



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV19-029

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.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

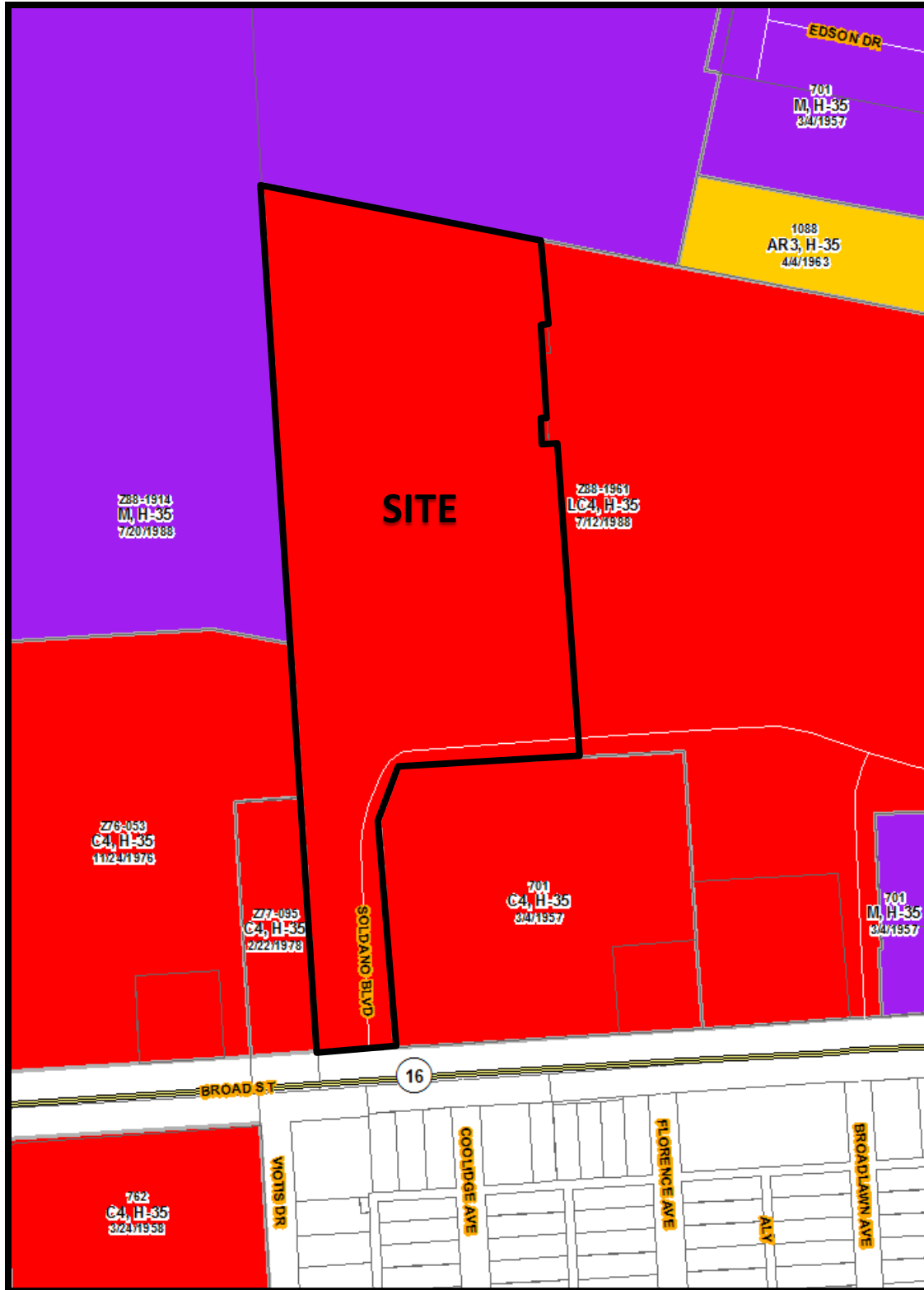
The proposed use of mattress manufacturing (3363.19) requires that the use be located a minimum of 600 feet from a residential or apartment residential district. Parcel 010-111021 is zoned AR-3 and is located approximately 235 feet from the subject project. A variance will be required to permit the use to be located within 600 feet of the AR-3 district. The subject project has been vacant since 2016 when Target vacated the building. Due to the decline in big box retailers as well as the length of time the property has been for sale we believe this is the best use for the property. Currently the mattress manufacturer leases space in a large warehouse, this zoning variance will allow the manufacturer to establish a permanent operation in the Hilltop area of Columbus. Thus keeping the tax base in the area. The front facade of the project will not materially change and there will be a portion of the property used as a retail outlet.

