

CV05-015

JOHNSON & FISCHER PROPERTIES 2, LLC
499 DERRER ROAD
COLUMBUS, OHIO 43204

STATEMENT OF HARDSHIP

Johnson & Fischer Properties 2, LLC, (hereafter "Applicant") is the owner of the subject property. Applicant is a painting company currently operating from a nearby office at 3436 Sullivant Avenue, located at the corner of Sullivant Avenue and Derrer Road.

The subject property is currently zoned C-4. The Applicant desires to develop the property in two phases. The first phase will involve the building of a 120' x 60' garage. The second phase involves the development of an office building adjacent to the garage. Since using a portion of the subject property for a garage is not a permitted use under Columbus City Code § 3356.03, the Applicant seeks a use variance from that section.

The Applicant intends to use the garage to store business equipment including, painting vans, ladders, scaffolding, large quantities of new rags and large quantities of new buckets. The Applicant will not engage in any sales or distributions from the garage. The Applicant will not store business equipment outside the garage.

The Applicant faces hardship if the Applicant cannot store its business equipment in a garage that is in close proximity to the Applicant's business offices. Applicant needs to store its equipment in a garage to prevent theft of the equipment. Applicant currently stores select business equipment outside its Sullivant Avenue offices. Unfortunately, Applicant has experienced a history of having Applicant's vans vandalized and Applicant's ladders and scaffolding stolen. Additionally, Applicant's business practice requires the business equipment to be located near the business offices, to facilitate employee access to the business equipment.

Because the property is not located directly on Sullivant Avenue, the property is not conducive to a C-4 commercial use. Additionally, a retail use of the property would undoubtedly cause more traffic and hold would thus be detrimental to the neighboring properties. The intended use of the subject property is no more intrusive than existing commercial uses in the area. Due to the nature of the commercial zoning, the proposed use will not adversely affect the surrounding properties. The proposed use will not create an increased risk of fire or pose a danger to public safety. The proposed use will not increase traffic in the area and will not diminish property values in the surrounding areas.

Granting the use variance will have a positive impact on the neighborhood. The proposed development on the subject property will increase in tax value of the subject property and increase the tax revenue to the City.

The Applicant respectfully requests that City Council grant the variance to permit the above described use of the subject property.

