



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

CV14-060

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.

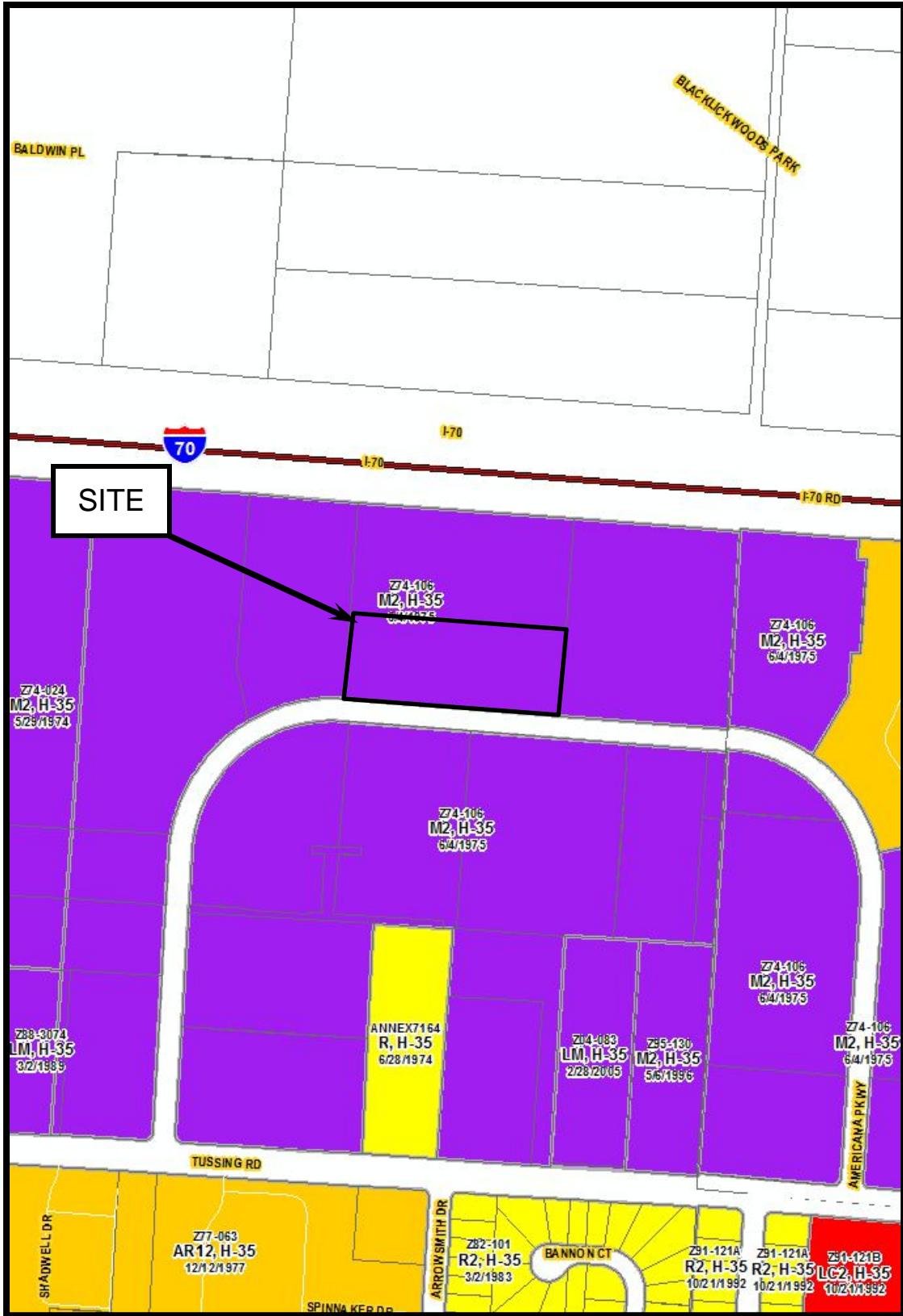
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the 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.

