

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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):

Please see attached Exhibit A for additional, detailed description.

Signature of Applicant _____



Date April 26, 2021

We are proposing the use of the property at 636 Chase Road, as well as the existing structure located thereon, as a studio for individual health, wellness, learning and enrichment through various activities and techniques, including but not necessarily limited to yoga and similar motion-based therapies, meditation, counseling, and other activities related to individual well-being and self-awareness. The existing structure is a commercial building and is not appropriate for residential use. Until just recently, the building was used for a daycare center, pursuant to Council Variance Application CV98-041, granted by Columbus City Council on November 2, 1998 as part of Ordinance No. 2701-98. Prior to its use as a daycare center, the building was used as a convenience market. Use of the building as a health and wellness studio is appropriate, consistent with past usage, and would provide accessible health and wellness-related services to surrounding area families, as well as families who use public transportation (the property is on a COTA bus line).

No new structures will be built; thus, existing light and air will be maintained. Perimeter landscaping and screening already exists, in the form of a privacy fence with varying heights between 4 to 6 feet and numerous shrubs and trees providing ample screening. With respect to the side and back yards, both are heavily planted. Landscaping and screening will be improved by pruning and removing some overgrowth and replacing some invasive species with native shrubs, grasses and trees. It is still anticipated that the existing and remaining landscaping will be adequate to satisfy landscaping and screening guidelines established by the Clintonville Area Commission. Regarding the parking setback perimeter landscaping, we are asking that the headlight screening requirement be adjusted to permit the use of landscaping less than 2.5 feet in height to comply with line-of-sight requirements, as all planting areas are immediately adjacent to Chase Road and Indianola Avenue and must allow for requirements governing sight distance at intersections, subject to approval by the Department of Public Service.

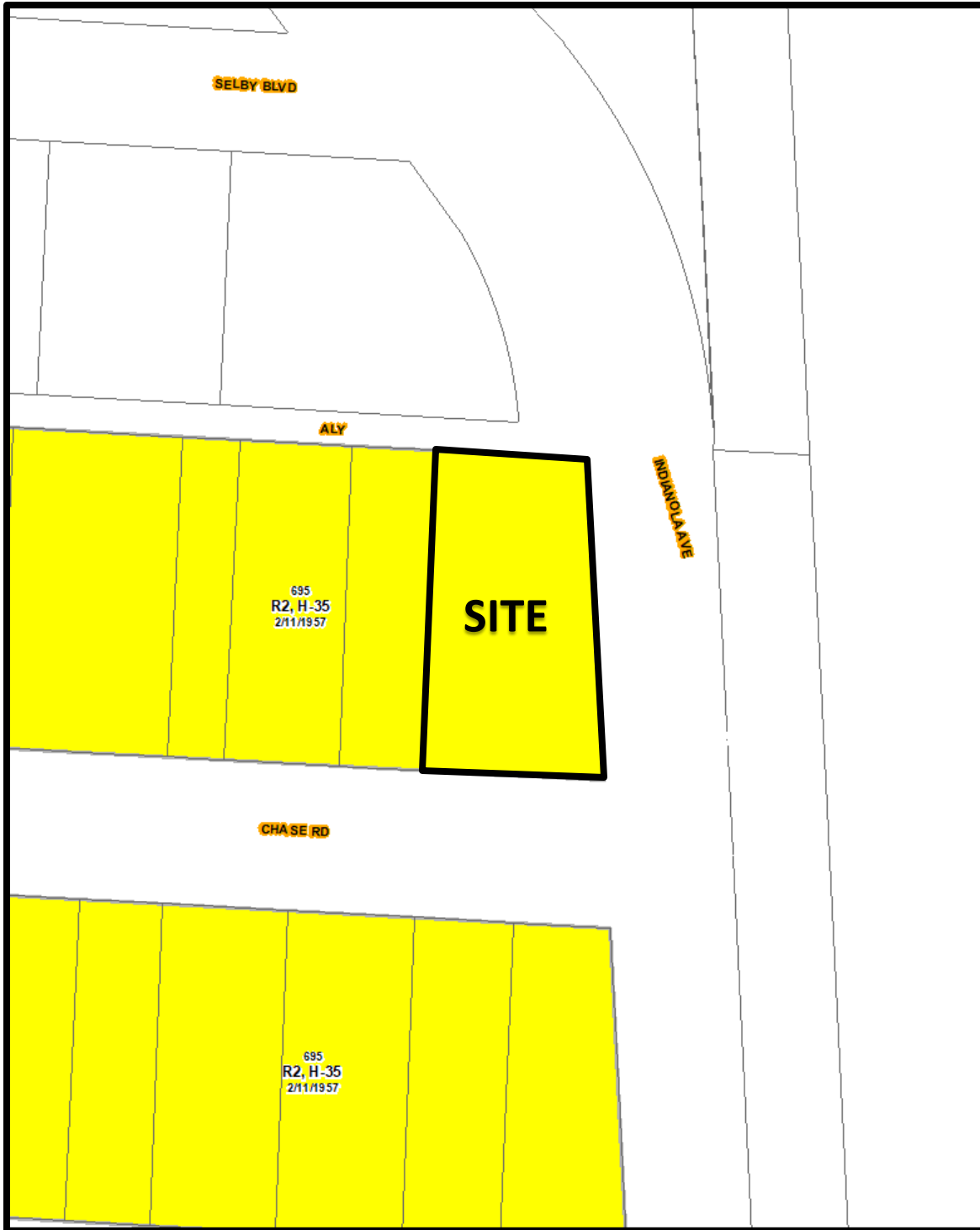
Due to the long-standing, existing location of the building and paved parking area, it is impossible to meet the front yard landscaping requirements and required aisle width of 20 feet. Our dimension accommodates 18 feet of parking spaces in front of the building, with approximately 13 feet 5 inches left over to the parking setback line. Between the parking setback line and the street, however, there is an additional 10 feet of maneuvering space due to a large existing curb cut. Ample parking is also available on Chase Road. We are asking, therefore, that the current parking layout and circulation be accepted in lieu of the minimum number of parking spaces, landscaping, and the aisle requirements. Code regulations for fire, health, and public safety have been met by this property in its long use as a neighborhood market and daycare center. These regulations will continue to be met by the proposed health and wellness studio.

