



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

CV14-006

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-2 Manufacturing District. A new CNG (compressed natural gas) fueling station is currently under construction. This station will serve vehicles from FST as permitted in M-2 districts. We are seeking a variance to allow retail fuel sales to other users at this location. Allowing retail fuel sales will not adversely affect the surrounding properties but will instead provide a new green fuel source alternative. Allowing retail fuel sales will increase the financial success of this development, encourage additional CNG developments with no detrimental impacts on the adjacent property owners.

Signature of Applicant

Date

2/4/14

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



CV14-006
1710 Atlas Street
Approximately 2.24 acres



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David S. Kent

Of [COMPLETE ADDRESS] 2040 Atlas Street, Columbus, OH 43228
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>5400 Renwon RD LLC</u> <u>5400 Renwon RD</u> <u>Columbus, OH 43228</u> <u>Employees : 0</u>	2.
3. <u>DAVID S. KENT</u> <u>(614) 529-7900 ex 1521</u> <u>[Signature]</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 3-14-2018

Notary Seal Here



SAMANTHA ALLEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 14, 2018

This Project Disclosure Statement expires six months after date of notarization

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