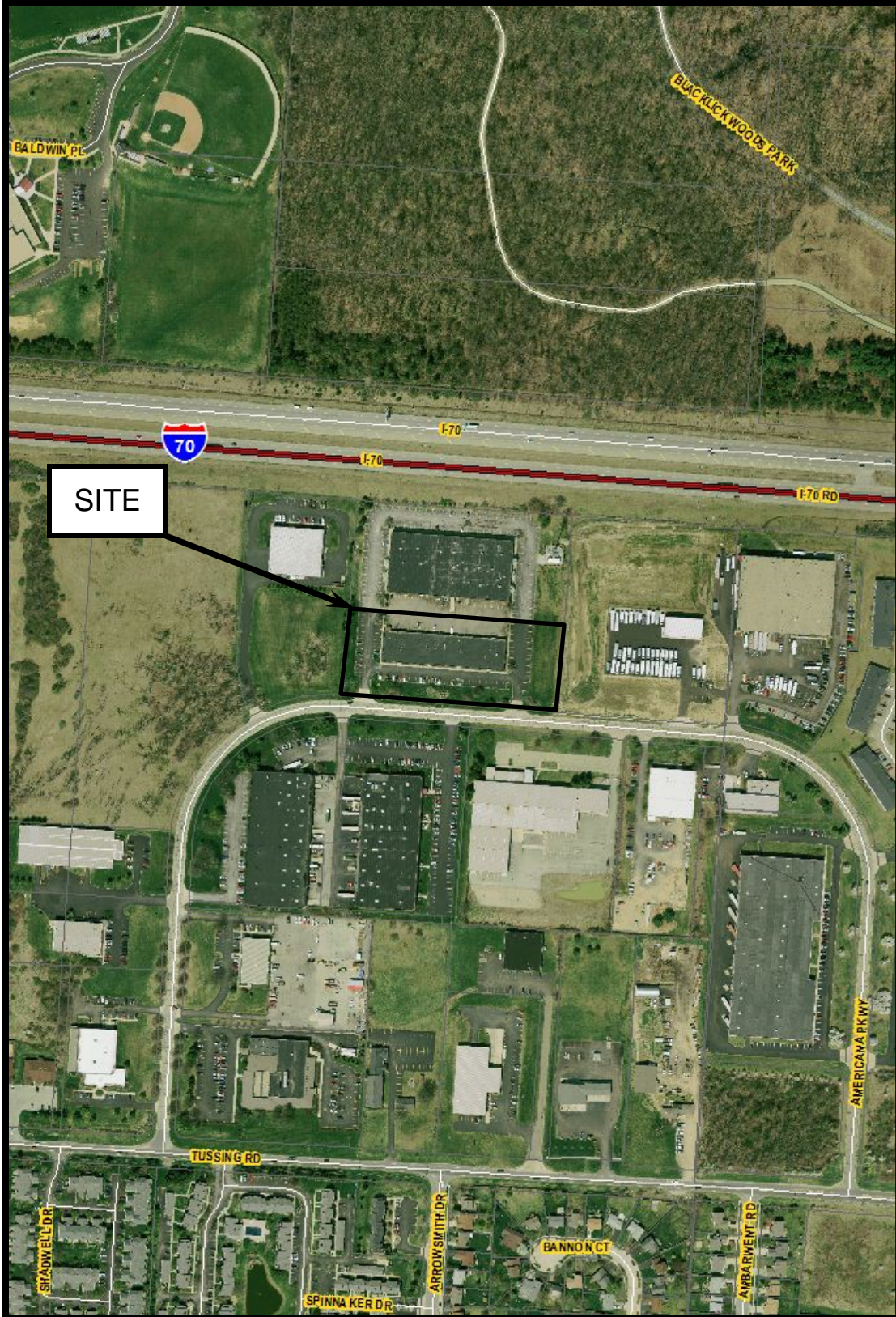
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

I request a Variance to lease space to personal trainer. Space Vacant 2yrs. Opportunity for 5yr. lease. It would not adversely affect the surrounding property. It would greatly help in the leasing of vacants in the building. Requesting 3,291 sq. ft. Use Variance for Suite G

