

Council Variance Application

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

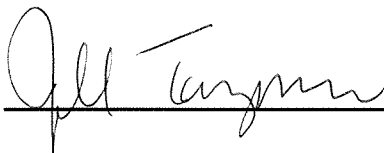
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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.

Signature of Applicant



Date



STATEMENT OF HARDSHIP

Property Address: 5050 Riggins Road
Applicant: Cardinal Self Storage LLC
Application: CV22- 045

The subject property is located north of Riggins Road. The applicant has submitted a rezoning application to rezone the subject property to L-M Limited Manufacturing to expand the existing self-storage facility located north and east of the subject property. In accordance with the area plan and with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, Planning staff has requested that buildings adjacent to Riggins Road be located as close as possible to Riggins Road. However, the required setback for Riggins Road is sixty feet.

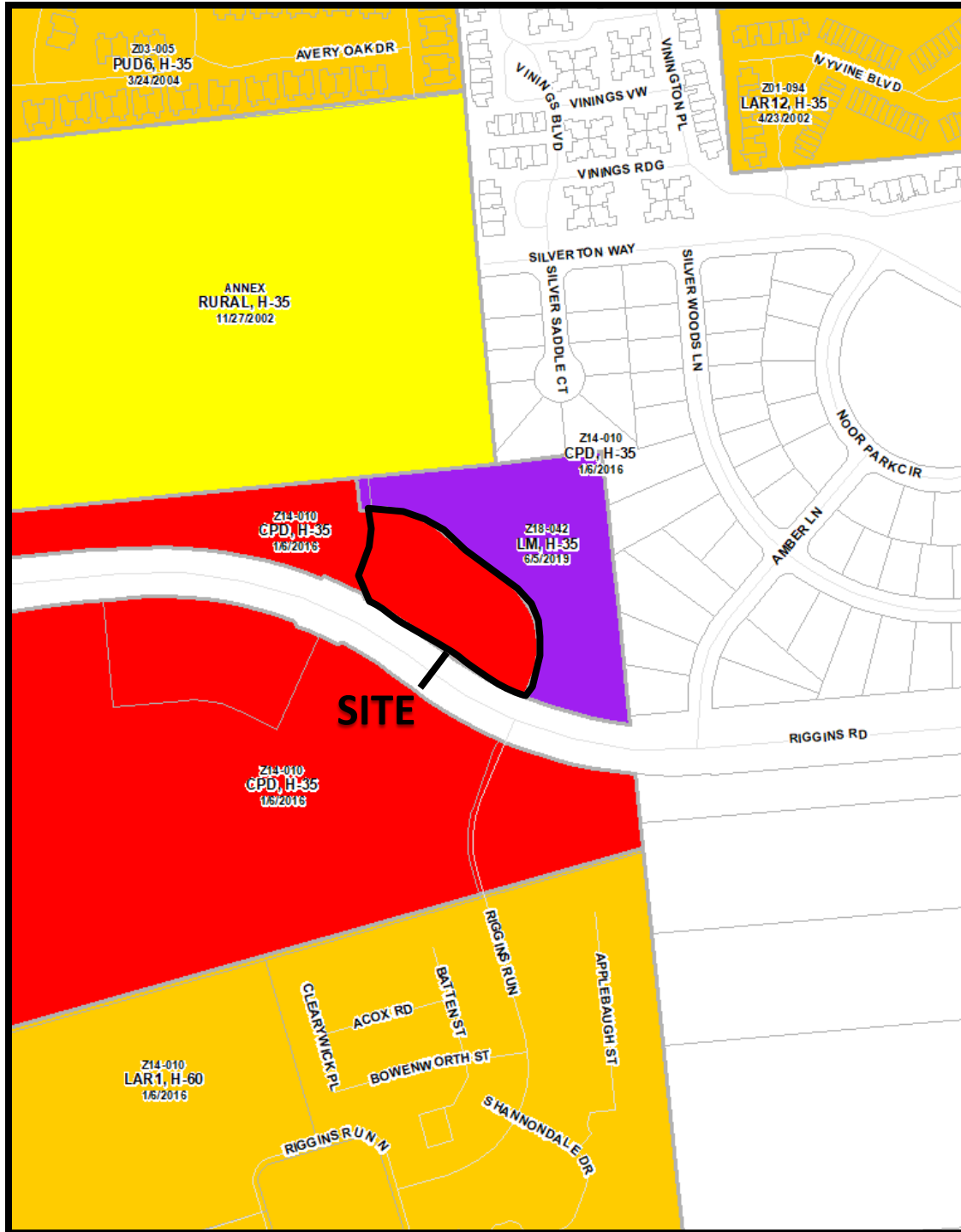
The applicant is therefore requesting that Building A as shown on the attached site plan be granted a variance to be located 25 feet from Riggins Road.