Signature of Applicant [Handwritten Signature]

Date 3.19.19

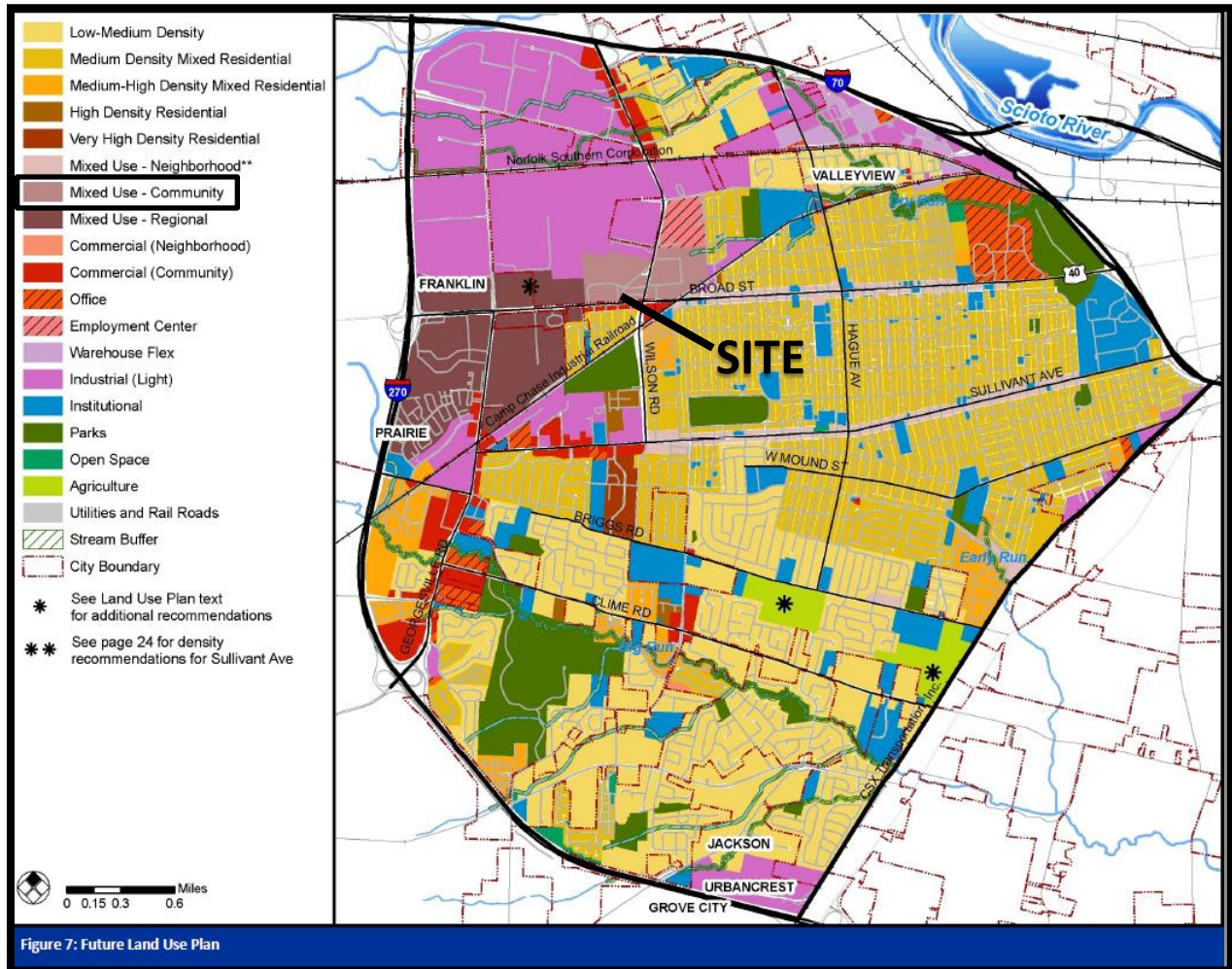
CV19-029

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



CV19-029
3720 West Broad Street
Approximately 12.41 acres

Greater Hilltop Plan Amendment (2010)



CV19-029
3720 West Broad Street
Approximately 12.41 acres



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3720 West Broad Street
Approximately 12.41 acres

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
April 16, 2019 3:20:06 PM EDT	Fax Server	49	1	Received
Fax Server	4/16/2019 3:19:18 PM	PAGE 1/001	Fax Server	

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV19-029

Address: 3720 W Broad St Columbus OH 43228

Group Name: Greater Hilltop Area Commission

Meeting Date: 4/2/2019

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
(Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES: Community questions were satisfied.

Vote: Y = 14 N = 0 A = 0

Signature of Authorized Representative: C. Shan-Moody
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614 333 8435
DAYTIME PHONE NUMBER

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dwight McCabe
of (COMPLETE ADDRESS) 7361 Currier Road, Plain City, OH 43064
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. Roy Ben Yami Hasadot Street 67 Kfar Shmaryahu Israel 46910	2. Amihaz Lustig 25 Kibbutz Gayulot Batzra Israel
3. SC Real Estate Group LLC c/o United Development Services 501 Morrison Road, Suite 100 Gahanna, OH 43230	4. David A. Belford 501 Morrison Road Gahanna, Ohio 43230

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10 day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

6-8-20



This Project Disclosure Statement expires six months after date of notarization.
My Commission Expires 06-08-2020

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