U & f Site Plan Final to Zonin 6/8/2005 10:42:48 AM

CV05-015 Final Received 6/10/05 by *Sharon*

Benjamin

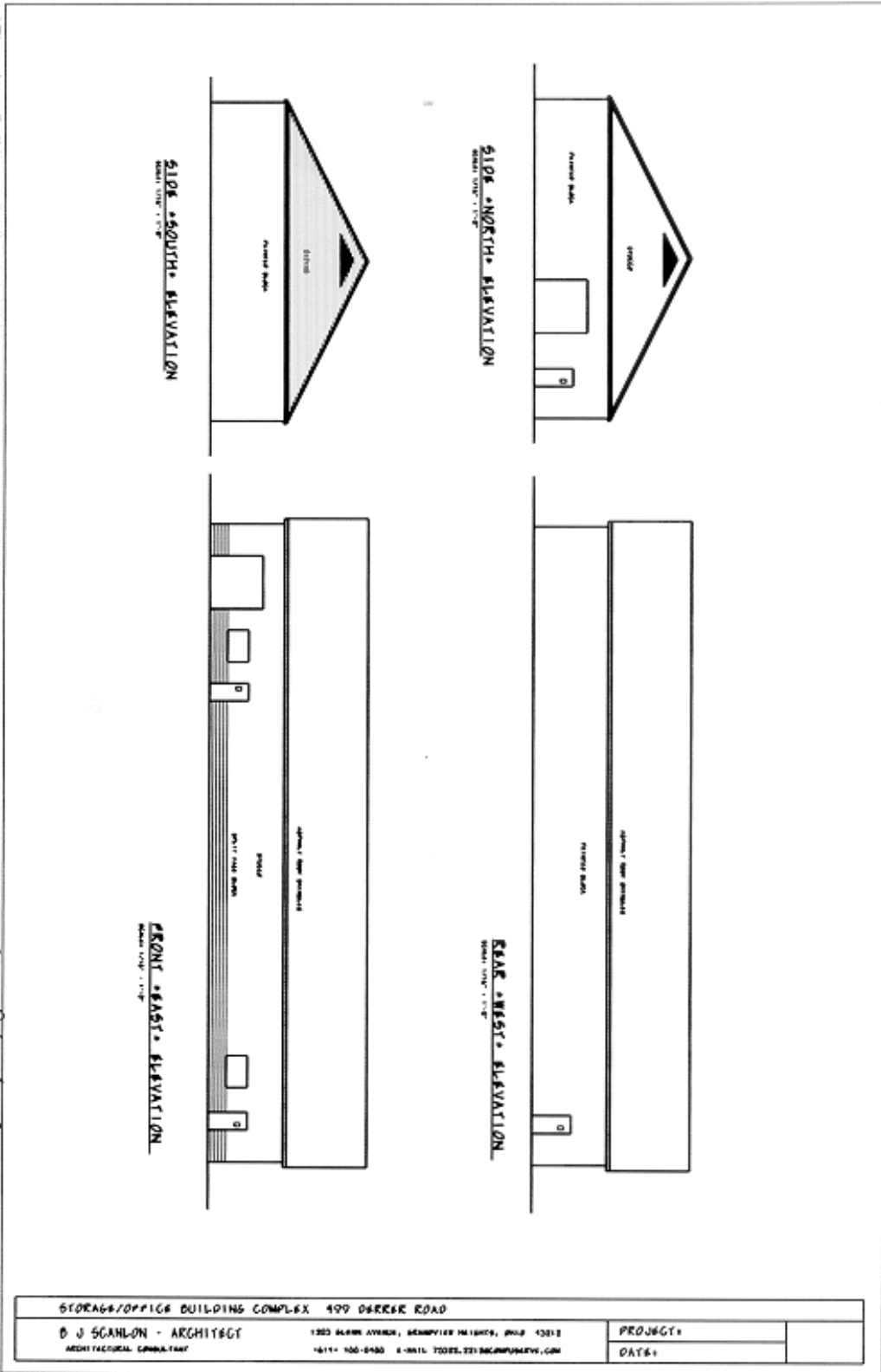
Attorney & Agent

1 of 3



...Elevations Building A Prelim.d 6/9/2005 1:06:02 PM

*CV05-015 Final Received photos by Monique Perry
Bernadette Scanlon, Attorney for Applicant*



... Elevations Building B Prelim.d 6/9/2005 1:07:15 PM

CV05-015 Final Received 6/10/05 by *Shannon Fung* *General Architect, AIA* Attorney for Applicant

