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**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

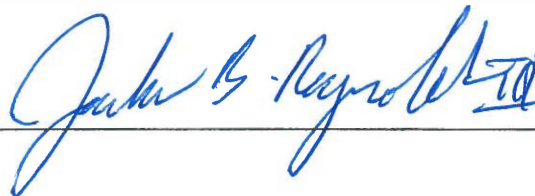
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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 document.

Signature of Applicant



Date

7/10/2020

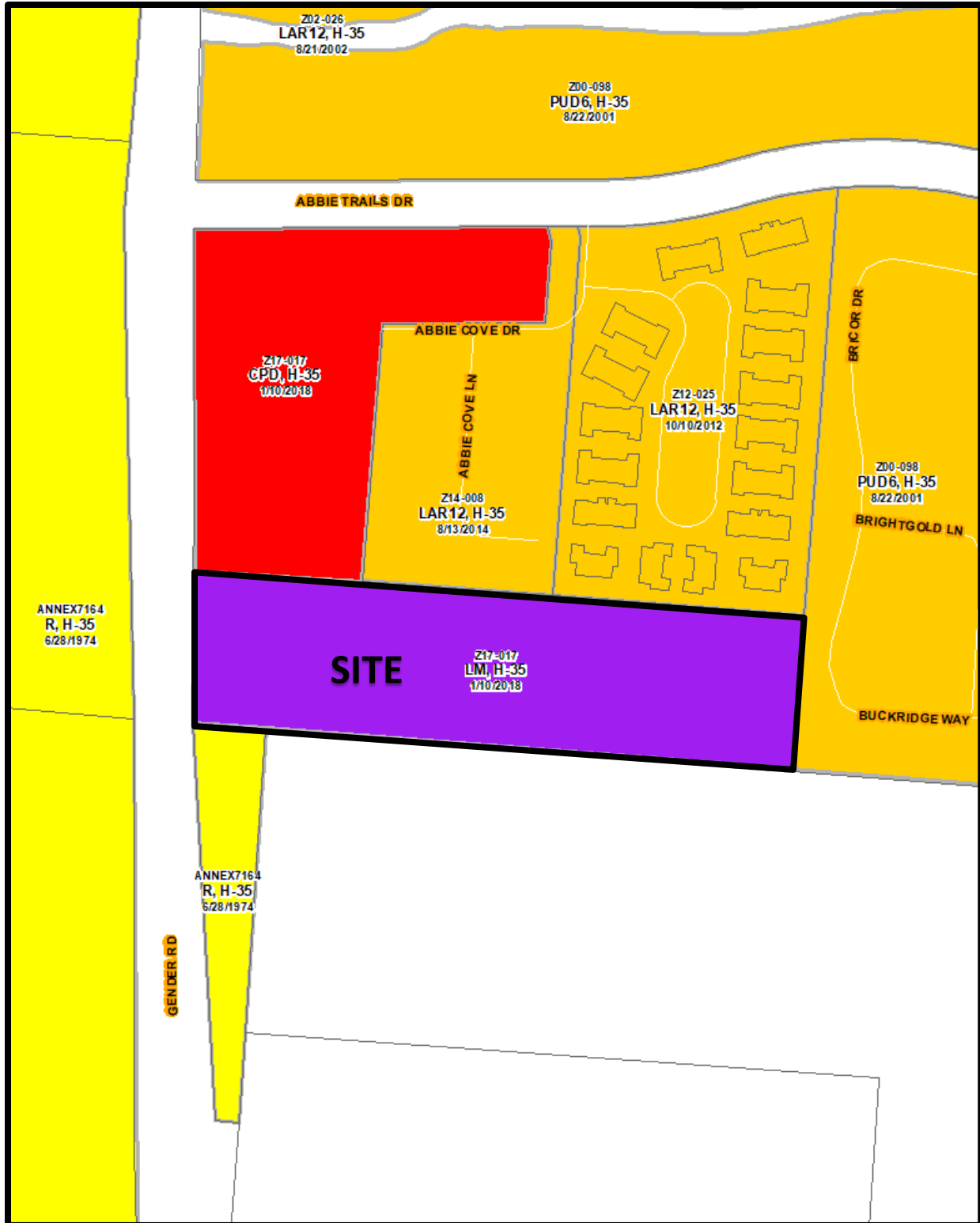
Hardship statement for 6395 Abbie Trails Drive CV20-060

The applicant is developing a self-storage facility at this location. As part of the development the applicant wants to provide storage for boats, RV, etc. Under the City Code the storage of those items is subject to a 100 feet setback from residential. In this instance there are sufficient setbacks from the north and the east property lines. The internal storage area 'is only 55 feet from the south property line which borders a metro park and that ground is undeveloped. The site is long and narrow. and the applicant has located this "storage area" internal to the site. With residential, on three sides there is a need for relief due to the shape of the site and the fact that residential borders it on three sides. The other two sides have dwelling units on them while the park ground is now an open field. In addition, the city is looking at development in this area under the guidelines of the C2P2 development standards which means bring the building closer to Gender Road. In order to move the building forward a reduction in the building setback from 80 to 65 feet is necessary. The reduction in the building setback is in keeping with the city's C2P2 planning policy. The granting of these variances will not seriously affect the surrounding properties or the general welfare.

