



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

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 [Handwritten Signature]

Date 2/4/2019

CV19-024

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

Property Address: 4996 Riggins Road

Applicant: Cardinal Self Storage LLC

The subject property is located north of Riggins Road behind two commercial outparcels. The applicant has submitted a rezoning application to rezone the subject property to L-M Limited Manufacturing for a self-storage facility. In accordance with the area plan and with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, Planning staff has requested that buildings adjacent to Riggins Road be located as close as possible to Riggins Road. However, the required setback for Riggins Road is sixty feet.

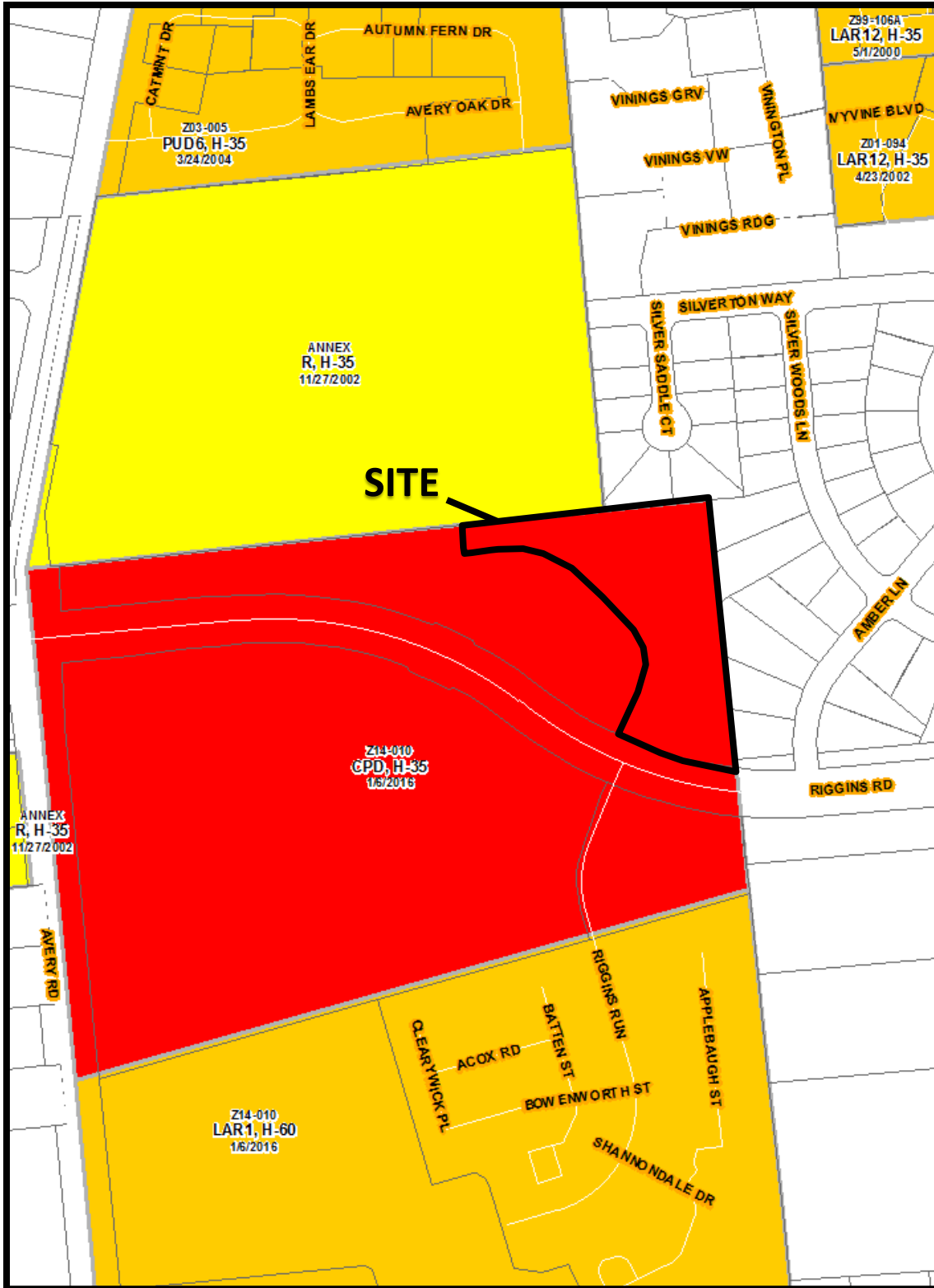
The applicant is therefore requesting that Building E as shown on the attached site plan be granted a variance to be located 25 feet from Riggins Road.