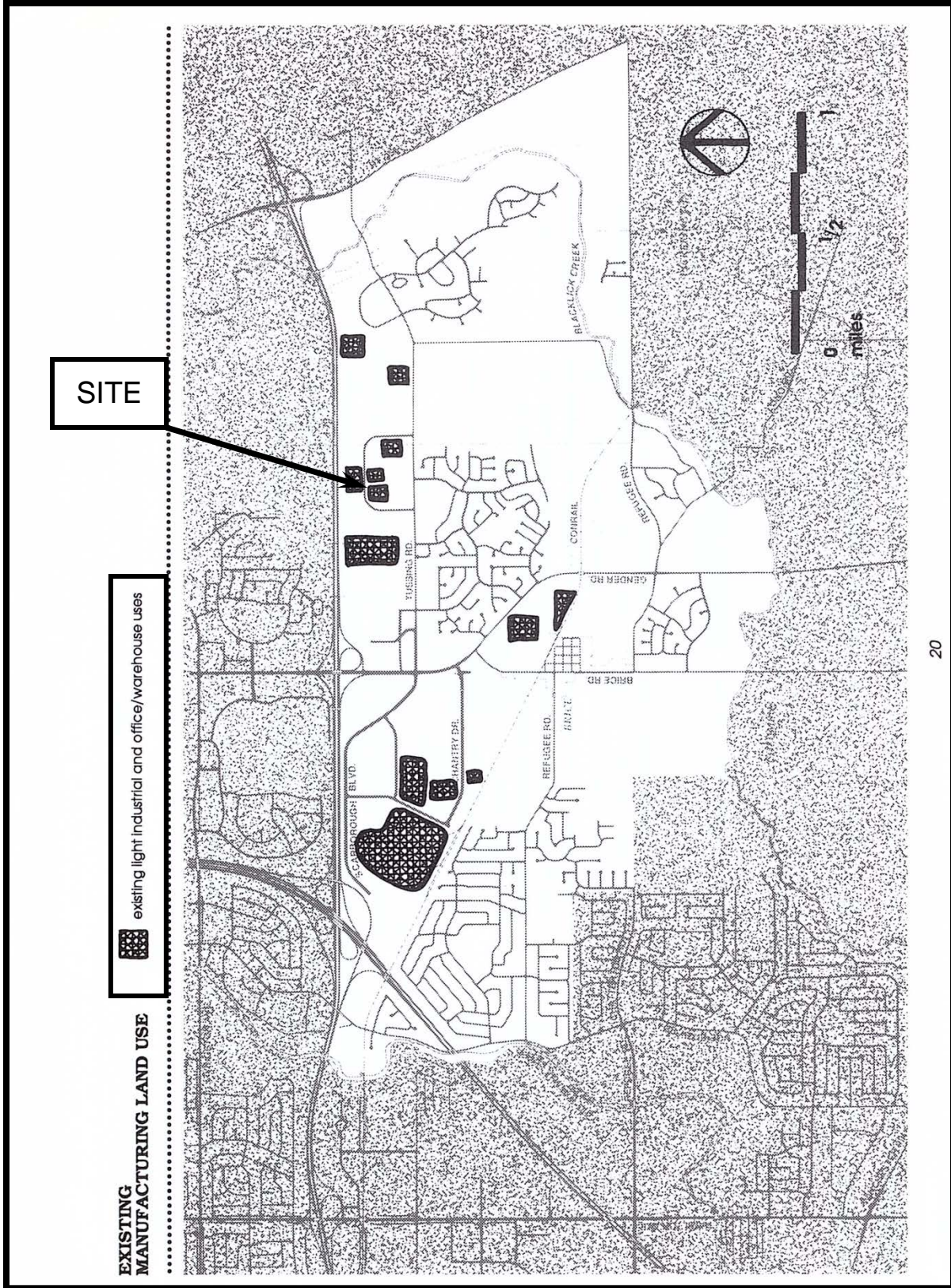
Signature of Applicant *John O'Leary*, Partner Date 11/4/14



CV14-060
6950 Americana Parkway, Suite G
Approximately 3.049 acres



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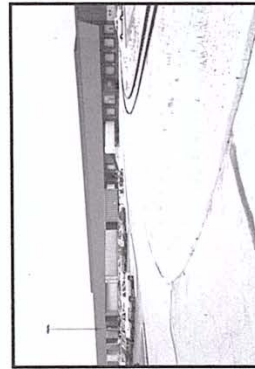


CV14-060
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Brice/Tussing Area Plan (1990)

- between residential and commercial development.
- Designate a route for truck traffic that minimally impacts traffic circulation, entering the commercial node on the west side of Brice Road.

APPLICABLE CITY POLICIES

- * Zone major commercial developments of five or more acres in planned or limited districts to ensure that development meets proper standards.
- * Encourage location of retail commercial development at major interseptions rather than along arterial roads.



