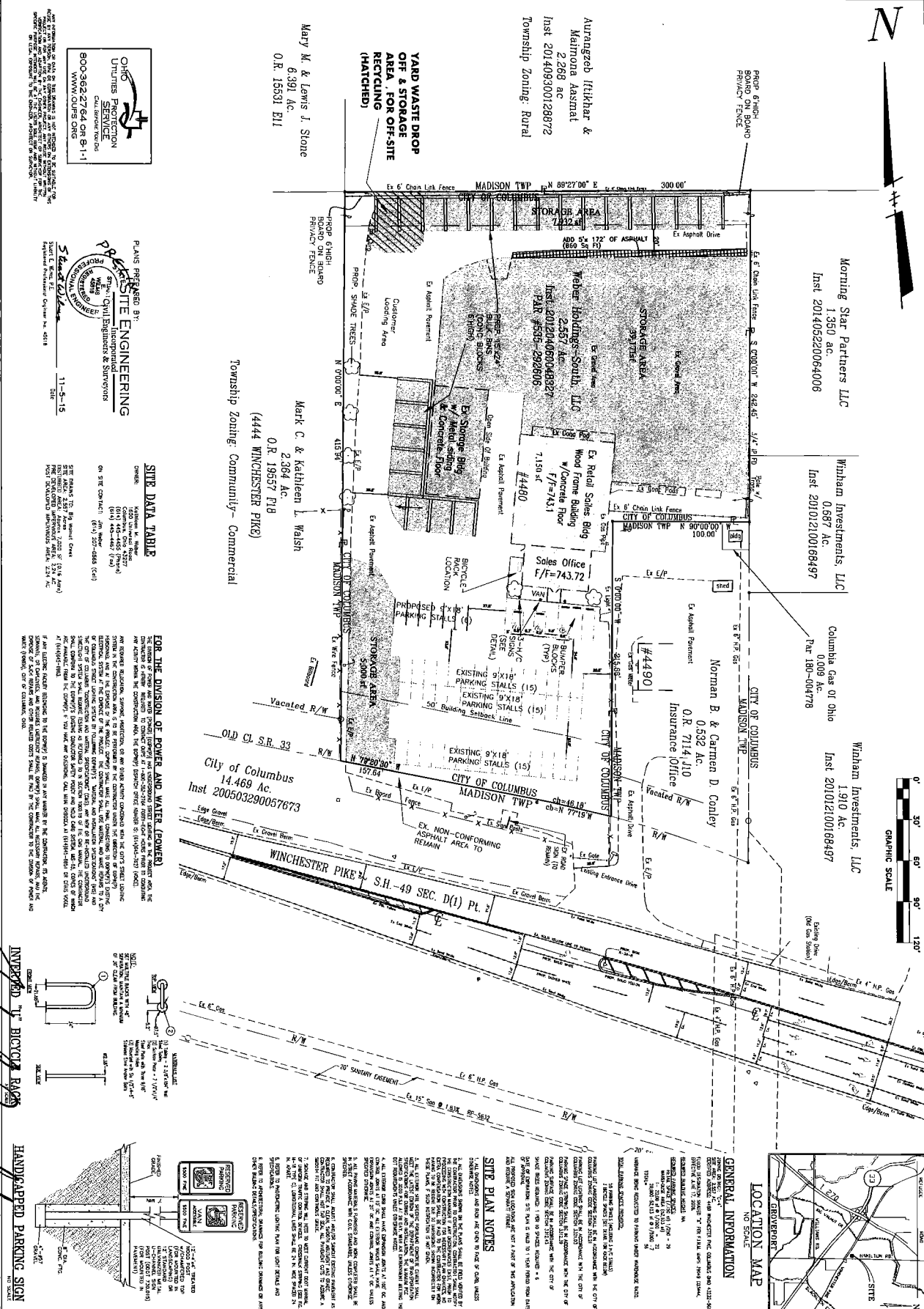


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OHIO PROJECT PROTECTION SERVICE
 CALL: (614) 444-4444
 FAX: (614) 444-4444
 WWW.OHIO.PS.COM

