

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

CU15-079

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 conjuction 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.

have read the foregoing and believe my application for relief from the requirements of the Zoning Code ontains the necessary hardship, will not adversely affect surrounding property owners and will comply with he variance requested as detailed below:
SEE ATTACHED
Signature of Applicant Date 12/18/19



CV15-079

Statement of Hardship

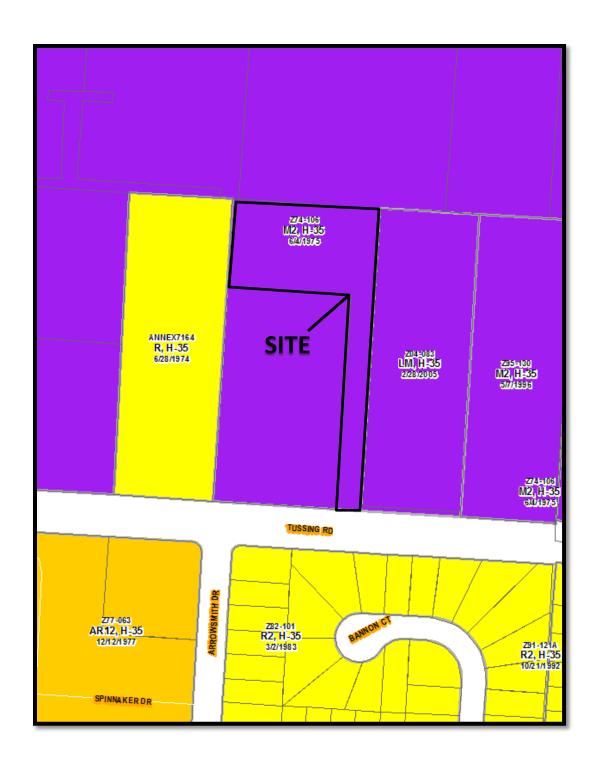
The 1.745 Acre site is located at 6970 Tussing Road. The building is 9,640 S.F. The site is currently zoned M-2, Manufacturing District (Z74-106), which permits limited industrial and office uses. The Height District is H-35.

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.

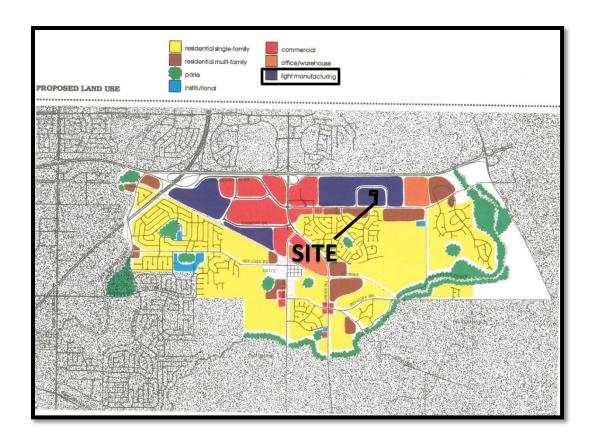
Applicant requests the following variance from 3367.01 - M-2 manufacturing district:

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.



CV15-079 6970 Tussing Road Approximately 1.75 acres



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FEAC ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT ORD #0572-2016; CV15-079; Page 6 of 8

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

Z74-

<u>Current Zoning District:</u> M-2 106 <u>Requested Zoning District:</u> 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:

APPLICATION: CV15-079		ORD #0572-2016; CV15-079; Page 7 of 8			
AREA COMMISSION:	FAR EAST AREA COM	1MISSION			
SCHEDULED TO BE PRESENTED TO FEAC ON: 1-5-2016					
Notification of Identifiable (Civic Organization recognize	d by the City:			
Organizations: TUSSI	NG BLOCK WATCH				
Emailed date:	Email Received Notifi	cation:	BY:		
Notification of Applicant or legal representative:					
Emailed Date:	Email "Received" Not	ification:	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 N	OTIFICATION CONFIRMED:	DATE:		BY:	



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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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 # CV15-079 STATE OF OHIO COUNTY OF FRANKLIN DARIN J. RANKER Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) 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 6970 TUSSING RD LL KIDDIE ACADEM All EAST MAN STREET REYNOLDSBURG. OH. 43068 614-866-1422 4. UBLIN, OH. 614-792-100 Check here if listing additional property owners on a separate page. SIGNATURE OF AFFIANT Sworn to before me and signed in my presence this day of **XLUMBEN**, in the year 2015 Notary Seal Here 03-03-2020 My Commission Expires CHRISTOPHER R. HARVEY **NOTARY PUBLIC** STATE OF OHIO Comm. Expires This 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.