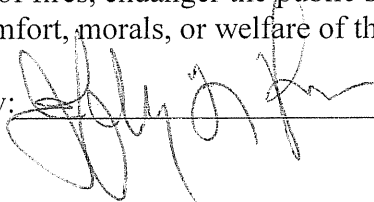


CV13-019

Council Variance Application

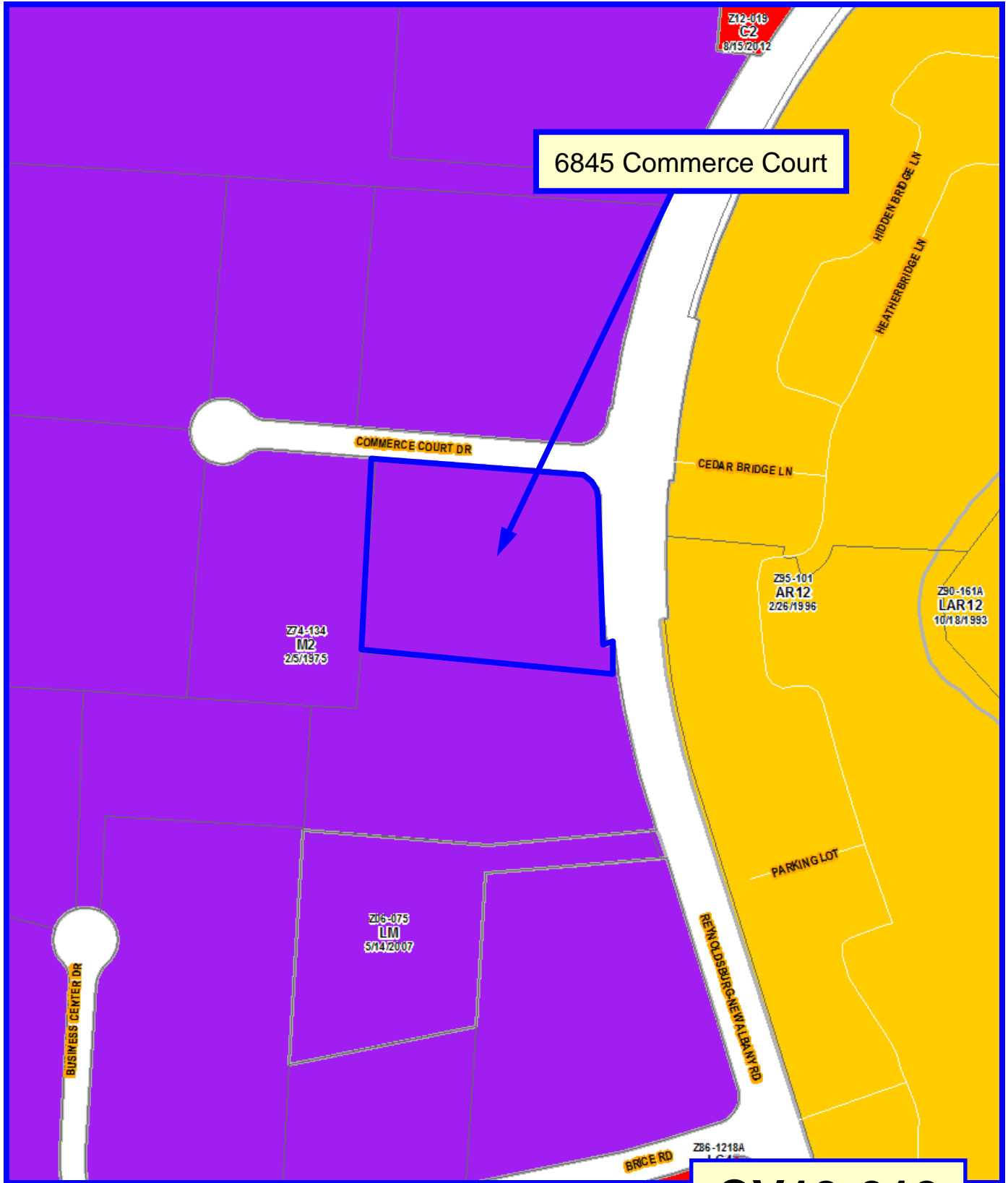
Historically the property has been used as an appliance warehouse. Customers of builders and the general public would go to the warehouse and purchase new appliances. The applicant wants to use the site for a furniture warehouse for its' growing company. The applicant also wants to be able to sell furniture to the general public at this location. The existing M-2 does not permit retail sales. The granting of this 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.

