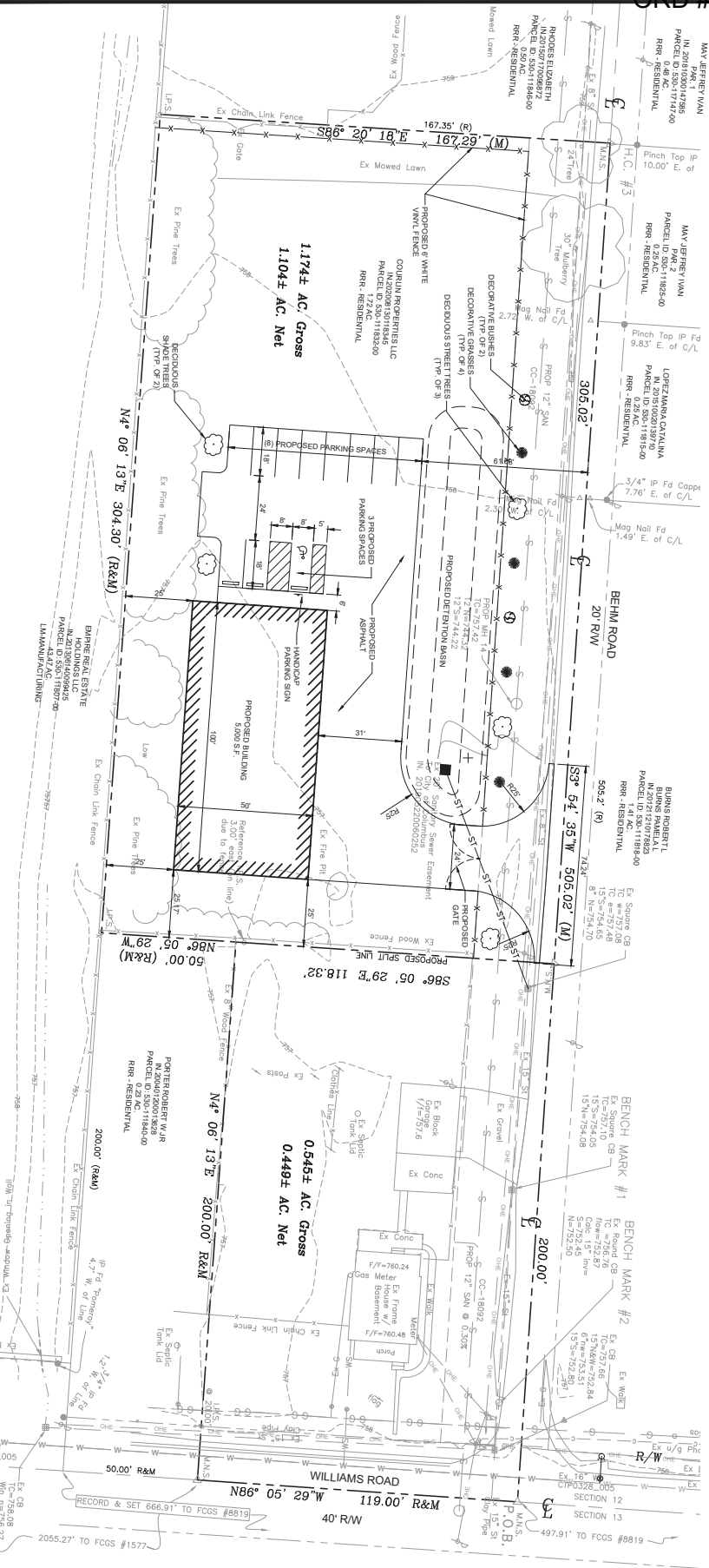
PARKING: WAREHOUSE (6,000 S.F.)
TOTAL PARKING SPACES REQUIRED: 1 SPACE
PLUS ONE USED IN THE BUSINESS = 1 SPACE
5'x8' = 6 SPACES
PROVIDED: 11 PROPOSED SPACES INCLUDING 1 ADA ACCESSIBLE SPACE
SHADE TREES: 1 PER 10 PARKING SPACES = 2 SHADE TREES

HANDICAP PARKING SIGN DETAIL



REVISIONS

DATE	BY	DESCRIPTION



PLAN PREPARED BY:

elmasian
engineering inc.
PO BOX 626
PATASKALA, OH 43062
PH: 614-349-2002
www.elmasian.net

NICHOLAS ELMASIAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
10/18/21
NICHOLAS ELMASIAN, PE

**PRELIMINARY
SITE COMPLIANCE PLAN
COURLIN PROPERTIES LLC**

JOB NO.: PCD001	DATE: 10/15/2021
SCALE: HORIZONTAL: 1"=20'	VERTICAL: 1"=20'
SHEET NO.: 1/1	

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 attached.

