

W:\Projects\2024\1734\ORD#1734-2024\CV24-010\Drawings\Site Plan\Site Plan.dwg, 06/03/2024, 1:17 PM



The development depicted on this drawing may be subject to various engineering, environmental or other data developments at the time final development of plans are completed. Any slight adjustments to the development shall be made to conform with the applicable laws, codes, regulations, and ordinances of the appropriate jurisdiction. The engineer's responsibility is to ensure compliance with the applicable laws, codes, regulations, and ordinances of the appropriate jurisdiction.

DATE: 06/03/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

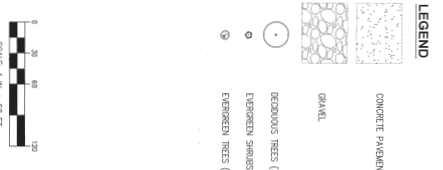
DEVELOPER/OWNER
 HOWARD CONCRETE PUMPING
 2327 HILL CHURCH HOUSTON RD
 COLUMBUS, OH 43215
 PHONE: (614) 441-4222
 EMAIL: HOWARD@HOWARDCONCRETEPUMPING.COM

ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 1160 DUBLIN ROAD, SUITE 100
 COLUMBUS, OH 43240
 PHONE: (614) 441-4222
 EMAIL: MANNIK@MANNIKSMITHGROUP.COM

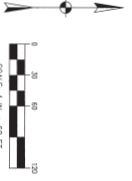


GENERAL ZONING INFORMATION

ADDRESS:	1160 DUBLIN ROAD
ZONING DISTRICT:	L-1, L-2, R-1, C-3
CURRENT ZONING:	R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100
PROPOSED ZONING:	L-1, L-2, R-1, C-3
GROSS SITE AREA:	6.02 AC (262,211 SQ FT)
TOTAL ROW AREA:	5.25 AC (228,699 SQ FT)
TOTAL NET SITE AREA:	5.449 AC (238,055 SQ FT)
BUILDING AREA:	12,000 SQ FT
HEIGHT RESTRICTION:	H-35
SETBACKS REQUIRED:	FRONT: 25', REAR: 25', SIDE: 25'
PARKING SPACES:	12,000 SQ FT / 1,000 SQ FT = 12 SPACES
1 PER MOTOR VEHICLE USED IN THE BUSINESS AND PARKING:	
SPACES REQUIRED = 12 SPACES + 3 = 15 TOTAL SPACES	
ADA SPACES REQUIRED = 1 SPACES	
ADA SPACES PROVIDED = 21 SPACES INCLUDING ADA	
ADA SPACES PROVIDED = 2 SPACES	
ROCK SPACES PROVIDED = 10 SPACES	
TOTAL SPACES PROVIDED = 31 TOTAL SPACES	
TREES REQUIRED (1/10 SPACES) = 4	
TREES PROVIDED = 4	



CV24-010



ZONING SITE PLAN 06/03/2024	ZONING SITE PLAN FOR HOWARD CONCRETE PUMPING 3375 REFUGEE ROAD, COLUMBUS, OHIO 43232	PREPARED FOR: HOWARD CONCRETE PUMPING 2327 HILL CHURCH HOUSTON RD COLUMBUS, OH 43215	<p>TECHNICAL SKILL. CREATIVE SPIRIT.</p>	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43240 TEL: 614.441.4222 FAX: 888.488.7340	NO.	DATE	BY	DESCRIPTION
	PROJECT DATE: 06/03/2024 PROJECT NO: 23671002 DRAWN BY: [Signature] CHECKED BY: [Signature]							

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

Application No. CV24- 010

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 Exhibit B

Signature of Applicant

Howard J. Ginther
David B. New, Agent

Date

1-19-2024

Signature of Attorney

Donald Plank

Date

1/19/24

Exhibit B
Statement of Hardship
CV24-010, 3375 Refugee Road

The undeveloped 6.0 +/- acre (gross) site is located on the south side of Refugee Road, 720' +/- east of Schwartz Road and is zoned R, Rural from annexation in 1974. By application Z24-005, applicant proposes to rezone the property to the L-M, Limited Manufacturing District. Refugee Road is a major east/west arterial right of way appropriate for non-residential uses, as reflected in the non-residential zoning of many of the parcels on both sides of Refugee Road. By this variance application, applicant proposes to reduce the setback for outside storage from a residential district from 100' to 0' due to the setback being measured as per Section 3363.19(D), Location Requirements, "Distance separation as required in this section is measured from the closest point on a property line containing the permitted use and the closest point on a property line containing the district or use it is to be separated from.", while the setback is actually: 1). 120' to the west due to 25' west setback on-site and a 95' wide commercially zoned (L-C-4) parcel to the west, then a residentially zoned parcel farther west, 2) actual setback of 110' to the east due to the east setback and location of the outside storage, but the site abuts a parcel zoned R, Rural to the east and 3) actual setback of 400' +/- to the south, while the parcel abuts an undeveloped parcel zoned R-1, Residential from annexation (1974). The site plan titled "Zoning Site Plan, Howard Concrete Pumping", hereafter Site Plan, dated 05/16/2024 is the site development plan for the site.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code Section due to how outside storage separation is measured. The 100' setback is provided to the east, west and south as measured from the proposed location of outside storage on the site and, additionally, buffering is committed to with the Site Plan.

Applicant requests variances from the following sections of the Columbus Zoning Code:

Section 3363.41(a), Storage, to reduce the east setback for outside storage from 100' to 25', as measured from the property lines, and as depicted on the Site Plan.



CV24-010
3375 Refugee Rd.
Approximately 6.0 acres



CV24-010
3375 Refugee Rd.
Approximately 6.0 acres

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
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Felicia A. Saunders

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 #: CV24-010

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. The Amazing Grace Learning Ctf, Inc; 3375 Refugee Rd, Columbus, OH 43232; # Cols-based emps: 7 Contact: Grace Dufie, (614) 373-0538</p>	<p>2. Howard Concrete Pumping; 2327 Hill Church Houston Road, Canonsburg, PA 15317 # Columbus-based employees: Zero (0) Contact: Frank Howard, III; (412) 257-1800</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 19th day of January, in the year 2024

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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