

CV12-001



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

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.

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 subject property is currently zoned M-1 Manufacturing District and is improved with a 32,000 square foot multi-tenanted building. There are not any residential uses with 600 feet. Under the M-1 zoning, auto repair is not a permitted use. There are currently four (2700 s.f. each) units available for lease, some for more than three years. Several prospective auto repair businesses have been turned away, in the past, as not a permitted use, and today two or three have interest in these vacant units. (Continued on attached page)

Signature of Applicant  Date 1/3/12

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

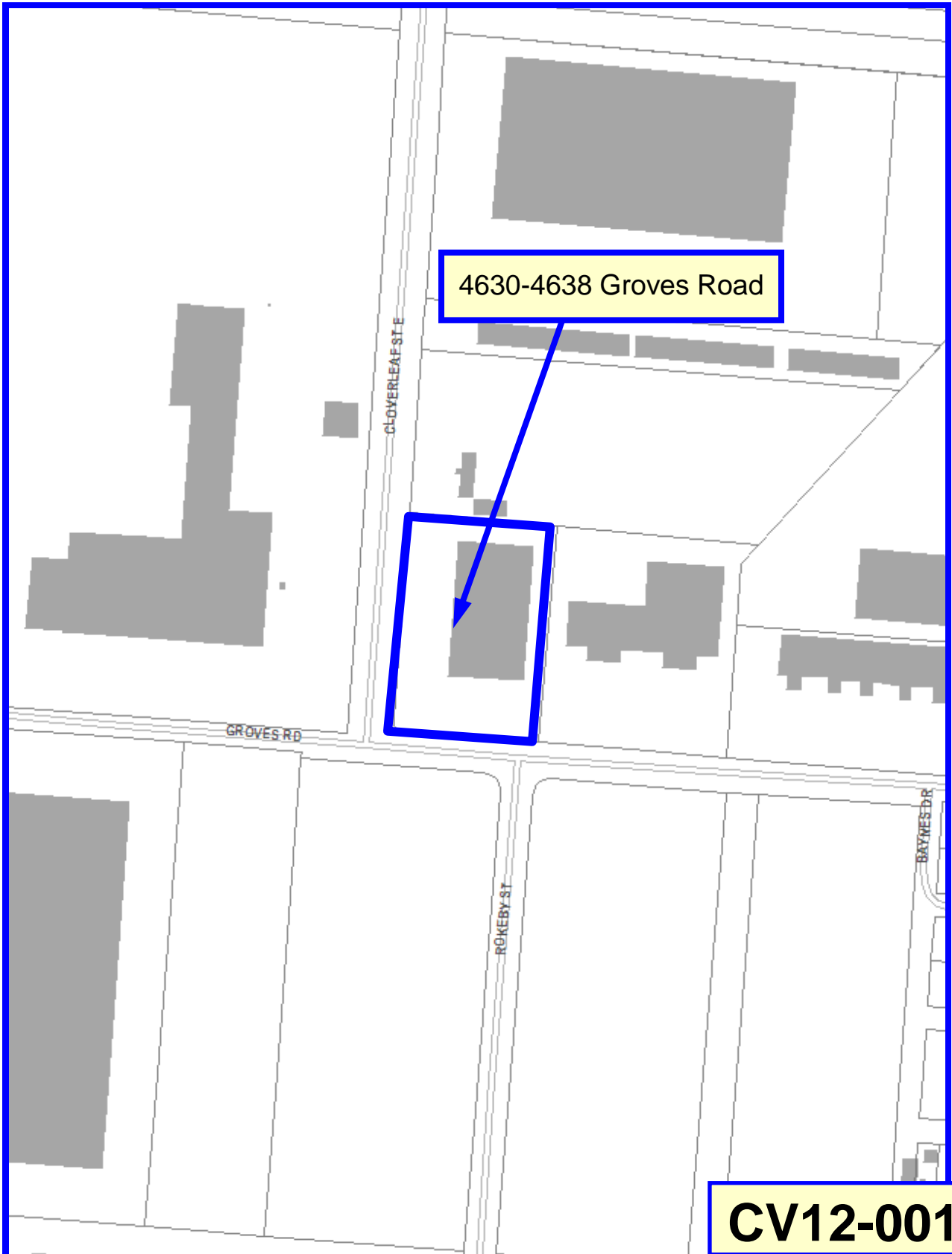
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CONTINUATION PAGE STATEMENT OF HARDSHIP

Allowing auto repair uses will not adversely affect the surrounding properties but will in fact provide a needed service. Permitting auto repair uses in the subject property will relieve a financial hardship to the owner without any adverse imposition to the adjacent property owners.

