



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

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

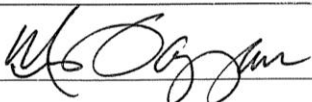
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

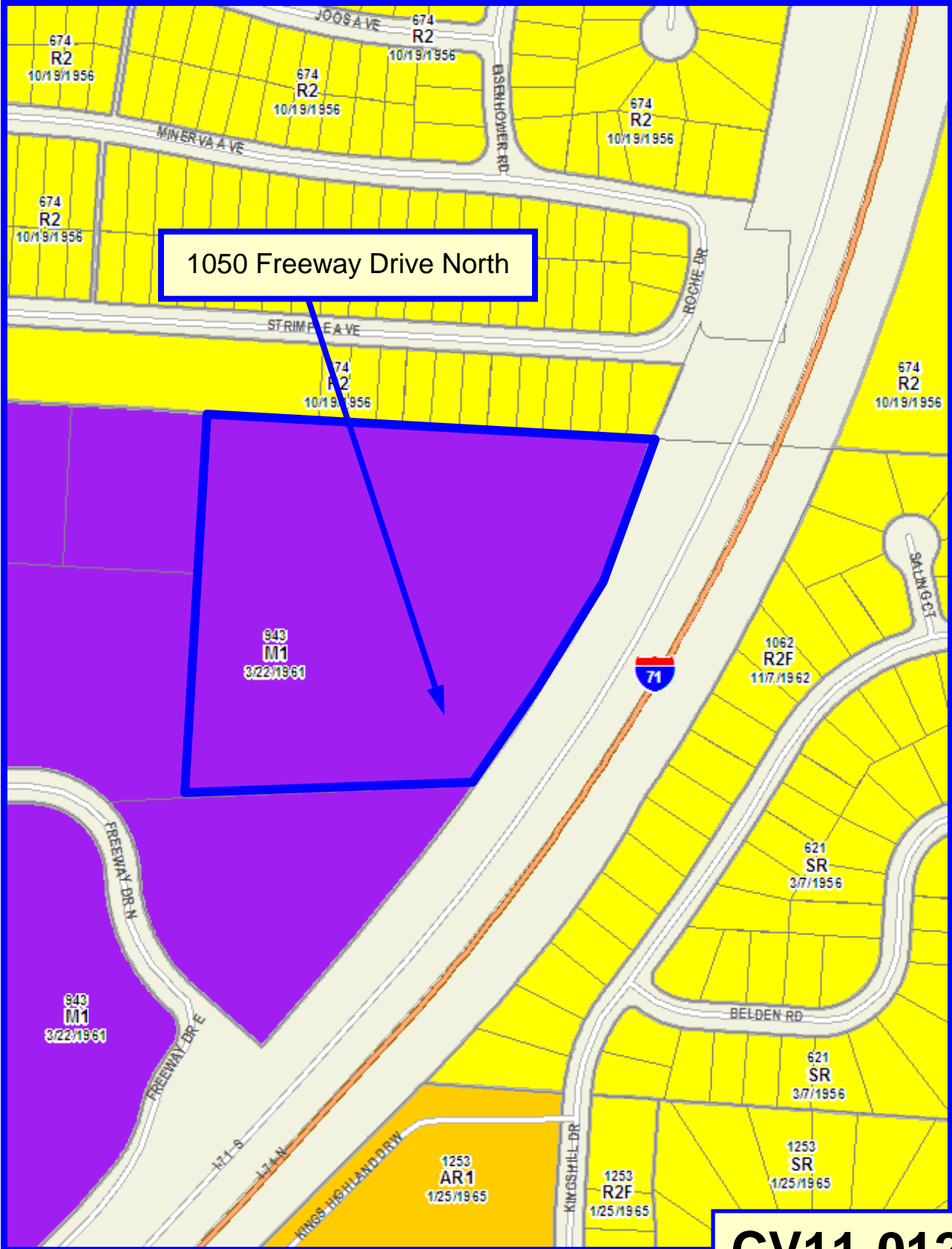
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the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

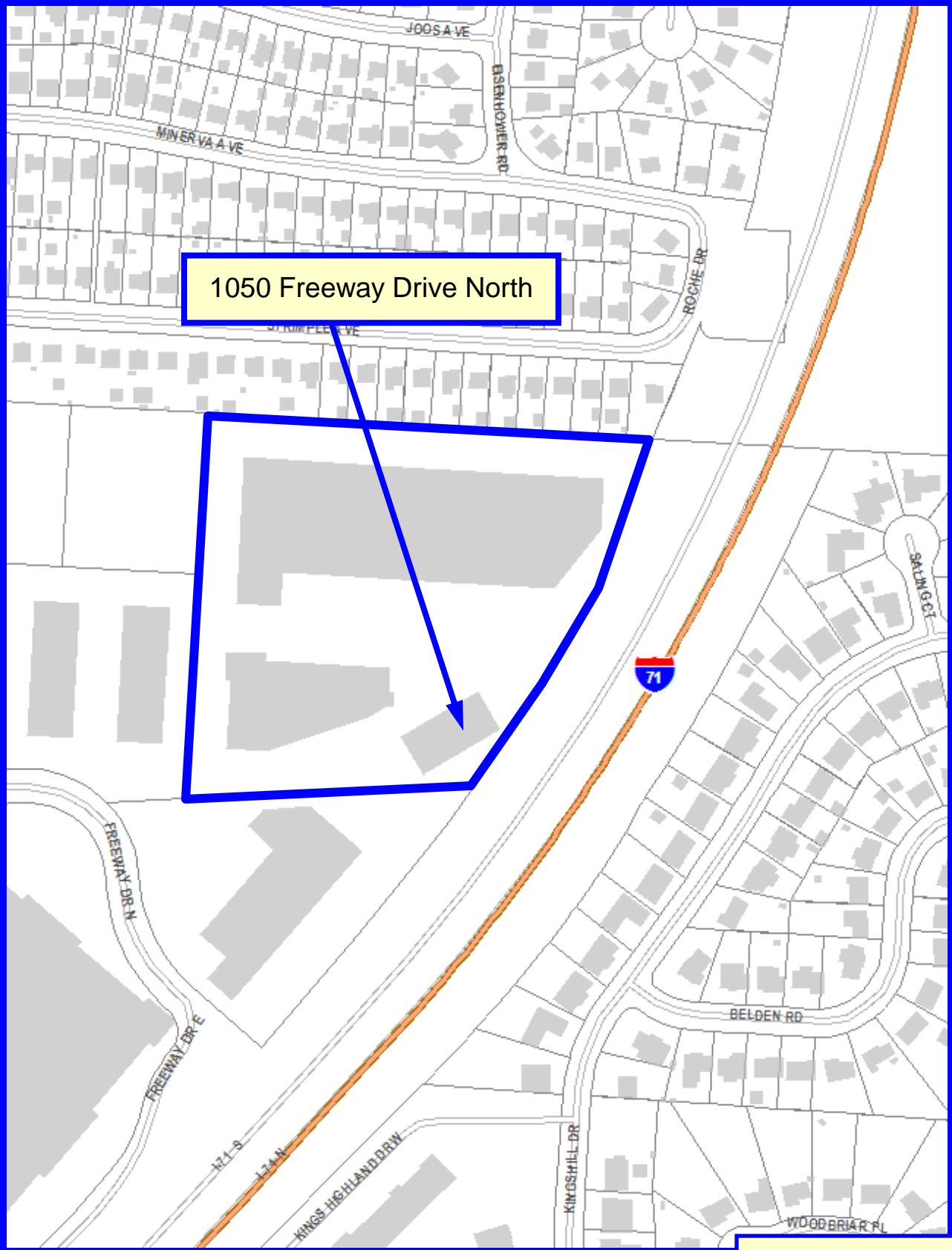
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The property is currently zoned M-1 with a conditional use variance for office uses affiliated with warehousing and manufacturing. In the 40 years since the grant of that conditional use variance, conditions in and around the property have changed such that limiting office use of the building to any office uses affiliated with other warehousing or light manufacturing tenants in the business park is no longer realistic. Therefore, the applicant is requesting the modification of the conditional use to allow office uses whether or not affiliated with warehousing or manufacturing in the business park and to education uses. The applicant is seeking to obtain a variance to allow an educational use (K-5 school) in an existing three story office building located in an M-1 zoning. The subject site is located in a mixed use park which has a combination of office and office warehouse. The subject site is a freestanding building with a natural turn around and drop off point with minimal car traffic. The park is adjacent to a large residential neighborhood to the north. The granting of the use variance would not cause any problems for surrounding properties nor would public safety be impeded by the granting of this variance. The subject has 184 parking spaces which far exceed the requirements of the school.

