

TYPICAL UNIT  
1" = 10'-0"

**PARKING ANALYSIS**

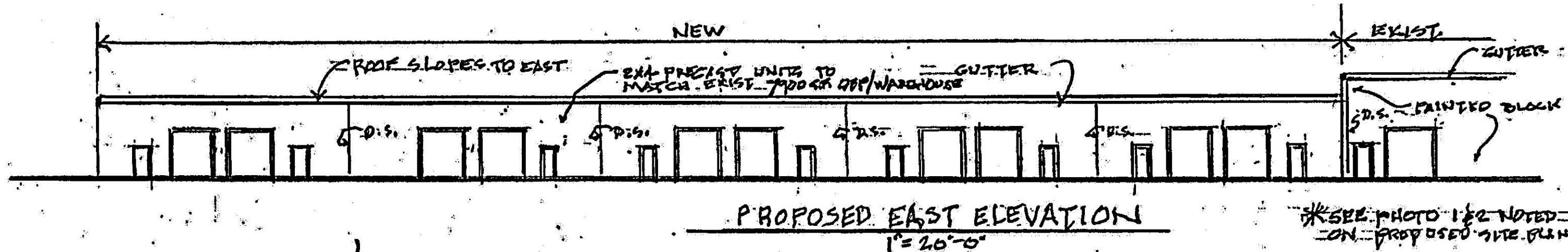
EXIST		PROPOSED	
OFFICE S.F.	5560	14 MIN 23 MAX	7560
WAREHOUSE S.F.	18190	16	25690
AUTO REPAIR (1-BAY)		2	22
TOTAL PROVIDED		32 MIN 41 MAX	43 MIN 55 MAX
		47	61

*James Monsul*  
SIGNATURE  
JAMES MONSUL  
PRINTED

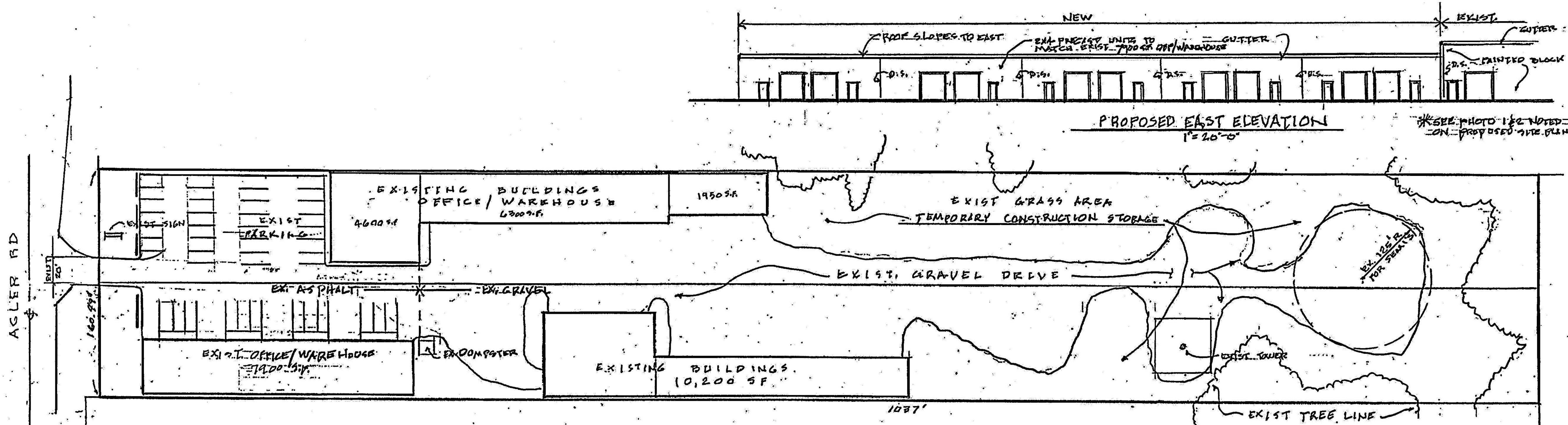
7-19-21  
DATE

**SITE ANALYSIS**

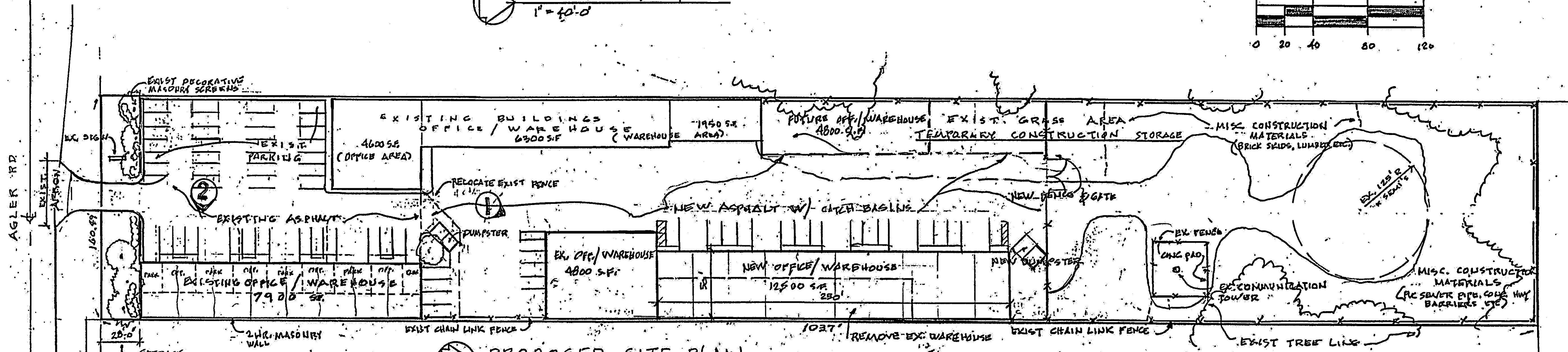
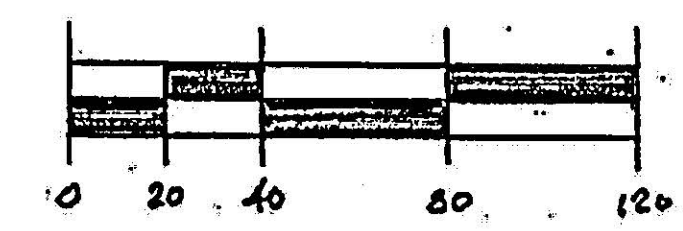
EXIST		PROPOSED	
LOT AREA	- 166,428 S.F. (3.8 AC.±)	166,428 S.F. (3.8 AC.±)	
BUILDING AREA	- 30,950 S.F. - 1.8%	38,050 S.F. 4.4%	
IMPERVIOUS AREA	- 19,295 (ASPHALT) + 620 (GRAVEL) = 64,568 S.F. - 38.8%	52,750 S.F. - 31.7% (ASPHALT) + 20,200 S.F. - 12.14% (GRAVEL) = 72,950 - 43.8%	
LANDSCAPE AREA	- 78,810 S.F. - 47.4%	55,428 S.F. = 33.3%	



PROPOSED EAST ELEVATION  
1" = 20'-0"



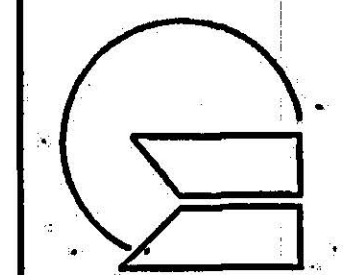
EXIST. SITE PLAN  
1" = 40'-0"



PROPOSED SITE PLAN  
1" = 40'-0"  
SEE PARTIAL PLAN 1" = 20'-0"

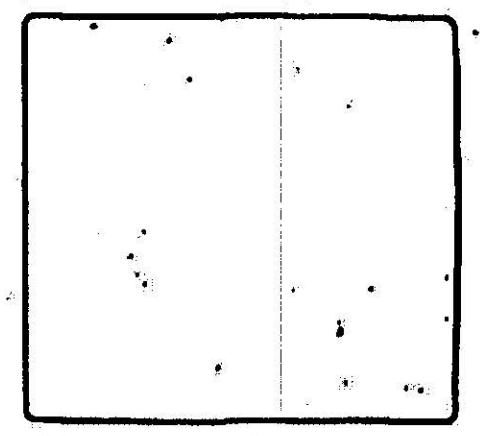
CV21-046 Final Received 7/19/2021

James A. Monsul & Assoc.  
ARCHITECTS, INC.  
592 Office Parkway, Suite A  
Westerville, Ohio 43082  
(614) 890-1330  
email: jmonsul@jmsarch.net



SITE ANALYSIS  
WS INVESTMENTS  
3756 AGLER RD  
COLUMBUS OH 43219

PROJECT NO.	
DRAWER NO.	
NO.	REVISION
1	18-17
4	17-17
2	16-21
7	19-21



DATE ISSUED  
11-1-16

IA  
SHEET NUMBER



## **REVISED STATEMENT OF HARDSHIP**

**Subject property: 3756 Agler Road, Columbus, Ohio 43219**

**Property Owner: Agler Properties LLC**

**Parcel No.: 195-298426**

**Current zoning: R-Rural**

**Rezoning Sought: M-2**

### **A. Overview**

The owner purchased the subject property in 1978 for his construction business. Soon after, he began using the property as his storage yard and constructed his office which he still uses today. In the early 80's and 90's he constructed warehouse space for material that he salvaged from his projects as well as material he purchased for his ongoing projects. In 2017 he built a 7,900 s.f. office/warehouse to lease to small contractors who needed facilities for their business. To purchase water from the city, which he needed for his property, he annexed the property in 2018. Unfortunately he didn't realize that he could have requested a zoning classification similar to his county zoning.

