

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):

City of Columbus Code Sections to be varied: 3356.03, C-4, permitted uses and 3361.02, permitted uses.

Per the City of Columbus zoning review dated March 14, 2023 , item Zoning-6, outdoor storage is not permitted in this district. The proposed outdoor storage area at the rear of the store is a 21'-0" by 30'-4", 10' high black vinyl chain link fence with privacy slatting (see attached photo for example).

The proposed tenant (Northern Tool + Equipment, NTE) anticipates that a portion of their sales will be of gasoline-powered equipment, such as lawn mowers and snow blowers, and small trailers. In addition to sales, some portion of sold merchandise will be returned for various reasons. Storing gasoline-powered equipment, whether new or returned, within an enclosed space presents a fire hazard to the building occupants.

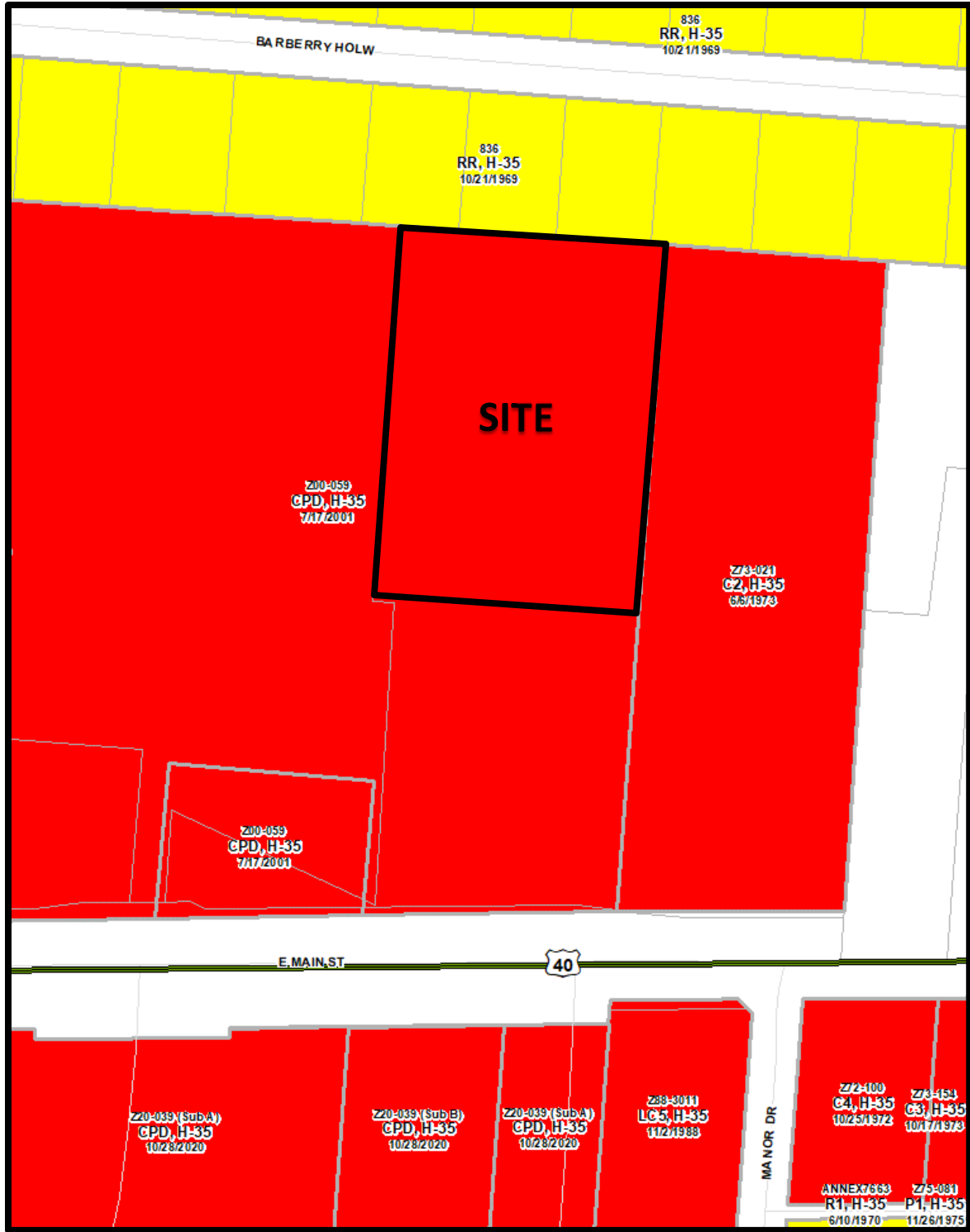
Additionally, the proposed storage space is behind the store, and visible only from the drive area there, and screened from the north and east by existing evergreens and deciduous trees.

