



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:

Signature of Applicant Walter J. Smith Agent for Applicant Date 11/27/07

Dreisbach Commercial Real Estate of Columbus, LLC

Statement of Hardship

State of Ohio

County of Franklin, SS

The applicant, Dreisbach Commercial Real Estate of Columbus, LLC, (“Dreisbach”) is seeking a Council Variance applicable only to the subject parcel that would add the “Wholesale Florist” use to the group of uses permitted upon this property, as set forth in §3356.03 of the Columbus Zoning Code (Permitted Uses in the C-4 Regional Scale Commercial Use District), and paragraph 1 of the limitation text for the property established when the property was rezoned to the L-C-4 Zoning District in Rezoning Case No. Z90-031, adopted by the action of the Columbus City Council in Ordinance 1567-90, adopted on June 25, 1990.1

Dreisbach is in contract to purchase the property located at 2115 Morse Road, Columbus, Ohio 43229. This property is already developed for commercial use, and was formerly the site of a La-Z-Boy retail store and warehouse/storage facility. Dreisbach wishes to participate in the redevelopment of this site by utilizing the existing site work and building, with very little change, to establish and operate a Dreisbach Wholesale Florist facility at the location. Dreisbach has facilities and operates in Louisville, Kentucky, Lexington, Kentucky, Cincinnati, Ohio, and Nitro, West Virginia. A summary of the history of the company is submitted with this statement.

The primary business of Dreisbach is a wholesale florist business, as the majority of the customers of the company are retail florists. However, the company also utilizes a showroom, and also operates as a retail florist. Officers of the company anticipate that approximately 80 to 90 percent of the business at this location will be the sale of fresh cut flowers, and the remainder will involve the sale of “hard goods” of types typically sold in florist shops. These officers further anticipate that 85 -95 percent of the sales from this location will be to other florists, with the remainder being retail sales.

Generally, the products that Dreisbach will sell will be delivered to the facility by box and semi trucks delivering 2 to 6 pallets of product 2 to 6 times per week. The deliveries to the facility will generally take approximately 30 minutes per delivery, and must occur between 12 a.m. and 6 a.m. The products sold by the company will then be distributed by vans that will come and leave the facility during business hours. The company is granted the variance that it seeks and establish this location, it expects to start with 4 of 5 vans, and increase the number of vans used only if business justifies an increase. We do not anticipate that we will operate more than 10 or 12 vans from this location under any circumstances.

The building is uniquely suitable for Dreisbach’s business operation essentially as this building and site already exists. The only non-cosmetic changes that the company would currently plan to make would involve the relocation of interior demising walls, the

addition of refrigeration/air conditioning units (to be installed on the roof of the building), and the installation of a wall mounted sign.

We believe that hardship and difficulties exist to support this variance request for many different reasons. The property is in need of an occupant, and is located in the significantly changing Morse Road redevelopment corridor. The building has been vacant for some time.

The operational characteristics of the applicant's proposed use of the property are similar, if they are not identical, to the operational characteristics of the retail use that previously existed at this location, and the retail uses that have occurred and that continue to occur on adjacent and surrounding properties. The applicant's proposed use will generate very little additional truck or vehicle traffic, and will not impair or reduce the desirability or the safety or comfort of adjoining or nearby properties. The proposed use will be less intense than many uses permitted under the current C-4 classification, such as restaurant and intense retail uses.

The hardship or difficulty present here exists because this wholesale florist business is, or can be considered to be, a wholesale and distribution business, notwithstanding the fact that it is a very low impact, clean and quiet business that has operating characteristics far more like those of a retail business. The business does not have the intense or objectionable characteristics that many warehouse or distribution uses sometimes have, for large vehicle deliveries are relatively infrequent, and the product is desirable. Dreisbach requires a facility such as the facility that exists here, and this particular facility is vacant and available. The use that is proposed simply does not require a typical "warehouse" facility.