### **B. Zoning & Variances Sought**

Because of the demand for small contractors to lease small office/warehouse facilities he decided to construct an additional 12,500 s.f. of these spaces replacing one of his storage facilities. Because M-2 zoning requires different setbacks than those currently affecting the property, and in order to continue the existing uses of the property, the owner requires and respectfully requests the new zoning and the following variances:

1. 3367.15 (A)(D): It is recommended that the required 50 foot building and parking setbacks be reduced to 28 feet to comply with the existing building and parking setbacks as established by the County zoning department when they approved the site plan prior to annexation. In addition, the City is requesting an additional 10' of R.O.W. Should the owner be required to provide this 10' of R.O.W., then the 50' building setback and parking

setbacks will be reduced to 18' or to whichever amount is resulting from an approved right-of-way dedication exception, if filed.

2. 3367.29 (B): Reduce the minimum setback distance from the north and west property lines for outdoor storage from 100' to 1' to maintain the existing storage areas that have been in existence since the property was purchased in 1978 and has been continually used by the construction business for outdoor storage.
3. 3367.29 (B)(3): Reduce the minimum setback distance from the east property line for outdoor storage from 25' to 1' to maintain the existing storage areas ( See item 2 ).
4. 3312.49: A variance to permit a total of 91 spaces as sufficient parking spaces for the existing buildings and a proposed 12,500 s.f. office/warehouse building, a future 5,000 s.f. office/warehouse building, 12,500 s.f. office/ warehouse building, and 25,000 s.f. warehouse building as itemized below.

Calculations:

Exist office, 5,560 s.f. , exist warehouse, 15,190 s.f. = 14; 16 (30 spaces)

New office, 1,600 s.f. , new warehouse, 10,900 s.f. = 6; 11 (17 spaces)

Total: 47 spaces required; 61 spaces provided

Fut. Office, 535 s.f. , fut. warehouse, 4465 s.f.= 2; 5 (7)

Fut. Office, 1,680 s.f. , fut. warehouse, 10,820 s.f.= 6; 11 (17)

Fut. warehouse 25000 s.f. = 21

Total: 92 spaces required; 91 spaces provided

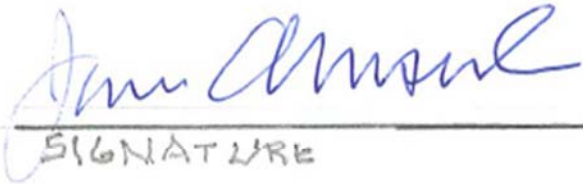
5. 3312.21 (B): Reduce the requirement of 1 shade tree for every 10 parking lot areas to 0.
6. 3311.28(a): A variance to reduce the setback of 25' to allow a 1' building setback line to the north property line for a future building and to maintain existing setbacks as shown on the site plan.

