

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 ▪ www.bzs.columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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:**

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*See Statement of Hardship attached.*

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Signature of Applicant *[Handwritten Signature]*

Date 10/10/16

**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

Applicant: Gabriel Obeng Agyekum

The subject property is currently zoned M-2, Manufacturing District and it is raw land. Applicant desires to develop the land in two distinct phases. Phase one will be developed first and the Phase two would be developed at a later time, within 1.5 years.

Phase 1: Use the land for the parking for trucks when they are not in use and also for cars to park when the trucks are being used.

Timeline for Phase 1: As soon as approvals are granted, development of the land begins. Approximately three months from now, September 2017.

Phase 2: Use the land for a truck repair and maintenance shop to work on fleet customer's trucks for repair, tires, and general maintenance.

Timeline for Phase 2: June of 2018 is when the construction of the building will begin.

### Exception Requests:

1. Applicant is requesting an exception for the ability to repair customer's trucks.
  - Truck repair is permitted in an M-2 Manufacturing district but only for fleet trucks. However, applicant wants to repair customer's trucks as well.
2. Applicant is requesting that the parking setback be reduced to 10 feet from 50 feet.
  - The shape of the land is an awkward shape in certain areas, therefore causing the applicant to lose additional parking space for trucks.
3. Applicant is requesting that the number of parking lot trees be reduced to 0 from the required 2.
  - The trees will be replaced by two other trees placed on the site.

The property is surrounded by industrial warehouses to the North, East and West. The nearest residential area is to the Southside, which is about a mile down the road and it is segregated by Trabue Road.

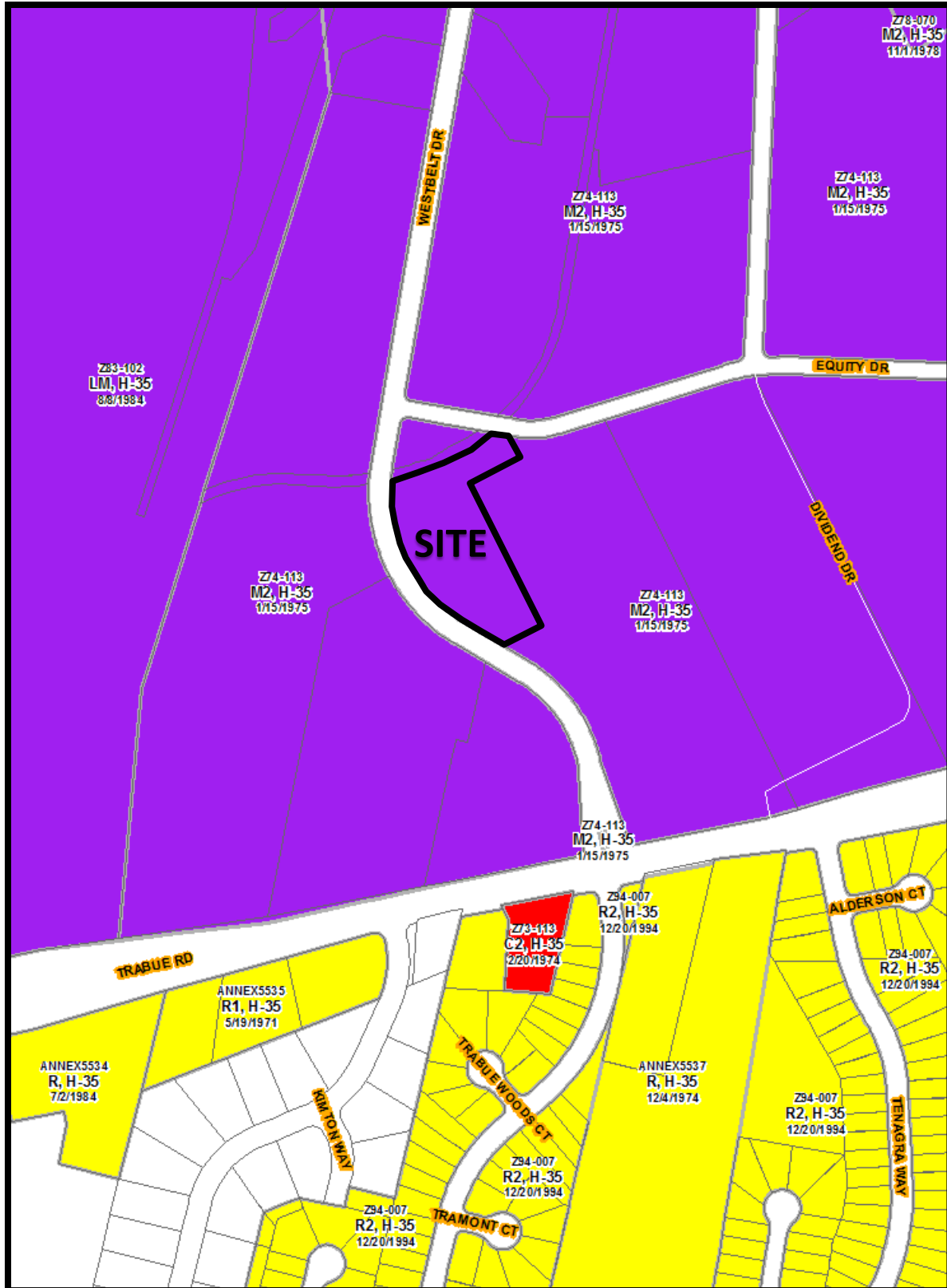
It appears that other properties in the Westbelt Business Park are allowed to service their customer's needs as well as provide outside storage and assembling of parts and equipment as these operations all appear to be conducted indoors as would the applicant's intended truck repair shop.

