

FINAL SITE PLAN RECEIVED 7.10.24 SHEET 1 OF 1 CV24-011



REVISION DESCRIPTION	INITIAL	DATE

SITE PLAN

CHANTRY DRIVE
5705 CHANTRY DRIVE
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

John D. Reynolds III
2/16/24

DATE	06-10-2024	DRAWN BY	231536-000
SCALE	1" = 20'	SHEET	2/2

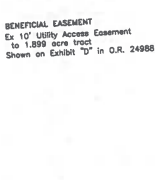
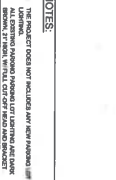


- EXISTING LEGEND**
- San Sanitary Sewer
 - St Storm Sewer
 - FWP Fire Protection Water Main
 - C Gas Line
 - U Utility Line
 - Handhole
 - Storm Inlet
 - Fire Hydrant
 - POE
 - Gas Valve
 - Fence
 - Sign
 - Wave Bar
 - Water Meter
 - Manhole
 - Drainage Channel
 - Iron Pipe Id

- PROPOSED LEGEND**
- 1. PROPOSED DRIVE
 - 2. PROPOSED SIDEWALK
 - 3. PROPOSED BIKEWAY
 - 4. PROPOSED BIKEWAY WITH BIKEWAY MARKINGS
 - 5. PROPOSED BIKEWAY WITH BIKEWAY MARKINGS AND BIKEWAY SIGNAGE
 - 6. PROPOSED BIKEWAY WITH BIKEWAY MARKINGS AND BIKEWAY SIGNAGE AND BIKEWAY LIGHTING
 - 7. PROPOSED BIKEWAY WITH BIKEWAY MARKINGS AND BIKEWAY SIGNAGE AND BIKEWAY LIGHTING AND BIKEWAY FENCE
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NOTES:

1. THE PROJECT DOES NOT INCLUDE ANY NEW EXISTING UTILITIES.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



- GENERAL NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
 2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.



- ACCESSIBLE PARKING SIGN DETAIL**
1. THE SIGN SHALL BE 48" HIGH AND 36" WIDE.
 2. THE SIGN SHALL BE 48" HIGH AND 36" WIDE.
 3. THE SIGN SHALL BE 48" HIGH AND 36" WIDE.
 4. THE SIGN SHALL BE 48" HIGH AND 36" WIDE.

