

OWNER/DEVELOPER:
 BLUE RING RESIDENTIAL SERVICES
 1421 COMMUNITY PARK DRIVE
 COLUMBUS, OHIO 43229
 614-669-6870
 CONTACT: RYAN HOFFSEN
 EMAIL: RYAN.HOFFSEN@BRSS.COM

ENGINEER:
 C.F. BIRD & SONS, INC.
 2600 SMOULDER POND, SUITE 225
 COLUMBUS, OHIO 43224
 PHONE: 614-726-1855
 FAX: 614-726-1851
 EMAIL: AAD@CFBIRDS.COM

SITE DEVELOPMENT INFORMATION
ZONING: BLUE RING HOLDINGS, LLC
PROPERTY OWNER: BLUE RING HOLDINGS, LLC
PROJECT: 0.47 AC LOT
SITE ADDRESS: 600 COMMUNITY PARK DR
CITY: COLUMBUS
COUNTY: FRANKLIN
JURISDICTION: CITY OF COLUMBUS
ADJACENT ZONING NORTH: R RESIDENTIAL
ADJACENT ZONING EAST: R RESIDENTIAL
ADJACENT ZONING WEST: R RESIDENTIAL

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Bird+Bull
 Engineers & Surveyors
 3500 Columbus Ave. #2222
 Columbus, Ohio 43232
 Tel: (614) 761-1641
 Fax: (614) 761-1641
 www.birdandbull.com

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 2/6/19

- CODED NOTES**
- ⊕ EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH PRIVATE FENCE
 - ⊕ EXISTING DRIVE APPROACH TO BE REMOVED
 - ⊕ GRAVEL PARKING AREA TO BE PAVED WITH ASPHALT PAVEMENT
 - ⊕ GRAVEL PARKING AREA TO BE USED FOR EQUIPMENT, TRUCK AND STORAGE CONTAINMENT PARKING

FLOOD ZONE: WITHIN AN AREA OF UNPAVED, UNIMPROVED PAVED DRIVE AND UNIMPROVED ASPHALT DRIVE. FLOOD ZONE IS PER FLOOD INSURANCE RATE PANEL 177 OF 446. FLOOD ZONE IS UNPAVED DRIVE AND ASPHALT DRIVE. SEE SHEET 11 FOR FLOOD ZONE MAP.

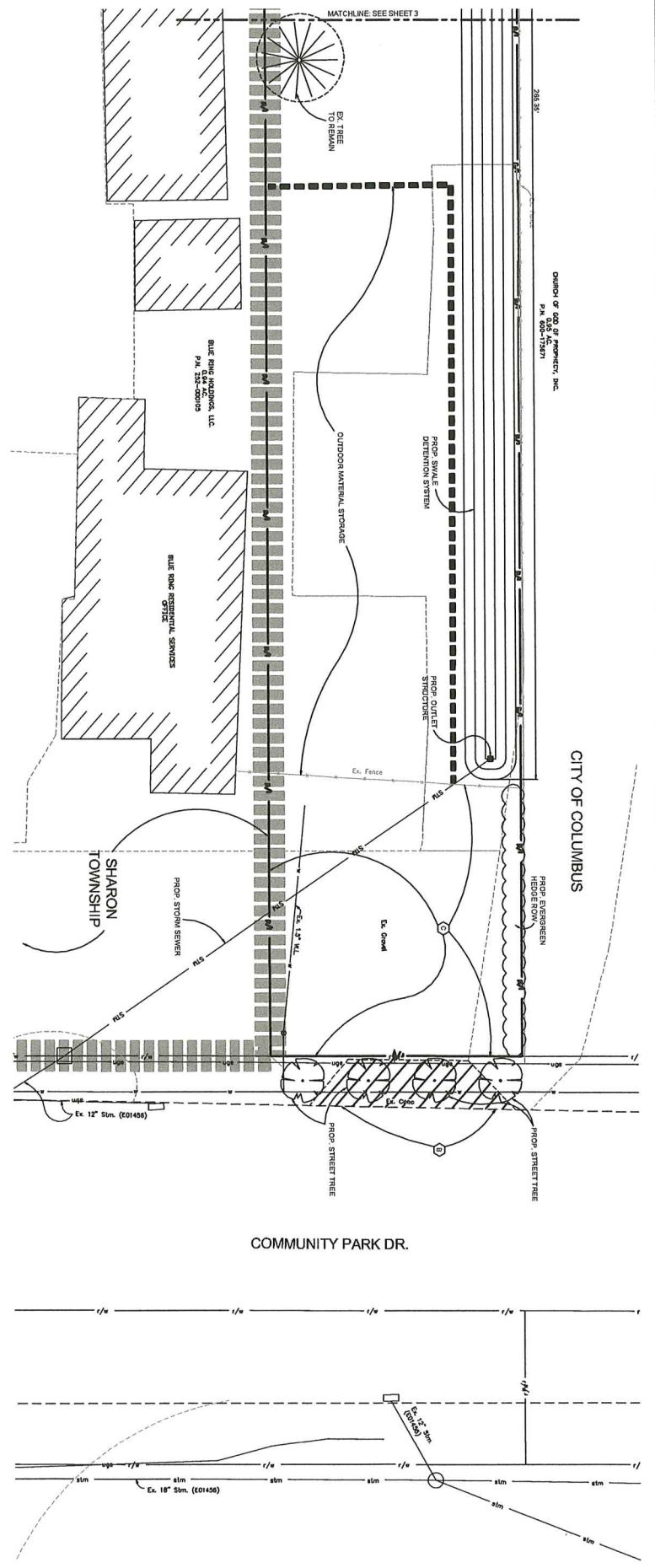
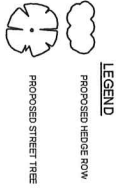
Final Site Plan Received 2/6/19
 Sheet ① of ③
 CV18-108