Comfy Couch Company, by:



Date:

4/1/13



CV13-019

Plan Recommendations

6845 Commerce Court

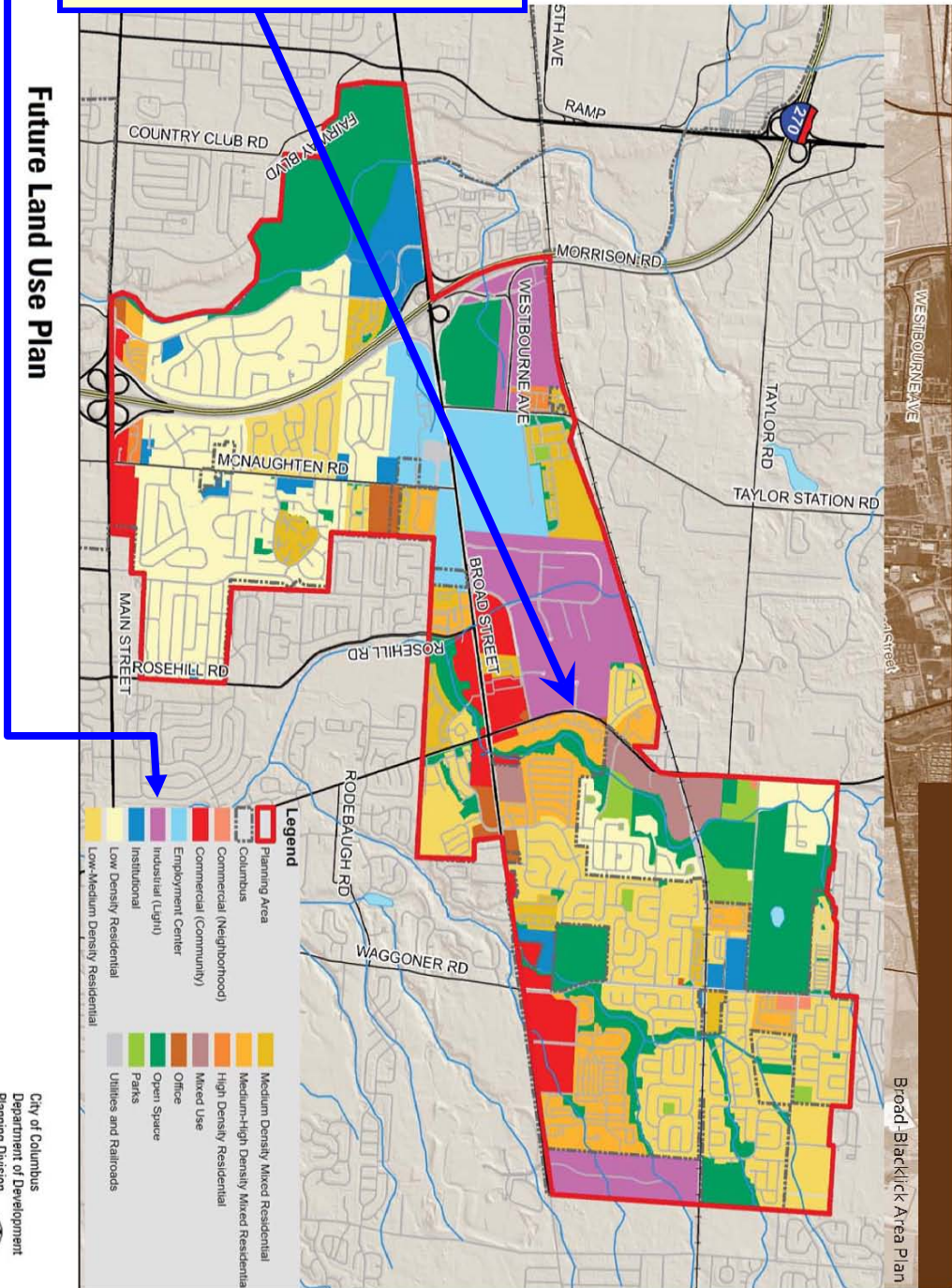
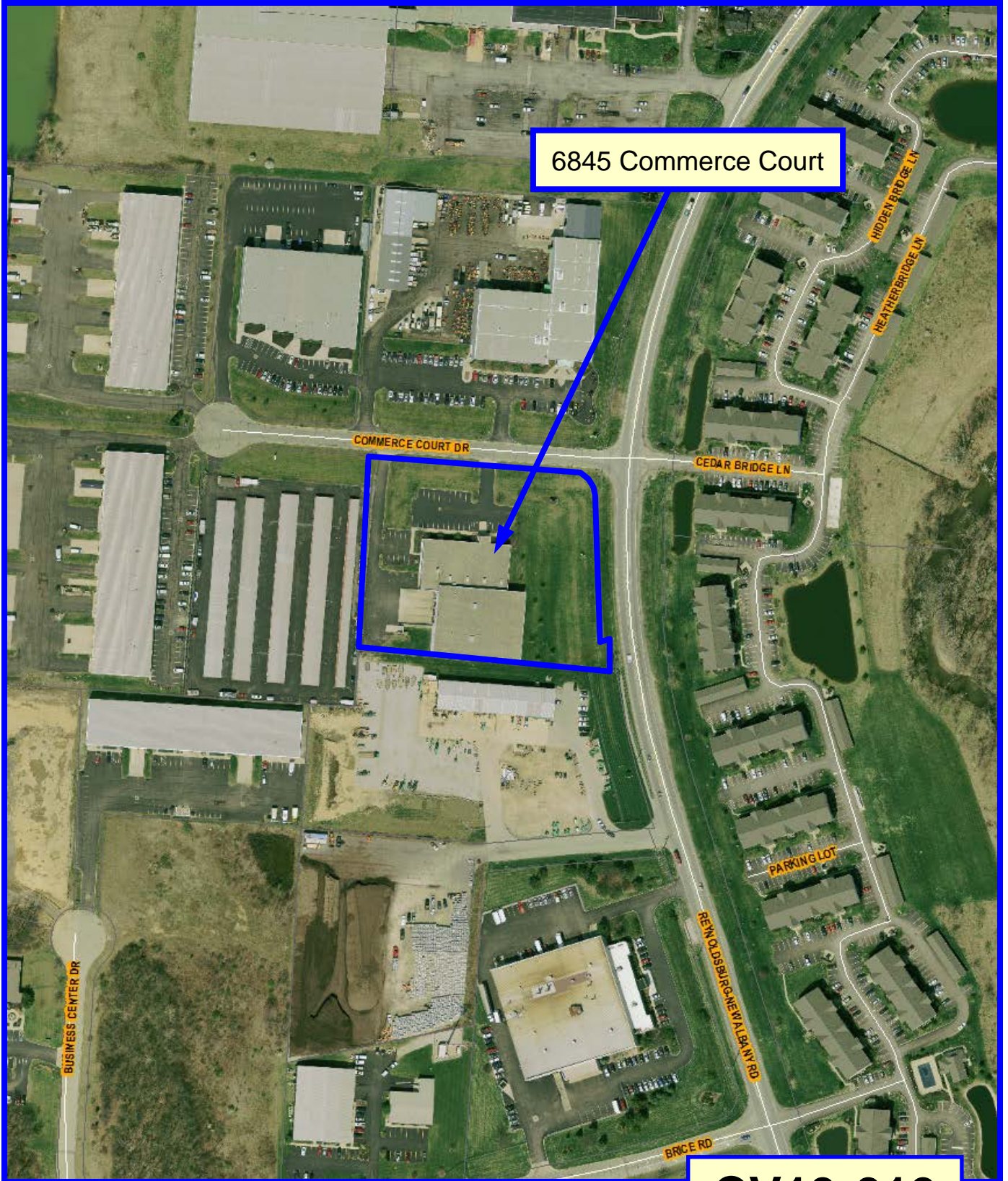


