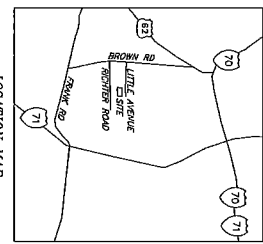




CV15-005
Final Received 7/23/15

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
CANTLEY CONTRACTORS STORAGE YARD
1056 RICHTER ROAD
2015

James R. Davis
7/23/15



DEVELOPER/OWNER
NABARI INC.
1056 RICHTER ROAD
COLUMBUS, OHIO 43223

ENGINEER
HICKSON AND ASSOCIATES, INC.
1200 S. L. COMPTON
COLUMBUS, OHIO 43219
Tel: (614) 223-2444
Fax: (614) 223-2444
www.hicksoninc.com

PROJECT ZONING INFORMATION

Center Building Address: 1056 Richter Road
Total Site Area: 5.672 Acres
Zoning: R-2 Residential
Zoning Code #: R20-111 effective 8/2/2001, Height District H-35
Parcel: PD 070-13008

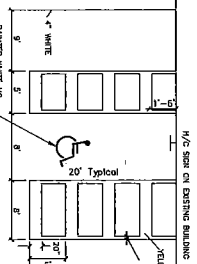
PROJECT SETBACK REQUIREMENTS

Shown on Site Plan
Tree Preservation

PROJECT PARKING

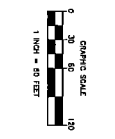
Parking Signage Required	4
Handicap Signage Required	1
Handicap Signage to be Provided	1

HANDICAP PARKING STRIPING/SIGN DETAIL



7 1/2 Size on Existing Concrete
PARKING SIGNAGE
REQUIREMENTS
STALL TO BE CONSTRUCTED TO ADA STANDARDS
HANDICAP PARKING STRIPING/SIGN DETAIL
DATE: 07/23/15

