



CV15-079

Statement of Hardship

The 1.745 Acre site is located at 6970 Tussing Road. The building is 9,640 S.F. The site is currently zoned M-2, Manufacturing District (Z74-106), which permits limited industrial and office uses. The Height District is H-35.

The building is currently vacant. The applicant proposes to utilize the building with some minor interior improvements as a Kiddie Academy Educational Care Center. This center will be an overflow site for their current locations. This facility will house students from the ages of 5 to 12 years. There will be 2 to 3 employees at this proposed location. Drop off will be between the hours of 8:30 – 9:30 a.m. Up to 15 students will arrive via parent transportation. Between 3:45 – 4:15 p.m., (4) 14 passenger mini buses will arrive with approximately 40 to 50 students. Pick up will occur between 4:30 – 6:00 p.m. Only 10-12 cars are expected to arrive and depart during this time. All other students will return to Kiddie Academy via the mini bus at 5:45 p.m.

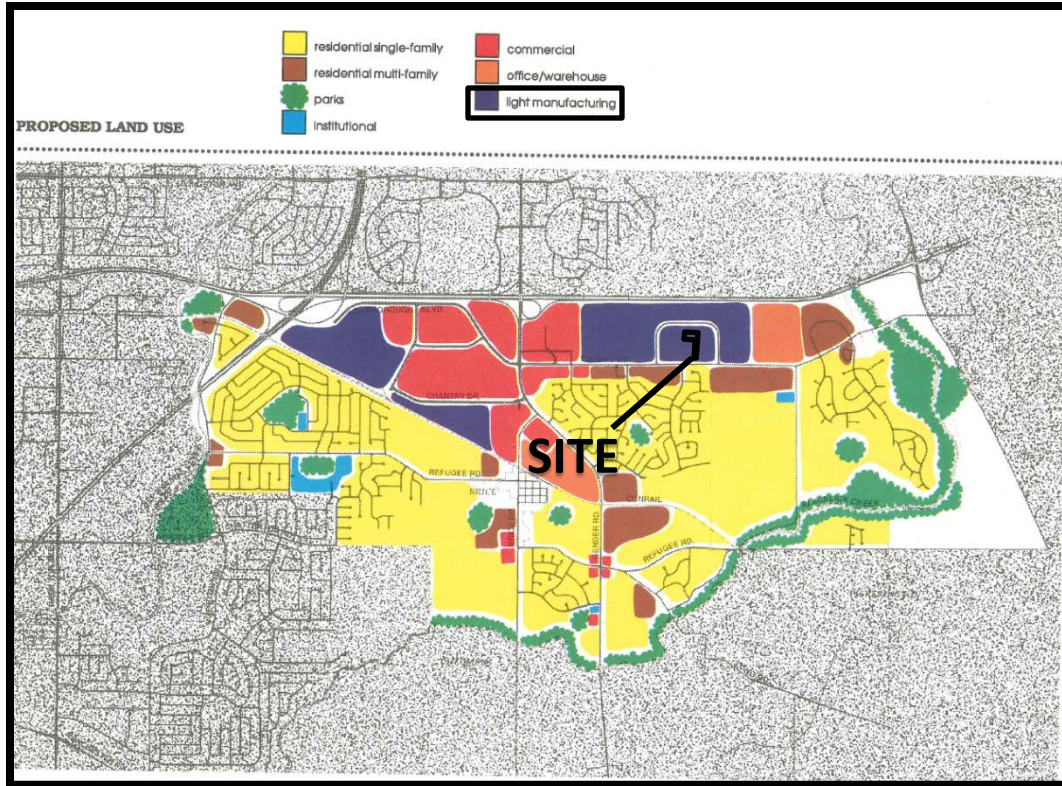
Applicant requests the following variance from 3367.01 - M-2 manufacturing district:

The current zoning limits the use of the subject parcel to only limited industrial and office use with exception of some accessory uses. A hardship exists in that child care centers are an approved use only as an accessory use to the main use or function of the building (see Section 3367.31). Due to the site being adjacent to large residential and multi-family subdivisions, this is an ideal location for a child care center to serve nearby residents and employees of the businesses in this area. The proposed child care center will not cause land-use conflicts with the surrounding less-objectionable industrial and office uses.

