

SITE PARKING PLAN
 1/16/22

Robin S. Richey

Digitally signed by Robin S. Richey
 Date: 2022.11.21 12:22:21 -05'00'

SP-1

SITE PARKING PLAN

KNITTING STUDIO
 4955 SUNBURY ROAD
 COLUMBUS OHIO 43230

09/30/2022

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

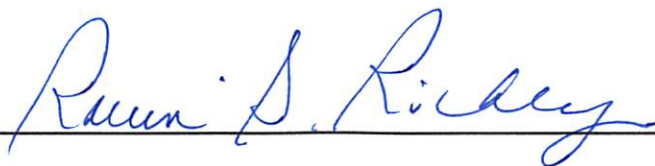
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

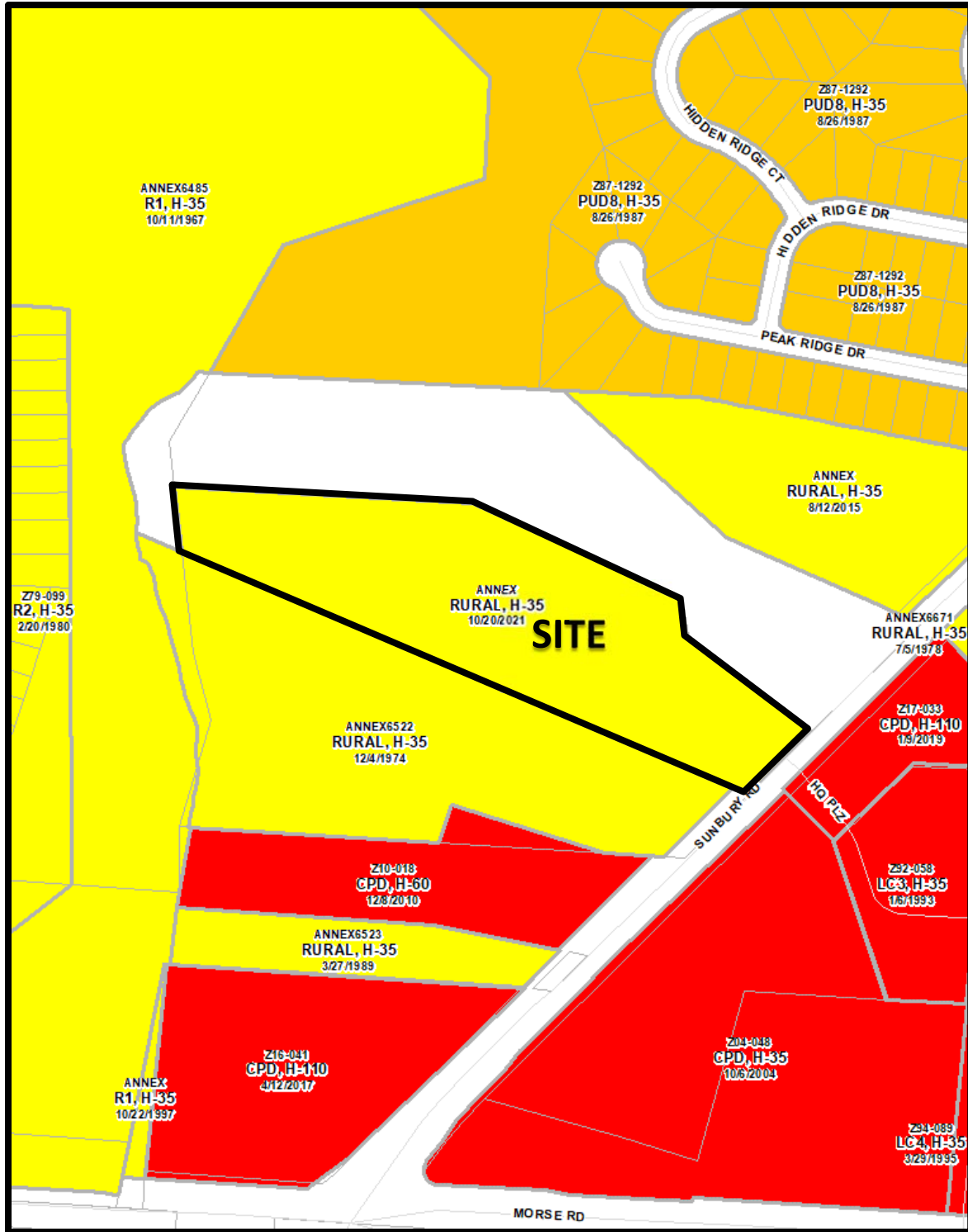
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

We are requesting a use of the property not permitted by the zoning district established on the property, and believe that it will not adversely affect the surrounding property or surrounding neighborhood. Currently, I operate a mobile yarn truck business that participates in various fiber festivals throughout the mid and eastern parts of the United States. In order to offer knitting classes, workshops and to provide a retail space to sell yarns and notions locally, we would like to utilize a building located on our residential property at 4955 Sunbury Road, just north of Morse Road, near Easton Town Center. The parking lot outside of the building has been paved and allows for 7 parking spaces. Our residence and the said building is located on approximately 8 acres and is surrounded by trees and a ravine. The Lamb of God Lutheran Church is located to the south of our property and hotels are located south of the church. Other commercial properties are located to the west of our property. No changes will be made. We are requesting a variance of the Columbus zoning code, Section 3332.02, R-Rural district.

