

THE CITY OF
COLUMBUS

ANDREW J. GANTHER, MAYOR

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

CV17-039

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.

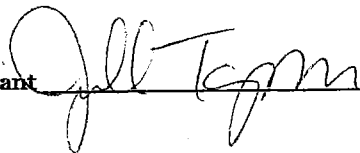
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant



Date

5/1/2017

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

STATEMENT OF HARDSHIP

Property Address: 6480 Doubletree Avenue
Applicant: Belle Isle Investment Co. LP

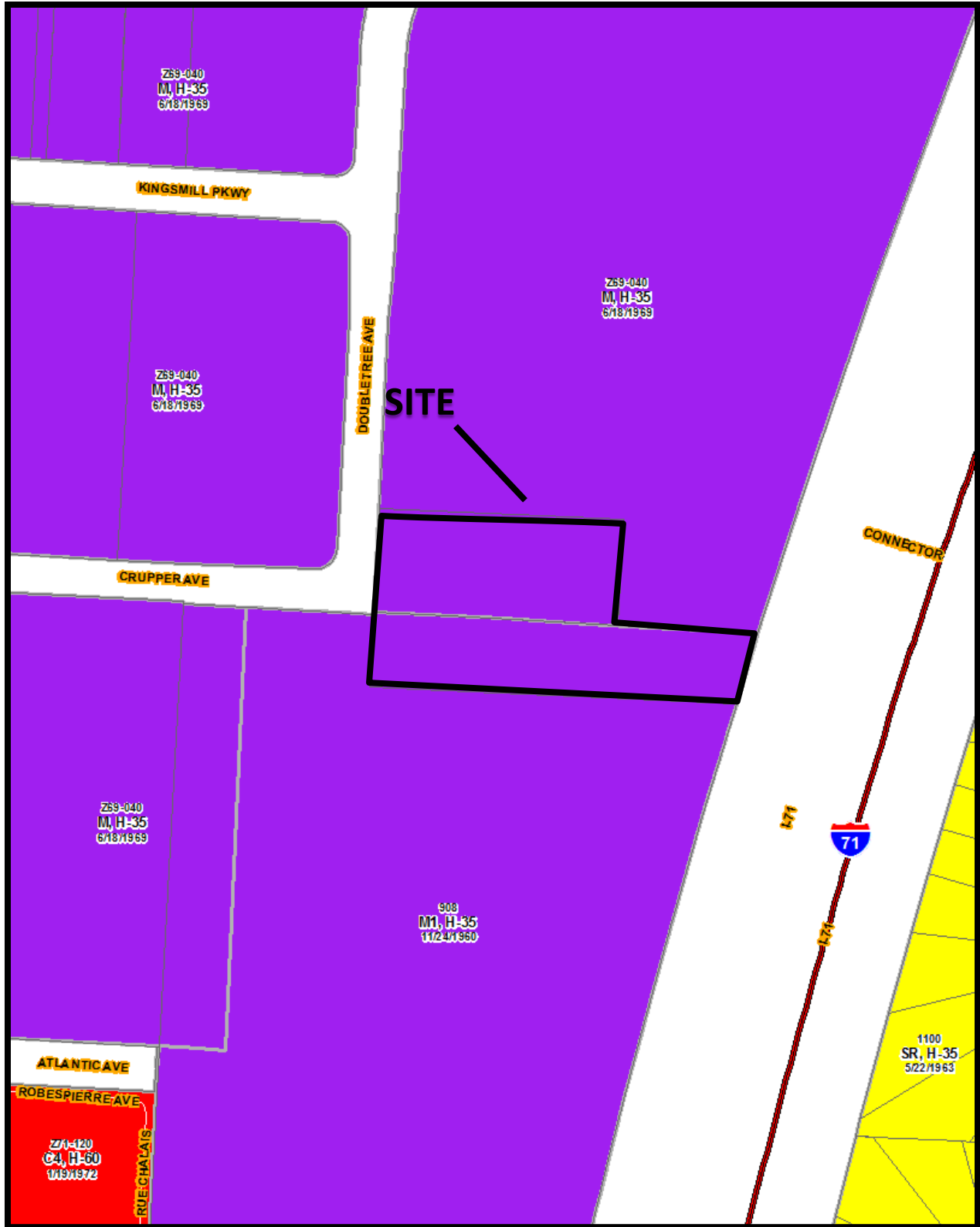
The subject site is 2.058+/- acres on Doubletree Avenue and is part of the Busch Corporate Center business park. The subject site is comprised of two parcels, but is developed with one building. Part of the building is zoned M-Manufacturing and was intended to be used for general office uses. The remaining part of the building was originally constructed as warehouse space and was therefore zoned M-1. The Applicant is requesting a variance for the M-1 portion of the building to allow C-2 general office uses.