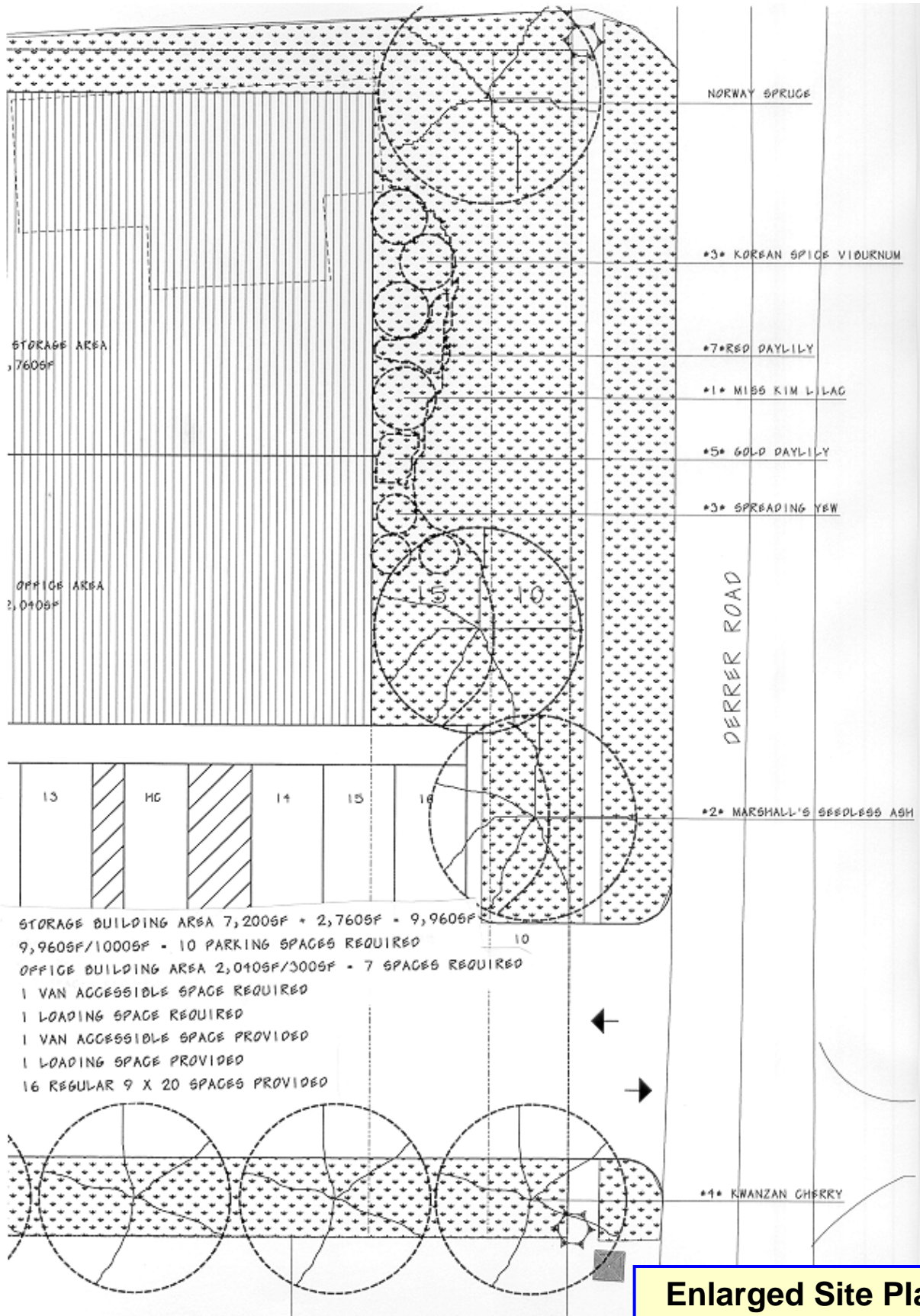
3 of 3

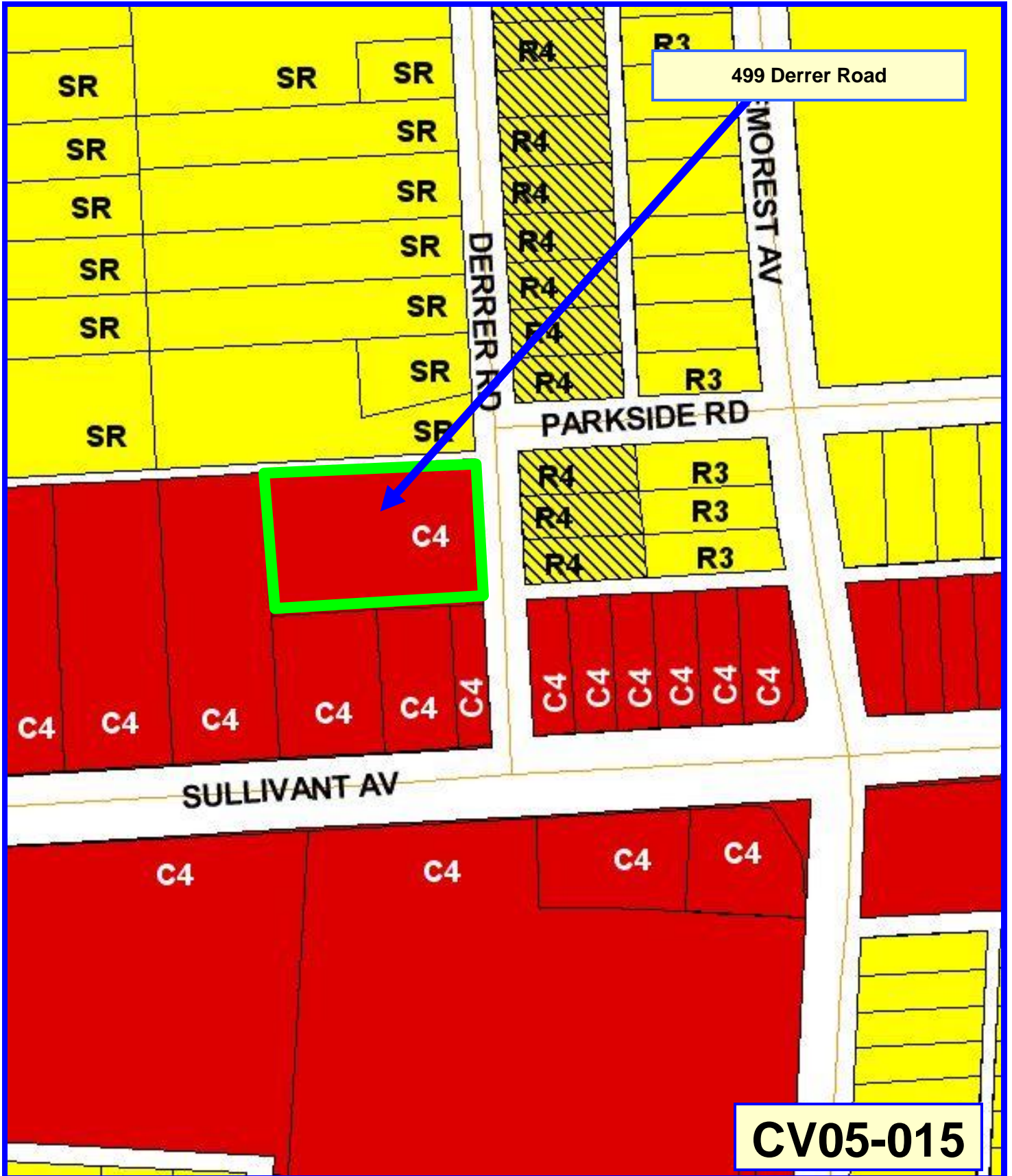
The image displays four architectural elevations of a building, arranged in a 2x2 grid. Each elevation is labeled with its orientation and a scale of 1/8" = 1'-0".

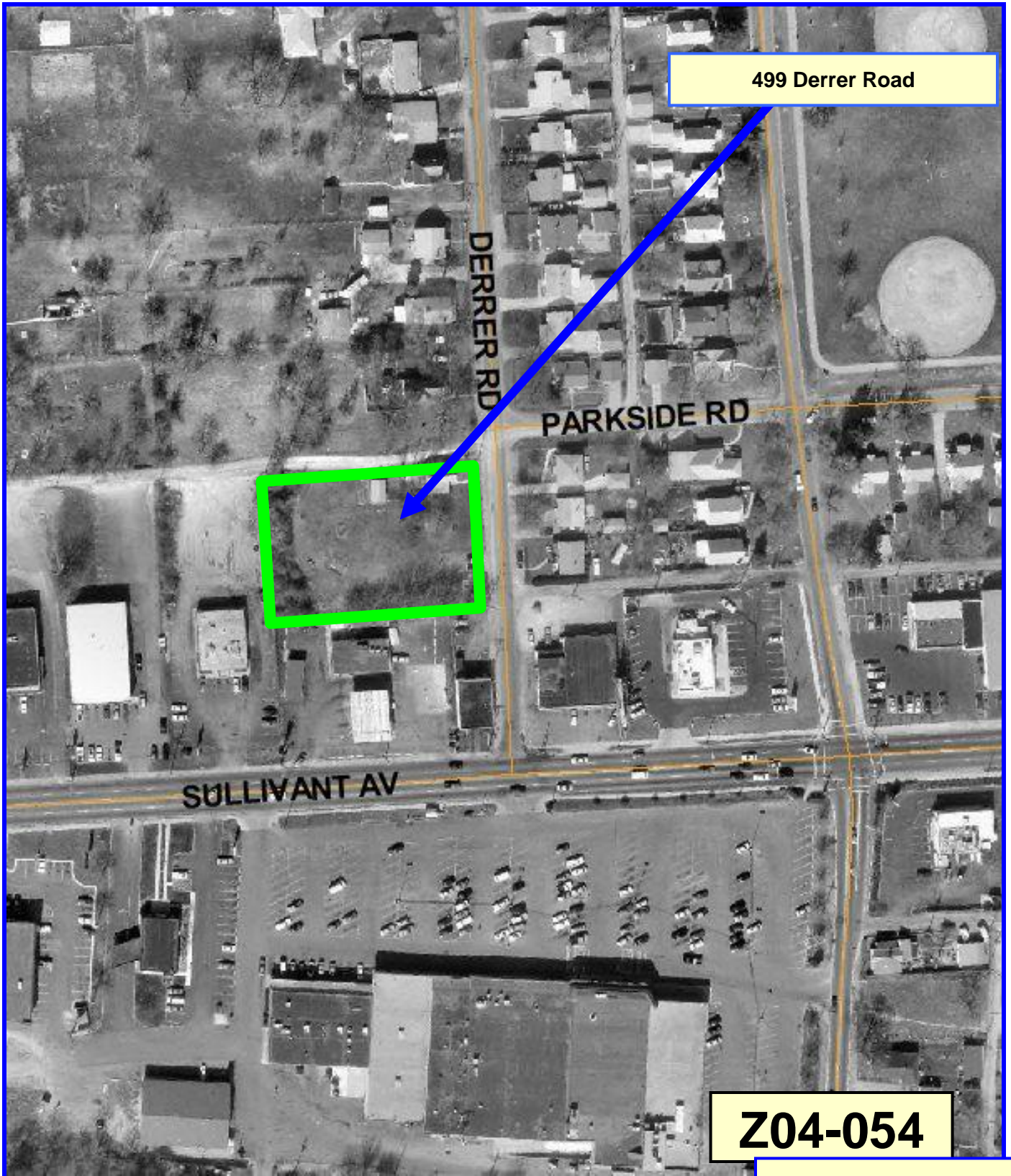
- Top-Left: SLICE NORTH ELEVATION** - Shows a gabled roof structure with a central entrance and several windows below.
- Top-Right: SLICE SOUTH ELEVATION** - Shows a gabled roof structure with a central entrance and several windows below.
- Bottom-Left: FRONT EAST ELEVATION** - Shows a long, low profile with a series of windows and a central entrance.
- Bottom-Right: REAR WEST ELEVATION** - Shows a long, low profile with a series of windows and a central entrance.