<p>SITE PLAN</p> <p>1431 COMMUNITY PARK DRIVE COLUMBUS, OHIO 43229</p>	<p>SCALE: 1" = 30'</p> <p>DRAWING: [] DATE: 2/06/2019</p> <p>JOB NO. 18-178</p> <p>SHEET 1 OF 3</p>
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ORIG. SHT. SZ. 22" x 34"

- CODED NOTES**
- ① EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH 8' PRIVACY FENCE.
 - ② EXISTING DRIVE APPROACH TO BE REMOVED.
 - ③ GRAVEL PARKING AREA TO BE PAVED WITH ASPHALT, TRAPEZOID OR PAVERS.
 - ④ GRAVEL PARKING AREA TO BE USED FOR EQUIPMENT, TRUCK, AND STORAGE CONTAINER PARKING.



Bird+ Bull
Engineers & Surveyors
3100 Summit Road, Suite 210
Columbus, Ohio 43225
Tel: (614) 761-1238
www.birdbull.com

1431 COMMUNITY PARK DRIVE
COLUMBUS, OHIO 43229

PARCEL DETAIL - NORTH



SCALE: 1" = 10'
DATE: 2/06/19
SHEET: 2 OF 3

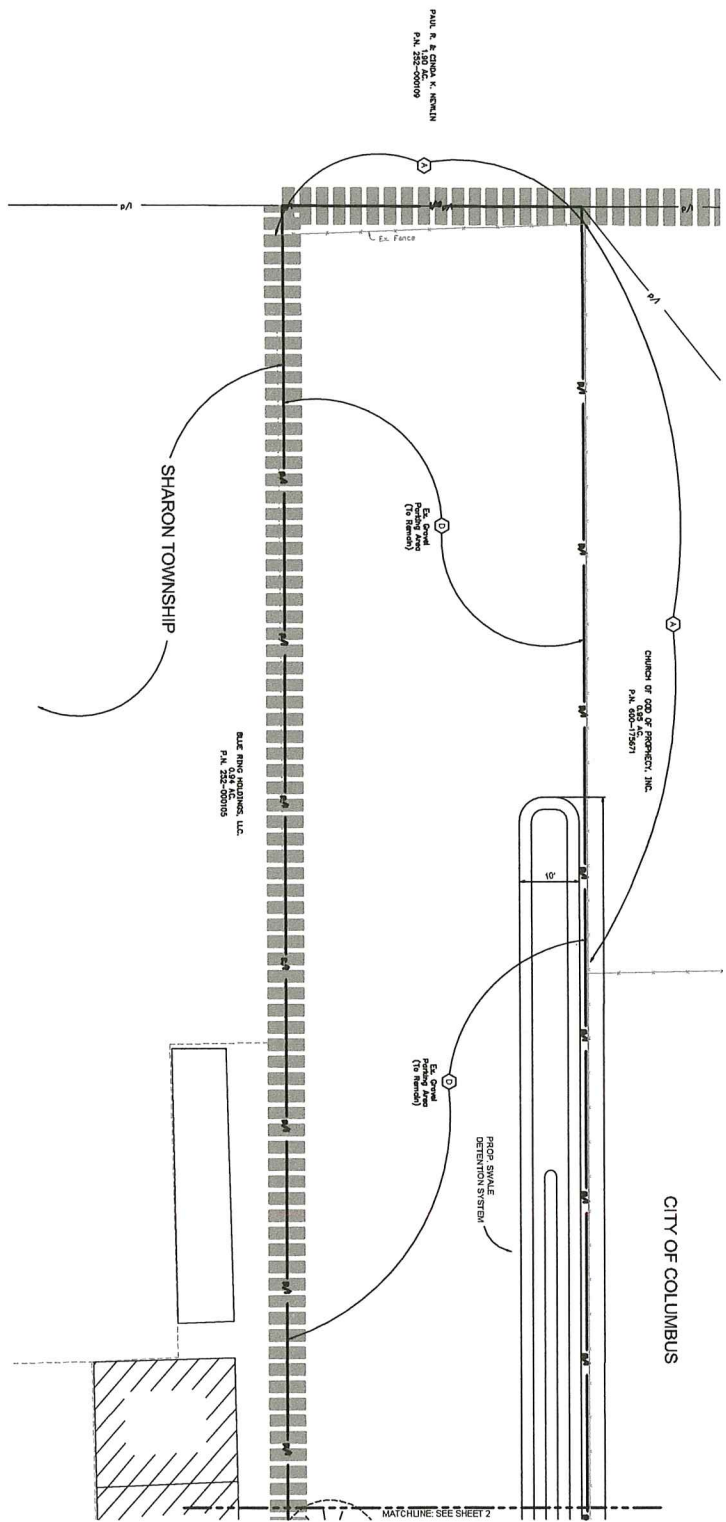
Final Site Plan Received 2/6/19 CV18-108
Sheet 2 of 3

