



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

CV21-116

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):

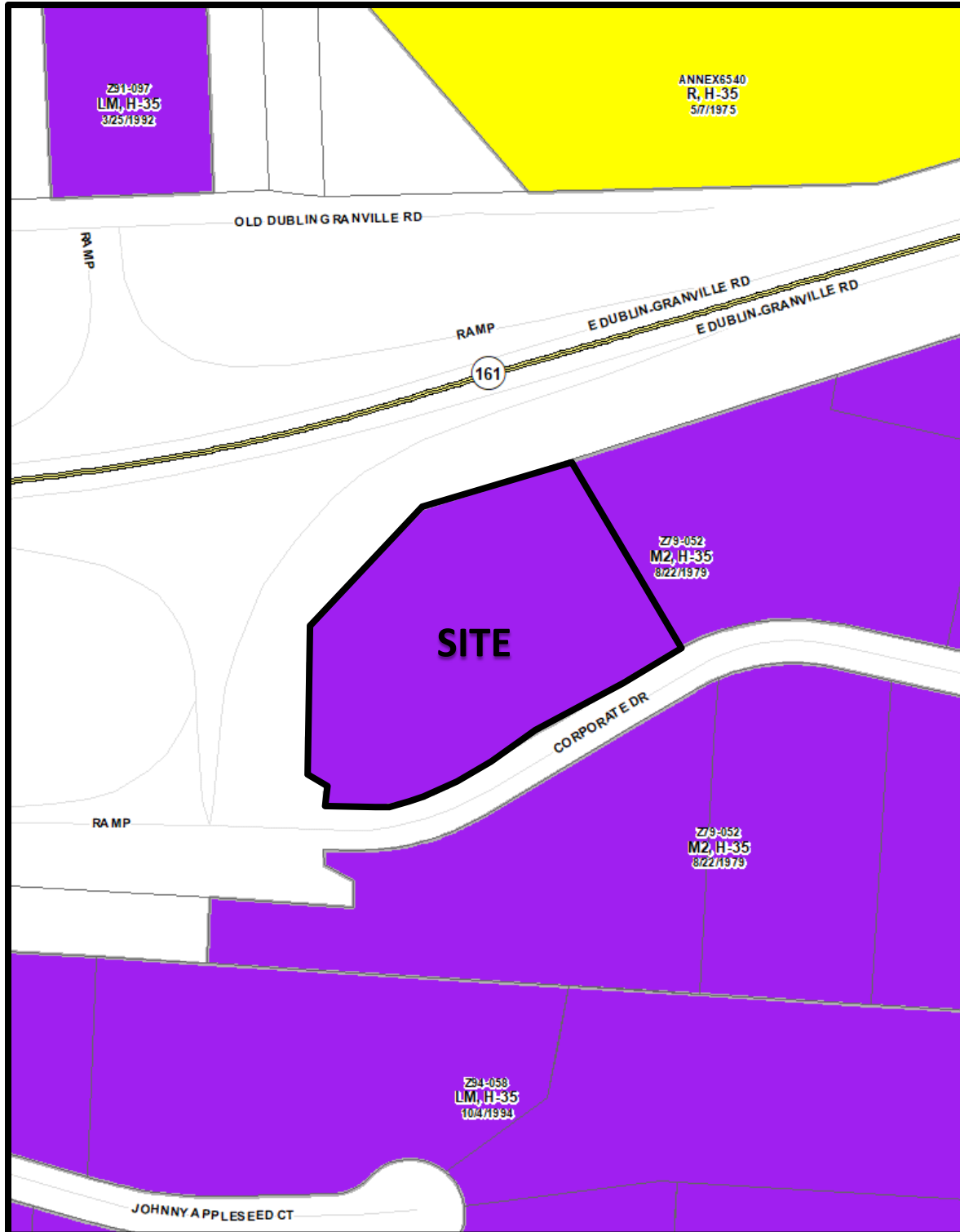
The applicant is requesting a variance to section 3367.01 M-2, manufacturing district to permit an educational facility. The site is developed with an office building with ample parking around the site. The interior layout lends itself to converting the offices into classrooms. A similar request at 3700 Corporate Drive was approved by City Council in CV19-014 and the Northland Community Council. Given how the surrounding area has developed with office buildings and the fact that City Council has already approved an educational use on the street, the proposed request would not adversely affect surrounding properties or neighborhood. The requested variance will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair established property values within the surrounding area, nor in any other respect impair the public health, safety, comfort, morals or welfare of the area nor in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