This use requires less code required parking than an office use. Based on the pick-up and drop off times via Kiddie Academy's mini buses, this use should not increase the existing traffic pattern as opposed to office or industrial-type uses.



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Approximately 1.75 acres



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This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT: DARIN RANKER COUCH COMPANY C/O DAVID THOMPSON
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: CV15-079

DATE RECEIVED City of Columbus Dept Building & Zoning Service:
AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 12-22-15

LOCATION AND ZONING REQUEST:
Certified address: 6970 TUSSING ROAD ZIP: 43068
Parcel Number for Certified Address: 540-232464
774-
Current Zoning District: M-2 106 Requested Zoning District: NO CHANGE
Proposed Use or reason for rezoning request:
COUNCIL VARIANCE BEING REQUESTED TO ALLOW FOR E EDUCATION USE FOR "KIDDIE ACADEMY FROM M-2 LIMITED INDUSTRIAL AND OFFICE PER Z74-106
Proposed Height District: H-35

APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent
Name DARIN RANKER
Phone: 614-792-1000 Fax 614-792-1001 Cell:
Email: DRANKER@CARNEYRANKER.COM

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:
NORTH: 6991 AMERICANA PKWY M-2
EAST: 6980 TUSSING CAR WASH
SOUTH: DRIVE
WEST: SCHWEIBLES BAKERY OUTLET

PROBLEMS/COMMENTS:
BUILDING HAD BEEN USED AS A GYMNASTICS STUDIO FOR KIDS.

ZONING COMMITTEE RECOMMENDATION:
DUE TO OTHER DAY CARE CENTERS IN THE IMMEDIATE AREA AND THE PRIOR USE BEING A GYMNASTICS CENTER AND SCHOOL FOR KIDS, THIS NEW OCCUPANCY IS IN KEEPING WITH THE PRIOR USE AND IT IS RECOMMENDED TO APPROVE AS PRESENTED.

SITE VISITED: DATE: 1-5-16 BY: LARRY MARSHALL

PICTURES: DATE: BY:

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 1-5-2016

Notification of Identifiable Civic Organization recognized by the City:

Organizations: TUSSING BLOCK WATCH

Emailed date: _____ Email Received Notification: _____ BY: _____

Notification of Applicant or legal representative:

Emailed Date: _____ Email "Received" Notification: _____ BY: LDM

APPLICANT COMMENTS:

CIVIC ORGANIZATION COMMENTS:

1-5-2015 TUSSING BLOCK WATCH HAD NO PROBLEMS WITH THIS NEW VENTURE

AREA COMMISSION COMMENTS DECISION ACTIONS 1-5-2016 MEETING:

RECOMMENDATION TO ACCEPT VARIANCE TO ALLOW "KIDDIE ACADEMY" as submitted

WITH 8 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 5 AGAINST: 0 ABSTAINED: 0 .

DATE: 1-5-16

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE: _____ TO: SHANNON PINE SPINE@COLUMBUS.GOV

DECISIONS NOTIFICATION CONFIRMED:

DATE:

BY:



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # CV15-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DARIN J. RANKER
of (COMPLETE ADDRESS) 5980-J WILCOX PLACE DUBLIN, OH. 43016

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>CAROL HAYNES KIDDIE ACADEMY 6411 EAST MAIN STREET REYNOLDSBURG, OH. 43068 614-866-1422</u>	2. <u>6970 TUSSING RD LLC 940 SCIENCE BLVD STE C COLUMBUS, OH. 43230</u>
3. <u>DARIN J. RANKER CARNEY RANKER ARCHITECTS 5980-J WILCOX PLACE DUBLIN, OH. 43016 614-792-1000</u>	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 17 day of DECEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

03-03-2020
My Commission Expires Notary Seal Here



CHRISTOPHER R. HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 03, 2020
(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