By pushing Building E closer to Riggins Road, the applicant will have more space to establish a buffer between the subject property and the residential properties to the east and will be able to comply with the request of Planning staff.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

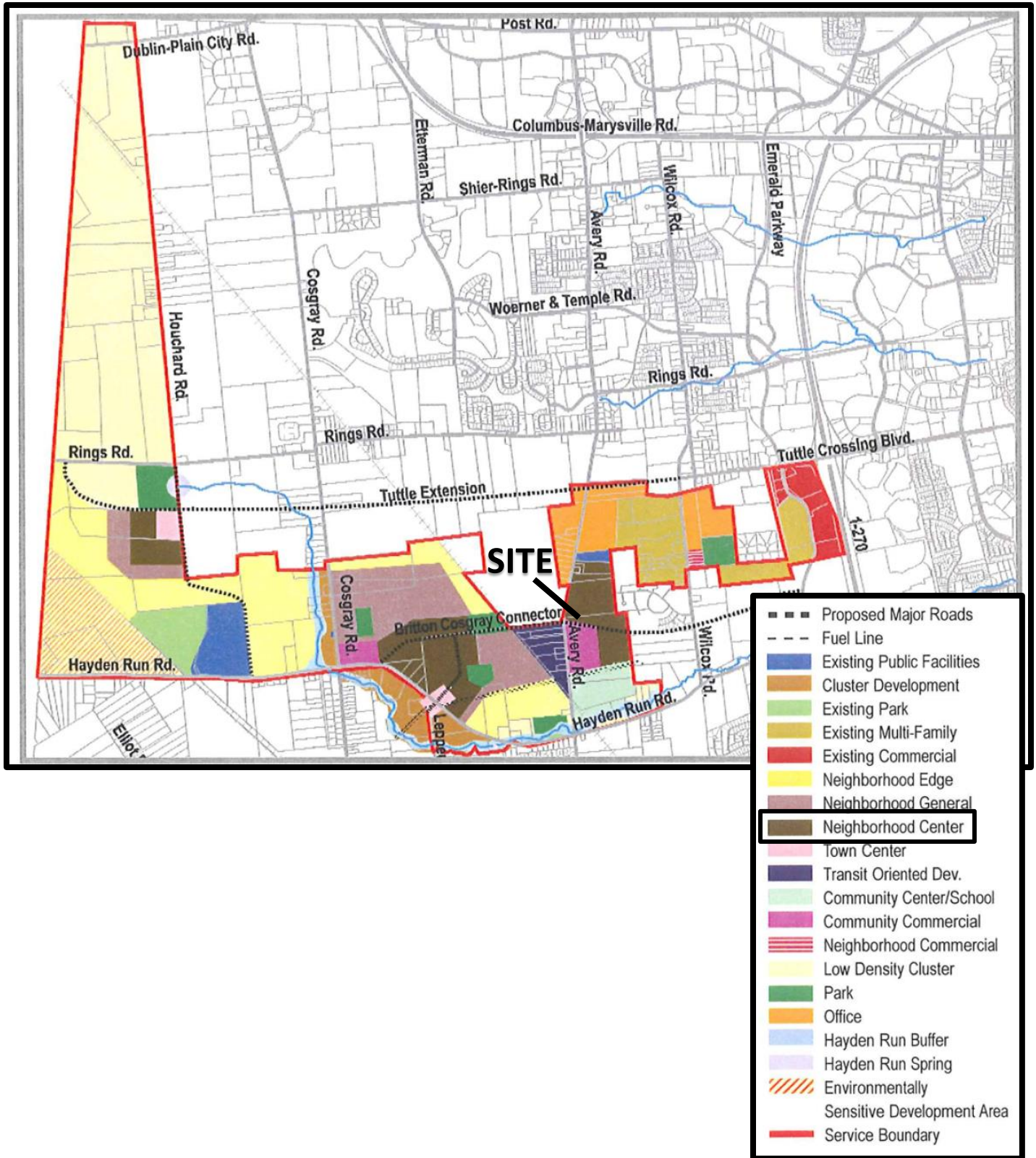


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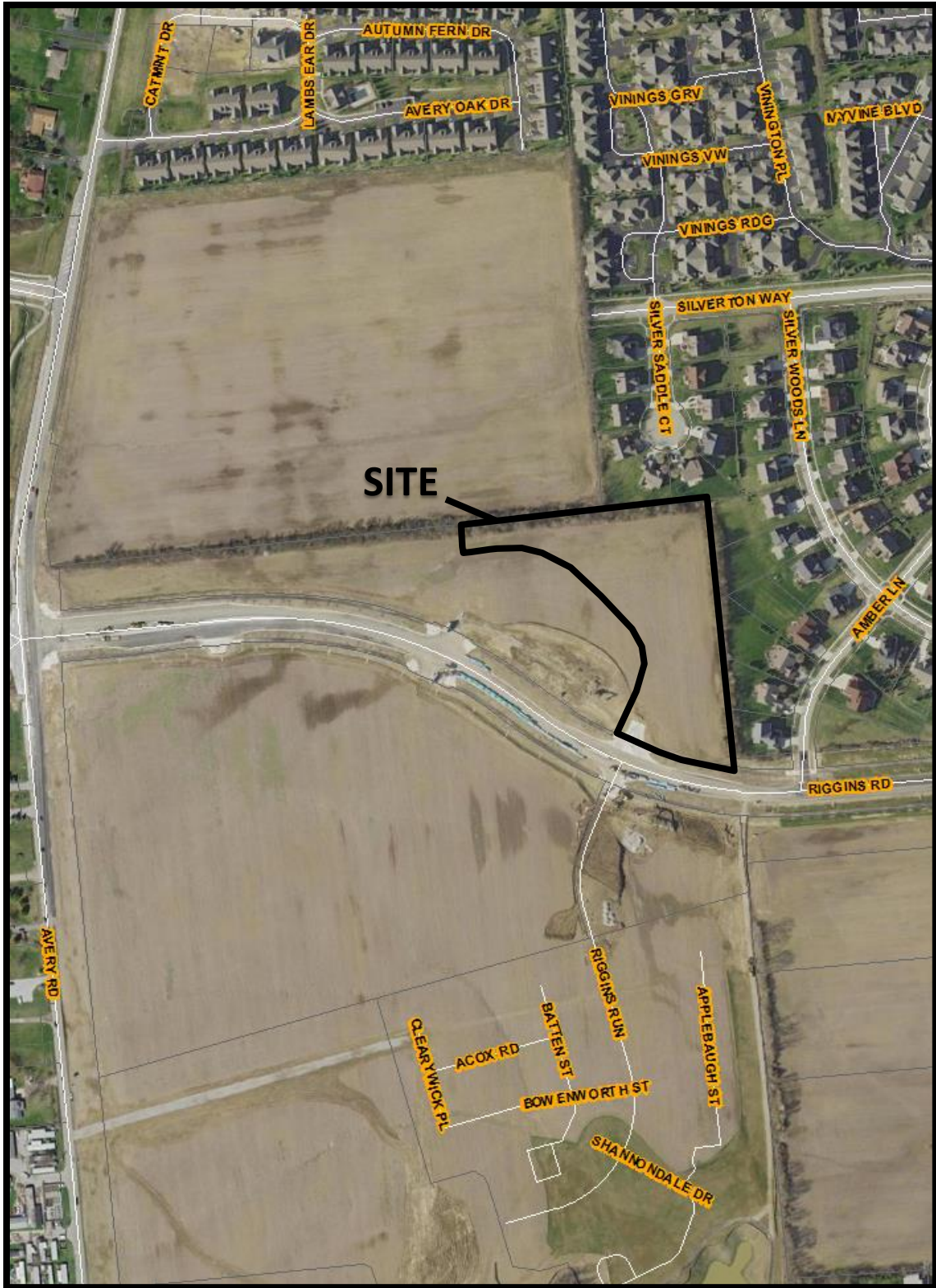


CV19-024
4996 Riggins Road
Approximately 4.73 acres

Interim Hayden Run Corridor Plan (2004)



CV19-024
 4996 Riggins Road
 Approximately 4.73 acres



CV19-024
4996 Riggins Road
Approximately 4.73 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z18-042 & CV19-024

Address: 4996 Riggins Road

Group Name: Cardinal Storage

Meeting Date: January 8, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one) Disapproval

NOTES: The Hayden Run Civic Association met with the Cardinal Self Storage owner and his representative at a Zoning Committee Meeting in January as well as a public Civic Meeting in February - and APPROVE the proposed Rezoning with the following conditions: 1) Mounding of dirt around the back of the facility to reduce noise to the existing residential neighborhoods around the facility 2) Extensive Native plant plantings - both to help to preserve the watershed, insect/ animal life and to beautify the neighborhood in a more sustainable way.

Vote: _____

Signature of Authorized Representative: Rebecca S. Obester
SIGNATURE
The Hayden Run Civic Association
RECOMMENDING GROUP TITLE
614-702-8706
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, 757 Carolyn Avenue, Columbus, OH 43224.



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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 #: CM9-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 4996 Riggins Road

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 containing business details for White Family Farm Ltd. and Cardinal Self Storage LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman signature

Subscribed to me in my presence and before me this 4th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook signature

My commission Expires:



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

Application Statement expires six months after date of notarization.

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