Signature of Applicant

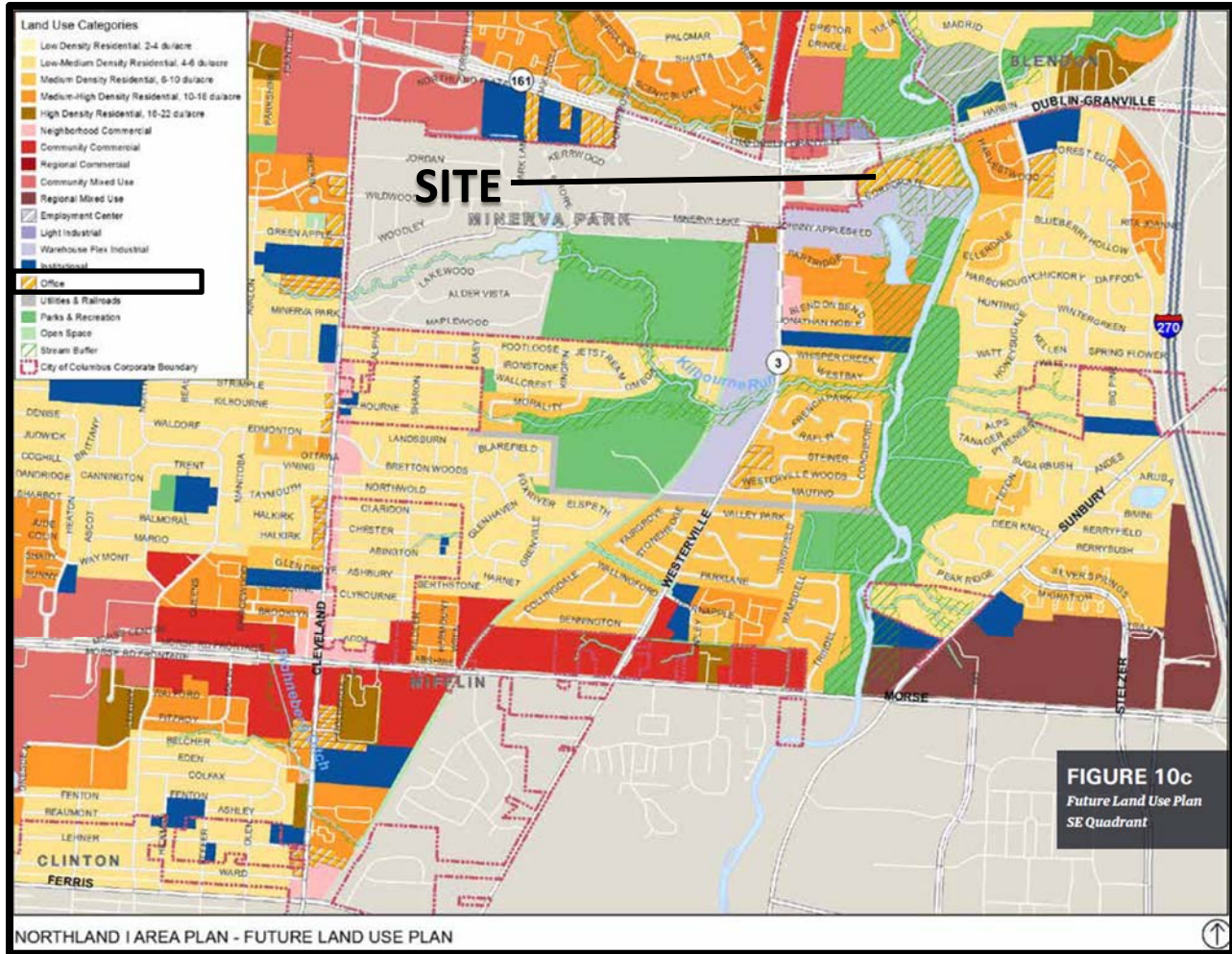
Spencer G. Brown
attorney for applicant

Date

10/26/21



CV21-116
3592 Corporate Dr.
Approximately 3.53 acres



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

Members represented:

