

**STATEMENT OF HARDSHIP**

CV19-049

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):**

PLEASE SEE ATTACHED EXHIBIT B

Signature of Applicant

*Sullivan*

Date

4/26/19

## EXHIBIT B

### STATEMENT OF HARDSHIP

3323 Refugee Road, Columbus, Ohio

Council Variance #CV19-049

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The 2.437 acre site is located on the south side of Refugee Road. The site is zoned 'C-4', Commercial and is developed with a 209,344 SF building. This building was an 84 Lumber. Of the 209,344 SF, the building had covered, attached, storage materials storage barns totaling 17,344 SF.

A tenant that currently occupies a leased space has a business that has been determined to be 'not an approved use for a 'C-4' zoned district. It has been deemed an *Industrial* use, better suited in a *Manufacturing* district.

The tenant, Thompson Building Associates, is a full service fire restoration company. Household items damaged by smoke and water as a result of a fire are cleaned and deodorized. The *hard* items, such as wood furniture, knick-knacks, appliances, picture frames etc. are cleaned at this site. Carpets, clothes, upholstered furniture and any other cloth household items are cleaned at another facility, not at this site. The items cleaned here are cleaned using common, commercial cleaners that produce no obnoxious fumes, odors or waste. These cleaners are used to wipe-down or soak the damaged items. Ultrasonic cleaners are also employed for smaller items. There are 4-5 employees cleaning items at any one time.

Applicant requests the following Limited Use Variance:

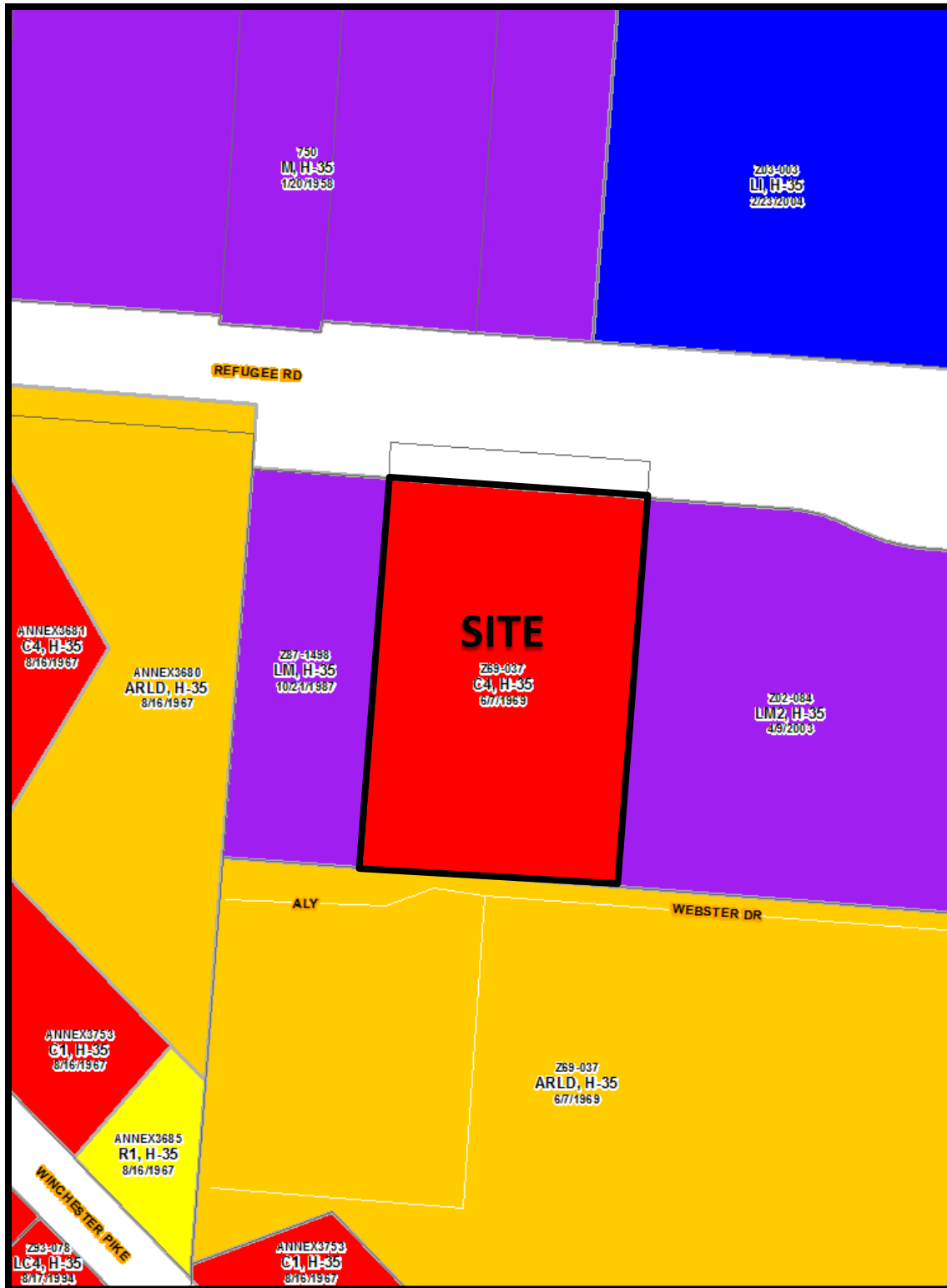
1) A 'C-4' (Regional Scale Commercial District), area permits all acceptable uses in Chapters 3351 (C-1 Neighborhood Commercial District), 3353 (C-2 Office Commercial District), 3355 (Community Scale Commercial Development).

A) C-3 zoning allows for ***appliance maintenance and repair.***

B) C-4 zoning allows for ***household and personal goods maintenance and repair.***

C-4 zoning allows for ***reupholster and furniture repair.***

It is our request that since the above approved use list is for *repair and maintenance* of the same items that this tenant *cleans*, that the Limited Use Variance be granted



CV19-049  
3323 Refugee Rd.  
Approximately 2.44 acres



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3323 Refugee Rd.  
Approximately 2.44 acres

**Standardized Recommendation Form**

111 North 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:** CV19-049

**Address:** 3323 Refugee Road

**Group Name:** Mideast Area Community Colaborative

**Meeting Date:** 6/13/2019

**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:**

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**Vote:** Unanimous

**Signature of Authorized Representative:** *Cory Steinmetz*  
SIGNATURE

Vice President  
RECOMMENDING GROUP TITLE

440-320-8368  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV19-049

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sultan Khawaja of (COMPLETE ADDRESS) 801 Avalon Dr Pickerington, OH 43147 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 (include contact name and number) Business or individual's address City, State, Zip Code Number of Columbus based employees (Limited to 4 lines per box)

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1 contains handwritten entry for Sultan Khawaja, KS Metab Trade LLC, 3323 Kefauver Road, Columbus, OH, 43232, 3 Employees #614598975.

Check here if listing additional parties on a separate page.

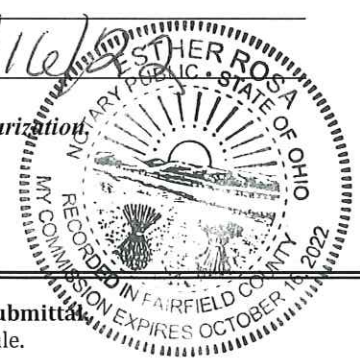
SIGNATURE OF AFFIANT Sultan

Subscribed to me in my presence and before me this 26 day of 4, in the year 2019

SIGNATURE OF NOTARY PUBLIC My Commission Expires: 10/16/2022

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

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submission. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer