

# 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**

CV21-090

### **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):**

See attached Statement of Hardship.

Signature of Applicant



Date

8-24-21

CV21-090


**STATEMENT OF HARDSHIP**

**COUNCIL VARIANCE**

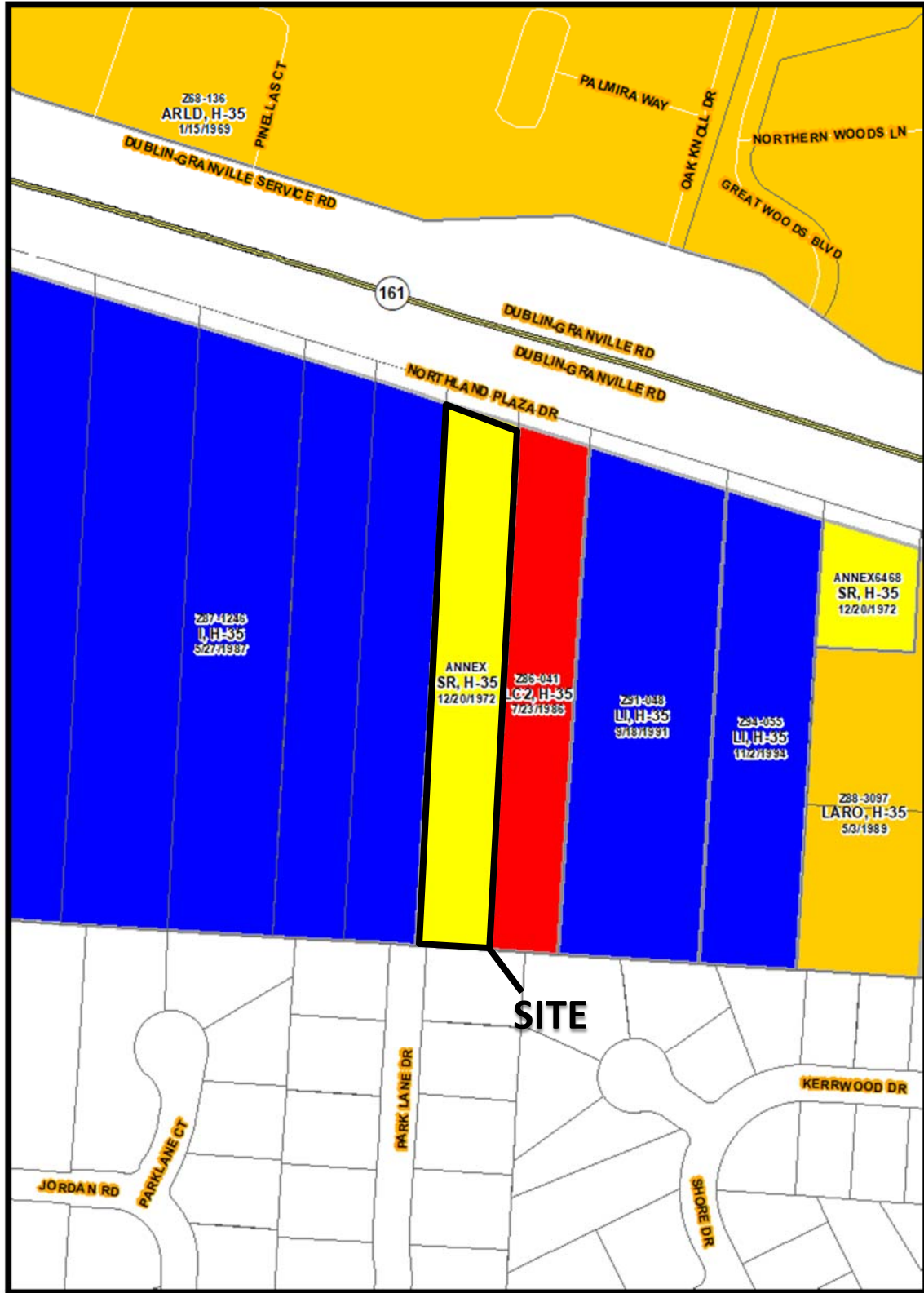
**August 24, 2021**

Applicant, Scott Schmidt, is attempting to purchase the subject property and associated business; however, the current zoning of SR does not support the existing business operations. Applicant is trying to legitimize the use of the property to appropriately match the business operations that have been maintained on the property for many years. Current use is for doggy daycare, training, and boarding, with a residential dwelling located on the property to allow staff to reside on premises to support the operations. The dog runs are located to the rear of the property with the most southern edge of the fence being located approximately 75 feet from the rear property line. Further, the subject property's rear setback is divided and screened from abutting residential properties by a dense tree line which will be maintained by the applicant. Area being utilized is completely fenced to contain the animals and maintained by current owner and will continue to be maintained by applicant. Although zoned SR, the subject property is not located in a residential area and the properties adjacent to the subject property as all commercial use properties. The variances 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.

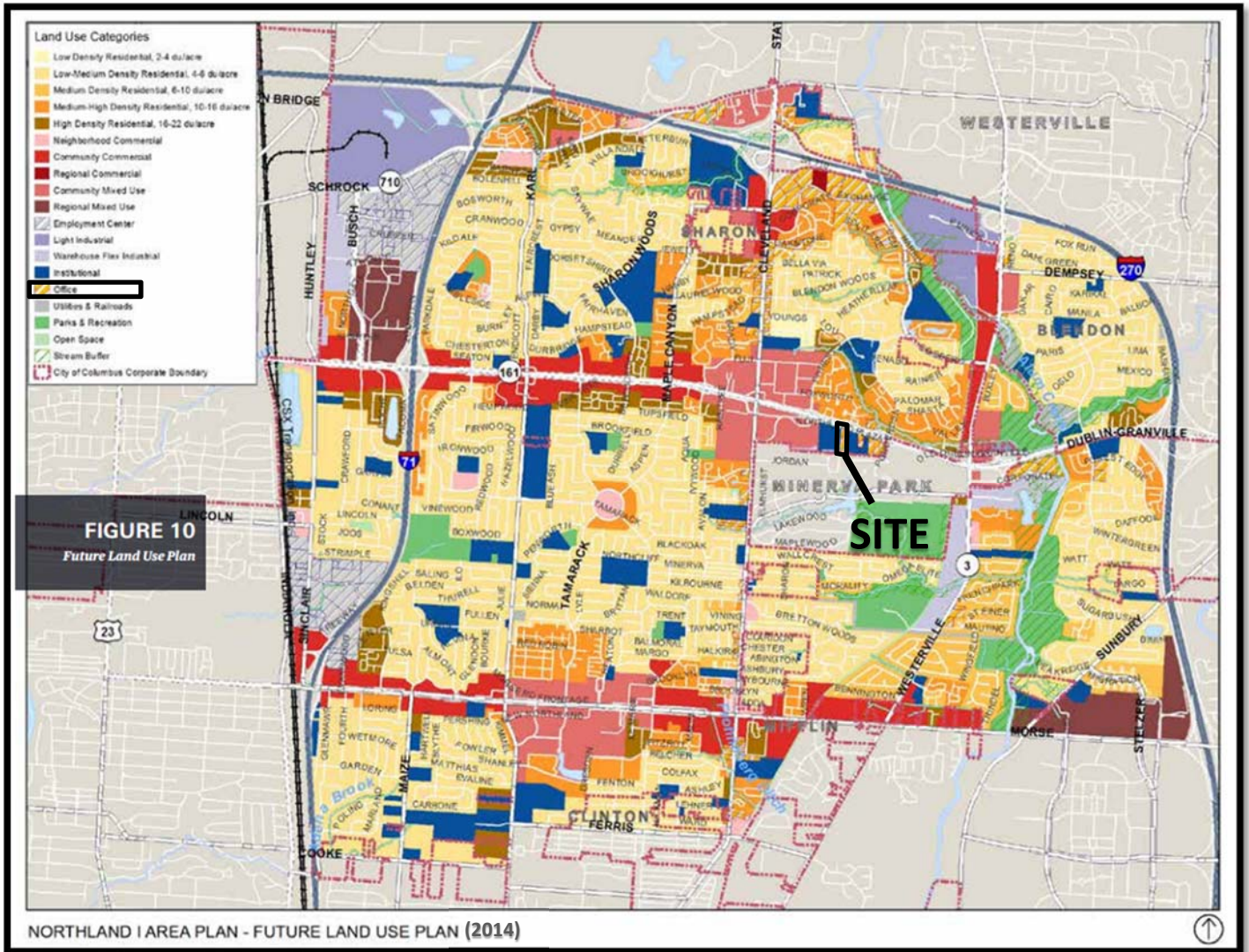
Respectfully submitted,



Scott Schmidt, Applicant



CV21-090  
2827 E. Dublin-Granville Rd.  
Approximately 1.75 acres



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Northland Community Council  
Development Committee

Report

September 29, 2021 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 chair Bill Logan**

Members represented:

*Voting (13):* Albany Park (APHA), Blendon Chase (BCCA), *Clinton Estates (CECA);* Cooperwoods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Little Turtle (LTCA); Maize Morse Tri-Area (MMTACA), Northland Area Business Association (NABA); Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA). *Non-voting (1):* Lee/Ulry (LUCA).

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- Case #1** Application #GC21-023 (Graphics variance from §3377.10(B), Permanent on-premises ground signs, to allow a ground sign directed to the same street as side wall signs)  
Jim Hartley/Signcom *representing*  
EAN Holdings LLC *d/b/a* Enterprise RAC  
5801 Karl Rd, 43229 (PID 010-138141)
- **The Committee approved (13-0) a motion (by FPCA, second by LTCA) to RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:**
    - *The applicant will formally withdraw the application for variance from §3377.10(B), which is no longer needed due to the applicant's stated intention to remove and not maintain the ground sign; and*
    - *The applicant will revise the application to instead seek variance from §3377.24(D), specifically to permit a total of 3 side wall signs (one on each of the north, east and south elevations), each in excess of 16 SF but not exceeding 47.53 SF.*

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- Case #2** Application #GC21-034 (Graphics variance from §3377.10(B), Permanent on-premises ground signs, to allow a ground sign directed to the same street as side wall signs; and from §3377.24(D) to permit wall signs on both the east and west elevations of 126 SF instead of 16 SF)  
Jack Reynolds/Smith and Hale *representing*  
Columbus Retail Management LLC  
4048 Morse Rd, 43219 (PID 600-296464)
- **The Committee approved (13-0) a motion (by NABA, second by APHA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    - *The applicant will formally withdraw the application for variance from §3377.10(B), which is no longer needed due to the applicant's stated intention to not erect or maintain a ground sign.*

*Continued ...*

**Case #3**      Application #BZA21-102 (BZA variance from §3356.11 to reduce the required building setback from 110 feet to 59 feet)  
Jack Reynolds/Smith and Hale *representing*  
Columbus Retail Management LLC  
4048 Morse Rd, 43219 (PID 600-296464)

- *The Committee approved (13-0) a motion (by NABA, second by APHA) to **RECOMMEND APPROVAL** of the application.*

**Case #4**      Application #CV20-090 (Council use variance to continue use as canine training, grooming and boarding facility on a parcel currently zoned SR pending future rezoning)

Steve Schmidt  
2827 E Dublin Granville Rd, 43231 (PID 600-157975)

- *The Committee approved (13-0) a motion (by BCCA, second by WRA) to **RECOMMEND APPROVAL** of the application.<sup>1</sup>*

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**Executive Session**

**8:00 pm**

**Meeting Adjourned**

**8:30 pm**

<sup>1</sup> The Committee's support is based on the understanding that the Council variance sought allows the current use to continue temporarily and without interruption, but that the applicant will timely pursue an appropriate rezoning of the site and any additional variances needed to bring the property into compliance with the zoning code for the intended use.



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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-090

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) Scott Schmidt  
of (COMPLETE ADDRESS) 765 Citation Court, 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)

1. Scott Schmidt - 614-634-6616 765 Citation Court Columbus, Ohio 43230	2.
3.	4.

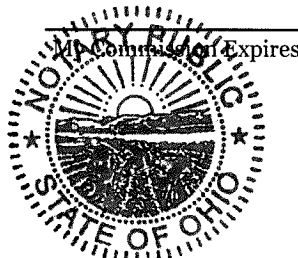
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24<sup>th</sup> day of AUGUST, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



CURTIS H. KNAPP  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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