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

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 sheet

Signature of Applicant



Date

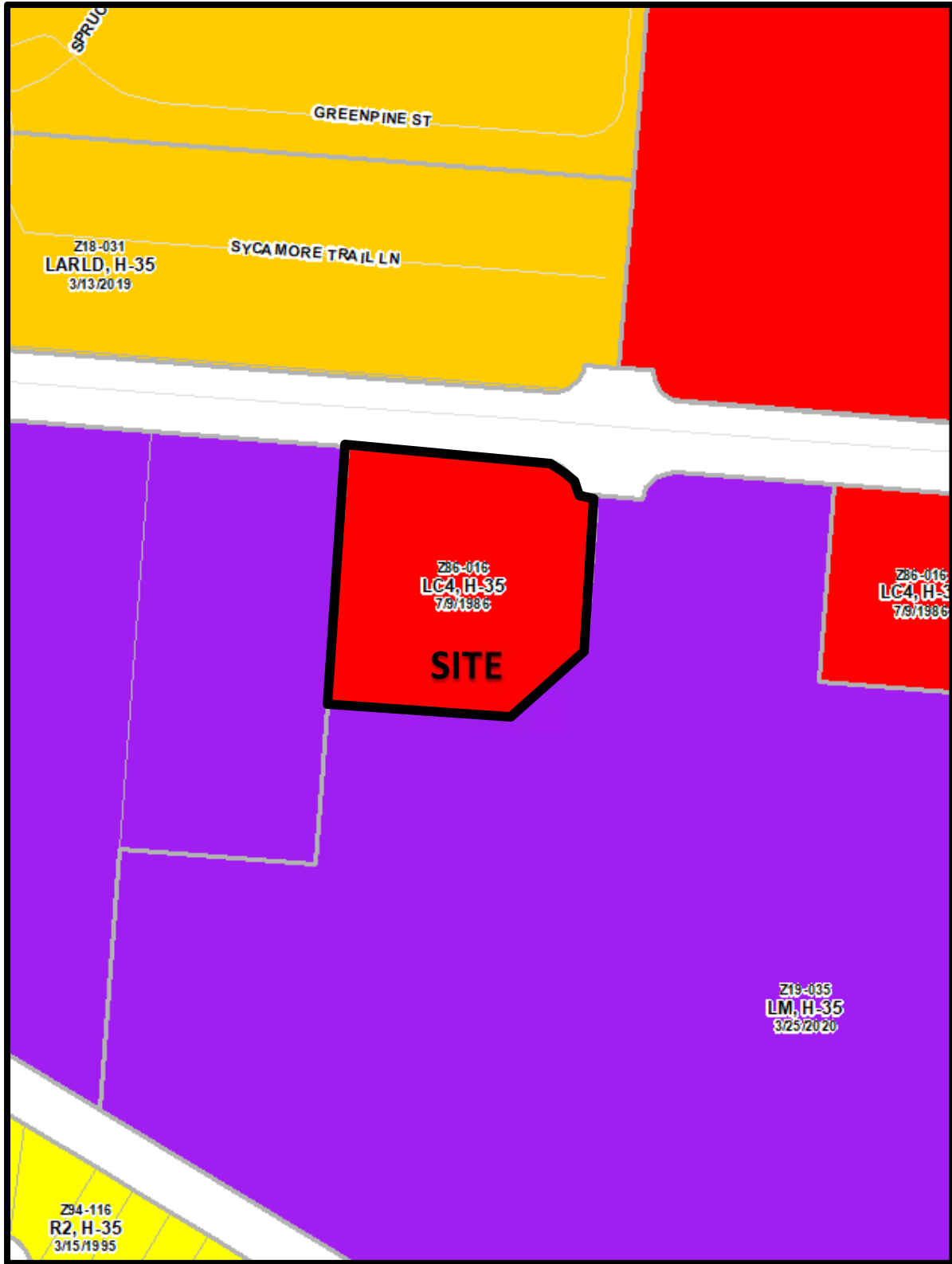
1/25/24

Statement of Hardship
5705 Chantry Drive

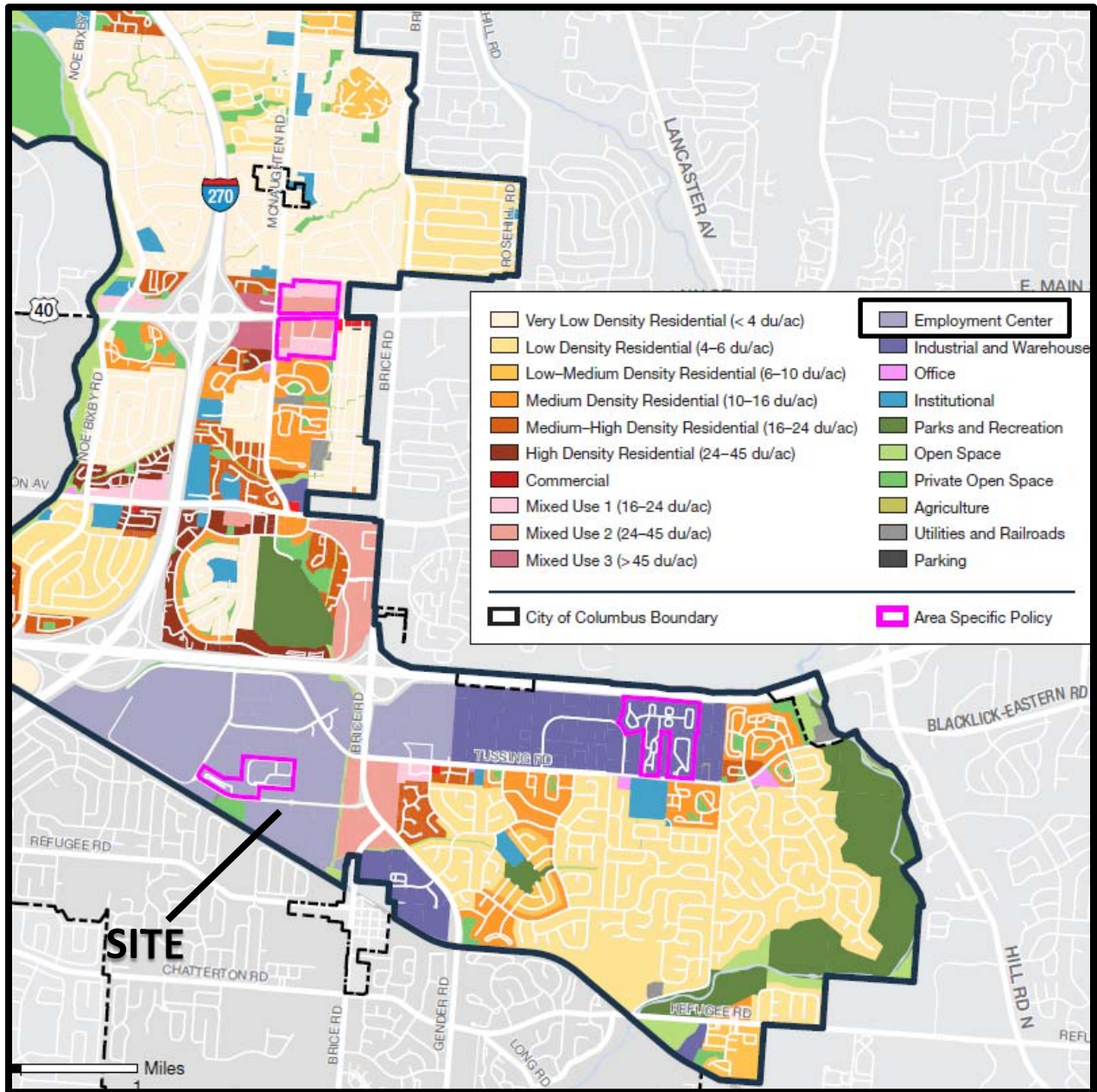
The applicant is seeking to use the property for a landscape retail supply operation. The property is currently zoned L-C-4, therefore a variance is needed to allow outside storage of landscaping materials. There will also be storage of yard waste on site on a temporary basis as the waste will be routinely removed from the site to an appropriately zoned property for reuse. There is an apartment complex across Chantry Drive that requires there to be a 100' setback from open storage of materials as required in Section 3363.41(a). The landscape supply facility will have outdoor storage as a part of its operation. The request is to reduce the setback to 90' from the apartment zoned land. The storage setback along the Chantry Road right of way shall be reduced from 30' to 10' per the requirement of Section 3363.41(a). The applicant is also requesting to reduce the 20' setback along the west and south lot lines to 0' as required in Section 3363.41(a). The rationale for the 10' reduction from the apartment district is the rest of the area is zoned either LM, M2 or C-4 and the apartment district is an anomaly in the area as it was rezoned from a C-4 district a few years ago and does not reflect the nature of the surrounding area. The rationale for the request to reduce the 20' setback from other lot lines is those are abutting properties zoned M-2 and L-M. The applicant will be screening the open storage with an opaque fence up to 6' so the items stored will be behind the 75% opaque screening. A variance to 3356.03 is also requested to allow wholesaling/yard waste collection as there will be an area within the site for neighborhood drop off of yard waste. The yard waste will be picked up and moved to another site for milling and composting on a weekly basis. The variances requested will not harm the neighborhood nor be detrimental to the greater unity.



John B. Reynolds III 7/11/24



CV24-011
5705 Chantry Dr.
Approximately 1.90 acres



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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(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 Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____


Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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 #: CV24-011

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)

<p>1. Weber Holdings Ltd. 1600 Universal Road Columbus, OH 43207 Nate Marks (937) 578-3808 0 employees</p>	<p>2. Ohio Mulch 1600 Universal Road Columbus, OH 43207 Nate Marks (937) 578-3808 180 employees - full time</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 22nd day of January, in the year 2024

Natalie C.
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

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.