FIGURE 15: FUTURE LAND USE PLAN

City of Columbus
 Department of Development
 Planning Division
 December 2010



CV13-019



6845 Commerce Court

CV13-019

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: COMFY COUCH COMPANY C/O DAVID THOMPSON
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: CV13-019 13315-00000-00211

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 4-2-13
AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 4/10/2013

LOCATION AND ZONING REQUEST:

Certified address: 6845 COMMERCE COURT ZIP: 43004

Parcel Number for Certified Address: 010-229132

Current Zoning District: M-2 Requested Zoning District: NO CHANGE

Proposed Use or reason for rezoning request:

COUNCIL VARIANCE BEING REQUESTED TO ALLOW FOR RETAIL SALES OF FURNITURE FROM WAREHOUSE LOCATION ZONED M-2

Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent

Name JEFFREY BROWN
Phone: 614-221-4255 **Fax** 614-221-4409 **Cell:**
Email:

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: COMMERCE COURT DR
EAST: REYNOLDSBURG NEW ALBANY ROAD
SOUTH: COMMERCIAL
WEST: SELF STORE STORAGE UNITS

PROBLEMS/COMMENTS:

PROPERTY HAS BEEN USED AS AN APLIANCE WAREHOUSE . CUSTOMERS OF BUILDERS AND THE GENERAL PUBLIC WOULD GO TO THE WAREHOUSE AND PURCHASE NEW APPLIANCES. THE APPLICANT WANTS TO BE ABLE TO SELL FURNITURE TO THE GENERAL PUBLIC AT THIS LOCATION. APROX 30,000 SQ FT (12,000 SQ FT RETAIL/3,000 CORPORATE HEADQUATERS/15,000 WAREHOUSE). M-2 DOES NOT PERMIT RETAIL SALES AND COMMERCIAL DOES NOT ALLOW FOR WAREHOUSING. THIS VARIANCE WILL ALLOW FOR RETAIL SALES.

ZONING COMMITTEE RECOMMENDATION:

SITE VISITED: DATE: 5-4-13 BY: LARRY MARSHALL

PICTURES: DATE: BY:

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 5-7-2013

Notification of Identifiable Civic Organization recognized by the City:

Organizations:

Emailed date: _____ Email Received Notification: _____ BY: _____

Notification of Applicant or legal representative:

JEFFREY BROWN

Emailed Date: _____ Email "Received" Notification: 5-3 BY: LDM

APPLICANT COMMENTS:

CIVIC ORGANIZATION COMMENTS:

5-7-2013 NO KNOWN ORGANIZATIONS FOR ADJACENT PROPERTIES

AREA COMMISSION COMMENTS DECISION ACTIONS 5-7-2013 MEETING:

RECOMMENDATION TO ACCEPT VARIANCE TO ALLOW RETAIL SALES FROM M-2

WITH 8 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 8_ AGAINST: 0_ ABSTAINED: 0_ .

DATE: 5-7-2013

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE: _____ TO: SHANNON PINE SPINE@COLUMBUS.GOV

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY:



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV13-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith & Hale, LLC 37 W. Broad St., 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 formats

- 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. Comfy Couch Company 4056 Morse Road Columbus, OH 43230	2. RDT Partnership c/o Randall Sickmeier 12225 Fedder Ct. Pickerington, OH 43147
3. 22 Columbus based employees David Thompson	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature]
9/4/15



Natalia C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

Project Disclosure Statement expires six months after date of notarization.

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 all checks payable to the Columbus City Treasurer