

NOTES:

- 1) Any light poles along the entrance driveway shall not exceed 21' feet in height.
- 2) 11' front setback along the entrance driveway shall be included along the north and east property lines behind the storage building.
- 3) The existing parking spaces shown on this plan to be 9'-ft. x 30'-ft. TRF, unless otherwise noted.

CV14-036
Final Received
1/29/15
DofC

APPROVED BY: [Signature]
DATE: 1/29/15

CROSSING WATERS ENGINEERING, INC.
P.O. Box 27, 200 S. Main St., Suite A
Scales, OHIO 43145 (740) 746-0250
CARDINAL SELF STORAGE - SMOKY ROW
7860 SMOKY ROW ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
PROPOSED SITE LAYOUT PLAN

CONTRACT NO. CE-1410
DRAWN BY: SAJ
CHECKED BY: RAB
APPROVED BY: RAB

DATE: 01/29/2015
SCALE: 1" = 30'
SHEET: 1 OF 1



SMOKY ROW ACT:
Consent to construct sewer, water, gas, electric, telephone, cable, or other utility lines shall be obtained from the owner of the property. The applicant shall obtain all necessary permits from the appropriate authority. The applicant shall be responsible for obtaining all necessary permits from the appropriate authority.

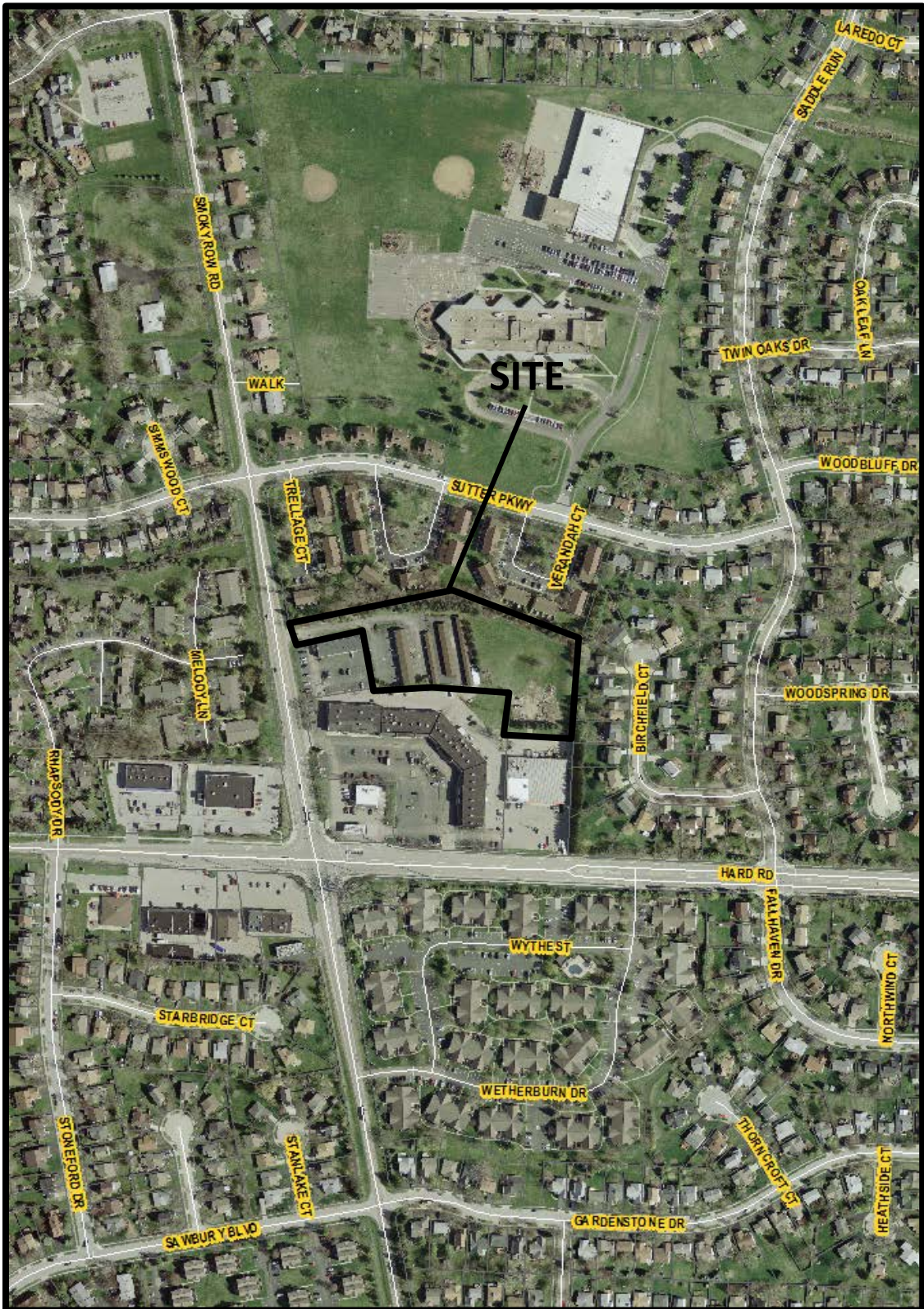
Statement of Hardship

There is an existing council variance in place which permits the self storage units. The applicant wants to demolish the car wash and the self storage units and replace that development with a new self storage facility.

The existing development has not had an adequate effect on the existing development nor would the new self storage plan have an adverse effect. The granting of this 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: *[Handwritten Signature]* attorney for applicant
Date: July 1, 2017

ellis-smokyrow-hardship.ste (nct)
7/1/14 F:Docs



CV14-036
7860 Smokey Row Road
Approximately 3.3 acres

Proehl, Victoria J.

From: John Murley <jmurley@columbus.rr.com>
Sent: Tuesday, October 07, 2014 11:44 PM
To: Proehl, Victoria J.
Cc: 'Jeff Brown'
Subject: 7860 Smokey Row Road Far Northwest Coalition input (Z14-031 and CV14-036)

Ms. Proehl,

The Far Northwest Coalition met and heard the application from The Ellis Company (represented by Smith and Hale) for the property at 7860 Smokey Row Road. This actually involved two components. The first was a rezoning from CPD and SR to C-2 (zoning application Z14-031). The second was a council variance (CV14-036) that allows the applicant to “permit new self storage facility, replace car wash and existing self storage.” We felt that the proposed C-2 classification was consistent with the surrounding shopping plaza and that an M classification (typically the zoning used for storage facilities) would not be appropriate given the adjacent residential property. We further felt that the proposed usage in the council variance was a very good fit for this property. In particular, the site plan’s structures and surrounding landscaping provide an effective buffer between the site and surrounding residential neighbors. We therefore support both the zoning and the council variance.

We suggested that additional clarification be provided in the council variance site plan showing the location of the front gate, the height of the proposed down lighting near the entrance, and a location where trash dumpsters would be (if they will be present). The applicant agreed to include this information and we have no further concerns.

Respectfully,

John Murley
President, Far Northwest Coalition

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 460, 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

1. The Ellis Company, Ltd. 1301 Dublin Rd., Suite 200 Columbus, OH 43215	2. Werner Family Investments P.O. Box 340497 Columbus, OH 43235
3. Smoky Row Plaza LLC 6494 Latcha Rd. Walbridge, OH 43465	4.

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

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this

10th

day of

February

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires

9/4/15



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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