The applicant intends to use the building (both the M portion and the M-1 portion) for primarily general office uses in accordance with 3353.03 of the Columbus zoning code. The original building was designed for a specific user that has since vacated the property. While it is possible that another tenant may have a need for warehouse space in addition to general office space, the applicant believes it will be easier to identify new tenants for the building if the entire building can be used for general office purposes.

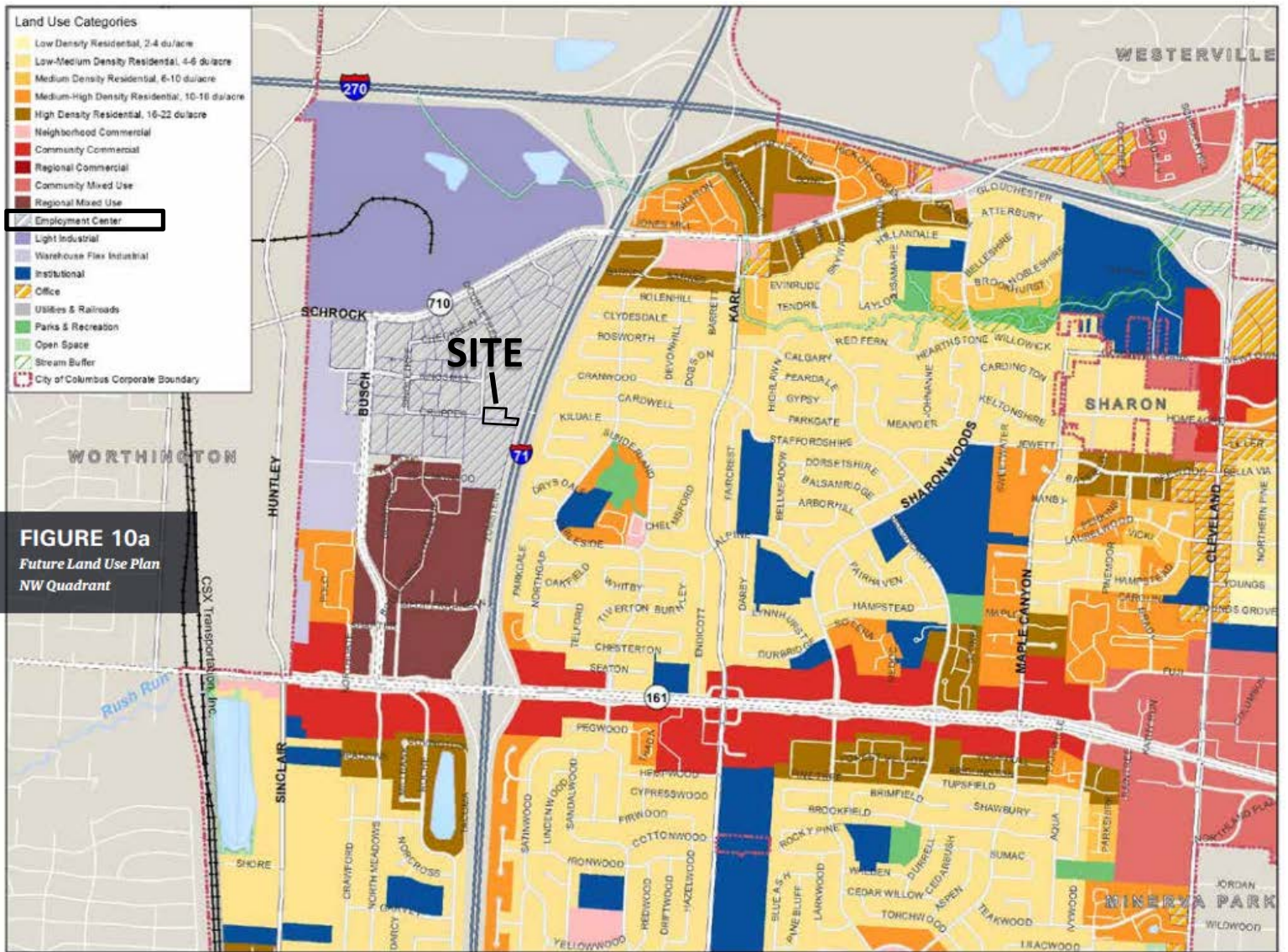
In addition to general office uses, one possible tenant for the building may be a U.S. Immigrations and Customs Enforcement (ICE) Processing Station. The ICE is the primary investigative arm of the United States Department of Homeland Security (DHS), and is responsible for identifying, investigating, and dismantling vulnerabilities regarding the nation's border, economic, transportation, and infrastructure security. If the ICE elects to lease all or part of the subject site, the facility will accommodate approximately 60 ICE professionals, mostly who will be involved in administrative, investigative and clerical tasks. The operation is that of a normal office business and does not routinely require after-hours occupation of the facility. This facility will also process individuals held for verification of legal status. Individuals taken to the facility will either be released or transported to long-term holding facilities. Typically, less than 15 individuals per week will be brought to the facility for investigation and they will be at the facility less than 3 hours. To the extent the ICE use does not fit within the general office use described in Section 3353.03, the applicant is requesting a variance for the M-1 portion of the building to allow the ICE Processing Station use.