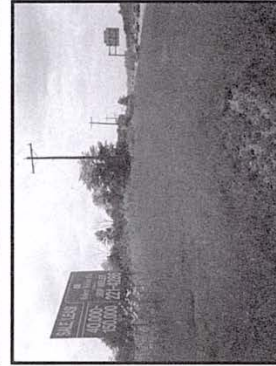
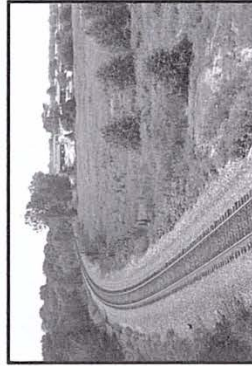
MANUFACTURING LAND USE OBJECTIVES

- Locate industrial uses within specifically designated areas.
- Provide adequate buffering between manufacturing uses and neighboring land uses.
- Discourage intrusion of industrial uses into existing and future residential and commercial areas.
- Encourage high quality industrial development by establishing development standards.
- Utilize freeway orientation.

CURRENT CONDITIONS

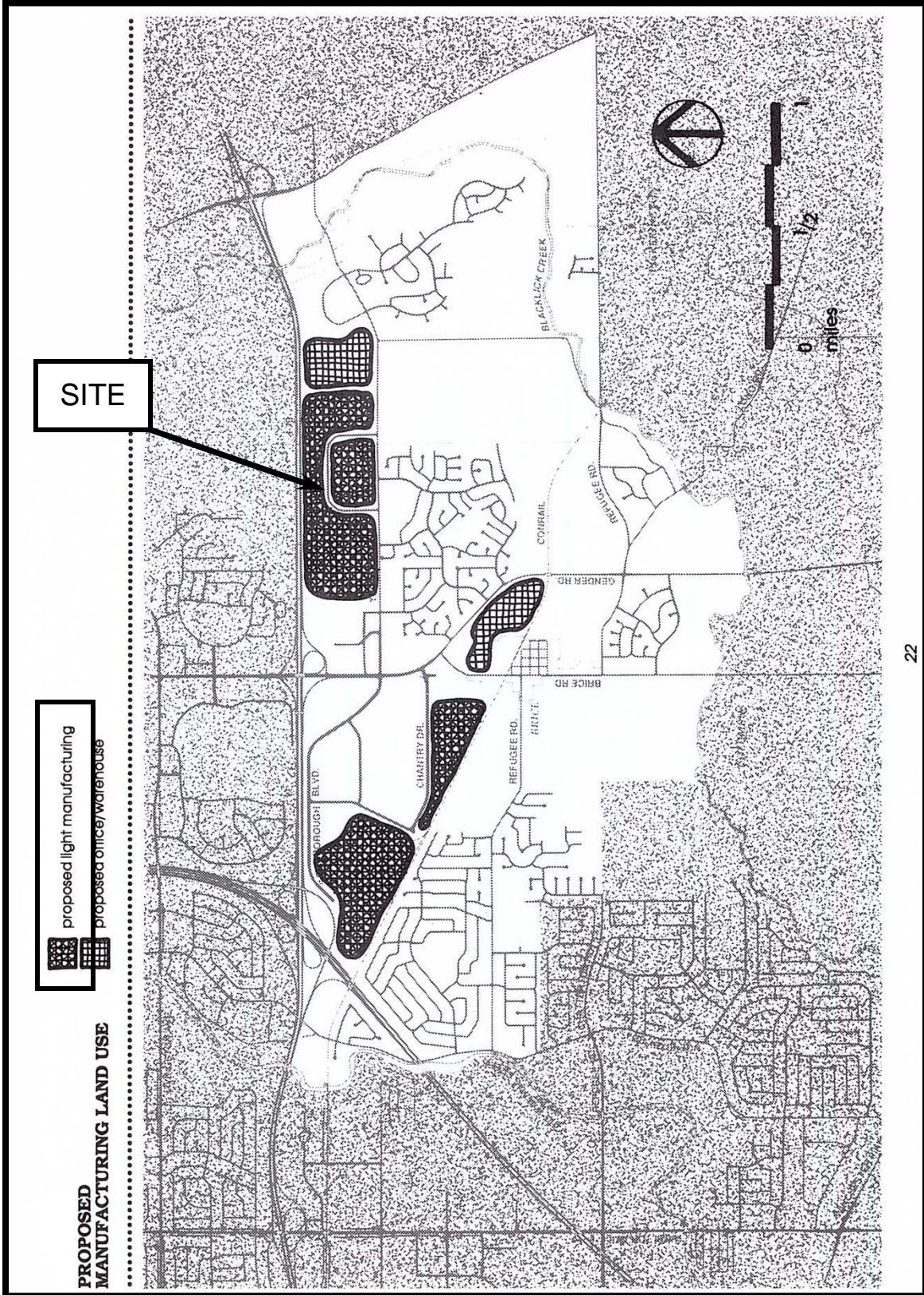
Much of the land north of the railroad tracks is zoned for manufacturing uses. J.C. Penney's Distribution Center, the oldest and largest industrial site in the area, is located on the west side of Brice Road abutting the expansive commercial uses to the east. Close proximity to Interstate 70 and the railroad make this site

