

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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

**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):**

---



---

See Attached

---



---



---



---



---



---



---



---



---

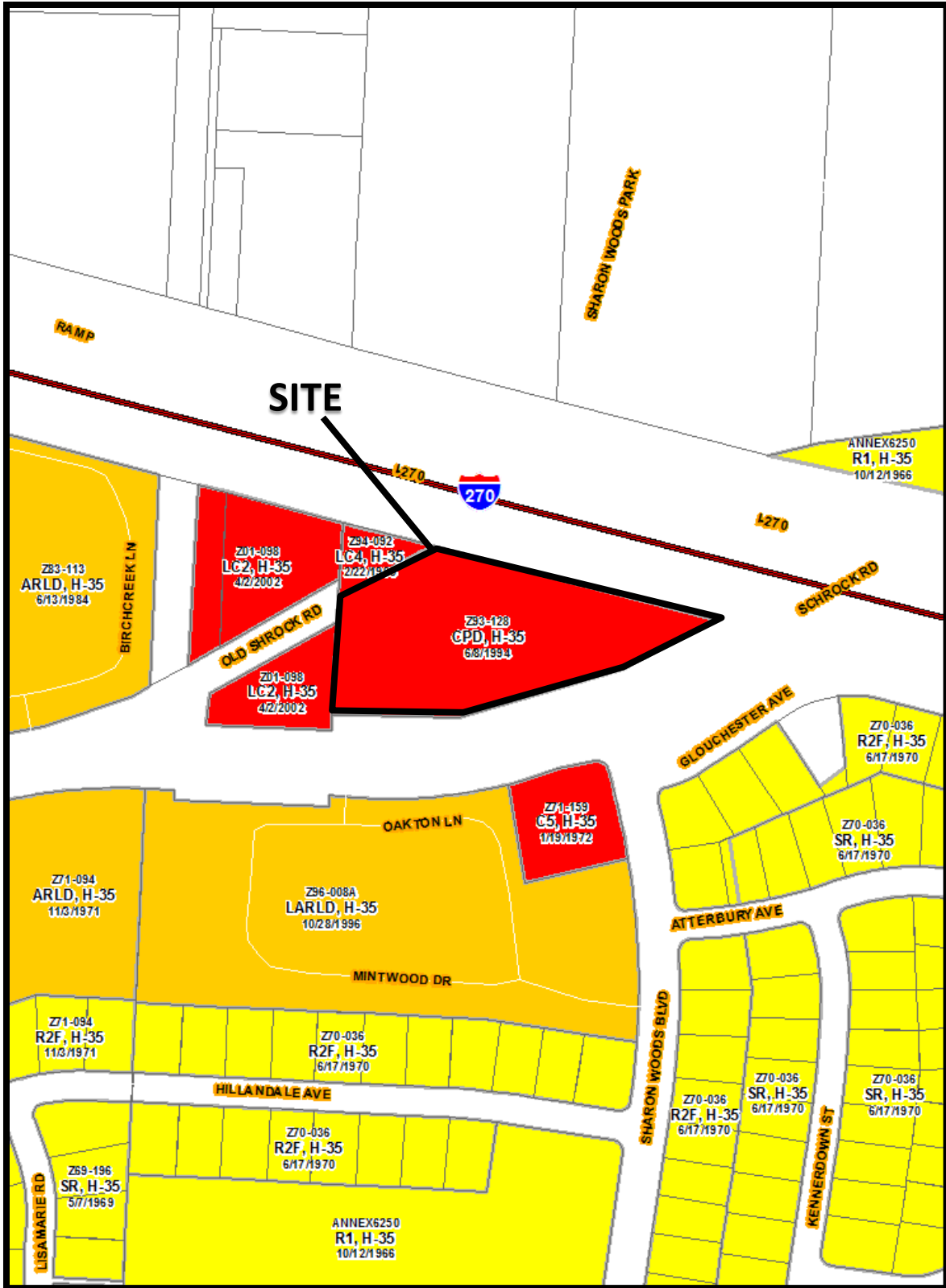
Signature of Applicant *John A. Moore* Date 1/25/17

**Summary of Variance Requested**

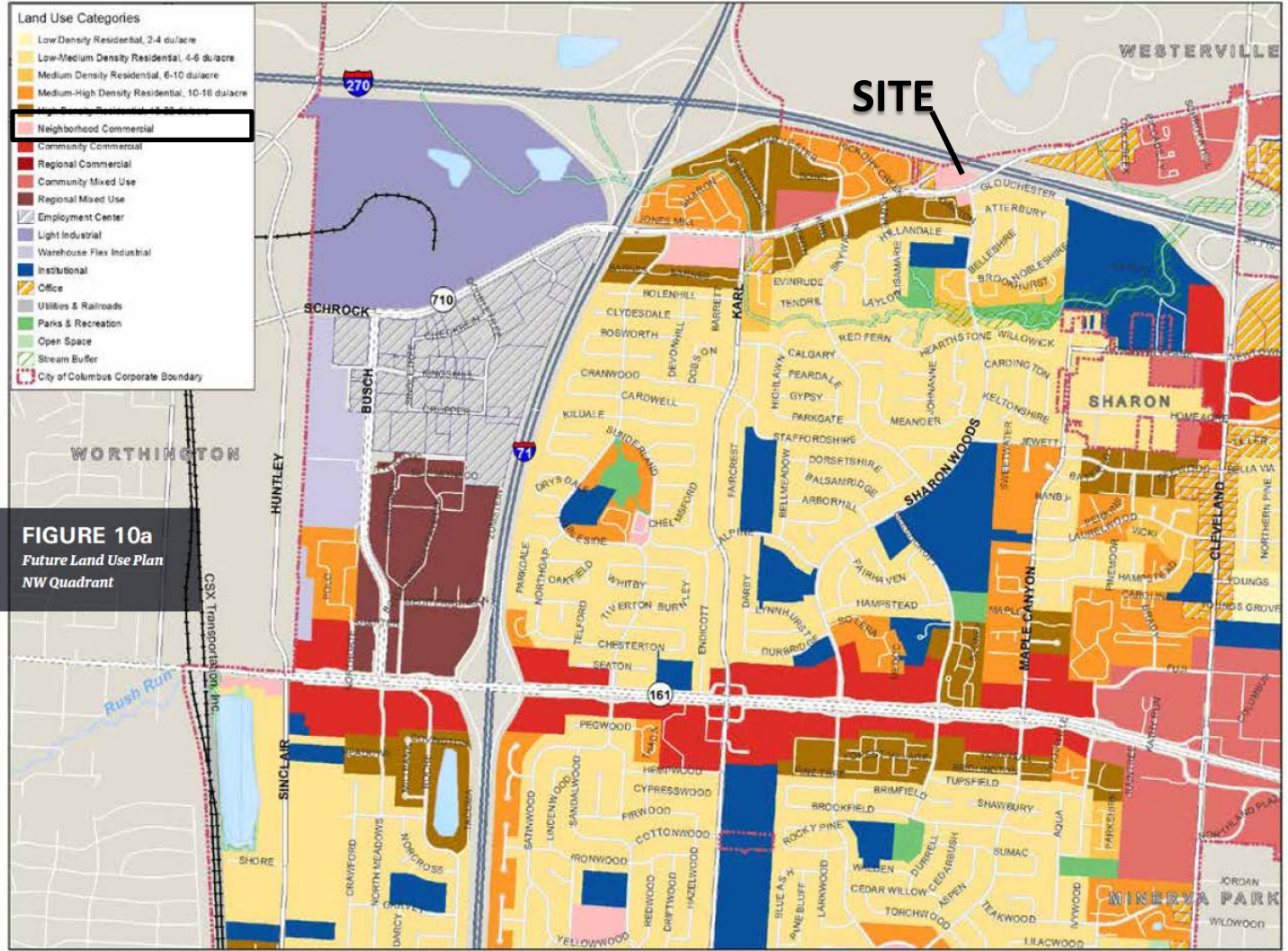
Worthington Moose Lodge #1427 (the "Applicant") owns a strip shopping center with a master address of 1920 Schrock Road. The shopping center was zoned CPD in case No. 93-128. The zoning text at Section I thereof generally allowed C-4 uses, but prohibited private clubs. Council variance CV-03-012 varied the private club restriction to allow the Applicant to occupy the space known as 1970 Schrock Road as a fraternal lodge. The Applicant now owns the shopping center and would like to expand into an adjoining room, 1960 Schrock, containing approximately 2800 ft<sup>2</sup>, to have more space for meetings. The request therefore is to expand the square footage covered by the prior council variance, but with exactly the same other limitations stated in the 2003 council variance. A parking variance does not appear to be needed. The 1993 zoning text at Section II(A)(8)(c) provided that the shopping center have 120 parking spaces irrespective of types of uses, and the project architect, James Monsul, has counted 153 existing spaces on the site.

JAM  
1-25-17

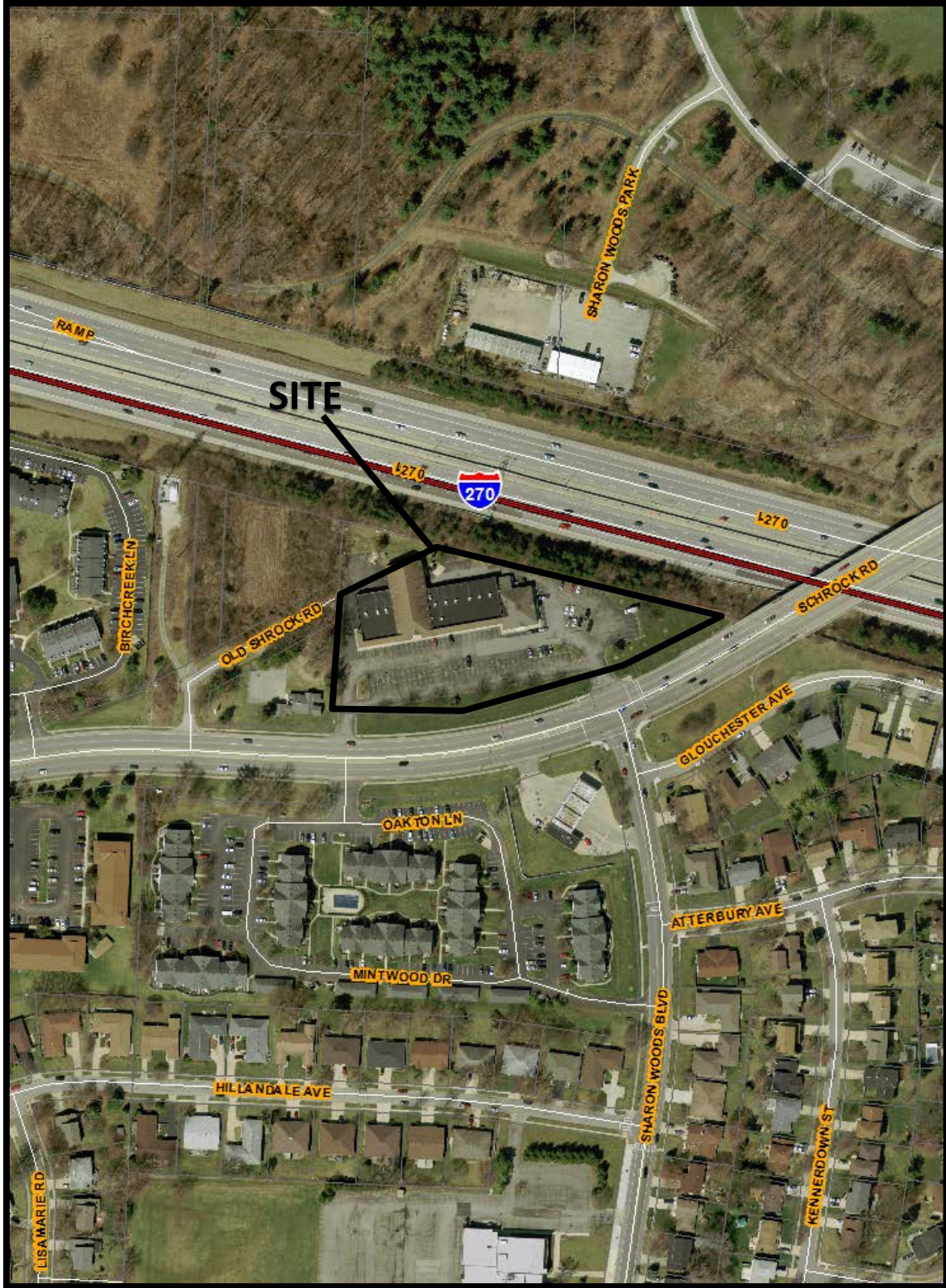
CV17-010



CV17-010  
1960-70 Schrock Road  
Approximately 2.73 acres



CV17-010  
1960-70 Schrock Road  
Approximately 2.73 acres



CV17-010  
1960-70 Schrock Road  
Approximately 2.73 acres



Northland Community Council  
Development Committee

Report

April 26, 2017 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (18):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

---

**Case #2:** Application #CV17-010 (Council variance to permit expansion of fraternal organization meeting space first allowed in CV03-012, zoned CPD)  
Michael O'Reilly/O'Reilly Law Offices *representing*  
Worthington Lodge #1427, Loyal Order of the Moose  
1960-1970 Schrock Road, 43229 (PID 010-159551)

- *The Committee approved (15-0 w/ 3 abstentions) a motion (by SWCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***

- That the legislation of the new Council variance include all of the provisions of the currently effective Council variance CV03-012 without substantial modification other than to reflect the revision of the property location address ("1960-70 Schrock Road") in Section 1 and the square footage of the combined spaces (an increase of approximately 2800 SF) as the maximum allowed square footage in Section 2.<sup>1</sup>

---

**Executive Session** **9:20 pm**

**Meeting Adjourned** **10:10 pm**

---

<sup>1</sup> The Committee did not receive from the applicant, nor did the chair receive from the City planner, the proposed text of the legislation for CV17-010 among materials for review prior to or during the meeting. However, the applicant's attorney suggested and agreed to the condition set forth above during the meeting.

**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 # CV17-010

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Marre  
of (COMPLETE ADDRESS) 1970 Schrock Rd., 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 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. Worthington Lodge #1427 Loyal Order of the Moose 1970 Schrock Road Columbus, OH 43229	2. <del> </del>
3. Attention: John A. Marre	4. <del> </del>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *John A. Marre*

Sworn to before me and signed in my presence this 25th day of January, in the year 2017

*Michael J. O'Reilly*  
SIGNATURE OF NOTARY PUBLIC

No Expiration Notary Seal Here  
My Commission Expires



**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**