The primary purpose of the studio is to establish a space for improving the overall health and wellness of attendees through activities like yoga, meditation, and counseling, among other related activities, but not including activities commonly associated with a fitness center or gym. This purpose is consistent with and supportive of the public health, safety, comfort, morals and welfare of the inhabitants of the surrounding area and the City of

Columbus in general. This health and wellness studio will enhance the surrounding area by providing an attractive building and outdoor space, as well as a supportive environment for families and individuals of all ages.

Applicant requests the following variances:

1. Section 3332.033, R-2 Residential District, to permit use of a 1,645 SF building as commercial space for a health and wellness studio.
2. Section 3321.07, Landscaping, to eliminate front yard landscaping and to permit continued use of existing pavement between the required building line and street line to accommodate parking and maneuvering for the building.
3. Section 3312.21, Landscaping and screening, to eliminate the parking setback landscaping along Chase Road with perimeter landscaping and screening foliage of less than 2.5 feet in height being provided within the Indianola Avenue right-of-way to accommodate line-of-sight requirements, subject to approval by the Department of Public Service.
4. Section 3312.27, Parking setback line, to permit reduction of the parking setback from 25 to 9 feet along Chase Road and 0 feet along Indianola Avenue, consistent with the parking setback line established in Council Variance Application CV98-041, granted by Columbus City Council on November 2, 1998 as part of Ordinance No. 2701-98.
5. Section 3312.09, Aisle, to reduce the required minimum aisle width from 20 feet to 13 feet, exclusive of the additional 10 feet of maneuvering space due to existing pavement and large existing curb cut.
6. Section 3312.25, Maneuvering, to permit maneuvering within the parking setback along both street frontages.
7. Section 3312.49, Minimum number of parking spaces required, to reduce off-street parking from 7 spaces to 5 spaces.
8. Section 3332.21, Building lines, to permit the existing building line and reduce the building setback line along Indianola Avenue from 25 feet to 0 feet.
9. Section 3332.25, Maximum side yards required, to reduce the required side yards ratio from 20 percent of the width of the lot, or 14.6 feet, to 9 feet to reflect existing conditions.
10. Section 3332.26, Minimum side yard permitted, to reduce the minimum side yard from 5 feet to 0 feet along the Indianola Avenue side of the property.



