

*John Walters Barber*  
11/10/06

SITE PLAN - WALTERS BARBER

1" = 30'  
N

910-253312  
SABO GREGORY A  
TAYLOR HAZEL S

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



**STATEMENT OF HARDSHIP**

Chapter 3307 of Columbus Zoning Code  
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 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 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.

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 requested as detailed below:

The applicant is seeking a use variance to allow a limited range of commercial activities on the subject property. The request for a council variance is made to preserve the residential zoning district currently in place on the property. The Southeast Area Plan shows that this parcel should be residential but the highest and best use is for commercial activities. The applicant is seeking to preserve the historical buildings on the property and utilize them for limited commercial activities therefore, the only method to achieve the preservation of the zoning district is through the council variance. The hardship exists because of the desire to provide some commercial uses on the property while limiting the underlying zoning district to residential and provide protection to the existing structures, natural buffering and the surrounding neighborhood.

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\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant (Signed in BLUE INK) Julius B. Reynolds III Date 11/18/05

COUNCIL VARIANCE STATEMENT  
5558 GENDER ROAD  
Charles & Jennifer Walters

The applicants are seeking a council variance for 7.073 acres to allow for limited commercial and office activities within the existing buildings on the property. The applicants have provided a list of uses that would be permitted upon passage of the council variance as found in the associated text. The initial use of the property is proposed to be a full service wedding facility that would provide for purchasing of dresses, renting of tuxedos, planning for photography etc... and the venue for the actual wedding. The existing outbuilding will be renovated to help house many of the amenities associated with the operation. The list of permitted uses contemplates the wedding activities but goes a little farther by providing for a limited range of office and retail activities that would be appropriate for the site. The applicants have as a part of the council variance stipulated that the existing home and outbuilding will remain and limited additions can be made to them. The list of permitted uses are provided to define a limited range of activities that the property could be put to if the wedding operation ceases at some time in the future. This future provision is important as the financial investment in the property needs to be recognized and planned for as no one can be assured that the wedding operation will succeed into perpetuity. Therefore, the applicants are protecting their investment by providing for future non-wedding activities and uses as identified in the text. The list provides limited retail and office types of activities that could operate in the existing house or an outbuildings as the total 7 ∇ acre site can be viewed as a small compound where various uses can benefit from their location on the property within close proximity to the other.

The limitations placed on the type of uses, the restriction on utilization of the existing buildings, the required landscaping and buffering and the traffic restrictions will all work to curtail any negative impacts on the surrounding properties while allowing some benefit from the proposed use of the property. The traffic flow on Gender Road and Lehman Road and other surrounding pressures dictate that this property is inappropriate for continued residential use, however the proposed council variance will allow the property to remain zoned Rural but provide for limited use within the range listed within the text.

**From:** Jack Reynolds [JReynolds@smithandhale.com]  
**Sent:** Wednesday, January 04, 2006 3:08 PM  
**To:** Green, Walter A.  
**Subject:** RE: Gender Road

Walter , the house has 2,213 sq ft on 1st floor and 1056 sq ft on 2nd for a total of 3,269 sq ft. The two (2) barns are 2,376 sq ft and 1040 sq ft in size. there is a lean-to with 660 sq ft. and a garage with 400 sq ft. Hope this helps. Jack

