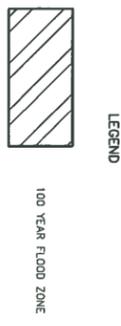


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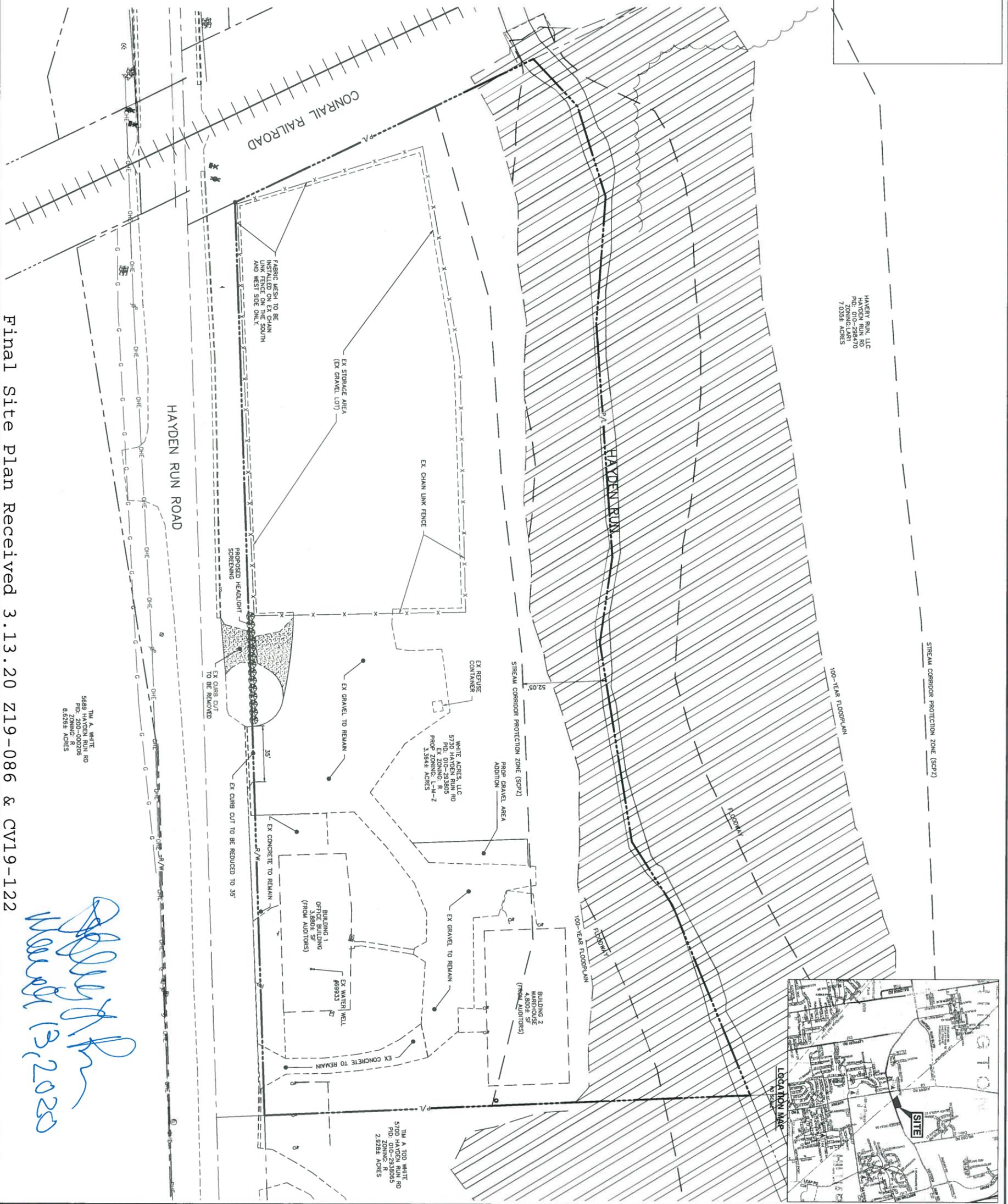
**SITE DATA TABLE**