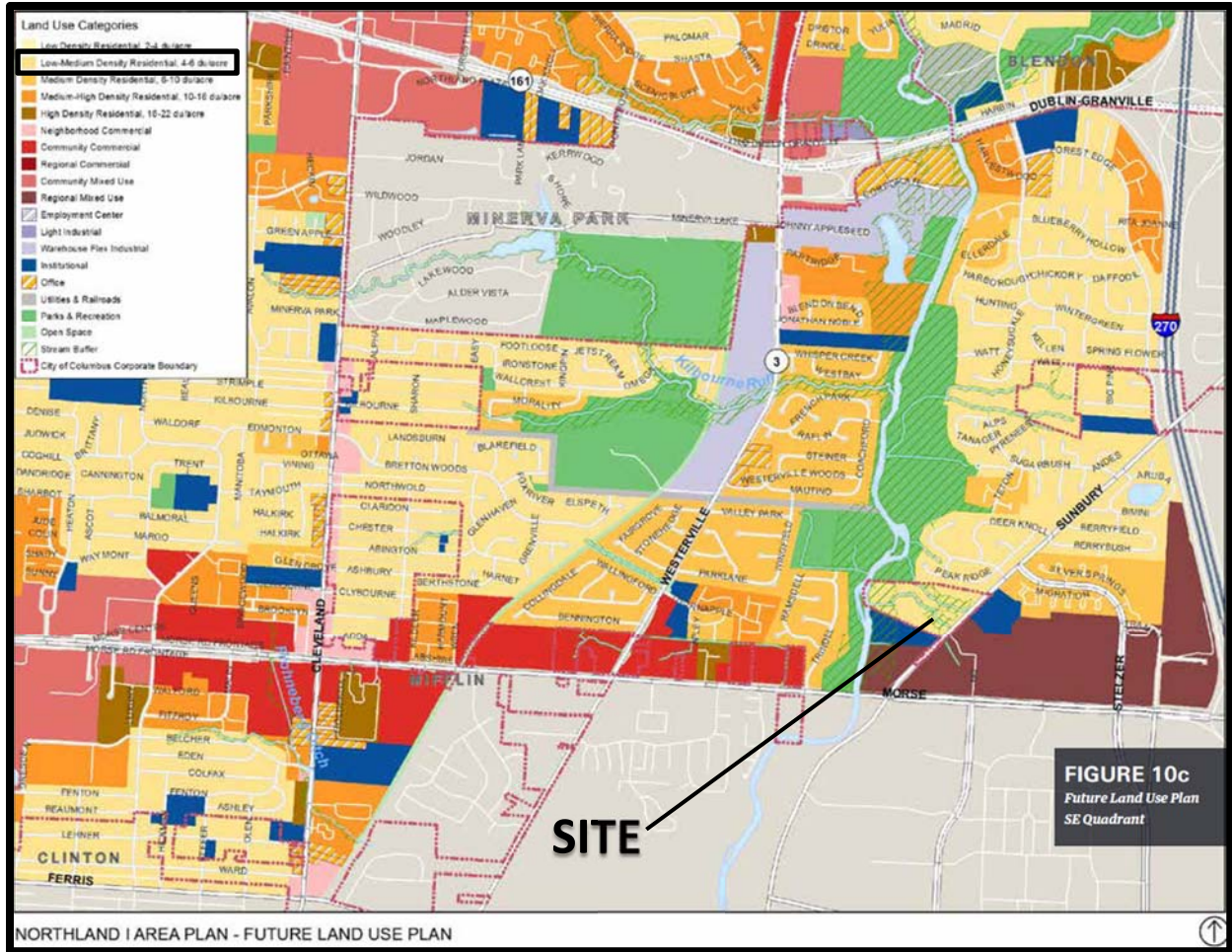
Signature of Applicant



Date 11/12/2022



CV22-071
4955 Sunbury Rd.
Approximately 8.95 acres



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4955 Sunbury Rd.
Approximately 8.95 acres



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Approximately 8.95 acres



Northland Community Council
Development Committee

Report

August 31, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair Dave Paul

Members represented:

Voting: (18): Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #BZA22-074 (BZA variance from §3332.27 to reduce required rear yard from 25% to 10% of total lot area; to allow applicant to build an attached porch)

Bernardo Carmen

Residence

2997 Footloose Dr, 43231 (PID 010-242072)

- *The Committee approved (15-0 w/ 3 abstentions) a motion (by FPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #BZA22-098 (BZA variance from §3312.49 to reduce the number of required parking spaces under 2013 variance from 206 to 193, 80.4% of the number otherwise required; to allow the construction of a drive-through lane and window)

Caroline Henry

Amplify Dispensaries, LLC

5304 N Hamilton Rd, 43230 (PID 010-226263)

- *The Committee approved (15-1 w/ 2 abstentions) a motion (by LUCA, second by CECA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #CV22-071 (Council use variance from §3332.02 to permit the operation of a retail yarn shop and a center for classes and workshops in a detached structure on an 8 AC± site zoned R-Residential)

Thomas and Robin Richey

Residence

4955 Sunbury Rd, 43230 (PID 010-000080/600-305599)

- *The Committee approved (16-0 w/ 2 abstentions) a motion (by CECA, second by NABA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION**:*
 - *The applicant will provide a minimum of 1 handicapped parking space (possibly reducing the number of existing non-handicapped vehicle spaces by a like number), and provide 2 bicycle parking spaces per §3312.49(A) and (B).*

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-071

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

Being first duly cautioned and sworn (NAME) Robin S. Richey
of (COMPLETE ADDRESS) 4955 Sunbury Road, Columbus, Ohio 43230
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Thomas Richey 4955 Sunbury Road Columbus, Ohio 43230</p>	<p>2. Yarnbyrds, LLC c/o Robin S. Richey 4955 Sunbury Road Columbus, Ohio 43230 0 Employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Robin S. Richey*

Sworn to before me and signed in my presence this 19th day of July, in the year 2022

S. Smithhisler
SIGNATURE OF NOTARY PUBLIC

April 29, 2024
My Commission Expires

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization