



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

CV20-006

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 page.

Signature of Applicant

[Handwritten signature]

Date

1/29/2020

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

Statement of Hardship

Hickory Capital Group is currently in the process of seeking the approval of a use and height variance from The City of Columbus' City Council. If Council were to grant the approval, this would allow for us to build an indoor, climate controlled, self-storage facility; a use currently not listed under the CPD district guidelines. The This request is consistent with the current zoning district's purpose and intent to promote a wide range of uses to better serve the area businesses and residents.

Hardship Claimed

The parcel upon which we plan to build has been vacant for many years now. It is an under-utilized lot. The current owners have tried to sell the lot and/or offer a build-to-suit opportunity but the market has not responded. Additionally, there is a lack of adequate climate-controlled self-storage in the submarket, a use needed by both commercial and residential uses. Our use would not only bring an empty lot back to life, but we would provide a valuable use and service to the submarket; a use which is very low impact when it comes to traffic/congestion. Because this is a new use, a height limitation should be based off that use. The 50 feet maximum height is less than the 65 feet maximum height allowed for office and hotel uses on the property. The height is needed to allow vehicles (including trucks) to be able to drive through the building and have enough clearance on the first floor. This will a convenience to our customers and it will be a benefit to the neighbors because the unloading will happen inside the building.

Determination A

Our request will not adversely affect the surrounding properties or neighbors. As discussed above, self-storage is a very low impact traffic commercial use. Additionally, nearby residential areas will benefit from our use as we provide a valuable service.

Determination B

Our request will not impair an adequate supply of light and air to the adjacent properties. The lot is currently empty and completely flat, which minimizes the amount of site work that needs to be done.

Determination C

Our request will not unreasonably increase the congestion of public street. As mentioned above, our use generates far less trips than other commercial uses.

Determination D

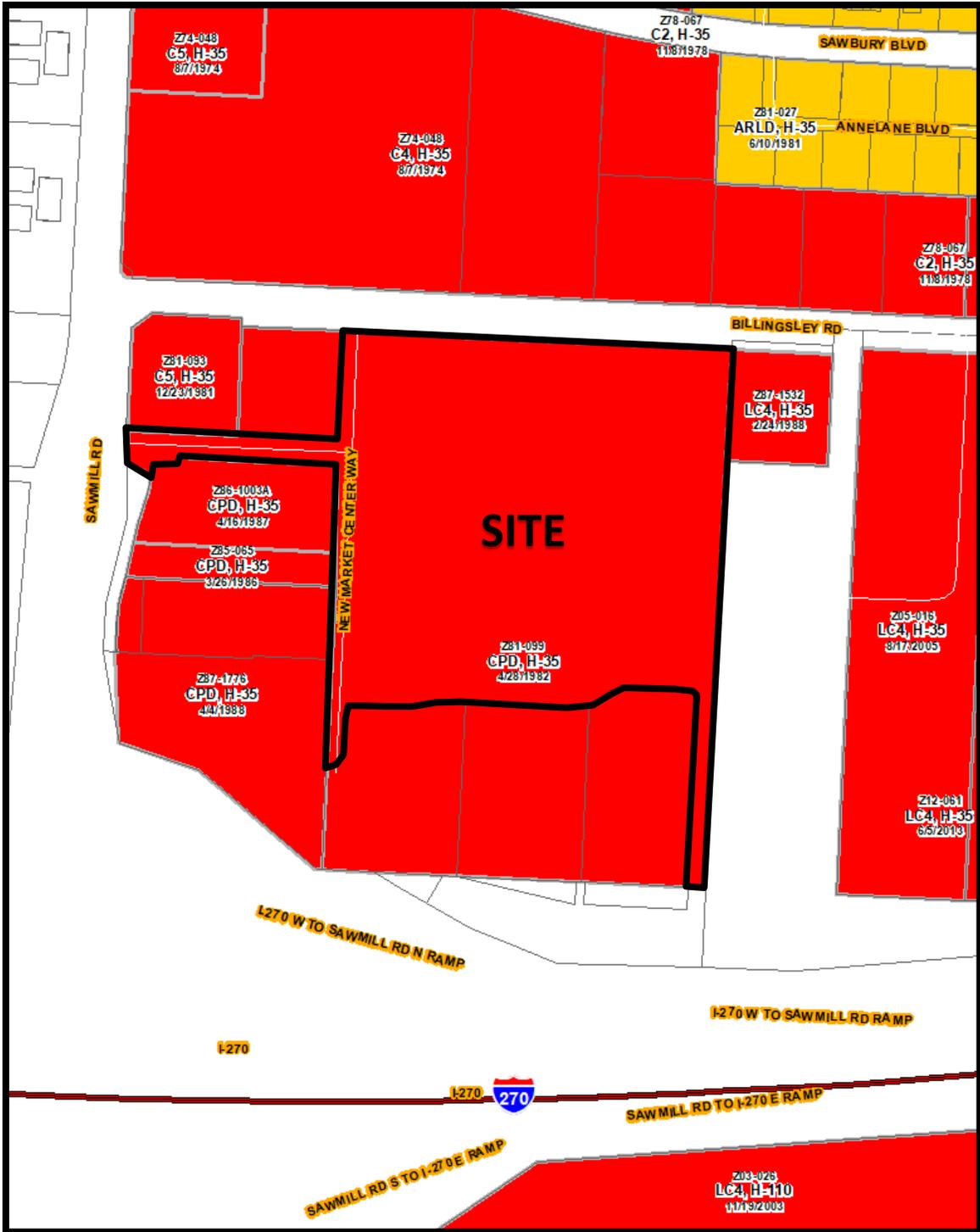
Our request will not increase the danger of fires. The facility will be fully sprinkled and customers are prohibited from storing chemicals, flammables, or paint.

Determination E

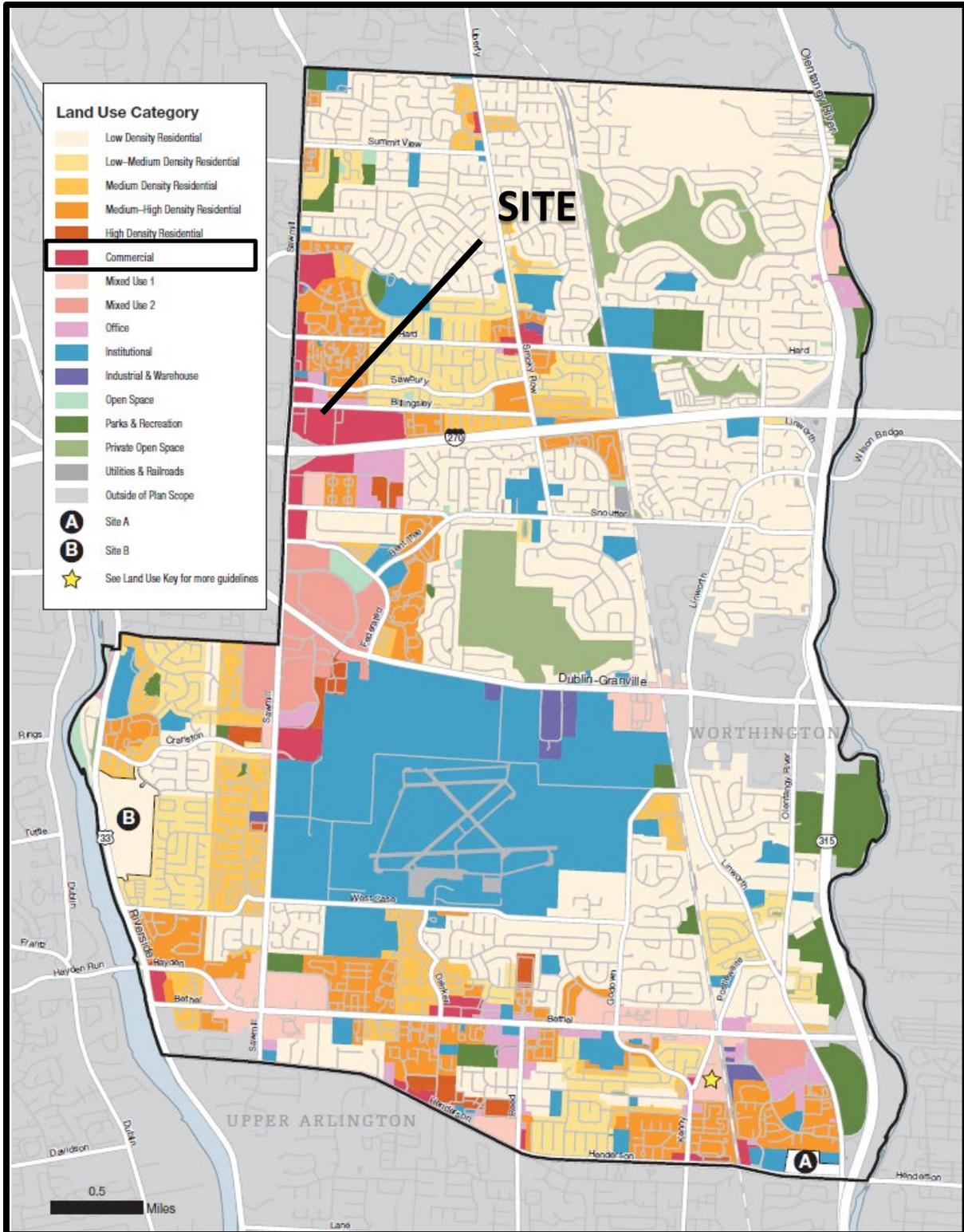
Our use will not endanger public safety. Our facility will have a state-of-the-art burglar alarm, 24-hour camera monitoring, and will be well-lit.

Determination F

Our use will not unreasonably diminish or impair the public health, safety, comfort, morals, or welfare to the inhabitants of Columbus. Our facilities are run in a professional/institutional manner.



CV20-006
7690 New Market Center Way
Approximately 10.19 acres



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV20-006

Address:

7690 NEW MARKET CENTER WAY

Group Name:

FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date:

FEBRUARY 25, 2020

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:

BASED ON THE COUNCIL VARIANCE APPLICATION AND APPLICANT PRESENTATION, THE BOARD OF THE FAR NORTHWEST COALITION OF COLUMBUS RECOMMENDS APPROVAL OF APPLICATION CV20-006.

Vote:

3 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative:



SIGNATURE

PRESIDENT

RECOMMENDING GROUP TITLE

202-631-3370

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.



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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Adam Ellsworth
of (COMPLETE ADDRESS) 26 W 7th St., Cincinnati, OH 45202

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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. NEWMARKET ACQUISITION LTD c/o CASTO, 250 Civic Center Drive Suite 500, Columbus, OH 43215; 2. Hickory Capital Group, 26 W 7th St, Cincinnati, OH 45202. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 26 day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

RACHAEL D. DEEP, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date

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

Notary Seal Here

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