Signature of Applicant

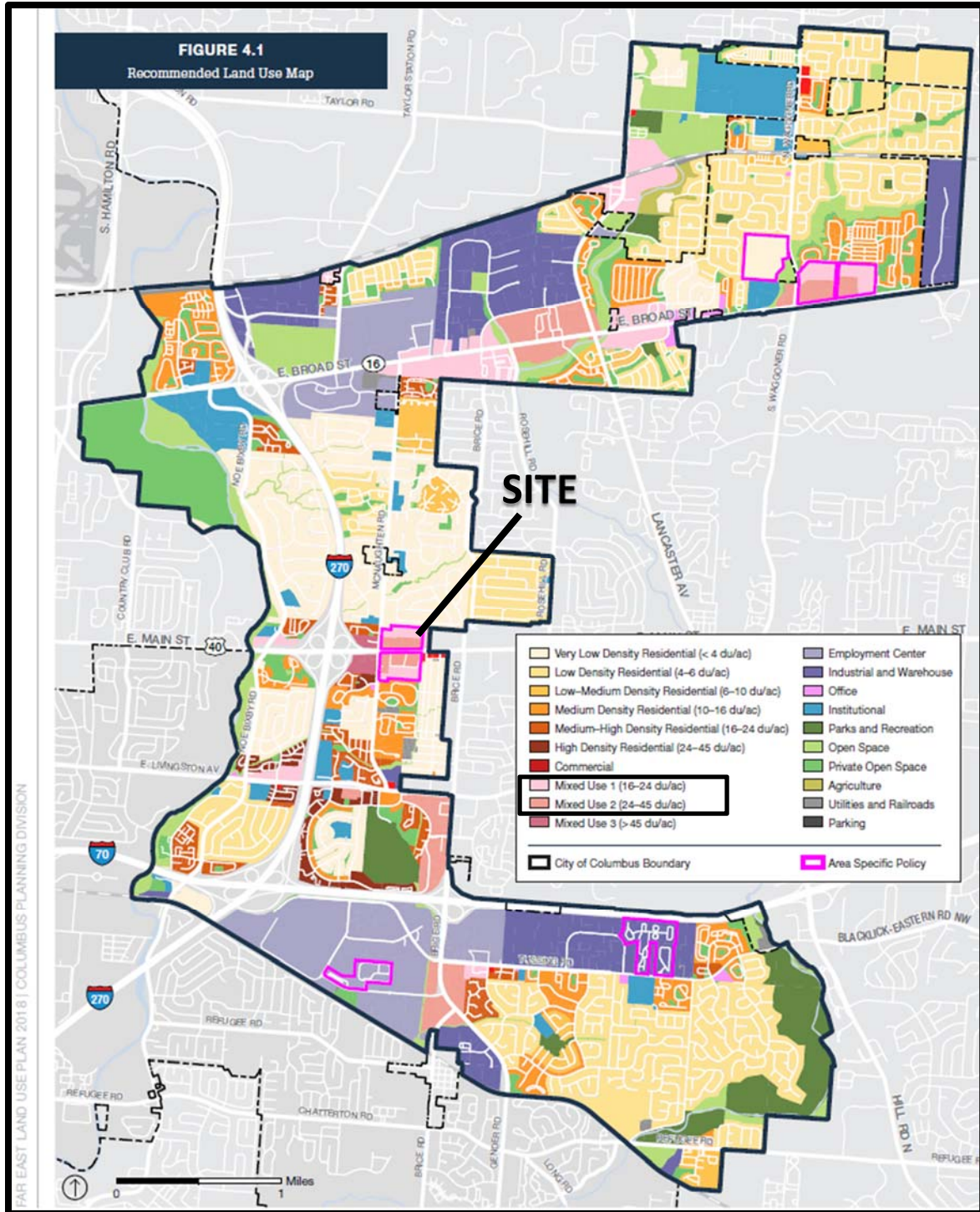
Dustin Doherty

Digitally signed by Dustin Doherty
DN: cn=US, email=Doherty@ceccinc.com, o=Civil & Environmental Consultants, Inc., cn=Dustin
Doherty
Date: 2023.06.27 10:10:57-0400'

Date 06/27/2023



CV23-041
6080 E. Main St.
Approximately 2.29 acres



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Approximately 2.29 acres

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

Case Number CV23-041

Address 6080 E. MAIN ST

Group Name FAR EAST AREA COMMISSION

Meeting Date 06/06/23

Specify Case Type

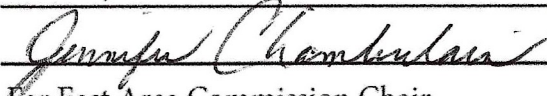
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Far East Area Commission unanimous approval.

Vote 6 votes yes / 0 votes no

Signature of Authorized Representative 

Recommending Group Title Far East Area Commission Chair

Daytime Phone Number 614-307-4708

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.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-041

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) Dustin Doherty
of (COMPLETE ADDRESS) 250 W. Old Wilson Bridge Road, Suite 250, Columbus, OH 43085

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. Trustees Main/270 LLC - Paul Gugino 561-635-1305 4300 E 5th Ave Columbus, OH, 43219 10 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Dustin Doherty

Sworn to before me and signed in my presence this 25th day of April, in the year 2023

Allison Bronchik
SIGNATURE OF NOTARY PUBLIC

9-27-25
My Commission Expires

Notary Seal Here



ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025

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