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ORIG. SHIT. SZ. 22'x 34'

- CODED NOTES**
- ① EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH 6 PRIVACY FENCE
 - ② EXISTING DRIVE/APPROACH TO BE REMOVED
 - ③ GRAVEL DRIVING AREA TO BE PAVED WITH ASPHALT PAVEMENT OR PAVERS
 - ④ GRAVEL PARKING AREA TO BE USED FOR EQUIPMENT, TRUCK AND STORAGE/CONTAINER PARKING

- LEGEND**
-  PROPOSED HERGE ROW
 -  PROPOSED STREET TREE



 Bird+Build ENGINEERS & ARCHITECTS 3500 Sandusky Road, Suite 225 Columbus, Ohio 43235 Phone: (614) 776-1234 Fax: (614) 776-1235 WWW.BIRDBUILD.COM	431 COMMUNITY PARK DRIVE COLUMBUS, OHIO 43229
	PARCEL DETAIL - SOUTH
SCALE: 1" = 10' DRAWING SCALE DATE: 02/26/19	SHEET NO. 3 OF 3

Final Site Plan Received 2/6/19 CV18-108 Sheet 3 of 3



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-108

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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section...

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 STATEMENT OF HARDSHIP

AGENT FOR Signature of Applicant

[Handwritten signature]