The applicant is also requesting variances from Section 3312.25, Maneuvering; Section 3312.29, Parking spaces; and Section 3312.49(C). The original building was constructed across two parcels. While the building and parking areas operate as one development site, the parcels could not be combined because each parcel is in a different taxing district. The required parking and maneuvering are split between the two parcels. The variances for maneuvering and parking are needed because, while the development as a whole meets code requirements, each parcel needs to be able to stand on its own.

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



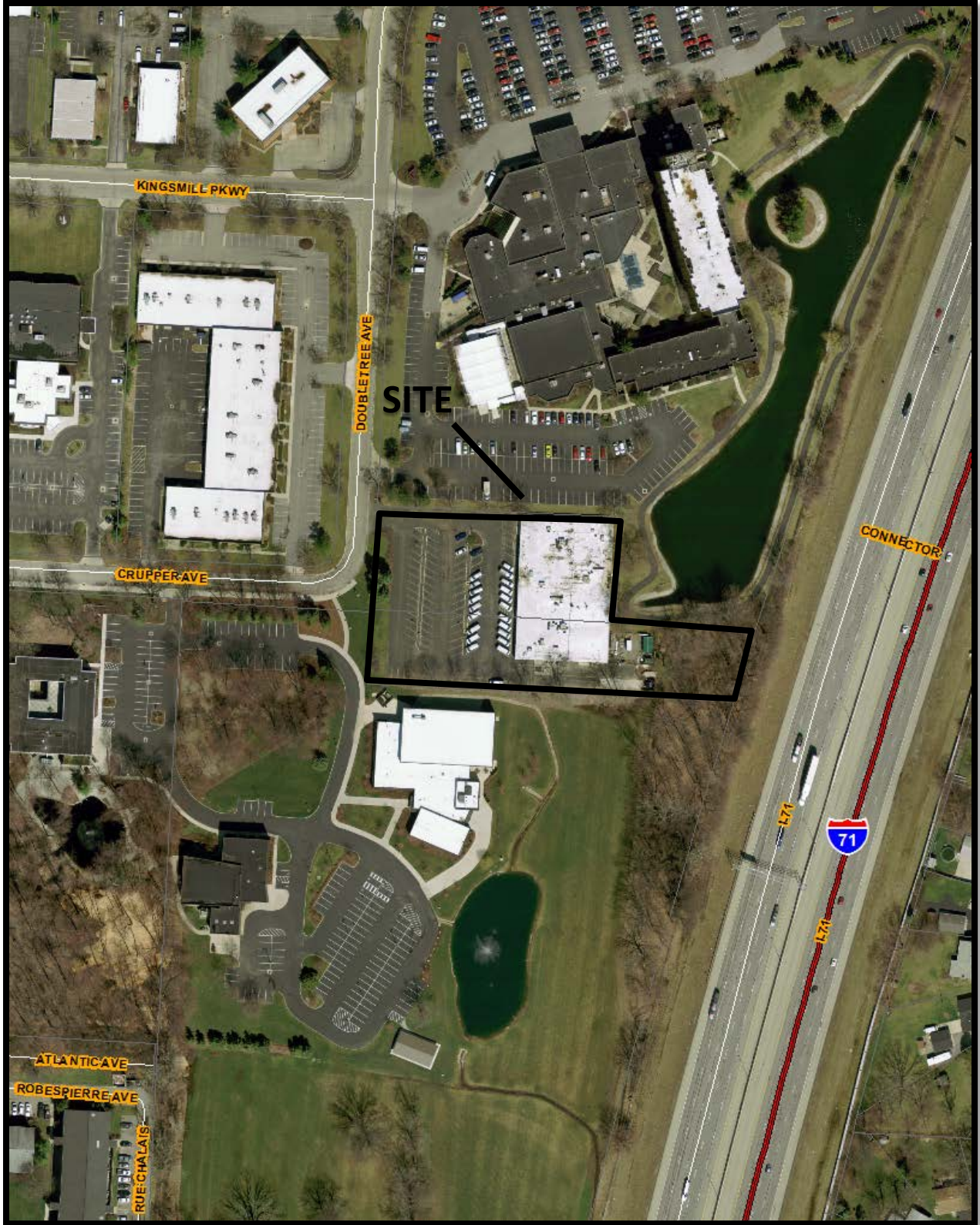
CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres



CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres



Northland Community Council
Development Committee

Report

May 31, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (14): Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

Case #1: Application #CV17-039 (Permit use of M-1 warehouse portion of site zoned M-1 and M for C-2 uses in office/industrial park)
Jill Tangeman/Vorys Sater Seymour and Pease LLP *representing*
Belle Isle Investments Co.
6480 Doubletree Avenue, 43229 (PID 610-132745/010-182940)

- *The Committee voted (13-0 w/ 1 abstention) to **RECOMMEND APPROVAL** of all of the variances requested **WITH TWO (2) CONDITIONS:***

- That with regard to the requested variance from §3365.01 to permit C-2 uses listed in §3353.03 in the M-1 portion of the site: in addition to adding “immigration processing facility” as a permitted use, “adult entertainment establishment” and “monopole telecommunications antenna” will be added as prohibited uses; and
- That with regard to requested variances from §3312.25, §3312.29 and §3312.49(C): the legislation will clearly express that the variances granted address only the cross-parcel issues peculiar to this site, and do not relieve the applicant of responsibility to comply in principle with the requirements of those sections pertaining to parking spaces, maneuvering and number of parking spaces required with regard to the development as a whole.¹

Executive Session 7:00 pm

Meeting Adjourned 7:20 pm

¹ The text of the legislation was not available to the Committee at the time of its hearing of this case.

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 # CV17-039

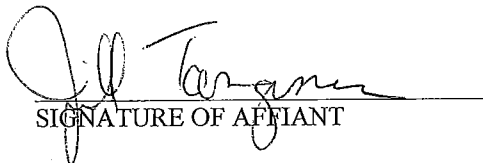
STATE OF OHIO
COUNTY OF FRANKLIN

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

1. Belle Isle Investment Co. LP
5600 N. May Avenue
Oklahoma City, OK 73112
c/o Don McCarty #405-641-7342
0 Columbus employees
- 2.

Check if listing additional parties on a separate page.


SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: NA

Notary Seal Here



Project Disclosure Statement expires six months after date of notarization.

Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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