Signature of Applicant



Date

1/25/21

CV21-006

Property Address: **1920 Williams Rd.**

Applicant: **Courlin Properties LLC
1065 Buckeye Road
Columbus, OH 43207**

Types of Action Requested

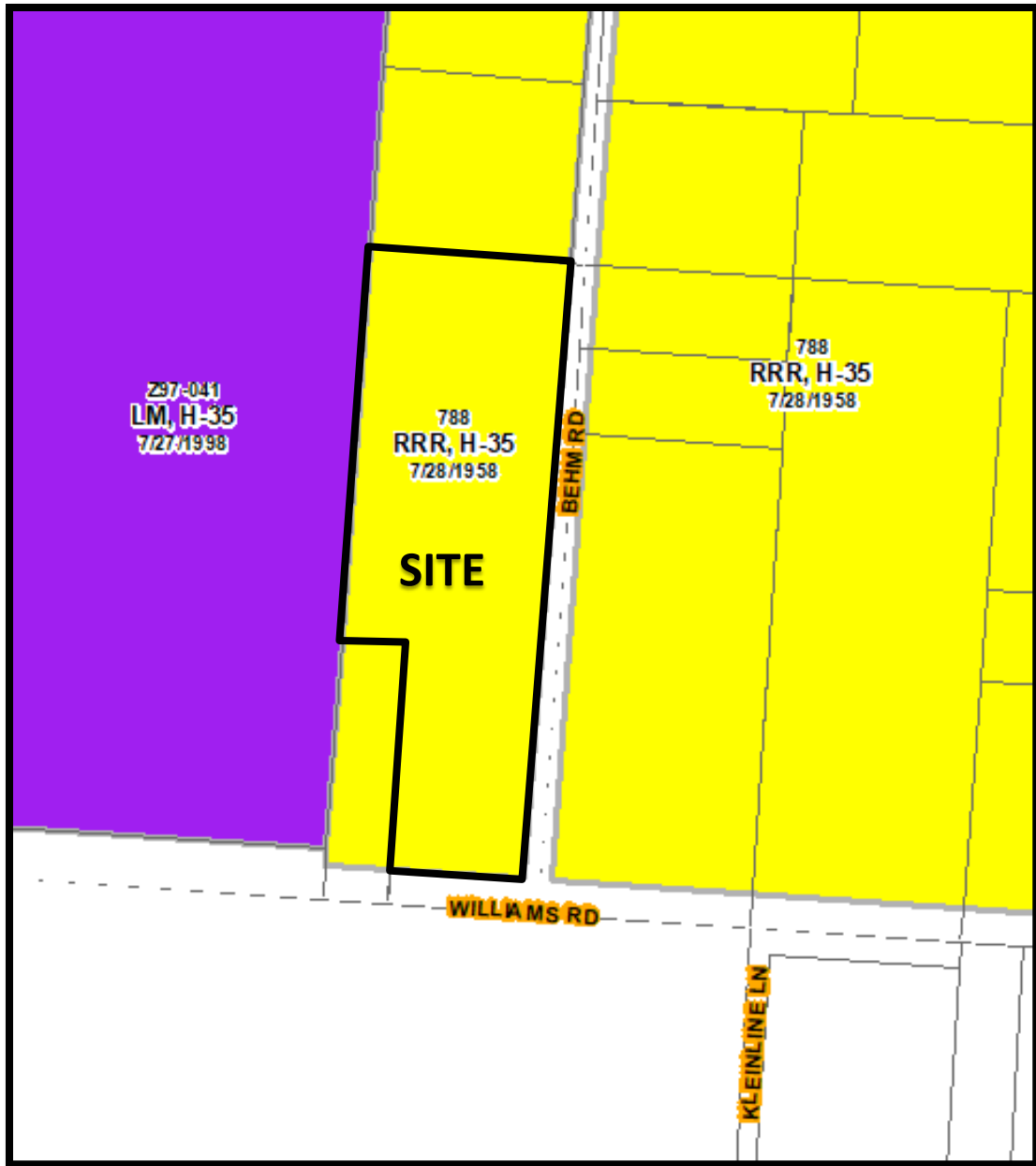
The Applicant proposes to construct 50' x 100' storage barn to use for commercial storage of construction materials and vehicles in a RRR restricted rural residential district. The Applicant requests the following variance:

1. 3332.025 –To permit the construction of a storage barn up to 5,000 square feet on the RRR property to use for commercial storage.
2. 3332.08 – To permit a single-unit dwelling lot of no less than 19,500 square feet in area.
3. 3312.19 – To permit the creation of a lot that does not front upon a public street.