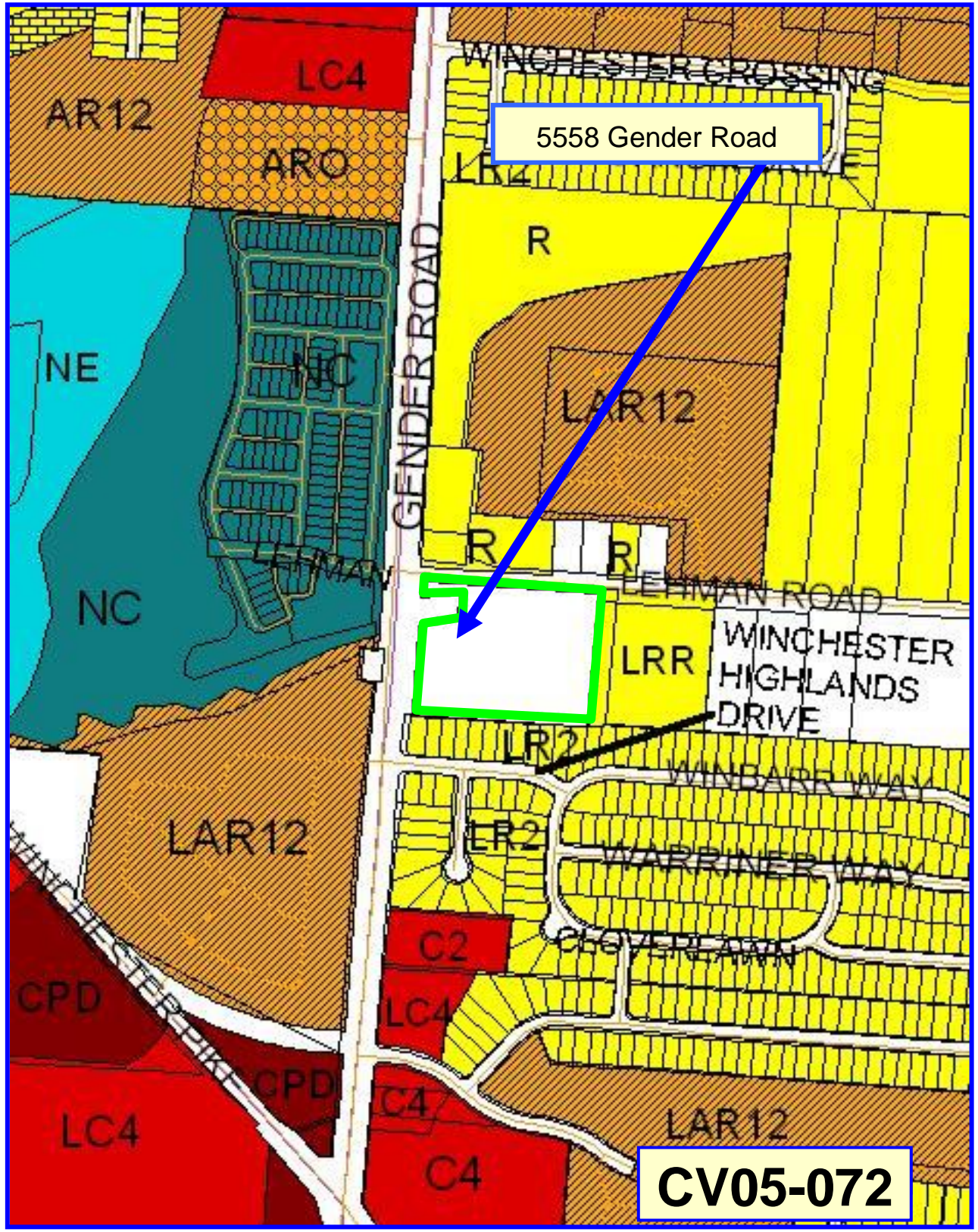
-----Original Message-----

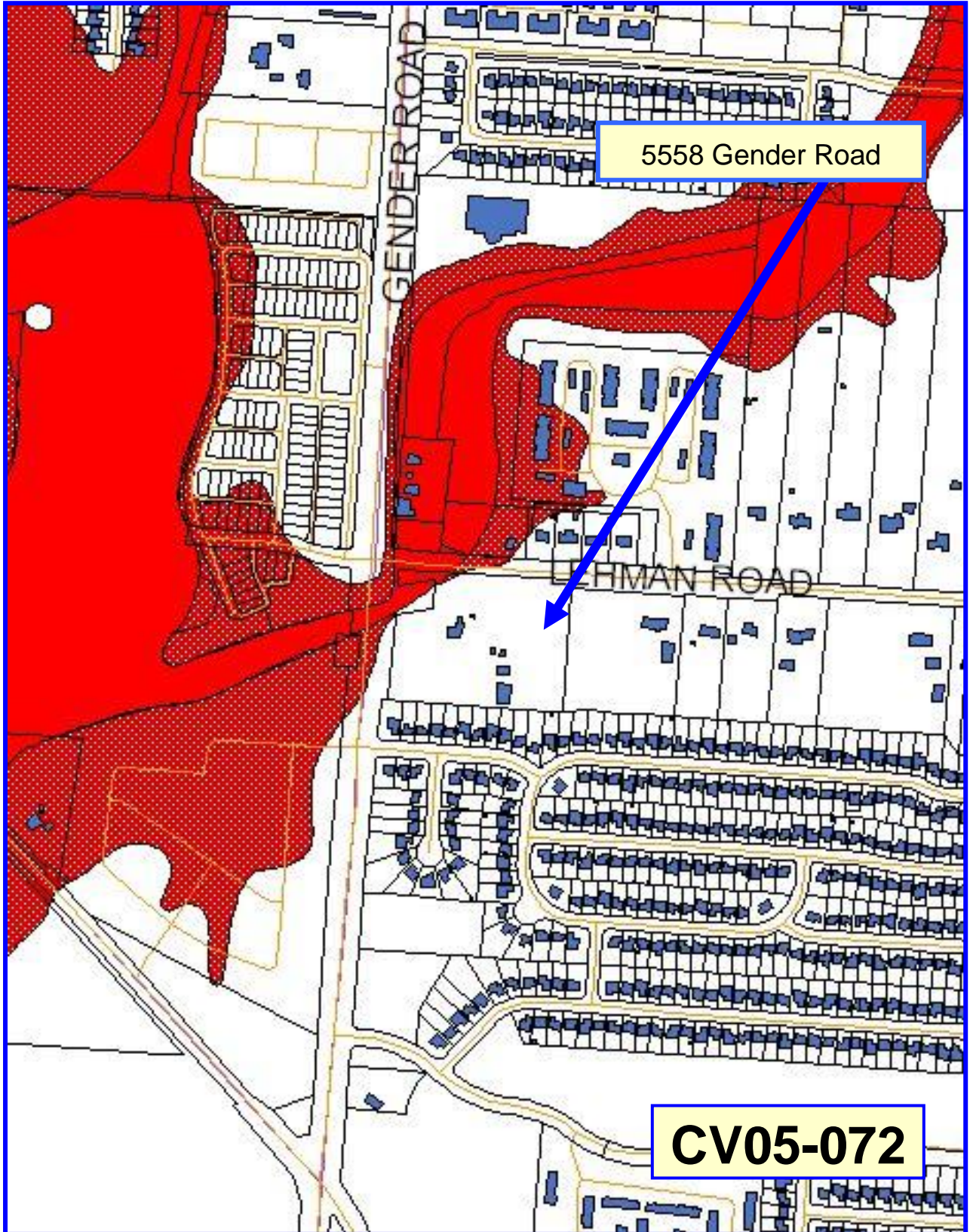
**From:** Green, Walter A. [mailto:WAGreen@Columbus.gov]  
**Sent:** Wednesday, January 04, 2006 11:07 AM  
**To:** Jack Reynolds  
**Subject:** Gender Road

Hi Jack,

What is the total square footage of the buildings on the Gender Road property? Thanks for your time.