TAX PARCELS:	010-293965
ADDRESS:	5730 HAYDEN RUN ROAD
CURRENT ZONING:	R (0928-2014)
HEIGHT DISTRICT:	H: 35'
TOTAL SITE AREA:	3.564 AC. (146,536 S.F.)
BUILDINGS:	2 BUILDINGS
BUILDING COVERAGE:	8,680 S.F. (5.92% LOT COVERAGE)



**ENGINEER**  
**ADVANCED CIVIL DESIGN, INC.**  
 422 BECHER ROAD  
 GAHANNA, OH 43230  
 PHONE (614) 428-7750  
 FAX (614) 428-7755

**OWNER**  
**WHITE ACRES, LLC**  
 1515 BETHEL ROAD  
 COLUMBUS, OHIO 43220  
 PHONE (614) 324-6718  
 CONTACT: STEVE HOLZER  
 EMAIL: SHOLZER@CREALTY.COM



Final Site Plan Received 3.13.20 Z19-086 & CV19-122

*Approved for*  
*March 13, 2020*

<p><b>Issue Dates:</b>                  XX/XX/XX: Issued For</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  <b>WHITE ACRES PROPERTY</b>                  ZONING EXHIBIT                  FOR  <b>WHITE ACRES, LLC</b>  <b>SHEET TITLE</b></p>	<p>PLAN PREPARED FOR:                  WHITE ACRES, LLC                  1515 BETHEL ROAD                  COLUMBUS, OHIO 43220</p>	<p>PLAN PREPARED BY:    <b>ADVANCED CIVIL DESIGN</b>                  ENGINEERS SURVEYORS                  422 Becher Road                  Gahanna, Ohio 43230                  ph 614.428.7750                  fax 614.428.7755</p>
<p>Date: 02/10/2020                  Scale: 1" = 30'</p>	<p>Project Number:                  19-0001-1071</p>	<p>Drawing Number:                  111</p>	

**STATEMENT OF HARDSHIP**

CV19-122

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):