Statement of Hardship

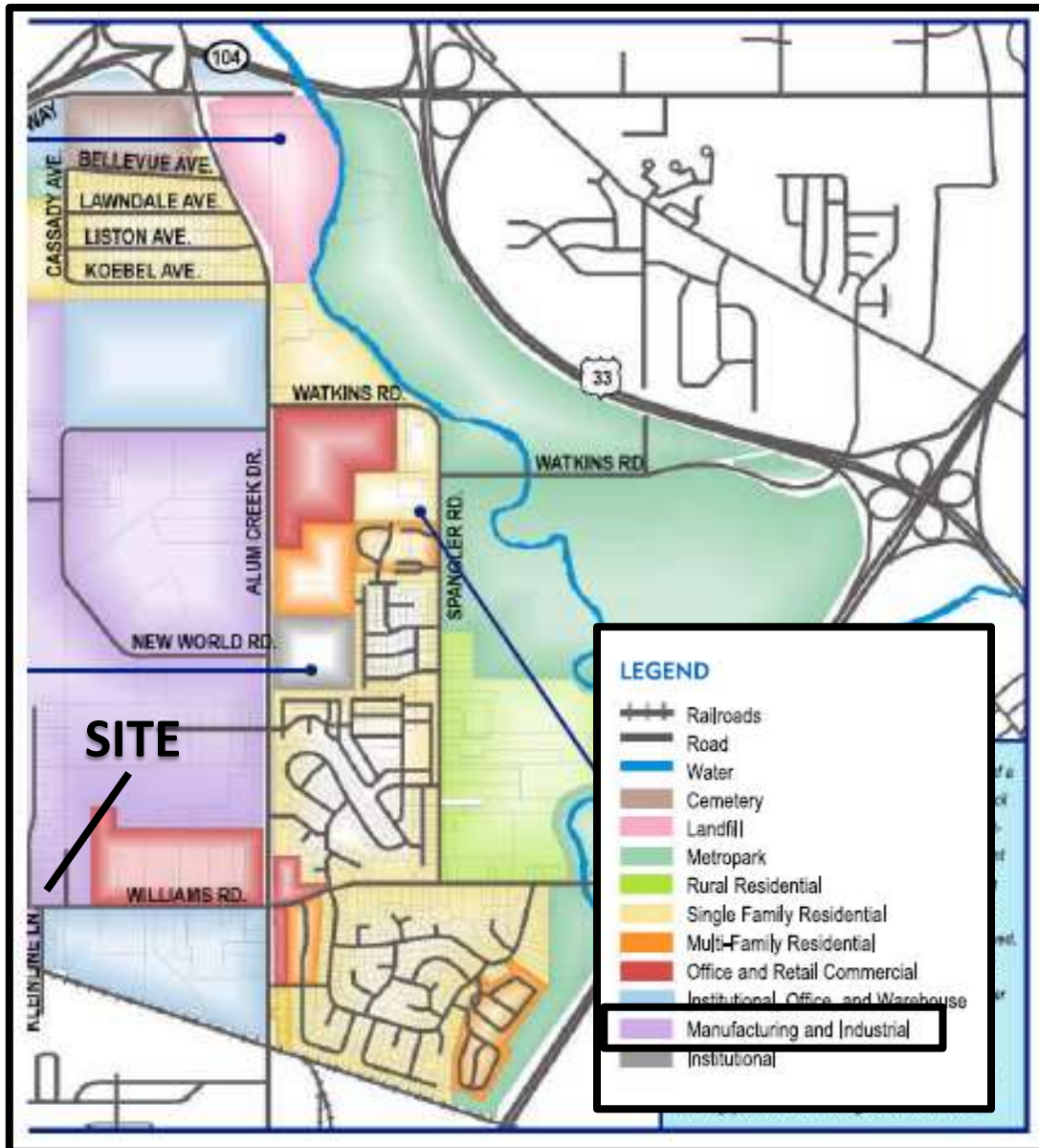
The variances requested in the application will allow the applicant a reasonable return by allowing additional use of the property with minimal disruption to the area. The existing house will remain on the property and continue to be used for residential purposes. The newly constructed structure allows for commercial storage to be used privately, as industrial uses are in line with the area plan. A limited commercial use variance will not adversely affect the surrounding property or surrounding neighborhood and will alleviate the hardship which warrants the variance. This variance will not impair an adequate supply of light and air to the adjacent properties, 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.

Jon Stevenson, Esq.
Attorney for the Applicant



CV21-006
1920 Williams Rd.
Approximately 1.72 acres

South Alum Creek Neighborhood Plan (2004)



CV21-006
1920 Williams Rd.
Approximately 1.72 acres



CV21-006
1920 Williams Rd.
Approximately 1.72 acres

Standardized Recommendation Form

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV21-006

Address 1920 Williams Rd., Columbus 43207

Group Name Far South Columbus Area Commission

Meeting Date June 3, 2021

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES: The Far South Columbus Area Commission met in general session and voted to approve
the applicant's petition as submitted.

Vote Aye 9, Nay 0, Abstain 0

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title FAR SOUTH COLUMBUS AREA COMMISSION

Daytime Phone Number 740-649-5376

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.

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

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-006

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) Jon Stevenson

of (COMPLETE ADDRESS) 100 S. Fourth St., Suite 100, 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. Courlin Properties LLC 1065 Buckeye Park Road Columbus, OH 43207	2. Kevin Fleahman 1065 Buckeye Park Road Columbus, OH 43207
3. Courtney Fleahman 1065 Buckeye Park Road Columbus, OH 43207	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 27th day of October, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-15-2022
My Commission Expires

Notary Seal Here



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022

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