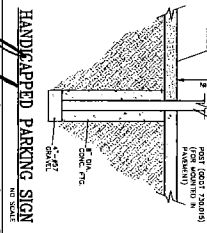
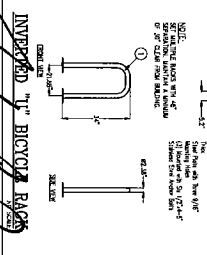
PLANS PREPARED BY:
OHIO PROJECT PROTECTION SERVICE
 Incorporated
 7453 East Main Street
 Columbus, OH 43232
 Phone: (614) 444-4444
 Fax: (614) 444-4444
 WWW.OHIO.PS.COM

SITE DATA TABLE

NO.	DESCRIPTION	DATE
1	Site Plan	11-5-15

FOR THE DIVISION OF POWER AND WATER (POWER)

The Division of Power and Water (DPAW) is responsible for the design, construction, and maintenance of the State's electric power system. The DPAW is also responsible for the design, construction, and maintenance of the State's water supply system. The DPAW is a part of the Ohio Department of Public Safety.



REV.	DATE	DESCRIPTION	BY:
1	11-5-15	City of Columbus	MAH
2	11-5-15	ADD FENCE ON PART OF W. PROPERTY LINE	MAH
3	11-5-15	REVISED PARKING	MAH
4	11-5-15	REVISED SIGN	MAH

OHIO MULCH
 4480 WINCHESTER PIKE - COLUMBUS, OHIO 43232
SITE COMPLIANCE PLAN

SITE ENGINEERING
 Incorporated
 Civil Engineers & Surveyors
 7453 East Main Street
 Reynoldsburg, OH 43068
 Phone: (614) 444-4444
 Fax: (614) 444-4444
 Email: sheng@siteenginc.com

GENERAL INFORMATION

1. THIS PLAN IS A PART OF THE SUBMITTAL FOR THE CITY OF COLUMBUS. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

2. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

3. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

4. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

5. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

6. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

7. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

CV15-044 Final Received 11/10/15

James B. Reynolds 11/10/15

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

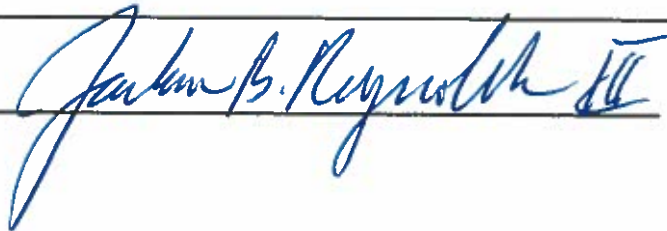
Section 3307.10 Variances by City Council

- 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:

See attached.