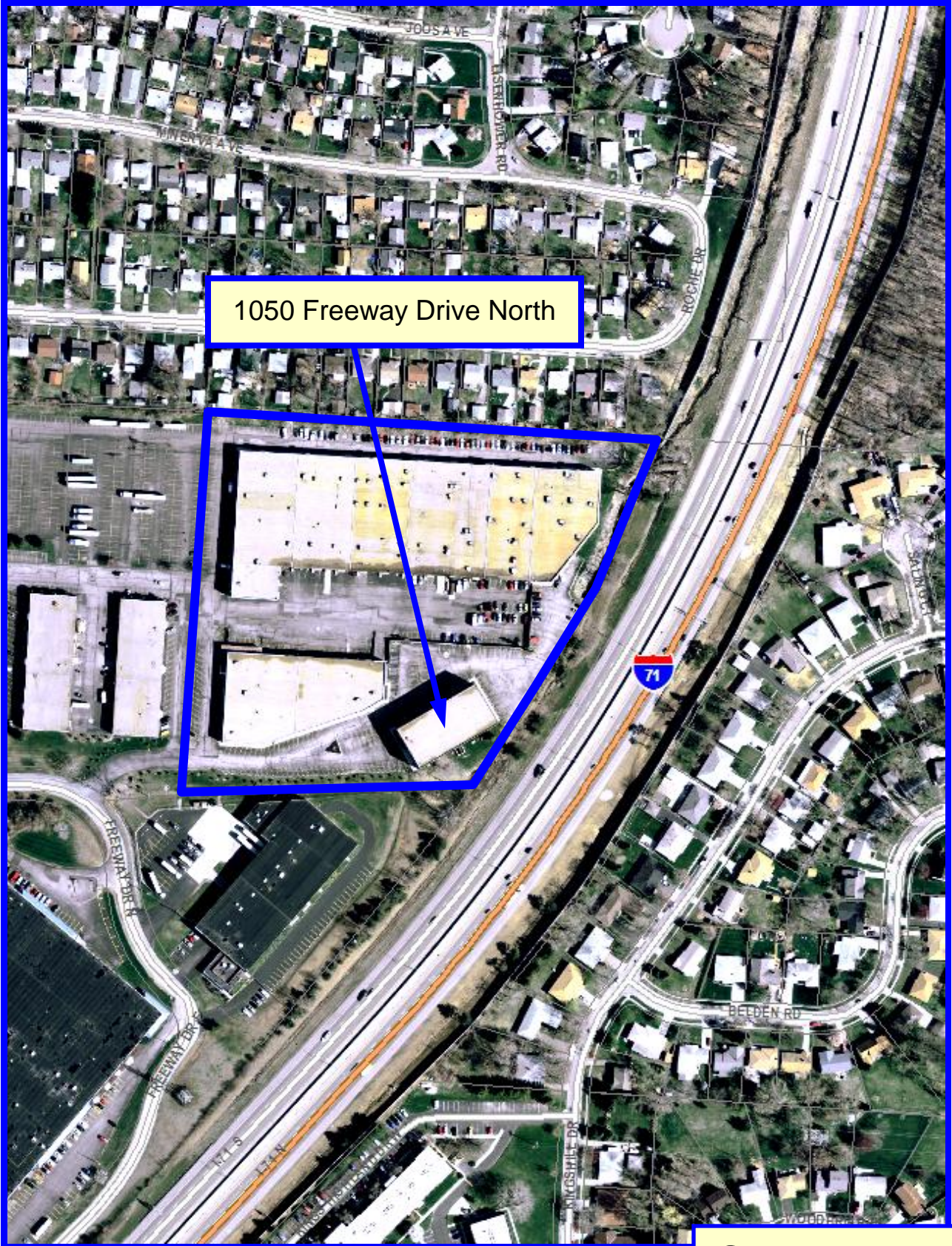
Signature of Applicant  Date May 2, 2011