See Attached

Signature of Applicant



Date

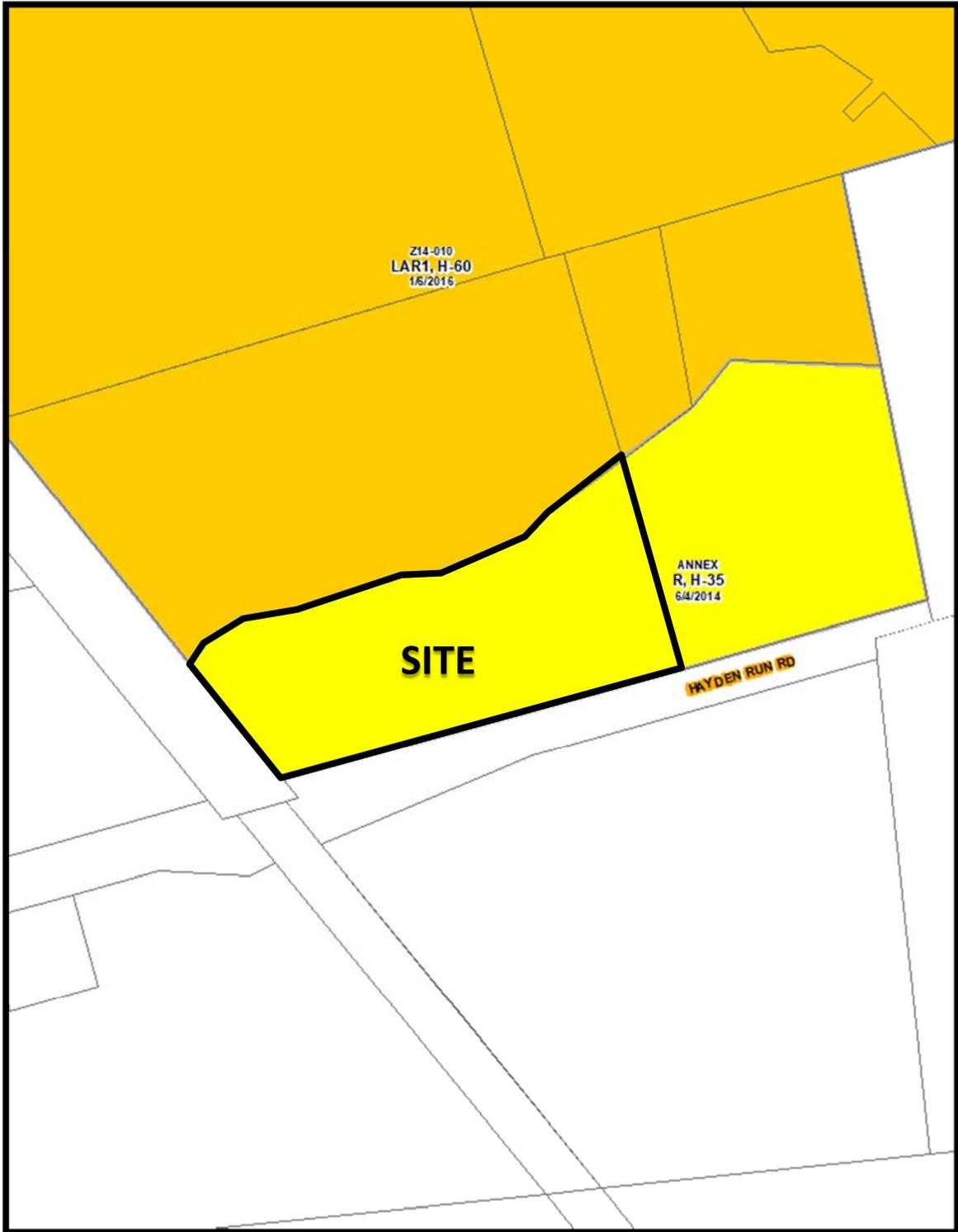
11/24/19

Statement of Hardship for 5730 Hayden Run Rd

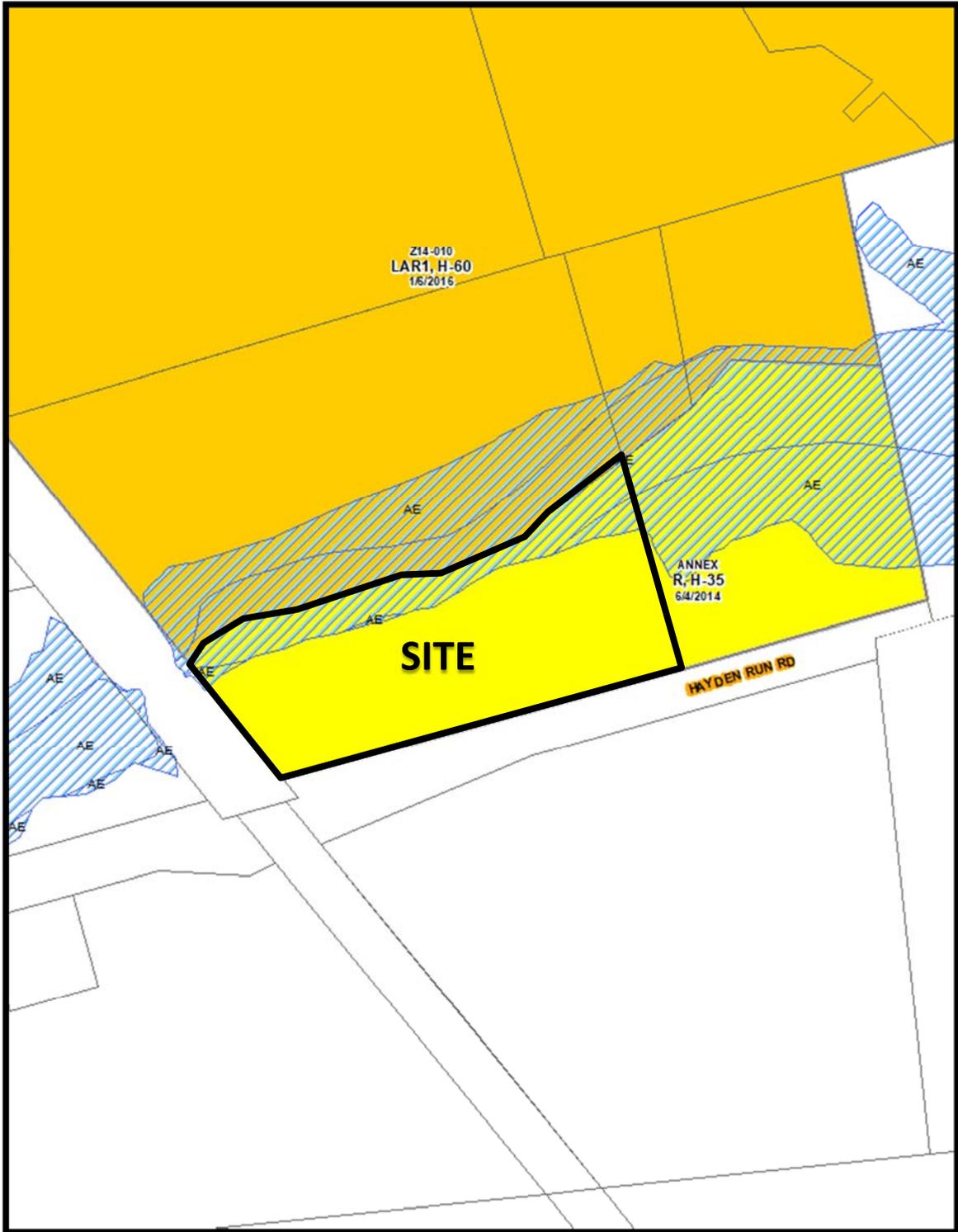
The essential character of this corridor is rural and residential. The surrounding land uses are similar. The request is in keeping with the general character of the area, has no effect on the comprehensive plan of the city. The area variances sought have no effect on surrounding area and are necessary due to the irregular shape of the lot. Below are the variances sought:

