



# 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](http://www.columbus.gov)

CV12-026

## 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.

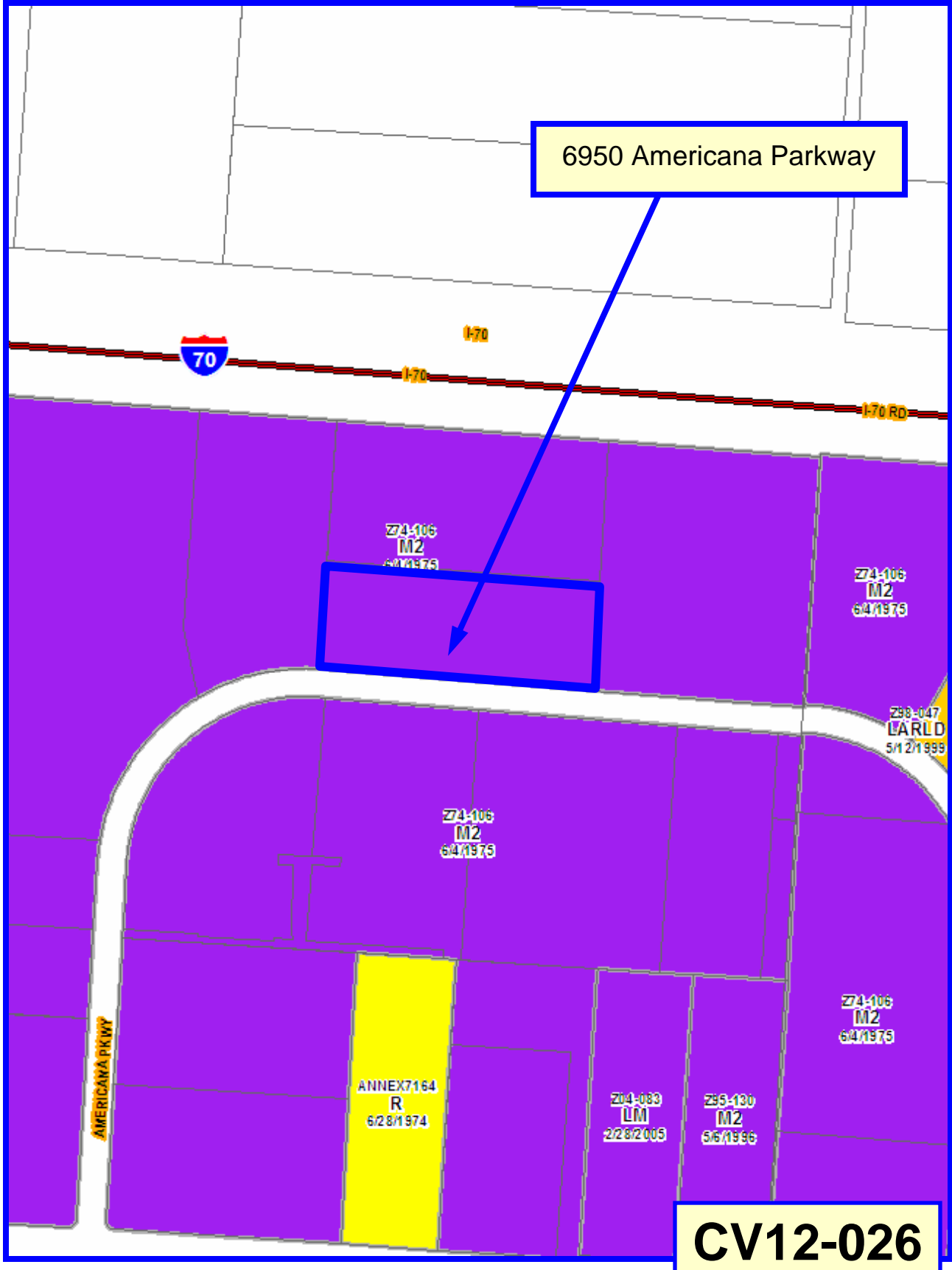
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

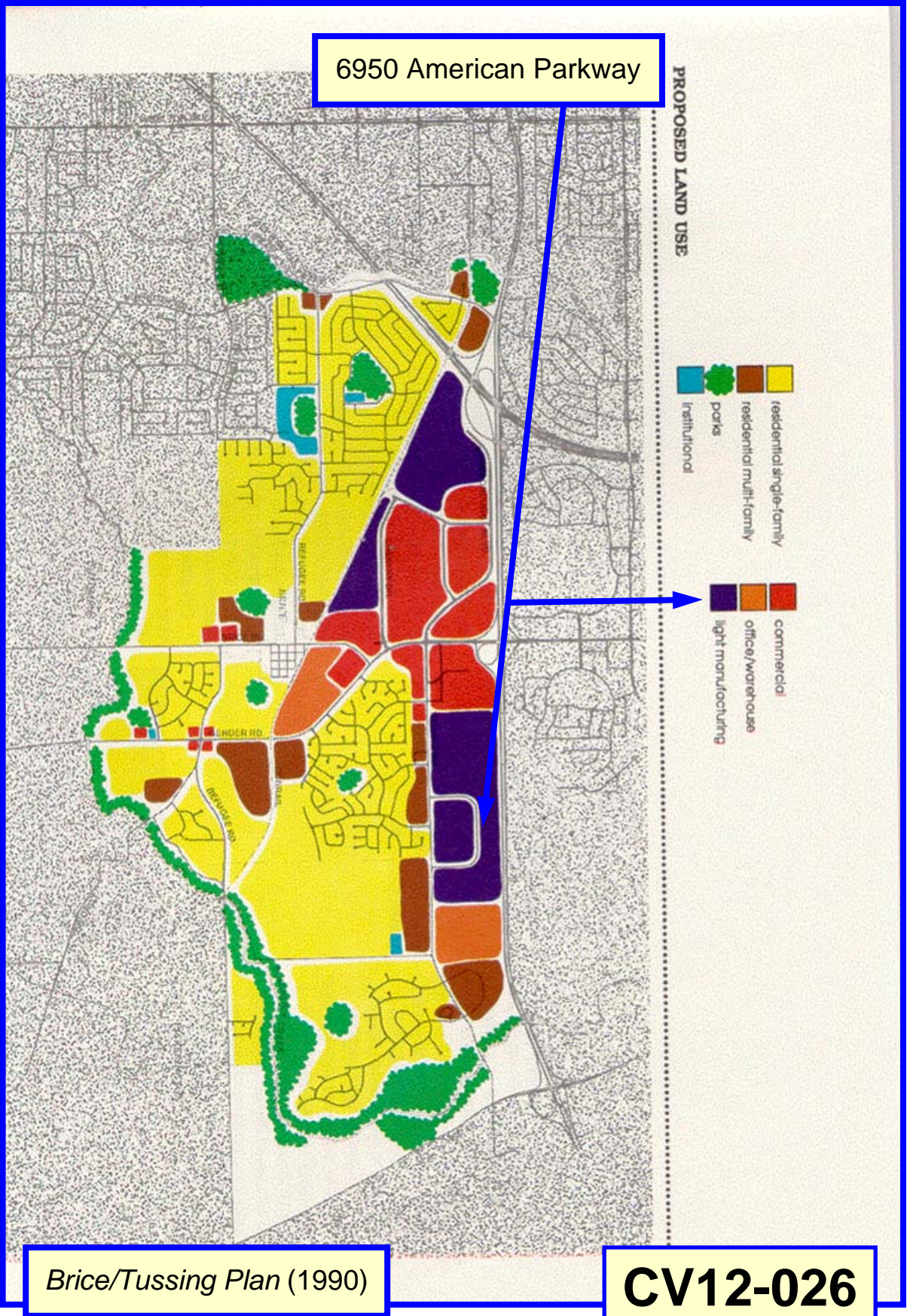
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

I request 6582 Sq Ft of my building be zoned for E-use (daycare) It would not adversely affect the surrounding property. It would greatly help in the leasing the vacancy in the building.

Signature of Applicant John D. Porter Date 6/1/12

**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









**ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT**

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

**APPLICANT:** John D Wymer  
**APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER:** Z12-026

**DATE RECEIVED City of Columbus Dept Building & Zoning Service:** 06/05/2012  
**AREA COMMISSION:** FAR EAST AREA COMMISSION  
**DATE RECEIVED BY AREA COMMISSION:** 06/05/2012

**LOCATION AND ZONING REQUEST:**  
**Certified address:** 6950 AMERICANA PARKWAY ZIP: 43068  
**Parcel Number for Certified Address:** 540 199369  
**Current Zoning District:** M2 MFG **Requested Zoning District:** M2 E USE  
**Proposed Use or reason for rezoning request:**  
TO ALLOW FOR DAY CARE CENTER  
**Proposed Height District:** H-35

**APPLICANT CONTACT: Applicant / Property Owner / Attorney-Agent**  
**Name** ROSE OBERST  
**Phone:** 440-4624 **Fax** 866 6824 **Cell:**  
**Email:** [ROSEINTIME@AOL.COM](mailto:ROSEINTIME@AOL.COM)

**ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:**  
**NORTH:** M2 occupied as Church  
**EAST:** PARKING LOT M2 occupied as coach conversion for tour buses  
**SOUTH:** AMERICANA PARKWAY M2  
**WEST:** M2

**PROBLEMS/COMMENTS:**  
Building is currently partly occupied by offices and vacant. Applicant wants a blanket code variance for building to allow for future expansion or alternative placement of the Day Care center.

**ZONING COMMITTEE RECOMMENDATION:** APPROVAL with CONCERNS  
  
In an M-manufacturing district, a use of the C-1, C-2, C-3, C-4 commercial districts, C-5 commercial district are permitted. A second day care center located on Tussing Rd in proximity to the requested site is in a parcel zoned LM. **It is suggested that variance be allowed. THERE WERE CONCERNS EXPRESSED with regards to the safe location of the playground and protection from potential truck traffic from adjacent buildings.**  
  
**The request is consistent with the zoning and development patterns of the area, and with the land use recommendations. Proper buffers between the parcel and residential District are in place..**  
  
**SITE VISITED:** **DATE:** 6-5 **BY:** L MARSHALL

**PICTURES:**

**DATE:**

**BY:**

**APPLICATION:**

**Z12-026**

**PARCEL:**

**540 199 369**

**AREA COMMISSION:**

**FAR EAST AREA COMMISSION**

**SCHEDULED TO BE PRESENTED TO FEAC ON: 7-2-12**

**Notification of Identifiable Civic Organization recognized by the City:**

**Organizations: TUSSING BLOCK WATCH**

**Emailed date: 6-25-12 Email Received Notification: \_\_\_\_\_ **BY:** \_\_\_\_\_**

**Notification of Applicant or legal representative:**

**ROSE OBERST**

**Emailed Date: 6-25-12 Email "Received" Notification: \_\_\_\_\_ **BY:** \_\_\_\_\_**

**APPLICANT COMMENTS:**

**CIVIC ORGANIZATION COMMENTS:**

**7-2-12 NONE**

**AREA COMMISSION COMMENTS DECISION ACTIONS:**

**VOTES: FOR: 8\_ AGAINST: 0\_\_\_ ABSTAINED: 0 \_\_\_\_ .**

**DATE: 7-2-12**

**DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT**

**DATE:**

**7-3-12**

**TO:**

**SHANNON PINE SPINE@COLUMBUS.GOV**

**DECISIONS NOTIFICATION CONFIRMED:**

**DATE:**

**BY:**



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## 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 # CV12-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] John Wymet

Of [COMPLETE ADDRESS] 6950 A Americana Parkway

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. Bob Weiler 10 W. High St. Ste 401 Col. OH 43215	2. John Wymet 6950 A Americana Parkway Reynoldsburg, OH 43068
3. Donald Kelley & Assoc. 250 E Broad St. Ste 1100 Col. OH 43215	4.

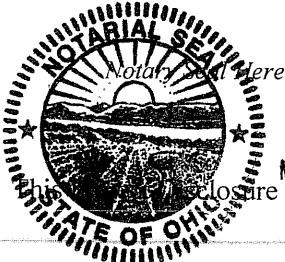
Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15<sup>th</sup> day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC Rose S Oberst

My Commission Expires: 11-17-2014



ROSE S OBERST  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 11-17-14

This disclosure Statement expires six months after date of notarization.

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