

STATEMENT OF HARDSHIP

Property Address: 6357 North Hamilton Road

Applicant: Cardinal Self Storage LLC

Application: CV21-132

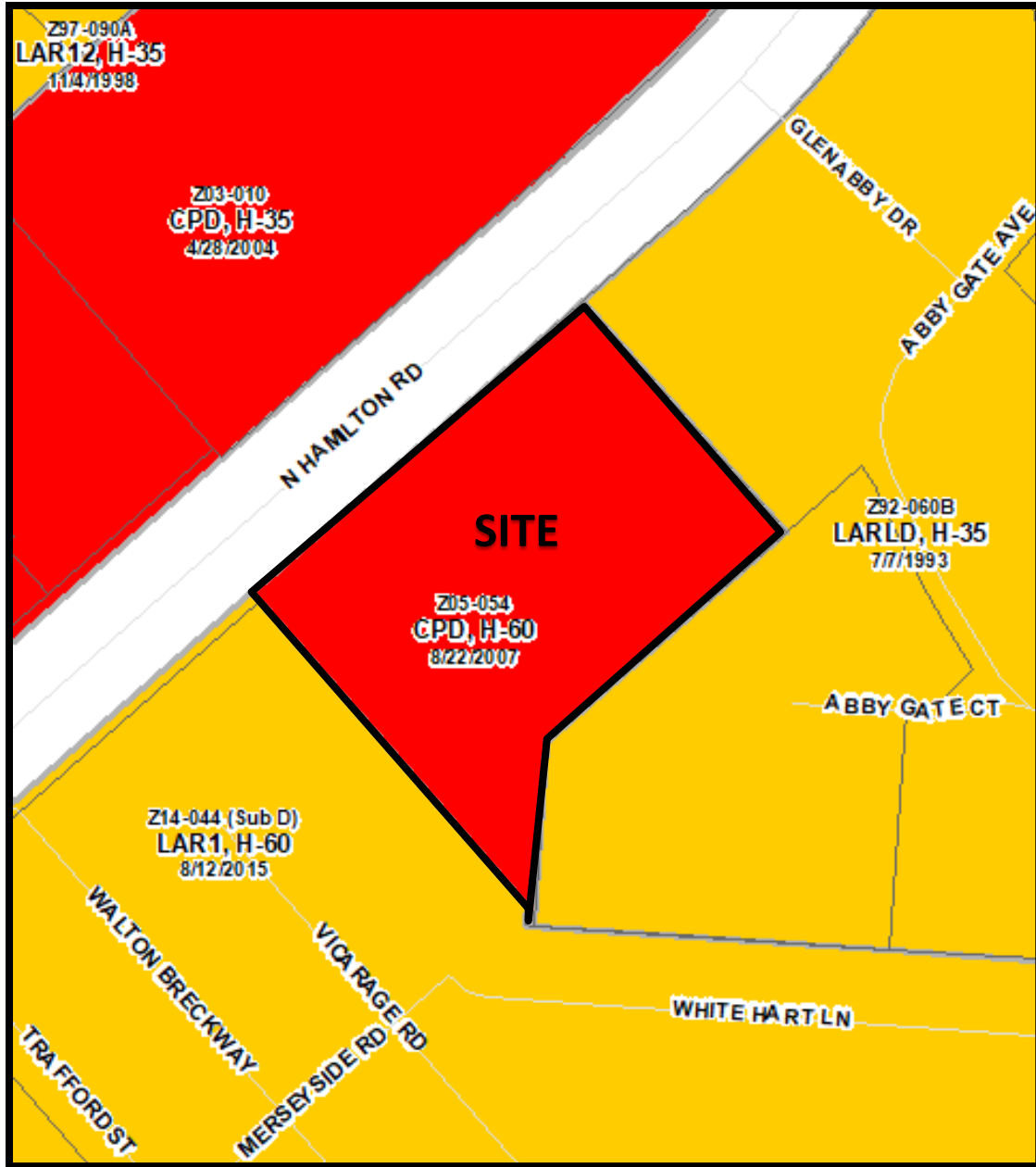
The subject property is located along North Hamilton Road. The applicant has submitted a rezoning application to rezone the subject property to L-M Limited Manufacturing for a self-storage facility. In accordance with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, the applicant wishes to construct a multi-story building along the road frontage of North Hamilton Road. However, the required setback for North Hamilton Road is sixty feet.

The applicant is therefore requesting a parking and building setback variance to allow for a 15 foot setback from the right of way after dedication per the thoroughfare plan.

Granting the variance allows the building to be constructed closer to the road and allows for greater distance from the neighboring residential properties. The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.

