



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

CV14-014

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:

Please see attached comments

Signature of Applicant

Solly Yacovoff

Date

3/25/14

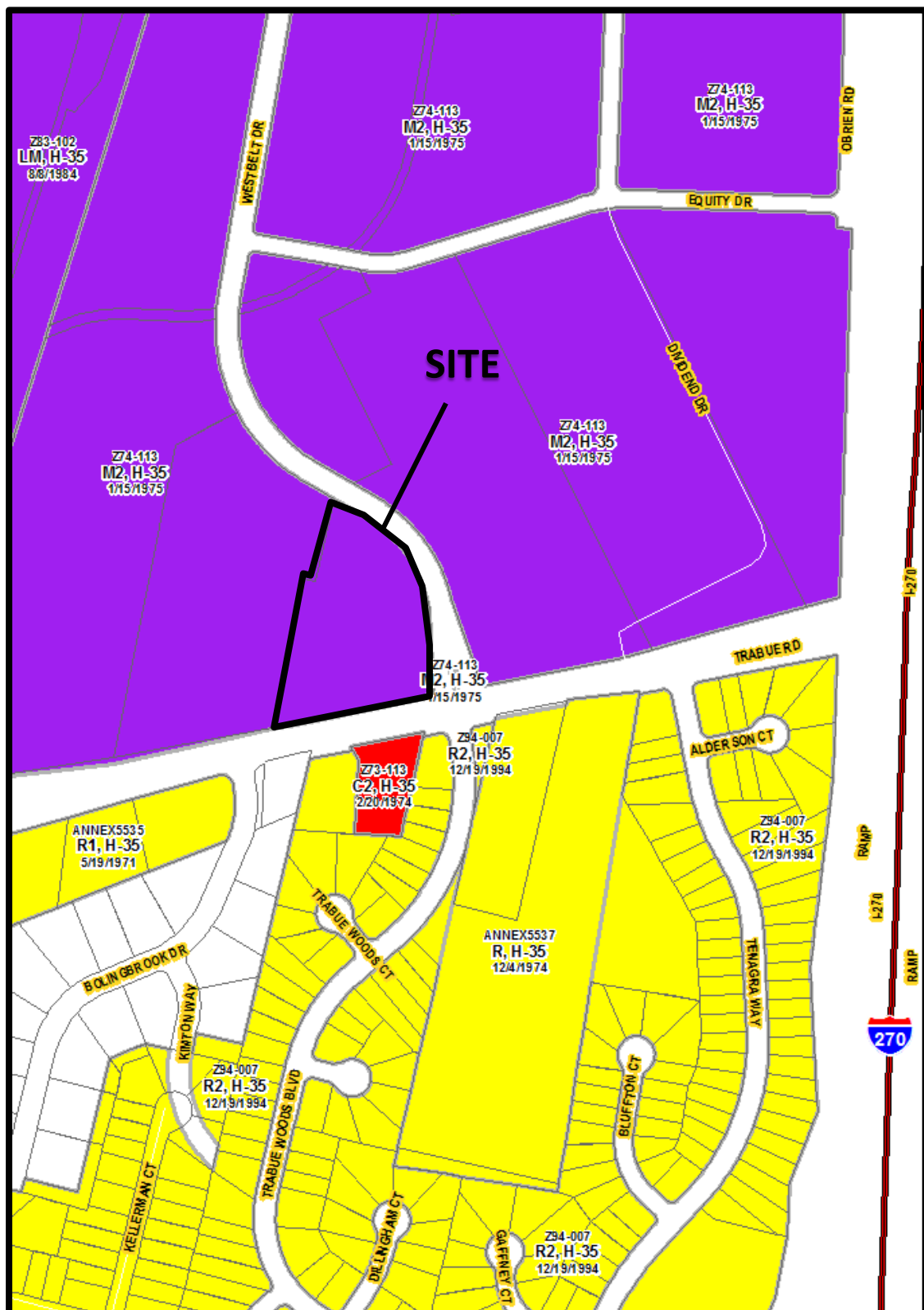
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Statement of Hardship - 1559 Westbelt Drive, 43228