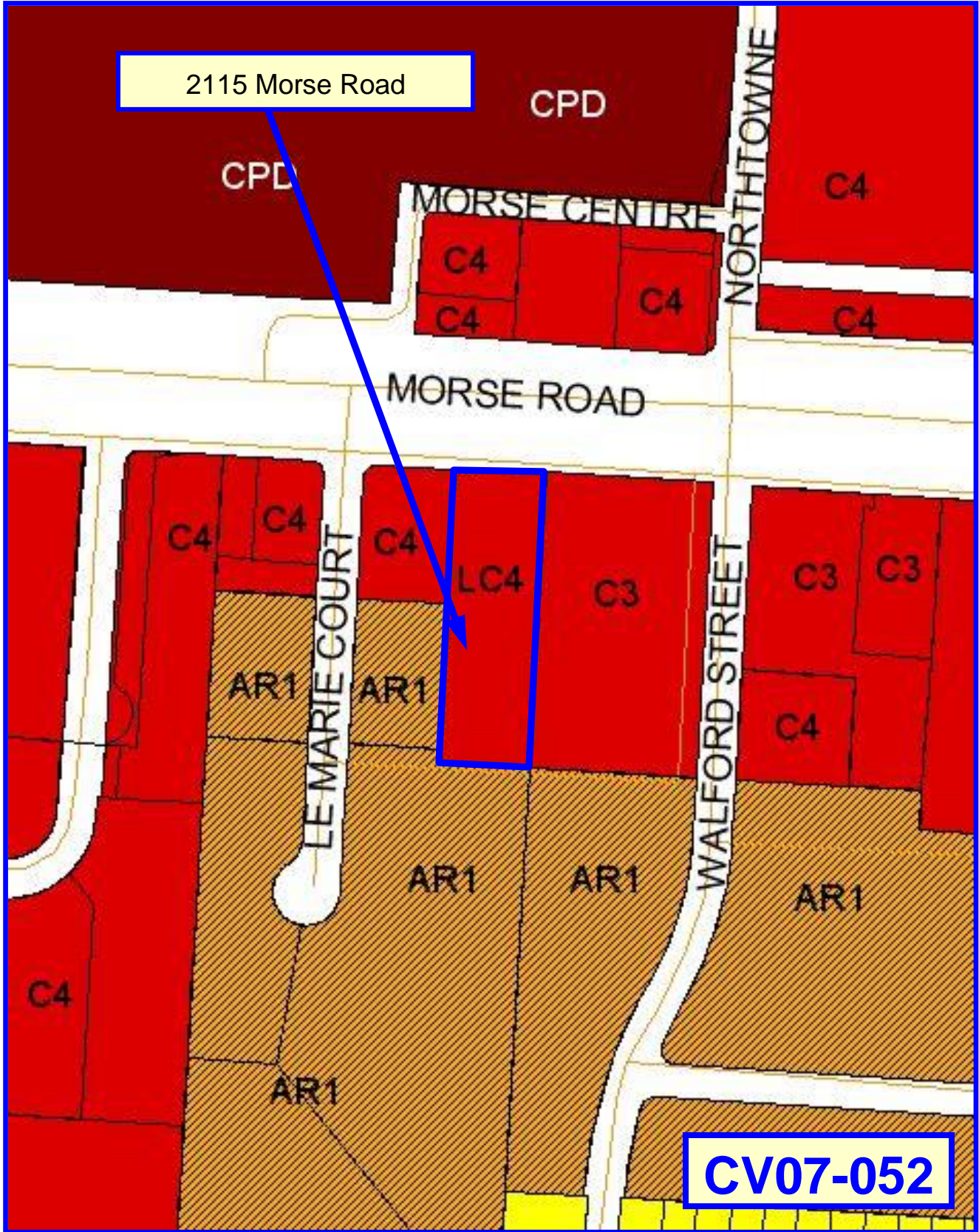
William L. Loveland
Attorney and Agent for Dreisbach Commercial Real Estate of Columbus, LLC.