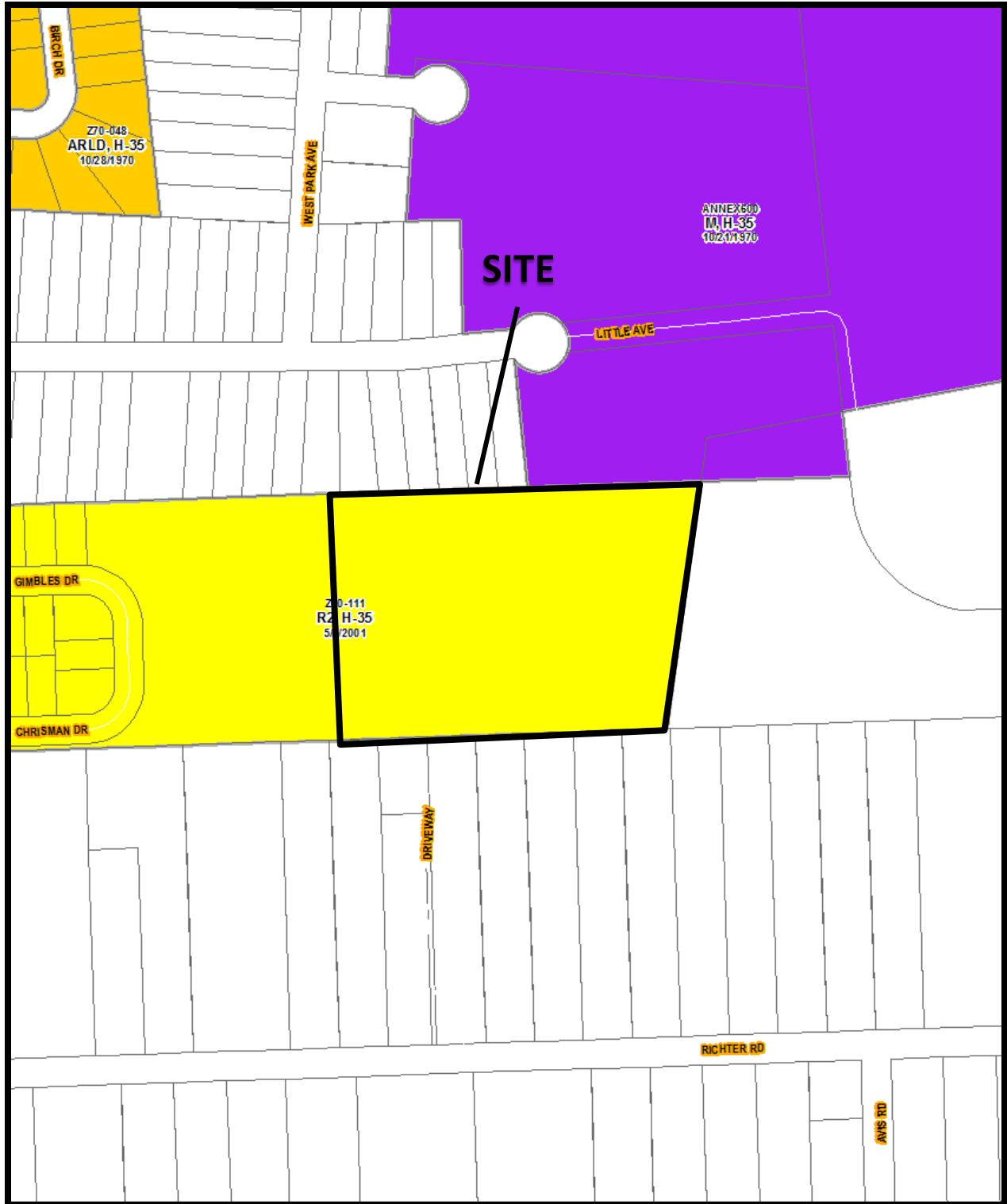
HC PARKING SIGNS



PERMITS NOTE:
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Franklin County, Ohio, the site is located in a Special Flood Hazard Area (SFHA) designated as a V Zone. The site is located in a V Zone, which is a Special Flood Hazard Area (SFHA) designated as a V Zone. The site is located in a V Zone, which is a Special Flood Hazard Area (SFHA) designated as a V Zone.

PREPARED BY:
AX CONSULTING ENGINEERS AND SURVEYORS
188 North Central Avenue
Columbus, Ohio 43215
Tel: (614) 261-4333
Fax: (614) 261-4344
www.ax-engineers.com

Prepared by: *Thomas R. Mendenhall* #10241 7-21-15
DATE



CV15-005
1056 Richter Road
Approximately 5.85 acres

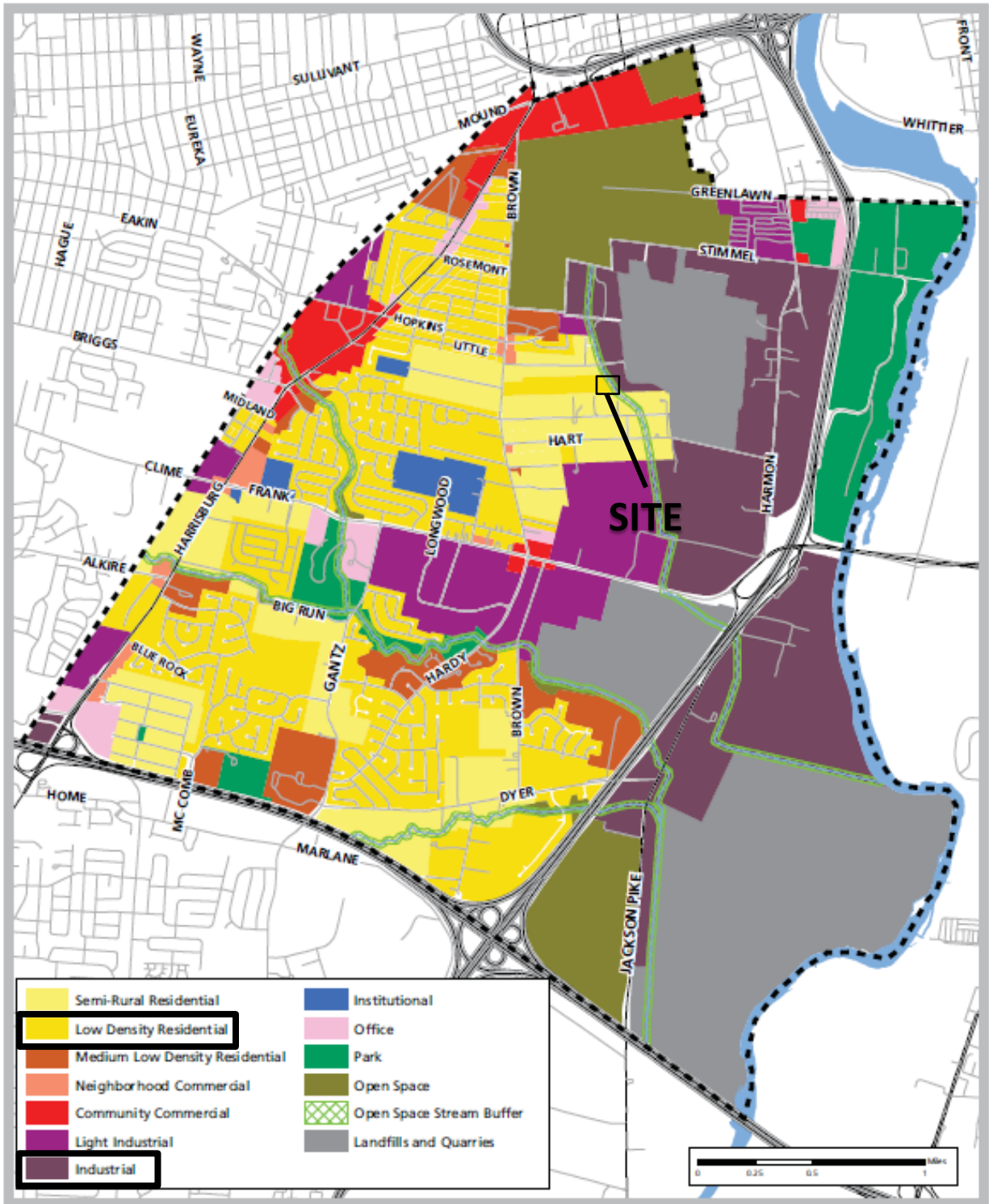
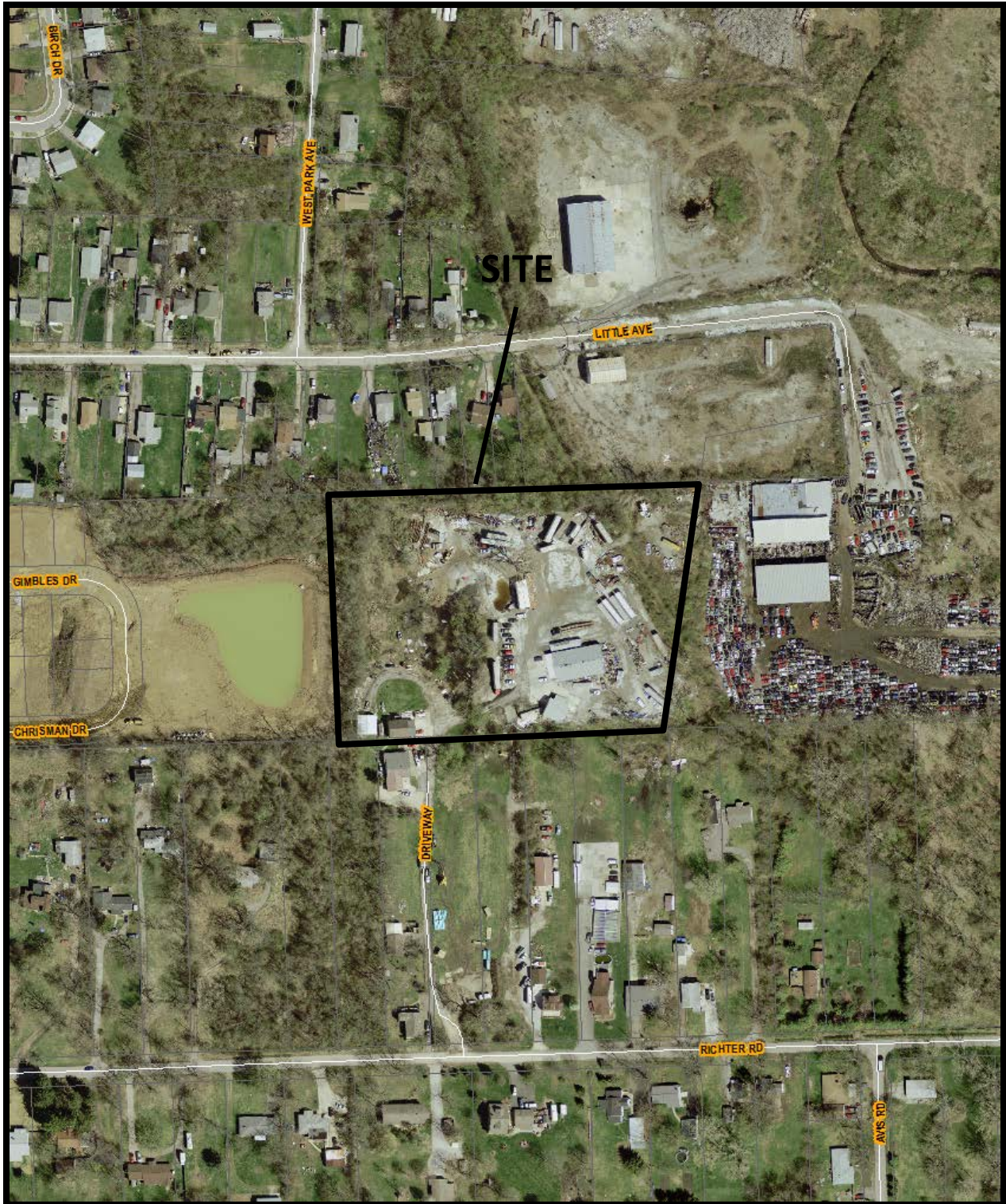


Figure 10: Future Land Use

Southwest Area Plan (2006)

CV15-005
1056 Richter Road
Approximately 5.85 acres



CV15-005
1056 Richter Road
Approximately 5.85 acres

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.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.

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:

SEE ATTACHED STATEMENT OF HARDSHIP

Signature of Applicant *William E Cantley* Date Jan. 28, 2015

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 requests a variance from the provisions of Columbus City Code Sec. 3332.033, R-2 Residential District; 3312.43 parking surface; and 3332.19, fronting, to permit the continued operation of a contractor storage yard on the subject premises. The subject property was used as a contractor's storage yard prior to being annexed into the City of Columbus in 1973 and such use has been continuous to present. Accordingly, this request is to conform the property to its pre-existing legal use and existing surrounding conditions. The subject property is adjacent to existing manufacturing properties and existing automobile salvage yards on its northern and eastern boundaries. The property contains one (1) residential rental unit and one (1) residential rental unit partially on the property at the southern access, both of which were present on the property prior to Applicant's purchase in 1980. The property also contains a dwelling for on-site security and maintenance. Because the property has continuously been used as a contractor's storage yard for more than thirty (30) years, its continued legal use will not create any detrimental impact on surrounding or adjacent properties.

The property is accessed by a private gravel roadway. No loading or parking space is within 400 feet of any adjoining residential district. Beyond the private access, owned by the Applicant, there is no frontage on a public street for either the rental units, on-site dwelling or the principal building, a storage facility.

The property is adequately screened by natural grade and foliage. As a condition of the granting of the requested Variance, Applicant shall not cut down or remove any existing natural screening or otherwise alter any grade which provides screening.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number CV15-005
Address 1056 Richter Road
Group Name Southwest Area Commission
Meeting Date February 18, 2015
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

We sent notice of meeting to all property owners within 125ft of parcel. One family called but did not have concerns about the request

Vote 6 For / 0 Against
Signature of Authorized Representative [Signature]
Recommending Group Title Chair
Daytime Phone Number 614 519 0436

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV15-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James B. Harris
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 950, 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 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

<p>1. William E. Cantley 1260 Brownleaf Road Columbus, OH 43223 614-679-8544</p>	<p>2. Kathleen M. Cantley 1260 Brownleaf Road Columbus, OH 43223 614-679-8544</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT *Jan Bellario*

Sworn to before me and signed in my presence this 20th day of August, in the year 2015

Stephanie Sommers
SIGNATURE OF NOTARY PUBLIC

01-12-2016
My Commission Expires

Notary Seal Here



Stephanie Sommers
Notary Public, State of Ohio
My Commission Expires 01-12-2016

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

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