Date 12/20/19

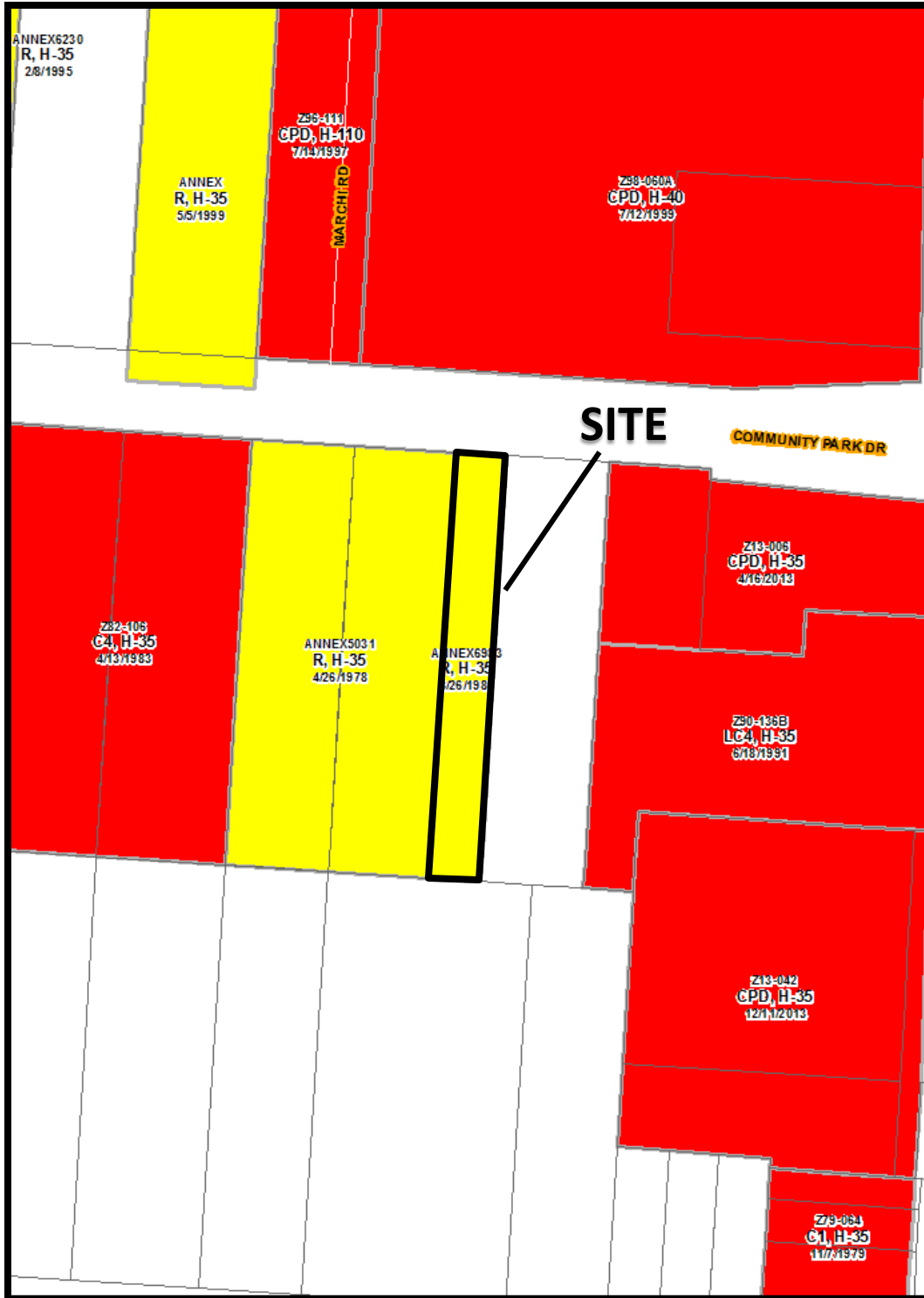
PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