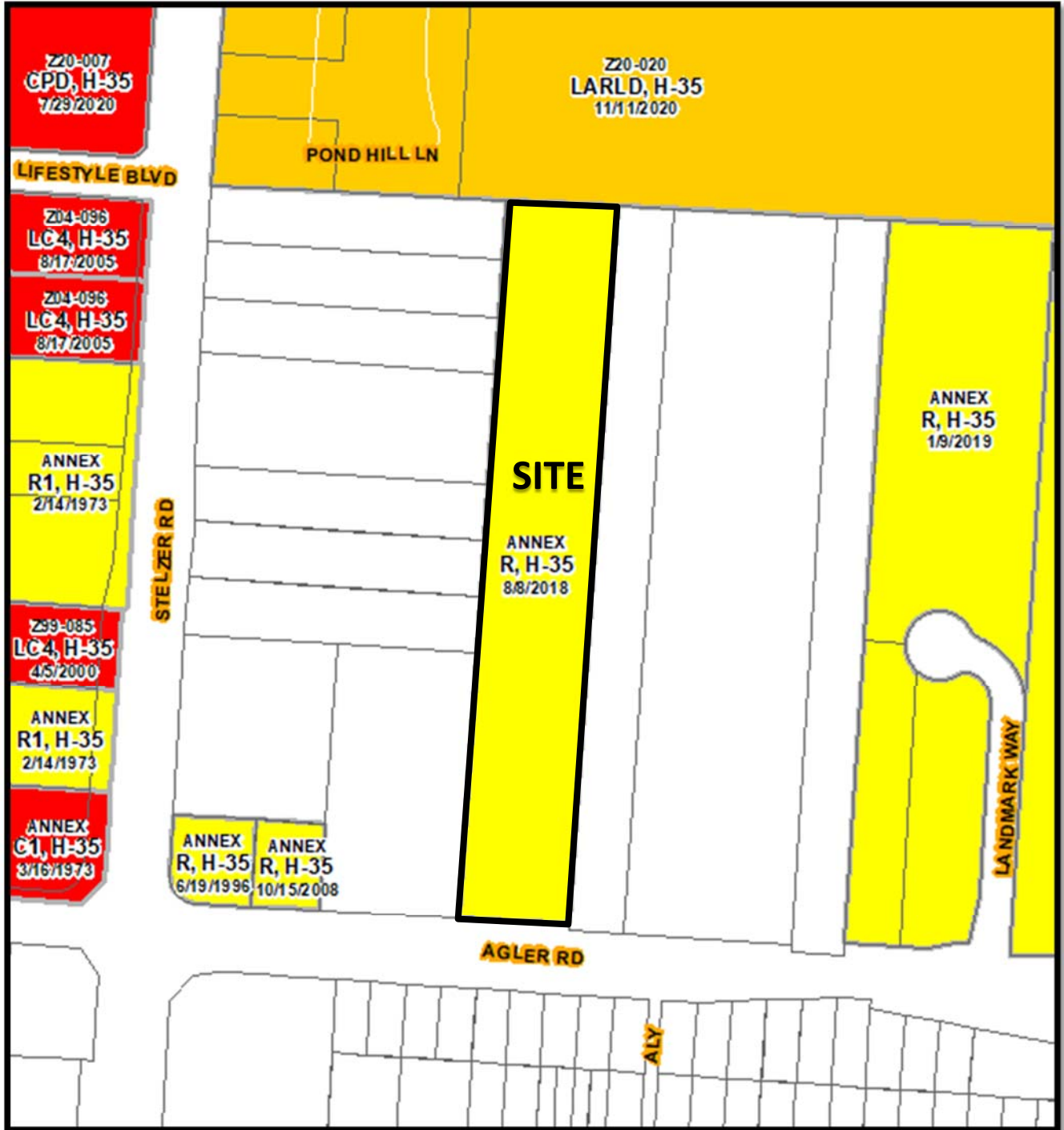
### **C. Statement of Hardship**

The variances are necessary to allow the owner Agler Properties LLC, dba, Central Ohio Building Company, to continue in the same manner it has since acquiring

and using the property for his business since 1978. The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Zoning Code. The requested variances will not result in any changes to the uses or improvements of the site and will allow the most recent building constructed under the Franklin County zoning code to remain intact. There will be little or no changes in the existing traffic pattern. There will be no emissions of light, noise, or particulates, nor any other impact upon adjacent properties or the neighborhood. The present and future uses will be consistent with the current and past uses of the property, as well as those of the neighborhood, which are primarily industrial and commercial uses.

Finally, the existing properties to the south of this subject property, although governed by the Franklin County zoning code, are vacant lots being purchased by a development co. since the 1950's. There are few residences within the 125' radius which will not be affected by the zoning or variances because these properties were notified when the 2017 office/warehouse was built under County zoning, without objection. Also, these properties are listed on our mailing list.

	<u>7-19-21</u>
SIGNATURE	DATE
<u>JAMES MONSUL</u>	
PRINTED	



CV21-046  
3756 Agler Rd.  
Approximately 3.8% acres



CV21-046  
3756 Agler Rd.  
Approximately 3.8% acres



**Standardized Recommendation Form**

111 N. Front Street, Columbus, Ohio 43215

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV21-046

Address: 3756 Agler Rd.

Group Name: North East Area Commission

Meeting Date: June 3, 2021

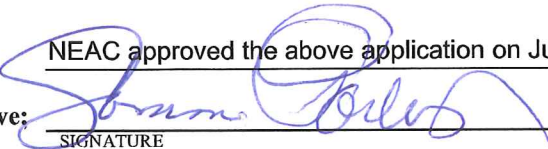
Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

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

**NOTES:**

Vote: NEAC approved the above application on June 3, 2021

Signature of Authorized Representative:   
SIGNATURE

NEAC Zoning Chair  
RECOMMENDING GROUP TITLE

614-596-2963  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV21-046

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) James Monsul  
of (COMPLETE ADDRESS) 592 Office Parkway, Westerville, Ohio 43082  
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)

<p>1. Ronk Real Estate Group, LLC, Vern Ellis 3756 Agler Road, Suite 300, Columbus, Oh. 43219 0-Columbus Based employees 614-475-6392</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *James Monsul*

Sworn to before me and signed in my presence this 15 day of April, in the year 2021

*David G. Bale*  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires \_\_\_\_\_



**David Glenn Bale**  
**Notary Public**  
In the State of Ohio  
My Commission has no  
expiration date.  
Section 147.03 R.C.

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