At the bottom of the drawing area, there is a title block containing the following information:

STORAGE/OFFICE BUILDING COMPLEX 499 DEERE ROAD		PROJECT:	
B J SCANLON - ARCHITECT ARCHITECTURAL CONSULTANT		DATE:	
1323 BLAKE AVENUE, SCAMPTON, PENNSYLVANIA, 17012			
TEL: 717-480-8400 FAX: 717-480-8400			







499 Derrer Road



Z04-054

CV05-015

COMMUNITY GOALS

- Maintain the existing character of the Greater Hilltop's residential areas from inappropriate commercial and industrial development
- Balance the amount of residential, commercial, industrial and other land uses to develop a "total community"
- Revitalize the West Broad Street and Sullivant Avenue corridors within the Greater Hilltop. Promote appropriate land uses
- Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots
- Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape.


PLANNING ISSUES AND STRATEGIC RECOMMENDATIONS

Issue

Existing zoning is not always appropriate or consistent with the surrounding area

Strategic Recommendations

- Inappropriately zoned parcels, in both residential and commercial areas, should be rezoned so that they are consistent with current land use and surrounding uses. An inappropriate designation might include a

- parcel that is zoned commercial but that is used for residential or a parcel with an intense commercial zoning that is adjacent to a residential area
- Initiate a rezoning effort on the south side of West Broad Street, from Glenwood Park west to Highland Avenue. The rezoning should maintain multi-family residential as the desired land use and should allow office use, where appropriate
 - Support community-based group storefronts and national and local commercial uses along West Broad Street west of Highland Avenue
 - Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses
 - Support the development of commercial nodes at major intersections along Sullivant Avenue
 -  Consider expanding the permitted uses in older commercial areas to allow for limited "manufacturing" uses, such as fabrication and assembly



Department of Trade and Development
Development Regulation Division

1250 Fairwood Avenue
Columbus, Ohio 43206-3372
(614) 645-7314

AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

GROUP NAME: GREATER HILLTOP AREA COMMISSION

MEETING DATE: MAY 10, 2005

- SPECIFY CASE TYPE:
(check only one)
- BZA Variance (Begins with "V")
 - BZA Special Permit (Begins with "SP")
 - Council Variance (Begins with "CV")
 - Rezoning (Begins with "Z")
 - Graphics Variance (Begins with "VG")
 - Graphics Special Permit (Begins with "SPG")

CASE NUMBER: 499 BERBER ROAD

- RECOMMENDATION:
(check only one)
- Approval
 - Disapproval
 - Conditional Approval: (please list conditions below)
(Area Commissions see note below*)

* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: 9-0

SIGNATURE OF AUTHORIZED REPRESENTATIVE: [Signature]
(Signature)

Chair, GHAC
(Recommending Group Title)

614-870-5296
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.