Applicant's proposed use of the land will not unduly increase traffic in the area as it expects an average of 3 trucks per day would access the site in addition to 3 cars that would belong to the employees. The request for the setback reduction would not cause any traffic hazards.

The proposed use of the truck maintenance and repair will not adversely affect the surrounding properties. Since the business operations would be conducted inside the shop, the proposed use will not adversely affect the supply of light or air to adjacent properties nor will it unreasonably diminish property values in the surrounding area. Applicant would face a hardship if the subject property is not allowed to repair customer's trucks. There are businesses in the surrounding area that provides servicing products, repair parts, outside storage maintenance equipment that they supply to their customers, whether incidental to or in conjunction with the purposes of Westbelt Business Park.

Permitting such use on the subject property will relieve a hardship and will permit the intended owner the full use of the subject property without adversely affecting other property owners.



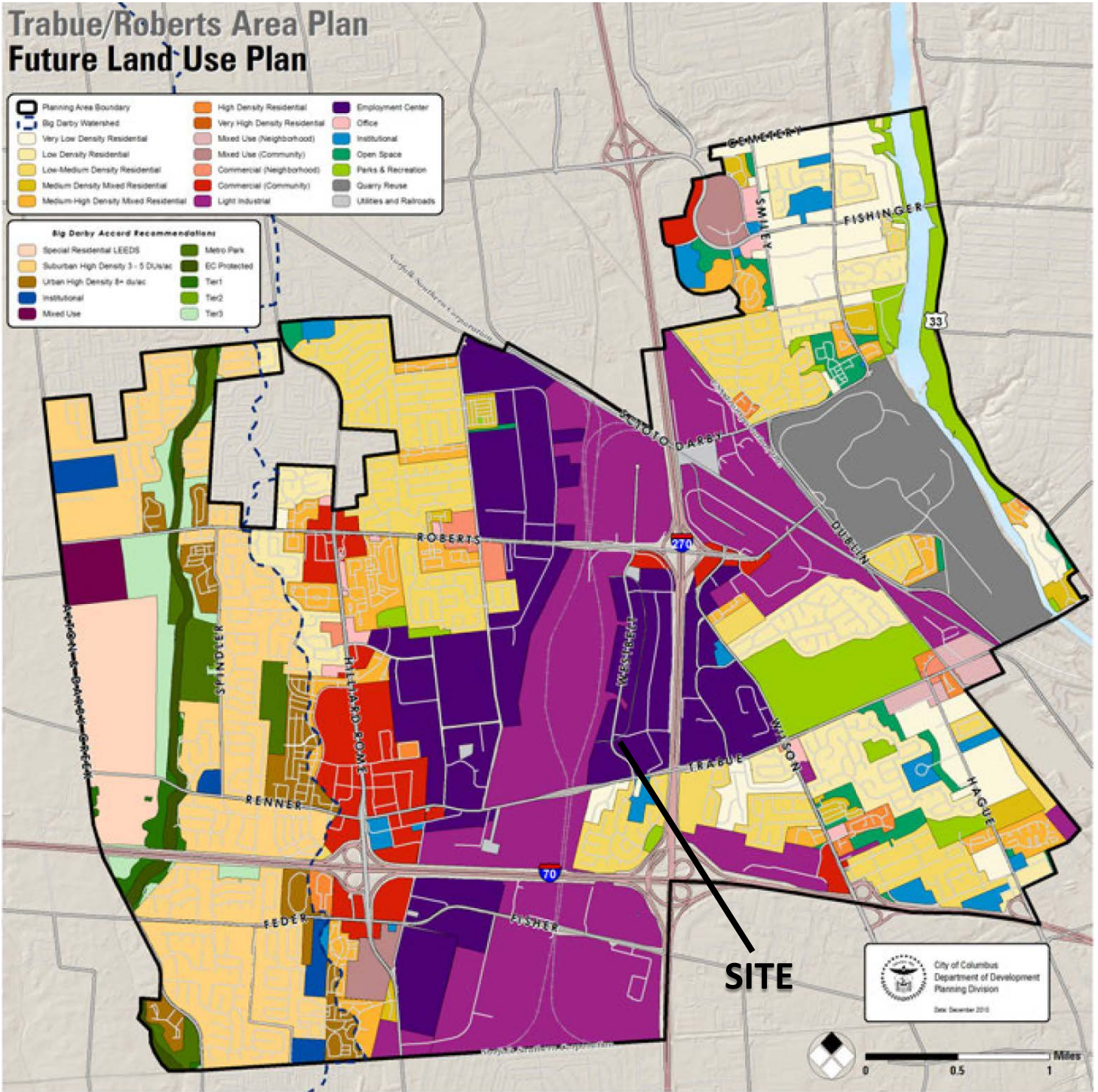


CV17-003  
1640 Westbelt Drive  
Approximately 2.94 Acres

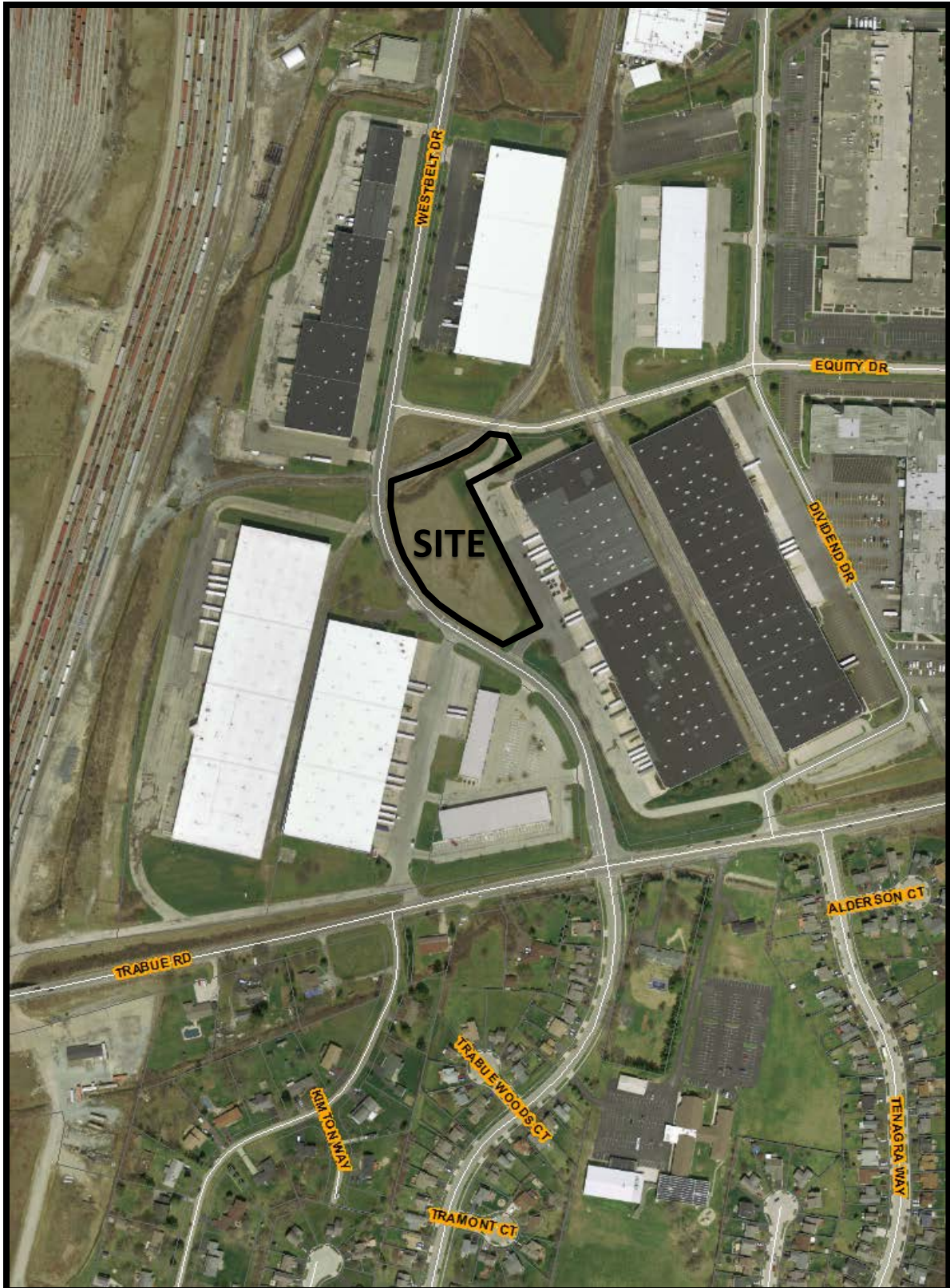
# Trabue/Roberts Area Plan Future Land Use Plan

- |                                       |                               |                         |
|---------------------------------------|-------------------------------|-------------------------|
| Planning Area Boundary                | High Density Residential      | Employment Center       |
| Big Darby Watershed                   | Very High Density Residential | Office                  |
| Very Low Density Residential          | Mixed Use (Neighborhood)      | Institutional           |
| Low Density Residential               | Mixed Use (Community)         | Open Space              |
| Low-Medium Density Residential        | Commercial (Neighborhood)     | Parks & Recreation      |
| Medium Density Mixed Residential      | Commercial (Community)        | Quarry Reuse            |
| Medium-High Density Mixed Residential | Light Industrial              | Utilities and Railroads |

- |                                   |              |
|-----------------------------------|--------------|
| Special Residential LEEDS         | Metro Park   |
| Suburban High Density 3-5 DU/acre | EC Protected |
| Urban High Density 8+ du/acre     | Tier1        |
| Institutional                     | Tier2        |
| Mixed Use                         | Tier3        |



CV17-003  
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Approximately 2.94 Acres



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Approximately 2.94 Acres

**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 # CU17-003

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GABRIEL OBENG AGYEKUM  
of (COMPLETE ADDRESS) 9152 QUANTUM SQUARE DRIVE COLUMBUS 43240

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

1. <u>GABRIEL OBENG AGYEKUM</u> <u>9152 QUANTUM SQUARE DRIVE</u> <u>COLUMBUS, OH, 43240</u> <u>GABRIEL OBENG AGYEKUM - 8046655623</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 23 day of JANUARY, in the year 2017

*[Signature]*  
SIGNATURE OF NOTARY PUBLIC

08/25/2020 Notary Seal Here  
My Commission Expires



**ARIANA LUND**  
Notary Public, State of Ohio  
My Comm. Expires Aug. 25, 2020

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