1. Variance from C.C.C. §3367.15(a) - M-2 manufacturing district special provisions to allow an existing building to be set back 15'.
2. Variance from C.C.C. §3367.15(c) - M-2 manufacturing district special provisions to eliminate the ground cover and shrubbery within the 50' setback eliminating condition.
3. Variance from C.C.C. §3367.15(d) - M-2 manufacturing district special provisions to allow parking within the 50' setback.
4. Variance from C.C.C. §3367.15(e) - M-2 manufacturing district special provisions to allow for storage of maintenance and equipment in the side yard.
5. Variance from C.C.C. §3367.29 - Storage to allow storage of machinery and trucks in side yard, as currently exists with zero setback from residential and zero side yard.
6. Variance from C.C.C. §3312.21 – Landscaping and Screening to allow no hedge screening or landscaping for parking as currently exists.
7. Variance from C.C.C. §3312.27(4) – Parking Setback Line to allow zero (0) foot parking set back.
8. Variance from C.C.C. §3312.39 – Striping and Marking to allow the parking lot to remain un-striped (as is).
9. Variance from C.C.C. §3312.41 – Access and Circulation to allow the parking lot to remain non- conforming for access and circulation (as is).
10. Variance from C.C.C. §3312.43 – Required surface for parking to allow the parking lot to remain unpaved (as is).
11. Variance from C.C.C. §3312.45 – Wheel stop device to allow the parking lot spaces to remain without wheel stop devices (as is).