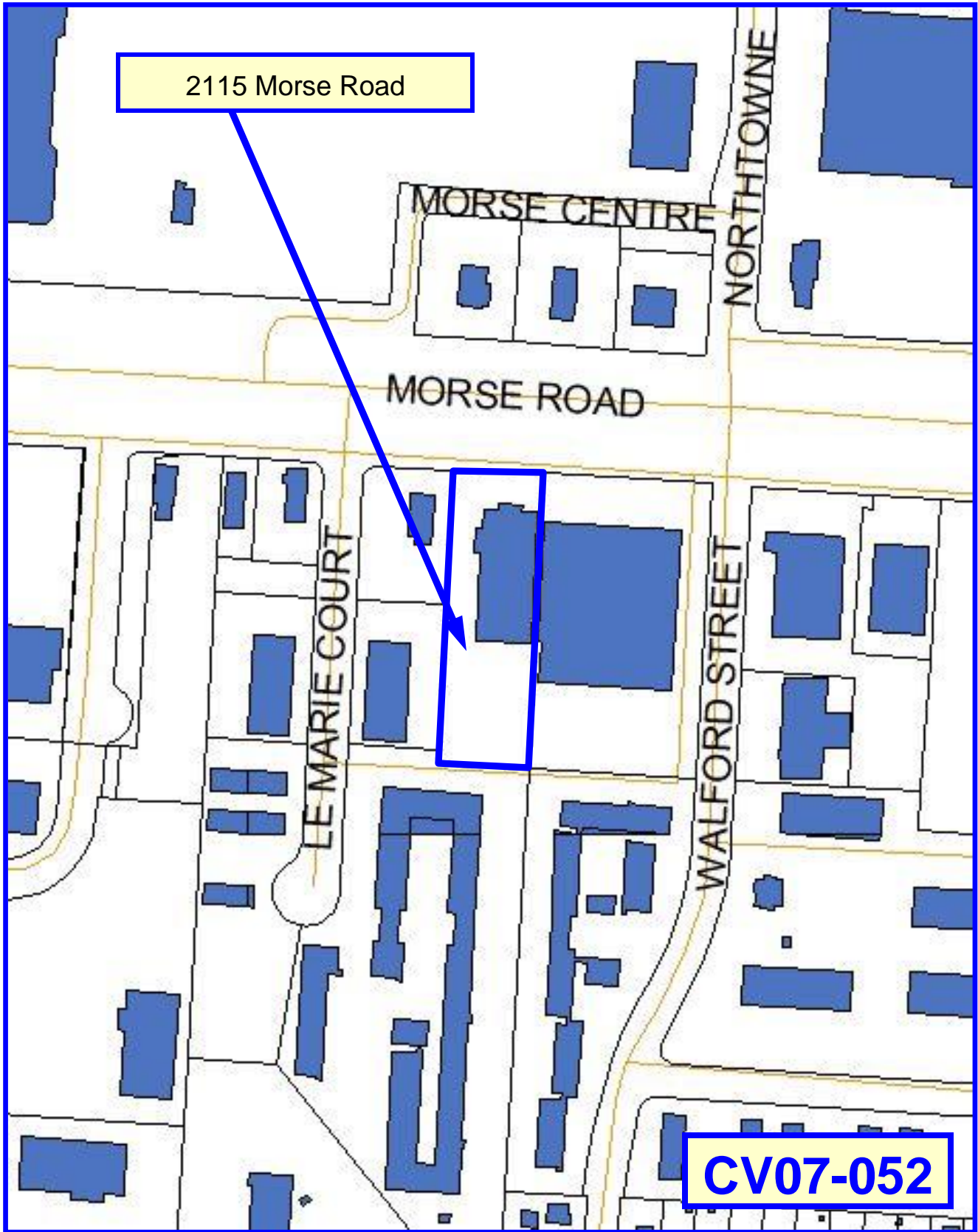
Sworn to before me and subscribed in my presence this 27th day of November, 2007.



STEVEN C. LEIDINGER, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.


Notary Public







2115 Morse Road

CV07-052

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: William Loveland	From: Jeff Murray
Fax: 614-410-3334	Pages: 1
Phone: 614-410-5654 2115 Morse Rd.	Date: 11/30/07
Re:	Email: jyakovac@adenarealty.com

Dear Mr. Loveland

The Development Committee of the Northland Community Council voted to support your application with the following conditions:

Prior to opening for business, construct a 14' (minimum) fence across the rear of the lot and along the West property line from the rear of your building to the rear property line. This fence shall be built in a manner to discourage sounds from delivery truck reaching the adjacent residential units.

All graphics to comply with the Morse Rd. Graphics Overlay.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-052

Being first duly cautioned and sworn (NAME) WILLIAM L. LOVELAND
of (COMPLETE ADDRESS) 50 WEST BROAD # 3300 COLUMBUS OH 43215

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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Dreisbach Wholesale Florist, Inc. 8021 Warwick Avenue Louisville, Ky 40222 Columbus Based Employee - 0 William L. Loveland (614) 464-3563	Christopher O'Malley Dreisbach 8021 Warwick Avenue Louisville, Ky 40222 Columbus Based Employee- 0 William L. Loveland (614) 464-3563
Carl Brantley Dreisbach 8021 Warwick Avenue Louisville, Ky 40222 Columbus Based Employee - 0 William L. Loveland (614) 464-3563	Michael R. Wright 8021 Warwick Avenue Louisville, Ky 40222 Columbus Based Employee- 0 William L. Loveland (614) 464-3563

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 27th day
of November, in the year 2007
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires:

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

