

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV18-012

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

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 discovered after your application is approved, a new application 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):

Under application Z18-020 the site was approved to rezone the property from CPD to C-3.

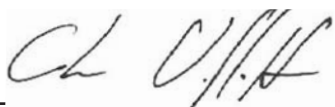
The site was previously zoned CPD as a parking lot that had a parking setback of zero feet which are the current conditions. The parking lot is unused and is deteriorating. Property owner would like to place a 5,000 sq. ft. building. The building will have 2,594 sq ft. of space that will be used as a garage to park and load food trucks. The remaining 2,433 sq. ft. will be a factory to produce food for food trucks. As a result of the redevelopment, the site will go from 100% lot coverage to 64% lot coverage, and parking lot landscaping and screening will be added. On three of the four sides the site has residential zoned property. The proposed building will screen the parking lot from the residential property to the north, and the proposed landscaping will improve the existing streetscape. The Old Leonard Ave frontage has M zoning directly across the street, and the proposed development will augment the industrial character of this corridor. Developing this property will achieve landscaping and aesthetic improvements. When CPD zoned, setbacks were not required. Most importantly this development will not seriously affect any adjoining property or the general welfare of residents or owners in this area. This variance request, and its companion rezoning, are appropriate requests. The applicant respectfully requests approval.

Requested variances:

3355.03 To allow an industrial prep kitchen and garage parking of food trucks in a C-3 district.

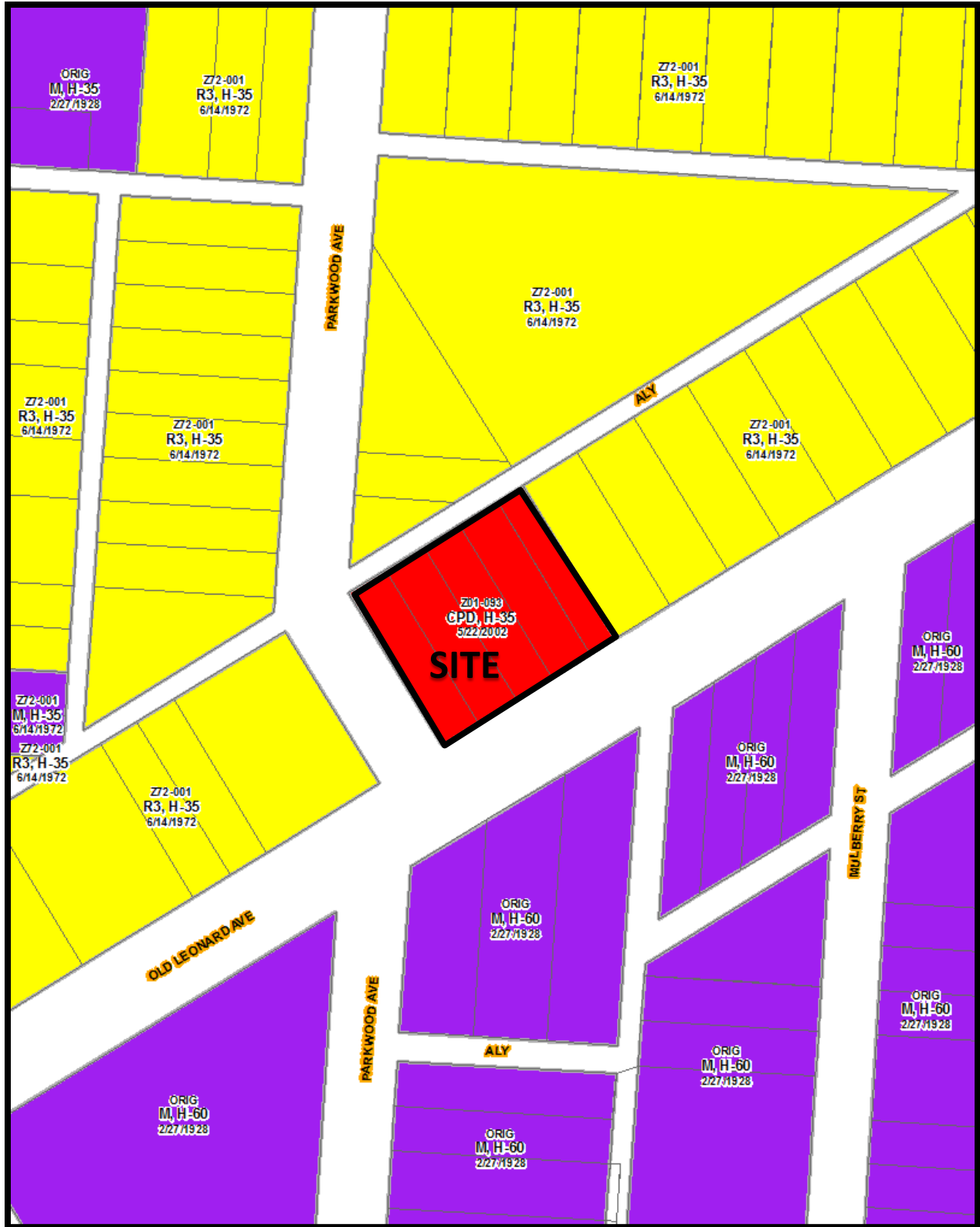
3355.09 Building setback on a C-3 zoned parcel from 25' to 15'.

Signature of Applicant _____



Date Revised 5/15/2018

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



CV18-012
1700 Old Leonard Avenue
Approximately 0.41 acres



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Approximately 0.41 acres

Standardized Recommendation Form

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

(PLEASE PRINT)

Case Number: Z18-020 & CV18-012

Address: 1700 Old Leonard Ave

Group Name: North Central Area Commission

Meeting Date: _____

- Specify Case Type:**
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:**
- (Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES: The North Central Area Commission met on April 5, 2018 with a quorum and presented the project at 1700 Old Leonard Avenue. The Commission concern was the M zoning for this project. After speaking with the architect as well as the property owner, same agreed to change zoning if needed to get approval. Lamar Peoples and Lorenzo Brent were to follow up with owner and architect on same. After speaking with Building and Zoning Services, we reached an agreement to have the project for the Food Fort at 1700 Old Leonard Avenue be zoned C-3 with the understanding this business with house a commerical kitchen and also have space to park vehicles under roof. The only other concern was the possibility of making a curb but for entering/exiting on Old Leonard to be less disruptive to the future housing on Parkwood and that traffic managment take a second look at the traffic pattern on Old Leonard. The variance to zero next to residential is acceptable as we never got a response from the property owner of the vacant boarded home. On May 3, 2018 this was approved 9-0.

Vote: _____

Signature of Authorized Representative: Tiffany White
SIGNATURE

North Central Area Commission, Chairperson
RECOMMENDING GROUP TITLE

614 570 5369
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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION
REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 #: CV18-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Vallette
of (COMPLETE ADDRESS) 72 Mill Street, Gahanna, Ohio 43230
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. Economic and Community Development Institute 1655 Old Leonard Ave. Columbus, Ohio 43219 37 Employees Terry Traster 614-732-0985	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Terrance Traster

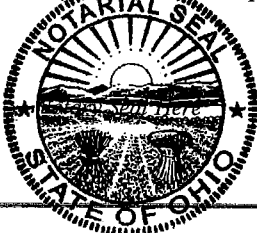
Subscribed to me in my presence and before me this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Aaron E. Cornell

My Commission Expires:

Does not expire



This Project Disclosure Statement expires six months after date of notarization.
Aaron E. Cornell, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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