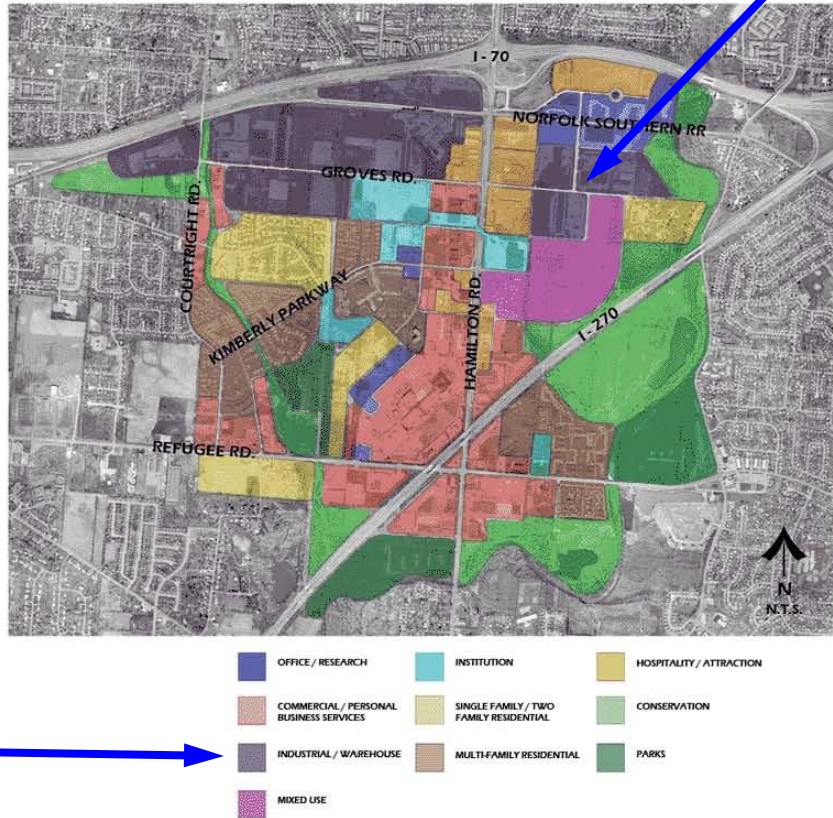


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4630-4638 Groves Road

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



Source: BBPC, Jacobs Carter Burgess

Infill development/redevelopment in the Hamilton Road corridor will take place over the next ten to fifteen years. The pace of development will be incremental, especially with respect to commercial redevelopment, which tends to lag behind residential growth. An overriding influence will be the restricted share of market demand for commercial space that the study area is expected to capture. Another factor that may play a role in future business location decisions are variations in acquisition and development/redevelopment costs of individual sites, which in the past have acted to scatter redevelopment activity versus building business synergy and long term stability.

These market realities suggest the importance of weighing priorities within the corridor regarding how commercial development should occur in order to strengthen its market

CV12-001

SOUTHEAST COMMUNITY COALITION
P.O. BOX 16
BRICE, OH 43109
MARCH 8, 2012

COLUMBUS CITY COUNCIL
90 WEST BROAD STREET
COLUMBUS, OH 43215

This letter concerns Council Variance CV12-001/12315 for 2.354 acres at 4630 Groves Road and 2160-2170 Cloverleaf Street (the site is at the intersection of the two streets), zoned M-1.

The applicant appeared at the regularly scheduled public meeting of the Southeast Community Coalition on March 1, 2012.

While truck repair is allowed in M-1, auto repair is not. The applicant has vacant space which has not been leased for quite some time and has potential lessees for auto repair and/or customization.

SECC sees no harm to the area by allowing the variance and does see the value in having vacant property leased and maintained. At the March 1 meeting, the Southeast Community Coalition voted unanimously to recommend granting the variance.

Thank you,



Judy White
Zoning chair



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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.

APPLICATION # CV12-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] JOHN M. KANFT

Of [COMPLETE ADDRESS] 412 S. GRANIT AVE, LOTS. 0, 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 formats

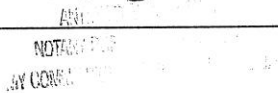
- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

| | |
|--|----|
| 1. <u>DISKIDWEST LLC</u> <u>412 E. PARKCENTER BLVD.</u> <u>SUITE 300</u> <u>BOISE, IDAHO 83706</u> <u>JOHN M. KANFT 614-204-8727</u> | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT John M. Kanft
Subscribed to me in my presence and before me this 1 day of January, in the year 2012
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: _____

Notary Seal Here



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

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