Signature of Applicant



Date

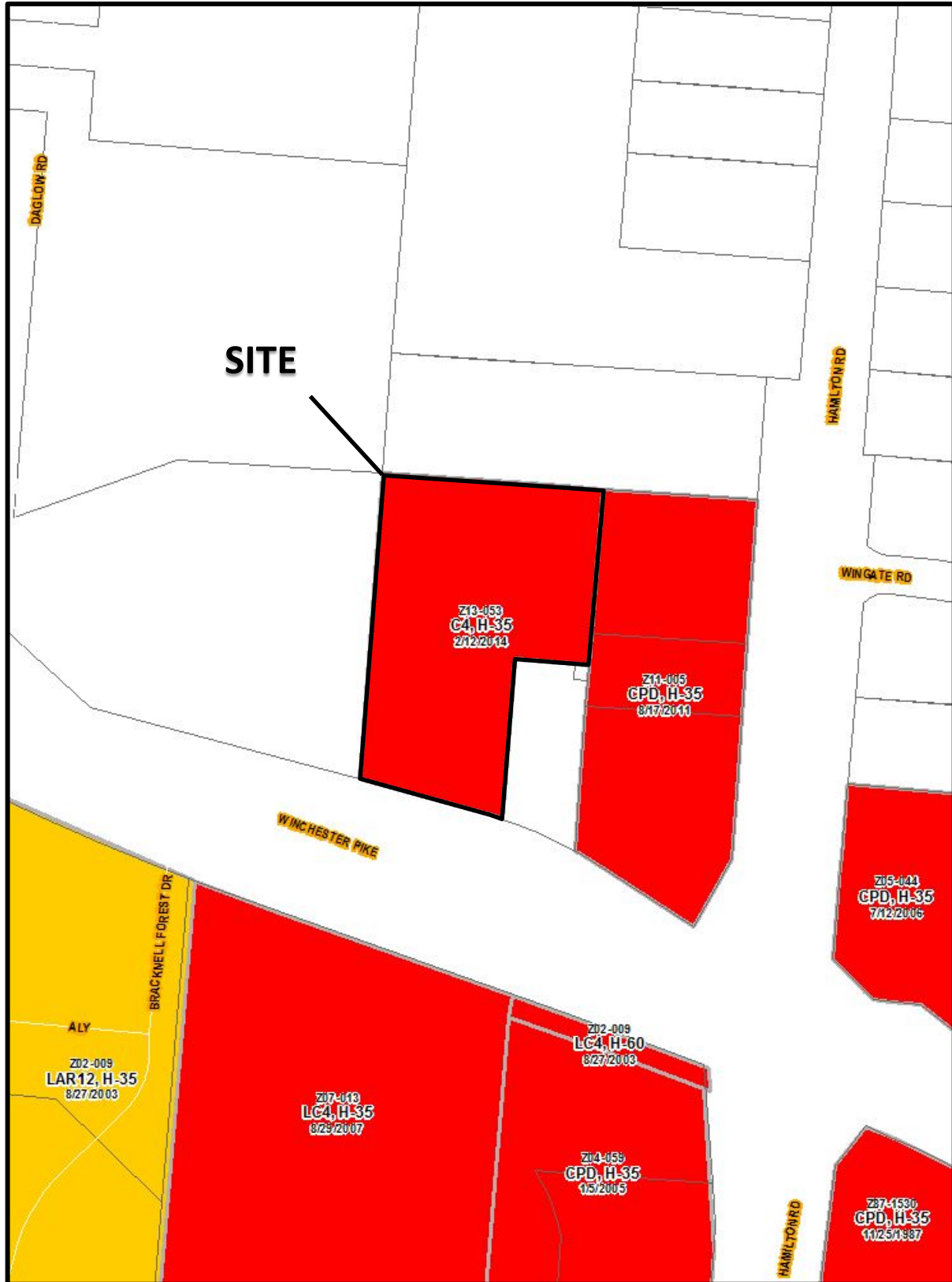
4/22/15

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 checks payable to the Columbus City Treasurer

Statement of Hardship

The owner/applicant is seeking a council variance to allow for the temporary accumulation of yard waste on the subject property and to provide parking for the storage areas under the Warehousing Section of the Zoning Code (3312.49)(c)(Table 4). The applicant operates landscaping/garden store at the site and a part of the business model is accepting yard waste from customer that is ultimately recycled at another location. The request is to allow the storage of the yard waste onsite until it is picked up and removed from property. The storage of the yard waste has been determined to be manufacturing use so in order to continue the activity the council variance is being requested as rezoning to a manufacturing district would be inappropriate for the limited activity that is being requested. There is no request to grind or recycle. The yard waste on the site only to store it for pick up and removal from the site. The request is also to allow parking to be provided under the Warehouse Section of the Zoning Code as these areas are primarily storage areas for seasonal products that are sold thru the retail store. Given the large and bulky size of the product, much area is needed to store the material onsite for retail sales. The City has acknowledged that there are instances where large areas of storage of retail product is parked at a different ration than regular retail use and that being furniture stores which are parked at one space for every 1,000 sq. ft. of parking space. The storage of yard waste on the site and the adjusted parking space requirements will not negatively affect surrounding properties nor be a detriment to the guidelines of the Columbus Zoning Code.

hardship.ste (nct)
10/1/15 S:Docs



CV15-044
4480 Winchester Pike
Approximately 2.56 acres



CV15-044
4480 Winchester Pike
Approximately 2.56 acres

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV15-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Weber Holdings-South LLC 1600 Universal Road Columbus, OH 43207 0 employees Jim Weber - 445-4455</p>	<p>2. Ohio Mulch 1600 Universal Road Columbus, OH 43207 250 employees Jim Weber - 445-4455</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 13th day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires 9/4/15



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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 checks payable to the Columbus City Treasurer