Jeffrey L Brown

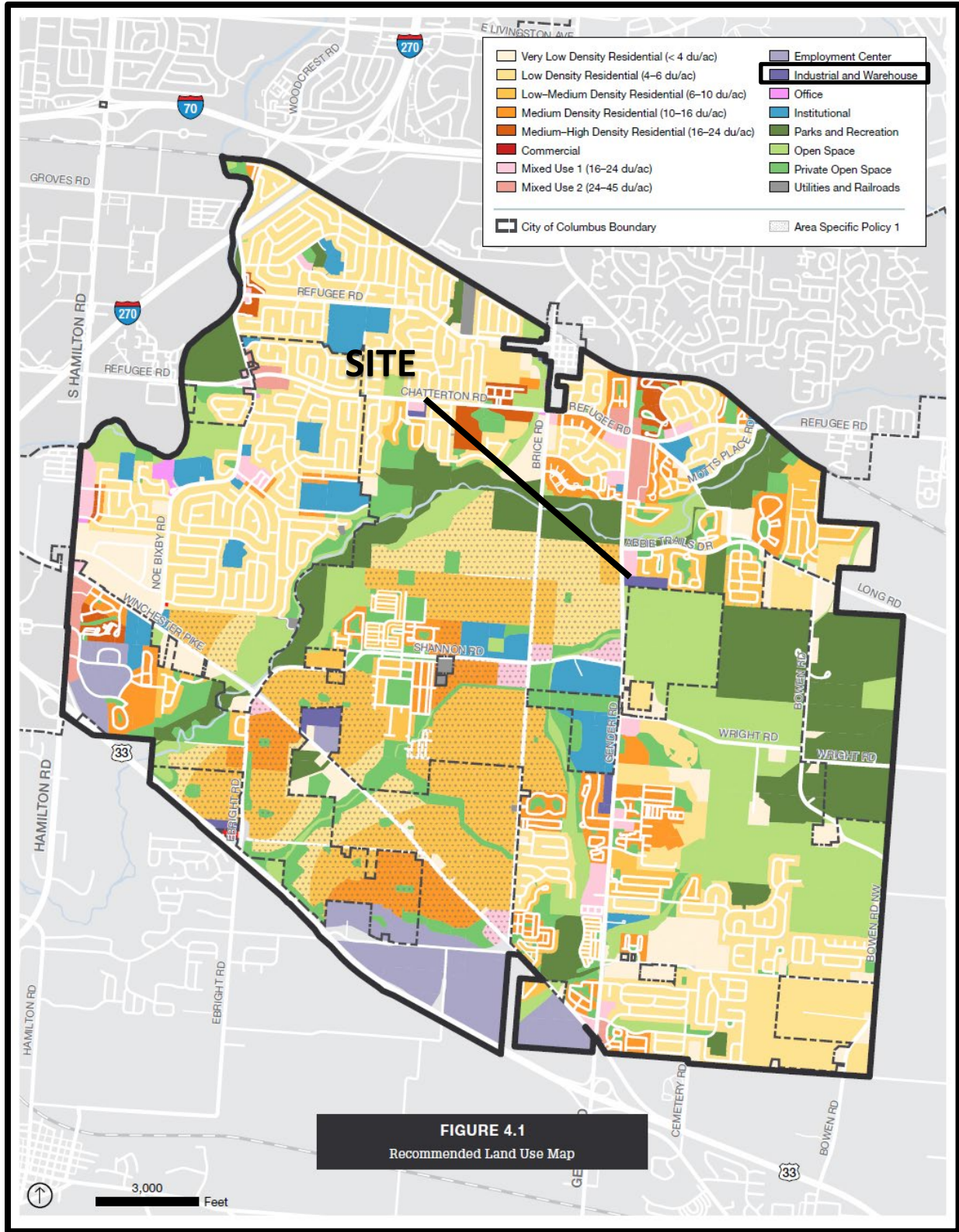
Attorney for the applicant.

September 2,2020



CV20-060  
6395 Abbie Trails Dr.  
Approximately 9.23 acres





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CV20-060  
6395 Abbie Trails Dr.  
Approximately 9.23 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
(PLEASE PRINT)

Case Number:

CU 20-060

Address:

6395 ABBIE TRAIL DR CW, OH 43110

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

7-28-2020

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:**

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Vote:

9 - AFFIRMED UNANIMOUS

Signature of Authorized Representative:

[Signature]

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614 496 5482

DAYTIME PHONE NUMBER

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

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 #: CV20-060

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 (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)

1. 1901 Western Avenue LLC P.O. Box 1010 Lancaster, OH 43130 Jeff Barr 740-407-6261 number of Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 10<sup>th</sup> day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

9/4/2020

My Commission Expires:



*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