**STATEMENT OF HARDSHIP
COUNCIL VARIANCE
FEBURARY 13, 2019**

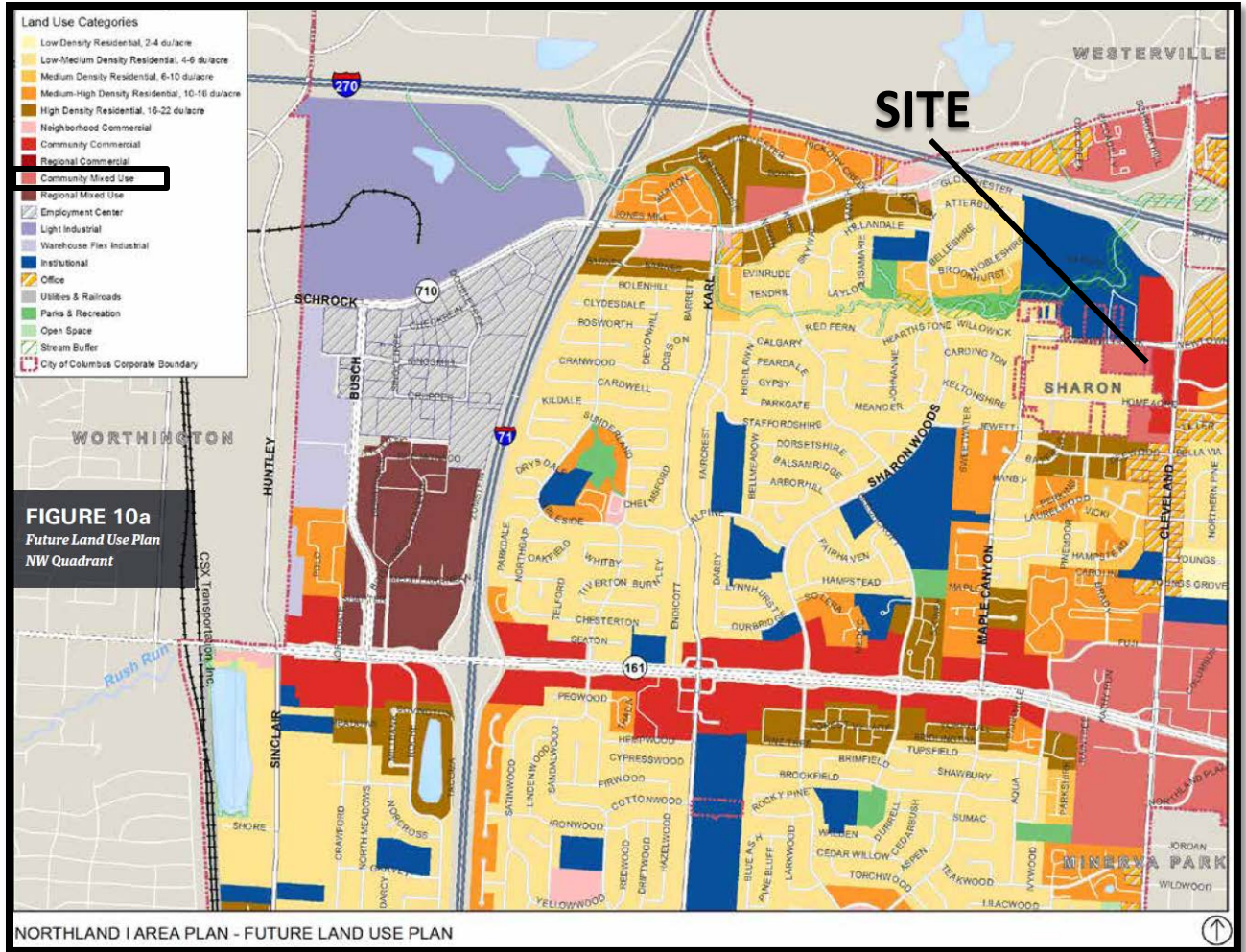
The owner, Blue Ring Holdings, LLC (Blue Ring) purchased Parcel Number 600-203933-00(the "Property") at 1431 Community Park Drive, Columbus, OH 43229, in July 2016, to use for additional storage and parking for the landscaping service and construction business next door at Parcel Number 252-000105-00 also owned by Blue Ring Holdings, LLC. That parcel is in Sharon Township and is zoned a combination of Community Service and Community Commercial which permits landscape service and construction.

The present uses on the Property are not permitted and are in violation of Sections 3332.289, 3312.35 and 3332.02 of the Columbus Code. The Property was annexed into the City of Columbus as an individual parcel exclusively in 1986. The Property is only 50 feet wide by 414.5 feet deep. It appears that the Property requested annexation to permit it to obtain Columbus water services. The previous owner of the property paid for a 1.5" water tap in 1985 (before it was annexed in 1986) but did not have the water tap installed until 1990 and terminated the service in 1998. The customer listed when the service was terminated was Antolinos Pizza. A 1.5" water tap is extraordinarily large for the permitted use of single family. Further the use of the Property until 1998 was a commercial restaurant use. The Property is zoned R-Rural District which requires a minimum of 5 acres to build a single family dwelling and the Property is only 0.48 acres. The Property has intensive commercial uses to the north and east and an institutional use (a church) to the west. The Applicant believes that if the Council Variance is granted for the uses listed below the Property would be in compliance of the codes referenced above. Given the previous commercial use of the Property and due to the peculiar size and dimensions of the Property and the use of the adjacent parcel, with the same owner, we hereby request to grant variances from Sections 3312.43, 3363.41, 3363.41(A) and 3332.02 of the Code to permit the Property to be used for storage/parking of equipment (including construction equipment, cars and trucks) and materials used in a landscape service and construction business including contractors that service the business. We have identified on the Site Plan, included in the application, the area for storage/parking for vehicles, equipment and storage in fully enclosed facilities; and a separate open storage area for materials used in the business that the current condition of a gravel surface will remain for both uses. The open

storage area for materials shall maintain a 10 foot setback from the west property boundary and a 0 foot setback from the east boundary line that is adjacent to the existing landscape and construction business. The parking area adjacent to Community Park Drive shall be paved with asphalt or concrete pavers and the parking spaces will be delineated for each space. Screening will be provided for adjacent residential properties with either fencing and/or landscaping as shown on the Site Plan.