Voting: (14): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA); Cooperwoods (CCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA); Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA); Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #GC21-022 (Graphics variance from §3377.10 and §3377.20 to permit an existing ground sign constructed on the west elevation to remain, directed to the same right of way as an existing wall sign on the south elevation – *Tabled July 2021*)

Brad Williams/Thompson Thrift *representing*
CK at Hamilton LLC

5438 N Hamilton Rd (Bank of America), 43230 (PID 010-300426)

- *The Committee approved (11-3) a motion (by KWPCA, second by APHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will revise the application to specify that the variances requested are from provisions contained in paragraphs §3377.10 (B) and §3377.20 (D) rather than from the entirety of the respective Code sections.*

Case #2 Application#GC21-040 (Updated graphics plan permitting both 357.36 SF “OhioHealth” illuminated roof signs and 34.50 SF “Urgent Care” wall signs on each of the east and north elevations, requiring variance from §3377.24 and §3377.26 – *Tabled October 2021*)

Ray Lynn, Jim Lytle, Bob Kessler/Kessler Sign Co *representing*
OhioHealth

5150 E Dublin Granville Rd, 43054 (PID 010-245194)

- *The Committee approved (14-0) a motion (by RRSHA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #GC21-042 (Graphics special permit for off-premises tenant panel on ground sign per §3378.01)

Rebecca Green/Zoning Resources *representing*
Caliber Collision

5346-5352 N Hamilton Rd (PID 010-290765/010-226265)

- *The Committee approved (14-0) a motion (by APHA, second by BCCA) to **RECOMMEND APPROVAL** of the application.*
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- Case #4** Application #BZA21-147 (BZA variances from §3312.49 minimum required off-street parking spaces, §3312.25 maneuvering, §3312.27 parking setback line, and §3312.21 landscaping to permit a building addition to an automotive service facility)
- Jim Dreiss/Arccon Construction (*applicant*)/Luke Walker
(Luke's Auto) 5410 Byers Cir E, 43229 (PID 010-110208)
- The Committee approved (14-0) a motion (by SCA, second by RRSHA) to **RECOMMEND APPROVAL** of the application.

- Case #5** Application #CV21-116 (Council variance to permit an educational use in an office complex zoned M-2 manufacturing, in the form of a charter high school)
- Jack Reynolds/Smith & Hale *representing*
Educational Solutions Company
3592 Corporate Dr, 43231 (PID 600-213375)
- *The Committee approved (14-0) a motion by FPCA, second by WRA) to **RECOMMEND APPROVAL** of the application.*

- Case #6** Application #Z21-076/CV21-093 (Rezone 6.73 AC± from SR Suburban Residential to AR-1 to permit construction of a 144-unit multi-family residential project at 21.65 du/AC and concurrent CV to reduce the west perimeter yard from 25' to 5' and the south perimeter yard from 25' to 15')
- Dave Perry/David Perry Co. *representing*
Preferred Living
5567 Sinclair Rd, 43229 (PID 010-110075/010-110076/010-110077)
- *The Committee approved (14-0) a motion (by FPCA, second by RRSHA) to **TABLE** the application to a future meeting as agreed with the applicant.*

Executive Session

10:00 pm

Meeting Adjourned

10:40 pm



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-116

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 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)

1. Educational Solutions Company 2740 Airport Drive Cols, OH 43219 Vicki Travis 614-679-7167 80 Columbus based employees	2. NCH12 COLUMBUS OH LLC. 6305 E. 120th court STE K6 Tulsa, Ok 74137 Karen Priesman 571-451-0019 no Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th day of October, in the year 2021

SIGNATURE OF NOTARY PUBLIC  My Commission Expires _____ Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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