ideal for its current use. Another area, east of Brice Road and north of Tussing Road, is also developing as a light manufacturing district. Several warehouses and an industrial office park are located there. Sites located along this corridor benefit from close access to Interstate 70 and deep large lot development potential.



ISSUES

The area along the north side of Tussing Road is most appropriately designated as an industrial corridor for light manufacturing and office uses. In addition, commercial uses located near the intersection of Tussing and Brice Roads would be appropriate. However, newly constructed housing is located within this corridor, near State Route 256. Several small areas have non-conforming farm homes, remnants from the previous agricultural community. As development continues eastward along this corridor, meticulous buffering of industrial sites, locating near the newly constructed residential complex west of State Route 256, should be required.



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FUTURE MANUFACTURING DEVELOPMENT

Undeveloped and appropriately zoned land is available for manufacturing development. Freeway access and railroad spurs attract these types of uses. Light manufacturing should be encouraged to locate in areas designated for manufacturing uses, providing the community with a sound economic base and jobs. The location of these uses in areas other than those specifically identified for manufacturing uses should be discouraged. At the

same time, high quality development through the establishment of development standards, particularly for freeway-oriented uses, should be encouraged.

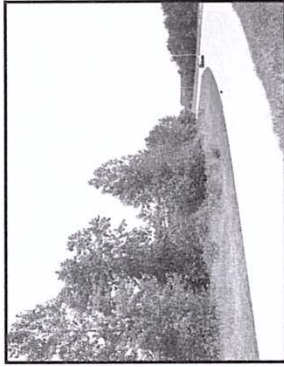


MANUFACTURING LAND USE RECOMMENDATIONS

- Designate the area between Interstate 70 and Tussing Road as a manufacturing corridor. This corridor will provide prime industrial sites that generate jobs.
- Encourage high quality industrial development utilizing freeway orientation. (Development standards.)
- Provide adequate buffering between manufacturing uses and neighboring residential uses to the east.
- Provide office development as an appropriate transitional use between manufacturing and residential uses.

APPLICABLE CITY POLICIES

- * Encourage a pleasing view from the highway when development occurs along the Interstate system.
- * Use zoning to protect residential neighborhoods from intrusion by manufacturing uses.
- * Reserve prime manufacturing sites for manufacturing uses.



Thrush, Eliza C.

From: Larry Marshall <ldmarshall1965@yahoo.com>
Sent: Tuesday, January 13, 2015 3:54 PM
To: Thrush, Eliza C.
Cc: Cedar Run; Holly Hedden
Subject: CV14-060 14315-00000-00816 John Wymer

Dear Eliza,

This is to advise that CV14-060 14315-00000-00816 Applicant John Wymer for 6950 Americana Parkway parcel 540199369 variance to allow suite G to be leased as a "personal Trainer". was unanimously approved by a quorum of the Far East Area Commission Commissioners on Thursday January 8thn 2015.

Please let me know if you need anything else.

Larry Marshall, Commissioner
Chair Zoning FEAC Committee



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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 # CV14-060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] John Wymer

Of [COMPLETE ADDRESS] 6950 A Americana Pkwy.

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. Bob Weiler 100 High St. Ste 401 Cols., OH 43215 614/221-4286	2. John Wymer 6950 A Americana Pkwy. Rey., OH 43068 614/806-8702
3. Donald W. Kelley 250 E. Broad St. Ste 1100 Cols., OH 43215 614/228-5775	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of Nov., in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

1/17/15

Notary Seal Here



Holly A. Hedden
Notary Public, State of Ohio
My Commission Expires 01-17-2015

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

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