CV21-051
636 Chase Rd.
Approximately 0.21 acres

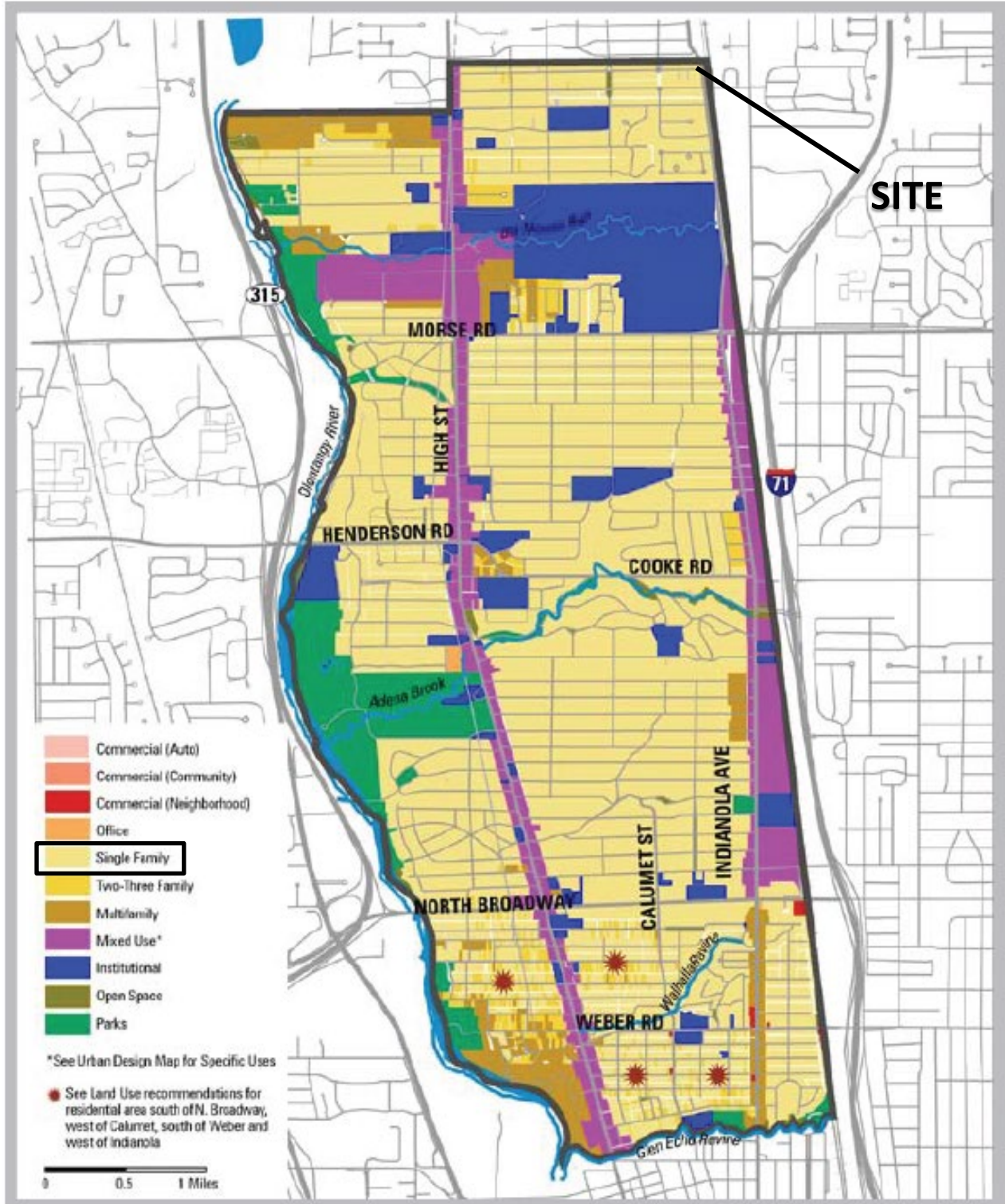


Figure 10 : Land Use Plan



CV21-051
636 Chase Rd.
Approximately 0.21 acres




CV21-051
636 Chase Rd.
Approximately 0.21 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

EASE PRINT) Case Number:	CV21-051
Address:	636 Chase Road.
Group Name:	Clintonville Area Commission
Meeting Date:	6-3-21
Specify Case Type:	BZA Variance / Special Permit X Council Variance Rezoning Graphics Variance / Plan / Special Permit
Recommendation: (Check only one and list basis for recommendation below)	X Approval Disapproval

NOTES:

There was no additional public comment made during the CAC meeting held 6-3-21.
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Vote:	6-0 (one seat vacant, two excused absences)
Signature of Authorized Representative:	
	SIGNATURE
	Secretary, Clintonville Area Commission
	RECOMMENDING GROUP TITLE
	330-421-4210
	DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Applications must be submitted by appointment. Call (614) 645-4522 to schedule Rev 2/18.slp

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-051

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) Barbara B. Sinclair
of (COMPLETE ADDRESS) 138 West Riverglen Drive, Worthington, OH 43085
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. Indigo Sun Wellness Studio 138 West Riverglen Drive, Worthington, OH 43085 0 Columbus-based employees</p>	<p>2. Whistle Stop Holding LLC 138 West Riverglen Drive, Worthington, OH 43085 0 Columbus-based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th day of Apr. '1, in the year 2021


SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DAVID A. FERRIS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date.
Section 147.03 RC
This Project Disclosure Statement expires six (6) months after date of notarization.