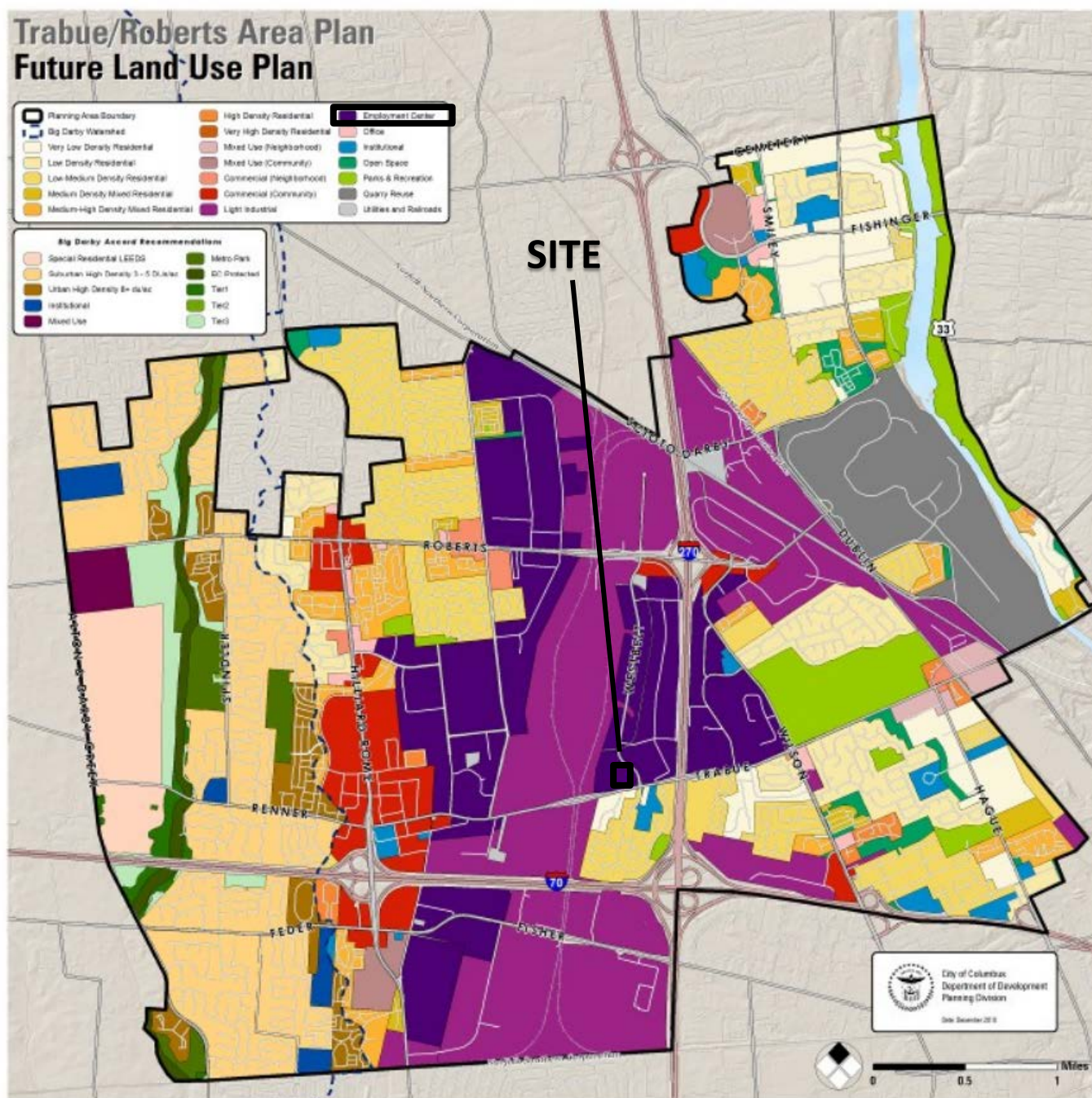
This is a 38,400 square-foot multi-tenant property at the entrance to an M2-zoned industrial park, Westbelt. With the exposure to all of the traffic on Trabue Rd., the small units have sometimes appealed to tenants seeking exposure for their businesses to the thousands of people passing by each day. In a few instances, we have rented to tenants who seemed to have reasonable uses for the property, but did not technically meet the requirements of M2. Two initial tenants that are still there clearly do not meet the M2 requirement. These are the Cheryl's Doggy Day Care (4712 Trabue Road), and the vet, George Uhrman (4710 Trabue Road). Also, we rented a unit to Sales by Nancy, an estate sale business conducting sales in people's homes, but requiring storage of unsold items in between sales. This seemed to meet M2 requirements except for the 2 sales a year that Nancy has been conducting. Compounding Nancy's problem is that she now occupies 3 units (4700 and 4708 Trabue Road, and 1561 Westbelt Drive).

Considering the visibility of the property, the easy access to Trabue Rd. at the signal-controlled intersection, and the adequate parking, we are interested in a variance permitting the following uses not to exceed a combined maximum square-footage of 13,000 square feet: estate sales, pet daycare, veterinarian, child day care, place of worship, gymnastic/dance/martial arts/yoga studios, fitness centers, art/photography studios, reupholster/furniture repair, electronics/computer repair, and automotive maintenance/repair

The granting of this 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 public safety, unreasonably diminish or impair the public health, safety, comfort, moral, or welfare of the inhabitants of the City of Columbus.



CV14-014
1559 Westbelt Drive
Approximately 3.92 acres



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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 # CV14-014

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Solly Yassenoff
 Of [COMPLETE ADDRESS] 865 King Ave, Columbus, OH 43212
 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. <u>Rainbow Development Corp</u> <u>865 King Ave</u> <u>Columbus, OH 43212</u>	2. <u>Solly L. Yassenoff</u> <u>865 King Ave</u> <u>Columbus, OH 43212</u>
3. <u>Karen A. Yassenoff</u> <u>5090 Squinzel Bend</u> <u>Columbus, OH 43220</u>	4. <u>Erik E. Yassenoff</u> <u>1990 Hampshire</u> <u>Upper Arlington, OH 43221</u>

☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Russella J. SteehlerJune 25, 2017

Notary Seal Here

**RUSSELLA JO STEEHLER**

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JUNE 25, 2017

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

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