



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

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):

Please see attached Exhibit A

Multiple horizontal lines for text entry.

Signature of Applicant

Handwritten signature in blue ink.

Date 12-14-2016

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

EXHIBIT A

STATEMENT OF HARDSHIP

Property Address: 1648 North Wilson Road, Columbus, Ohio

Applicant: Metro Development LLC

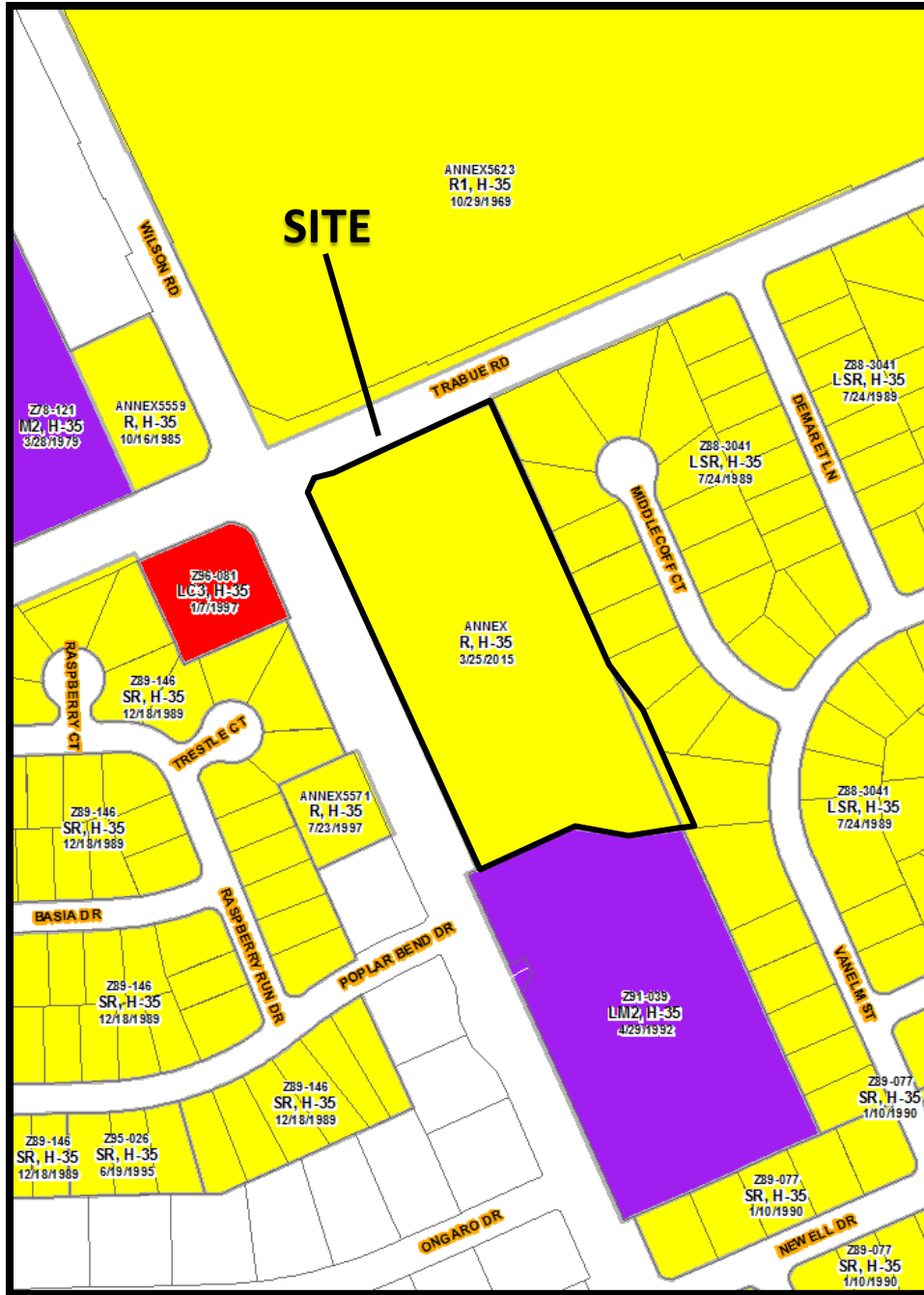
The subject site is 5.617+/- acres at the southeast corner of Wilson Road and Trabue Road, which is being rezoned by the Applicant to L-AR-12 (Application Z16-033). The Applicant has submitted a development plan as part of the rezoning request.

The subject site was annexed to the City of Columbus in 2015 and is zoned R-Rural. To the northeast is the Wilson Road Golf Course; to the northwest is industrial land zoned M-2; to the west (on the opposite side of Wilson Road) is a strip mall, including a convenience store, zoned L-C-3 and a single family residential development zoned SR; to the south is existing industrial land zoned LM-2; and to the east is a single family subdivision zoned LSR.

The applicant is asking to reduce the building setback on Wilson Road from 60 feet to 30 feet and on Trabue Road from 50 feet to 30 feet. This reduction is requested in order to (i) orient the development closer to the roadways and the neighboring industrial and commercial uses to the north, south and west, and further away from the single family subdivision parcels that abut the subject site to the east, and (ii) allow for significant conservation of existing trees and natural resources on the subject site.

A number of uses on Wilson Road and Trabue Road were established before the front yard setback requirements based upon the Columbus Thoroughfare Plan were established or are commercial in nature. Consequently, a building setback of 30 feet from Wilson Road and 30 feet from Trabue Road is not inconsistent with other developments in the area.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.



CV16-041
1648 North Wilson Road
Approximately 5.62 acres



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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows for listing property owners. Row 1: 1. Metro Development, LLC, 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082, Zero Columbus based employees, Joe Thomas, 614-540-2400. Row 2: 2. (Empty)

Check here if listing additional property owners on a separate page.

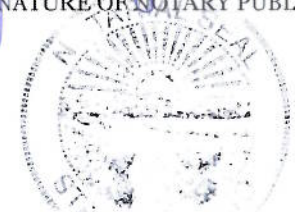
SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 14th day of December, in the year 2016

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

NA
My Commission Expires

Notary Seal Here



Jill Steiner, Notary Public, State of Ohio
My Commission Expires 12/31/2016

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