CV11-012



CV11-012



1050 Freeway Drive North

CV11-012



Northland Community Council
Development Committee
Report

May 25, 2011 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: 7:05 pm by Acting Chair Dave Paul

Members represented:

Voting: (8): Clinton Estates (CECA), Forest Park (FPCA), Friendship Village (FVRA), Minerva Park (MP), Northland Alliance (NA), Salem (SCA), Karmel Woodward Park (KWPCA), Northland Area Business Association (NABA). *Observing (1):* Woodstream East (WECA). *Also present:* NCC VP Emmanuel Remy, guest Mark Bell.

Case #1:

Application # Z97-029A (LC4; amend site plan to remove requirement to provide access to Morse Road to adjoining parcel)

Kevin McGrath representing

Progressive Insurance

3200 Morse Rd., Columbus, Ohio 43231

(440) 603-7079

- *The committee approved 7-0 with 1 abstention a motion (by MP, second by CECA):
To unconditionally SUPPORT this application.*

Case #2:

Application # CV11-014 (Council variance: permit existing twin single in a SR zoning)

Brad Fry representing

Brad and Michelle Fry & Associates – RE/MAX Achievers

1187-89 Newbury Dr, Columbus, OH 43229

(614) 529-0482

- *The committee approved 7-0 with 1 abstention a motion (by KWPCA, second by NA):
To TABLE this application due to lack of timely information from the applicant.*

Case #3:

Application # CV11-012 (Council variance: Allow educational use in M1 district)

Mark Taggart representing

YDT Sinclair Road LLC

1050 Freeway Dr N, Columbus, OH 43229

(614) 846-2993

- *The committee approved 7-0 with 1 abstention a motion (by SCA, second by KWPCA):
To unconditionally SUPPORT this application.*

Case #4:

Application # 11311-0-00209 (Special permit: continued use of temporary buildings on a permanent basis)

Steven R. Cuckler representing

Miracle Realty Limited LLC d/b/a Miracle Motor Mart

2380 Morse Rd, Columbus, OH 43229

(614) 221-0717

- *The committee approved 8-0 a motion (by MP, second by KWPCA):
To NOT SUPPORT this application.*

Presentation: Mark Bell (past NCC president and Development Committee chair; currently District Director for US Representative Pat Tiberi) – 8:38 pm

Executive Session: 9:45 pm

Meeting Adjourned: 11:10 pm



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

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 # CV11-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Mark F. Taggart

Of [COMPLETE ADDRESS] 942 A Freeway Drive North, Columbus, OH 43229
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. Mr. Robert E. Yoakam Sr. 999 Polaris Parkway, Suite 200 Columbus, Ohio 43240	2. Mr. James L. Deagle 425 Dockside Dr, Unit 801 Naples, Florida 34110
3. Mr. Robert T. Taggart 3780 Fishinger Blvd. Hilliard, Ohio 43026	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Mark F. Taggart
 Subscribed to me in my presence and before me this 7th day of May, in the year 2011
 SIGNATURE OF NOTARY PUBLIC Kimberly J. Wilcheck
 My Commission Expires: Dec 5, 2012

Notary Seal Here



KIMBERLY J. WILCHECK
NOTARY PUBLIC
STATE OF OHIO

My Comm. Expires
December 5, 2012

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