CV18-108
1431 Community Park Drive
Approximately 0.48 acres



CV18-108
1431 Community Park Drive
Approximately 0.48 acres



CV18-108
1431 Community Park Drive
Approximately 0.48 acres



Northland Community Council
Development Committee

Report

February 27, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (15): Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1 Application #ZA19-001 (Zoning amendment to Z04-038A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
The Lurie Family Limited Partnership
4950 N Hamilton Rd (Commercial: restaurant), 43230 (545-280873)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by APCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #ZA19-002 (Zoning amendment to Z90-166E to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Thomas H. Lurie
5150 N Hamilton Rd (Commercial: bank/car repair), 43230 (545-254328/545-125868)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by BWCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #ZA19-003 (Zoning amendment to Z91-052D to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children's Irrevocable Trust
4845 N Hamilton Rd (Commercial: retail store/restaurant/bank), 43230 (600-254098/600-267633/600-254194)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by LUCA, second by DCA) to **RECOMMEND APPROVAL** of the application.*

Case #4 Application #ZA19-004 (Zoning amendment to Z97-036A to amend requirements for setback and landscaping due to City appropriation of ROW)
Craig Moncrief/Plank Law Firm *representing*
Trustee of the Lurie Children's Irrevocable Trust
4940 N Hamilton Rd (Commercial: car wash), 43230 (545-254329)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by FVRA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

- Case #5** Application #Z19-001/CV18-081 (Rezoning from R-Rural to M-2 district; Council variances from §3367.15(a) and §3367.15(d) to locate parking spaces and maneuvering area within the 50’ buffer and to be 34’ from street line and 8’ from property line to paving – *CV TABLED October 2018, Rezoning new*)
David and Juliet Bullock *representing*
Juliet Bullock Architects
5603 Cooper Rd, 43081 (010-243603)
- *The Committee approved (14-1) a motion (by CWCA, second by MMTACA) to **RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:***
 - That the site plan specify that the only use permitted on the site is a warehouse per §3367.02; no other uses included in the M-2 district are to be permitted.
 - That the site plan specify that the following materials, of those otherwise permitted to be warehoused in an M-2 district, may not be warehoused on this site: clothing, cotton, drugs, feed, food, fuels, ice, machinery, rubber, soil stabilizer, tobacco, wool, or underground storage of liquid fuels, petroleum products, petroleum or volatile oils.

- Case #6** Application #GC19-004 (Graphic variances to §3377.24(b) to permit signage graphic area in excess of Code requirement and §3377.10(b) to permit wall sign directed to the same street as existing ground sign/s)
Stan Young/DaNite Sign Company *representing*
Miller’s Ale House
3884 Morse Rd, 43219 (010-234159)
- *The applicant’s representative requested prior to the meeting that the presentation to the Committee be **POSTPONED** until March 27, 2019.*

- Case #7** Application #GC19-003 (Graphics plan to allow sign to extend above roof line per §3377.26)
Tracey Diehl/Expedite The Diehl LLC *representing*
Kokosing
6235 Westerville Rd, 43081 (600-104693)
- *The Committee approved (15-0) a motion (by DCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

- Case #8** Application #CV19-014 (Council variance to permit educational facility as use in an M-2 district)
Kevin Greene/Jennifer Cordek *representing*
CCC Training Ltd
3700 Corporate Dr, 43231 (600-213379)
- *The Committee approved (15-0) a motion (by CWCA, second by FVRA) to **RECOMMEND APPROVAL** of the application.*

- Case #9** Application #CV18-108 (Council variance to permit landscaping service and construction uses, specifically equipment and material storage/parking, on a 0.48 AC± parcel zoned R-Rural after annexation, variances from §3332.289, §3312.35 and §3332.02)
Bill Westbrook *representing*
Blue Ring Holdings LLC
1431 Community Park Dr, 43229 (600-203933)
- *The Committee approved (15-0) a motion (by SWCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session

8:15 pm

Meeting Adjourned

8:40 pm

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR.

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 #: CV18-108

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) William L. Westbrook
of (COMPLETE ADDRESS) 2722 Nottingham Dr., Columbus, OH 43221
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

1. <u>Ryan Hoskin</u> <u>3355 MARCLIFF DR.</u> <u>LEWIS CENTER, OH 43035</u>	2. <u>BELA GANDHI</u> <u>3355 MARCLIFF DR.</u> <u>LEWIS CENTER, OH 43035</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 20th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Mary J. Froehlich

My Commission Expires:

05-01-2021



This Project Disclosure Statement expires six months after date of notarization.
MARY J. FROEHLICH
Notary Public, State of Ohio
My Commission Expires 05-01-2021

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