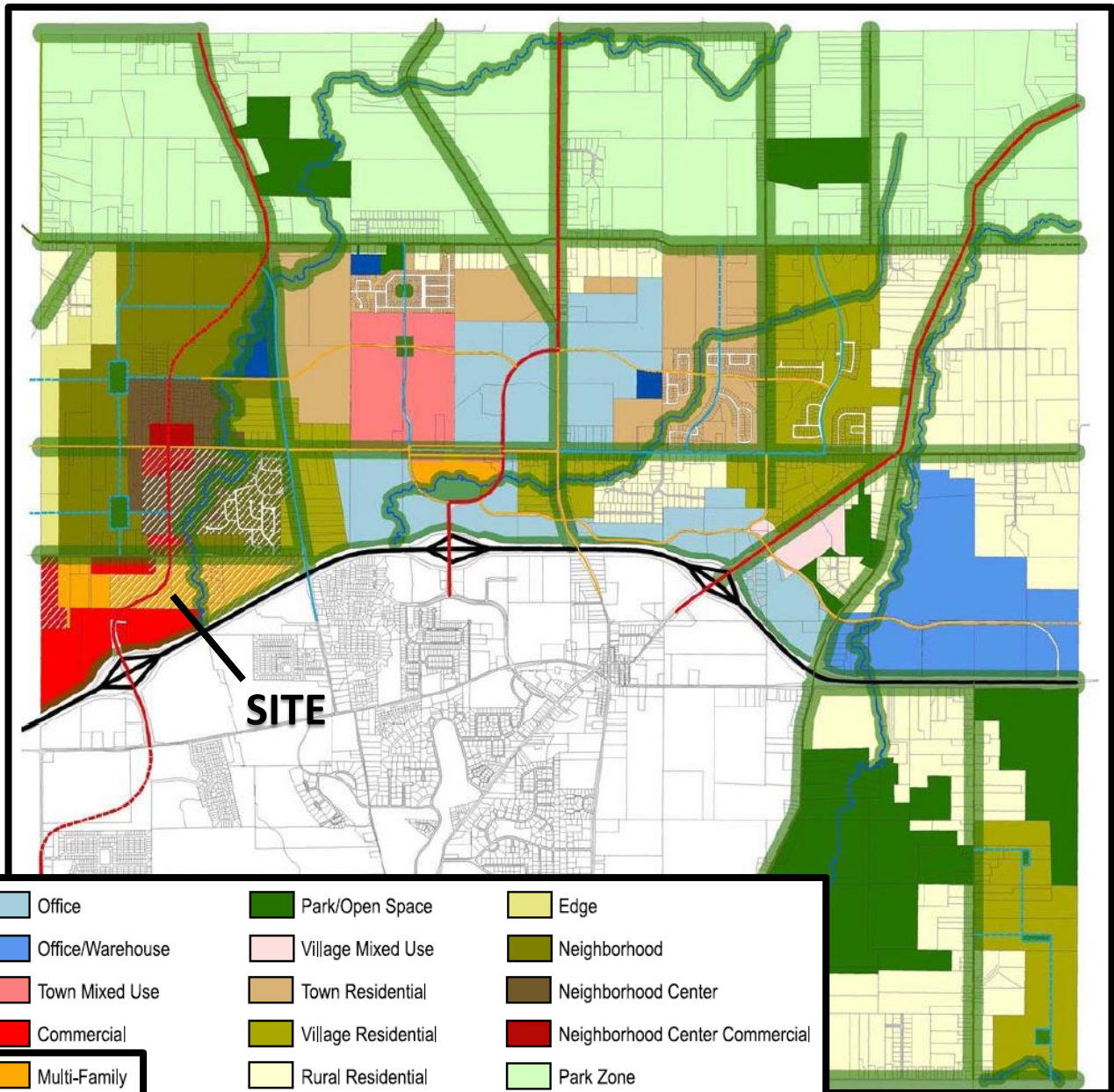


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6357 N. Hamilton Rd.
Approximately 2.23 acres

Rocky Fork-Blacklick Accord Plan (2003)



CV21-132
6357 N. Hamilton Rd.
Approximately 2.23 acres



CV21-132
6357 N. Hamilton Rd.
Approximately 2.23 acres

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
December 16, 2021
RECORD OF PROCEEDINGS**

6357 N. Hamilton Rd. Rocky Fork Blacklick Accord (CV21-132):

Review and action regarding a Columbus application to rezone a site located off North Hamilton Road, north of the 161 interchange.

Acreage: 2.23 ac +/-

Current Zoning: CPD, Commercial Planned Development District

RFBA District: Multi-Family

Proposed Zoning: L-M, Limited Manufacturing

Applicant(s): Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.

Property Owner(s): Cardinal Title Holding Co.

STAFF COMMENTS:

Staff finds the proposal to be an appropriate land use for the site, given the existing commercial zoning and emerging development pattern at the Hamilton and Warner Road intersection promoting a mixed-use environment.

The proposal generally meets the design guidelines with regard to building design and parking placement.

Staff recommends approval with the following conditions:

- Extend the existing trail along N Hamilton Rd to run the full length of the building
- Coordinate with City of Columbus Arborist to relocate proposed street trees on N Hamilton Rd to the other side of the trail, in the public right of way.

MOTION:

To recommend approval of a City of Columbus council variance within the Accord study area as presented.

RESULT:

This motion was approved (6-1)

Ms. Boni	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-132

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) Jill S. Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, 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.	2. Cardinal Self Storage LLC 1301 Dublin Rd., Suite 200, Columbus OH 43215 Cole Ellis / 614-469-8222 / <u>5</u> Columbus Employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 13th day of December, in the year 2021

Veronica Lees
SIGNATURE OF NOTARY PUBLIC

09/03/2025
My Commission Expires

Notary Seal Here



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

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