

Council Variance Application

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.

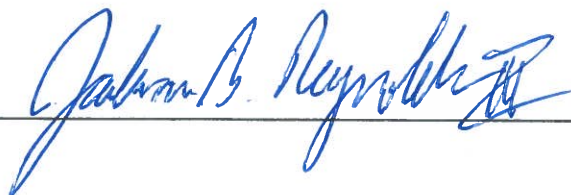
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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

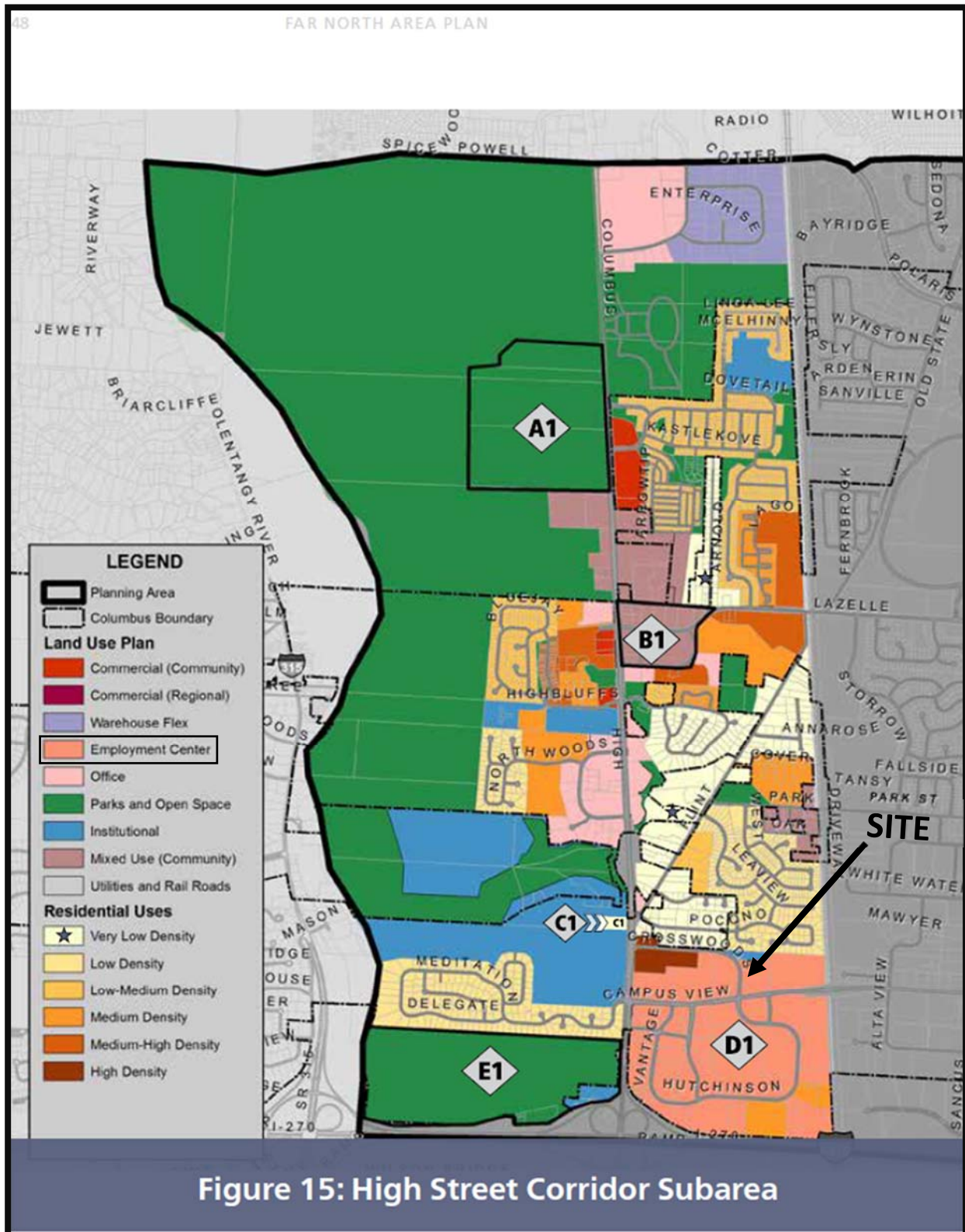
2/20/23

Council Variance Statement
7654 Crosswoods Drive

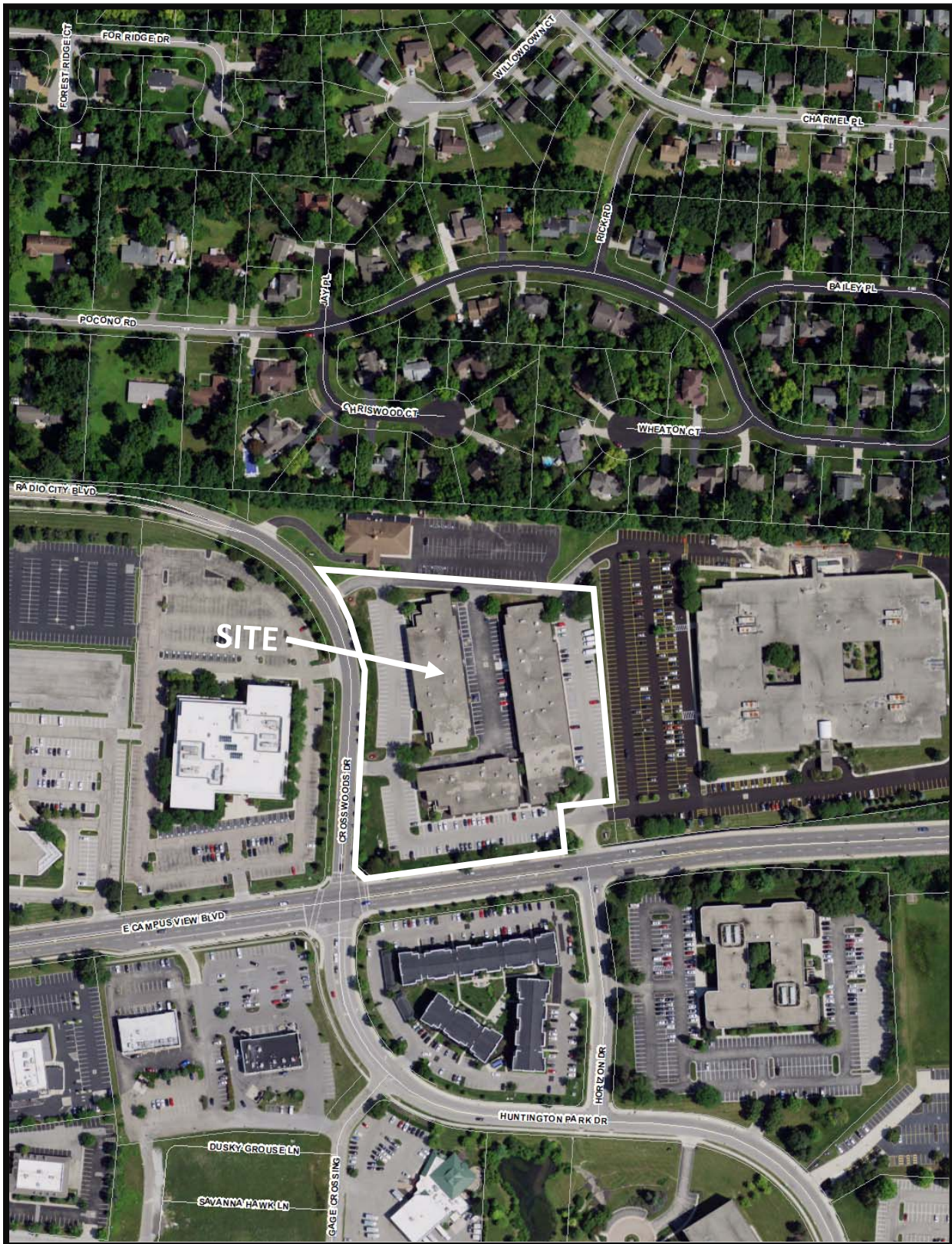
The applicant is seeking the council variance to allow a tenant space within the existing building located at 7654 Crosswoods Drive to be used for a pharmacy use. The applicant is forced to relocate from a tenant space in a nearby area and wanted to stay in the general area to minimize customer confusion about the relocation. The current site was selected and it was determined that the approved CPD zoning designation only permitted C-2 uses. City Departments were consulted and since the type of pharmacy proposed is not the typical retail pharmacy it was determined that the proposed use of the tenant space would be in keeping with C-2 type uses. SBH Medical does Home Infusion services, compound medications and veterinary compounding at its current location and seeks to transfer to the new location. The pharmacy employees approximately 22 and by relocating to the subject site those employees would continue to work in Columbus and continue to pay yearly income taxes to the City.

The proposed use will not adversely impact any of the neighboring properties as the daily-number of visiting customers averages approximately 40 per day. The site has adequate parking for customers and employees and the surrounding road system is adequate to handle the new use for the site and surrounding area. The proposed use of the tenant space is appropriate and will benefit the community by continuing to provide medical care to its customers, therefore the council variance should be granted.

CV23-030
7654 Crosswoods Dr.
6.12 Acres



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Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-030

Address 7654 CROSSWOODS DRIVE

Group Name FAR NORTH COLS. COMM. COALITION

Meeting Date May 2, 2023

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:

No Issues.

Vote 8-0

Signature of Authorized Representative James Pennington

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENTAPPLICATION #: CV23-030

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)

1. SBH Medical 655 Dearborn Park Lane Worthington, OH 43085 Jason Morrison 614-847-6007 22 employees	2. Lilymac LLC 75 E. Wilson Bridge Rd., Suite C-6 Worthington, OH 43085 0 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 17th day of February, in the year 2023

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2023
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.