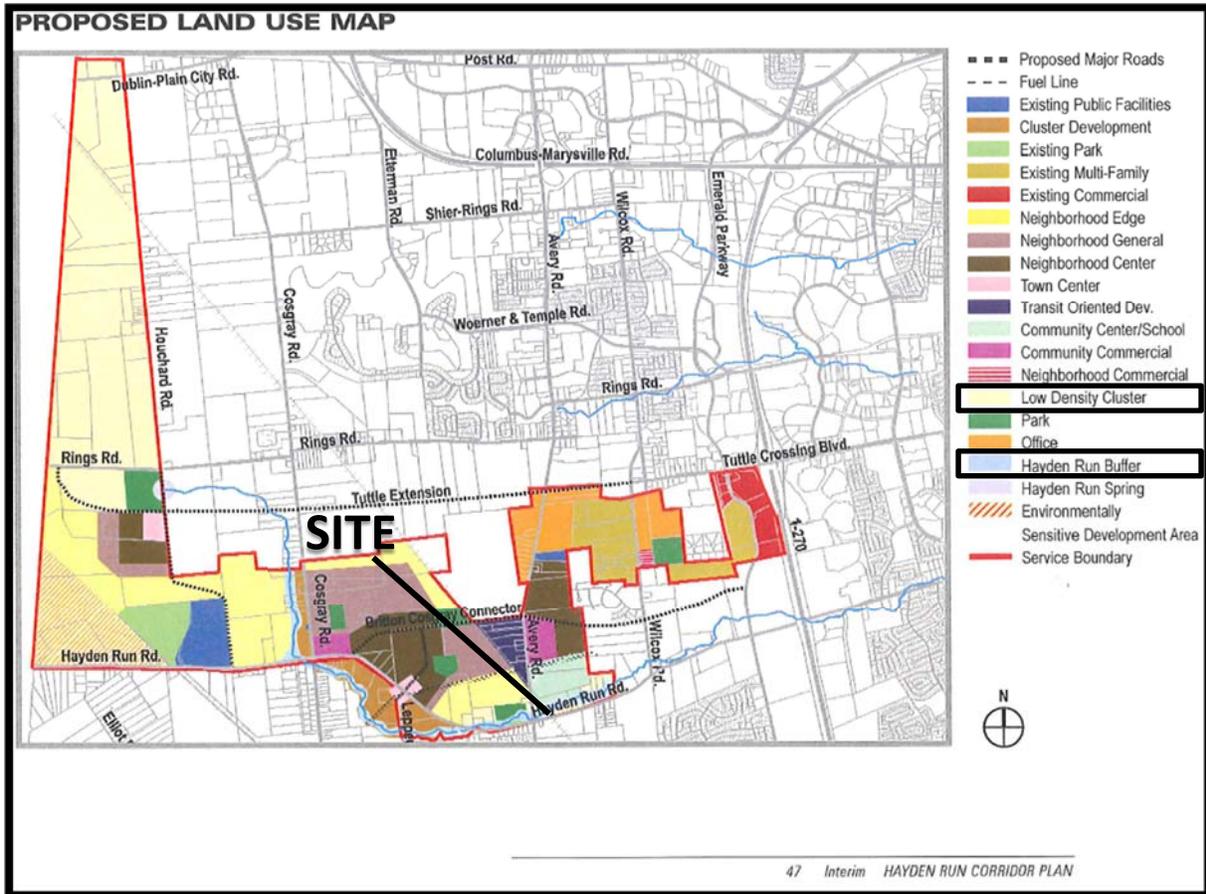
CV19-122



CV19-122  
5730 Hayden Run Rd.  
Approximately 3.36 acres



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5730 Hayden Run Rd.  
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Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215  
Phone: 614-645-4322 • www.columbus.gov/haz • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV19-122 & 219-086  
Address: 5730 Hayden Run Rd.  
Group Name: White Acres, LLC  
Meeting Date: 01/30/2020 & 02/11/2020  
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: 4-0 Vote Approved - Trees are MANDATORY EITHER INSIDE THE FENCE OR OUTSIDE/ALONG THE ROAD. WORKING WITH THE COUNTY ENGINEER & DEVELOPERS REGARDING THIS. NEED FOR SCREENING.

Vote:

Signature of Authorized Representative:

A-0 1 APPROVED  
*[Signature]*  
 SIGNATURE  
 The Hayden Run Civic Association  
 RECOMMENDING GROUP TITLE  
 614-1702-8706  
 DAYTIME PHONE NUMBER

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

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 #: CV19-122

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (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 4 columns: 1. White Acres LLC, 17200 Waldo Road, Marysville, OH 43040, Timmy White 614-499-2307, 0 Columbus based employees; 2. Byrne & Jones Construction, 1363 Carlisle Avenue, Bellefontaine, OH 43311, Ben Tractow 614-704-8222, 1 number of Columbus based employees; 3. (empty); 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

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

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

9/4/2020

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

Natalie C. Timmons Notary Public, State of Ohio My Commission Expires 09-04-2020



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