Walter Green  
645-2485





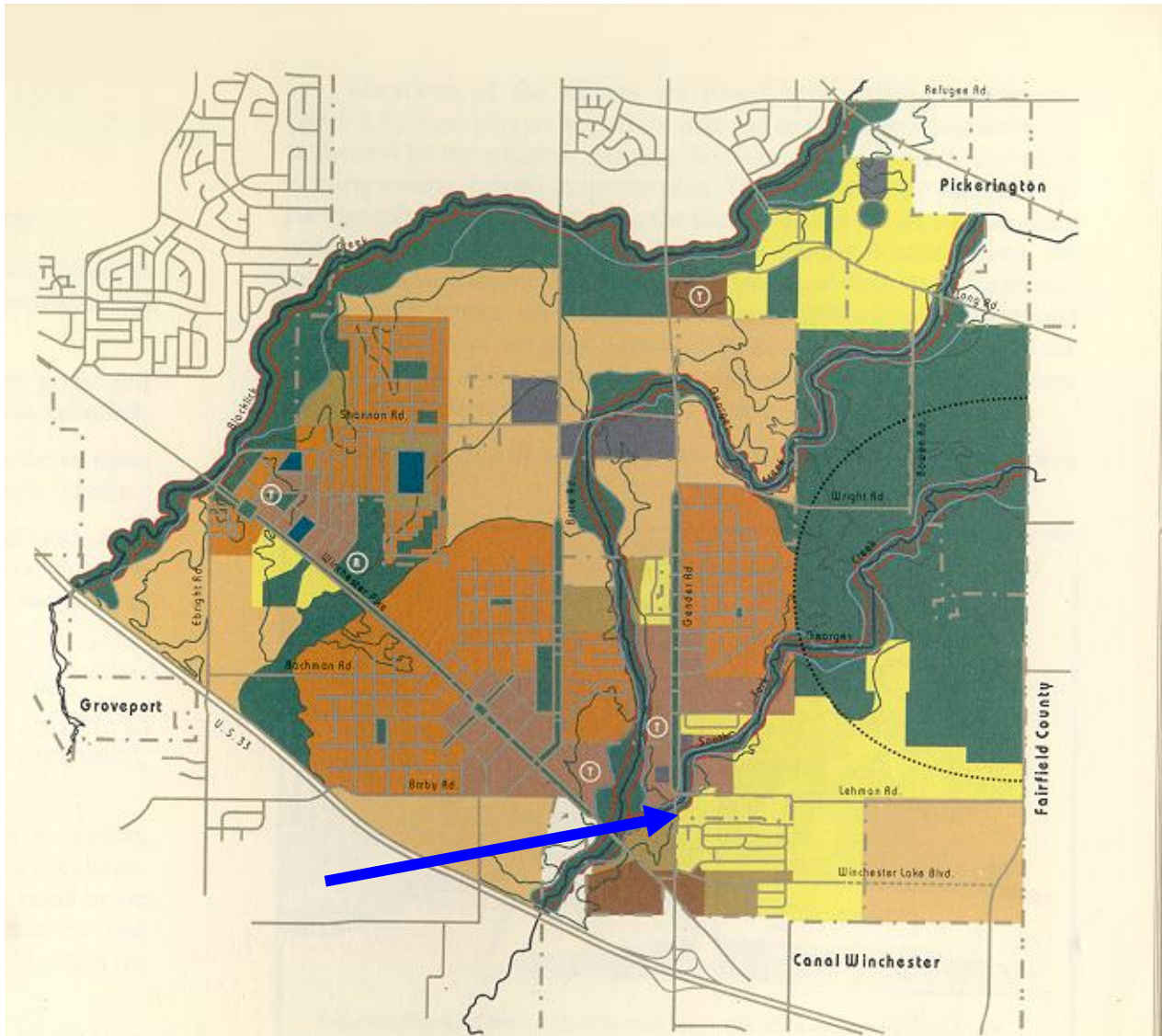
5558 Gender Road

GENDER ROAD

LHMAN ROAD

CV05-072





## Southeast Area

### Proposed Land Use

Map 10  
12-00

	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Hamlet/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

- Rec Center
- Transit Stops



Department of  
Trade and Development  
Planning Office

Southeast Area Plan



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### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV05-072

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Jennifer & Charles Walters 5558 Gender Road Canal Winchester, OH 43110	2. Carolyn Sowers 5558 Gender Road Canal Winchester, OH 43110
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Jackson B. Reynolds, III*  
*Jennifer T. Huette*  
 04-25-09

*This Project Disclosure Statement expires six months after date of notarization.*



JENNIFER T. HUETTE  
Notary Public, State of Ohio  
My Commission Expires 04-25-09