By pushing Building A closer to Riggins Road, the applicant will be able to comply with the request of Planning staff.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

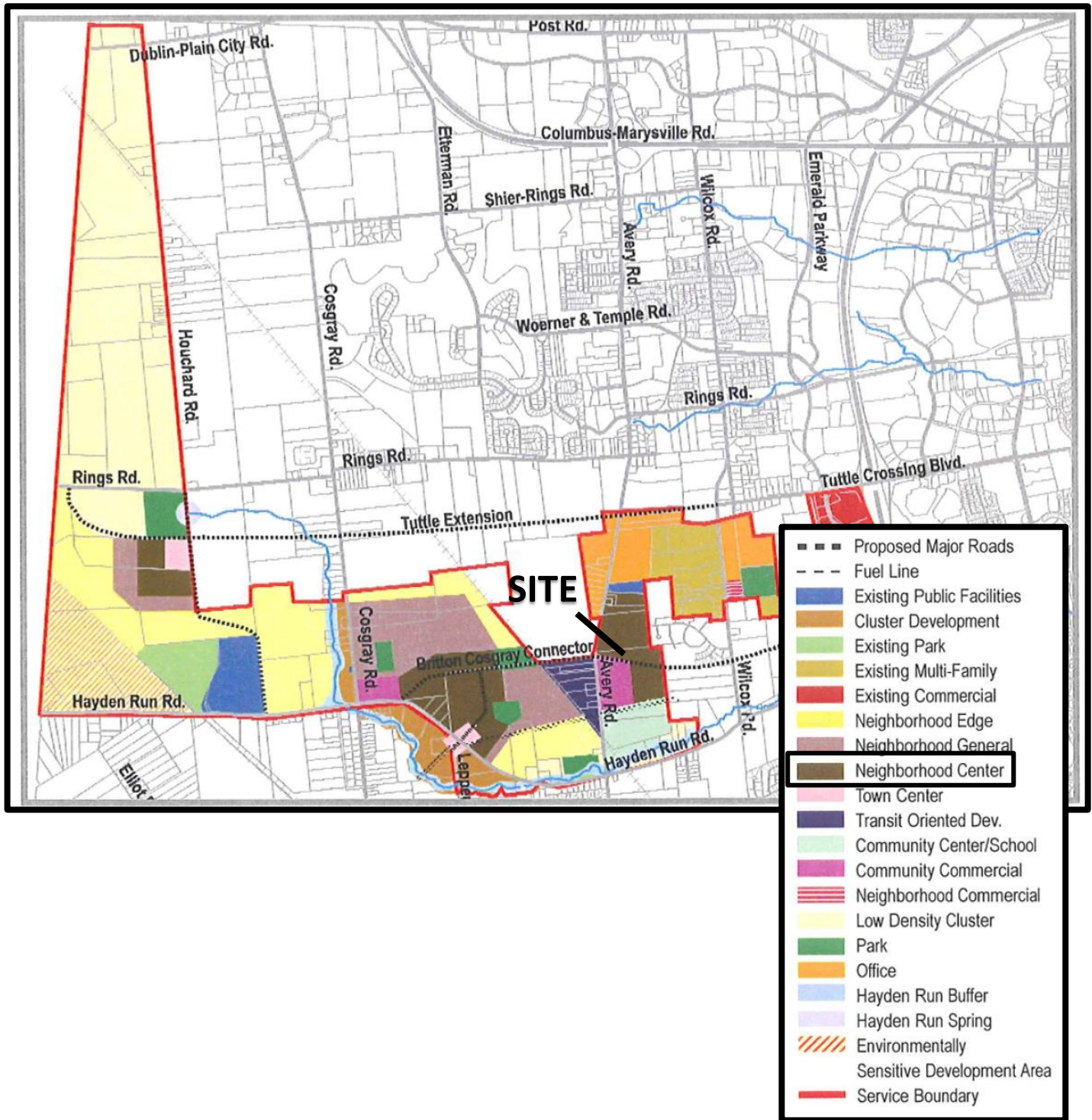


Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
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CV22-045
5050 Riggins Rd.
Approximately 2.51 acres

Interim Hayden Run Corridor Plan (2004)



CV22-045
5050 Riggins Rd.
Approximately 2.51 acres



CV22-045
5050 Riggins Rd.
Approximately 2.51 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-045

Address 5050 RIGGINS RD

Group Name HAYDEN RUN CIVIC ASSOCIATION

Meeting Date 6/29/2022

Specify Case Type

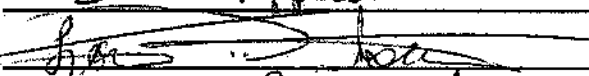
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 3-0 Approval

Signature of Authorized Representative 

Recommending Group Title Vice-President

Daytime Phone Number 614-401-7534

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-045

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Cardinal Self Storage LLC / Cole Ellis 469-8222 1301 Dublin Road Suite 200 Columbus OH 43215 0 Columbus Employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jill Tangeman*

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

Veronica Lees 09/03/2025 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

This Project Disclosure Statement expires six (6) months after date of notarization.