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1 SITE PARAMETERS

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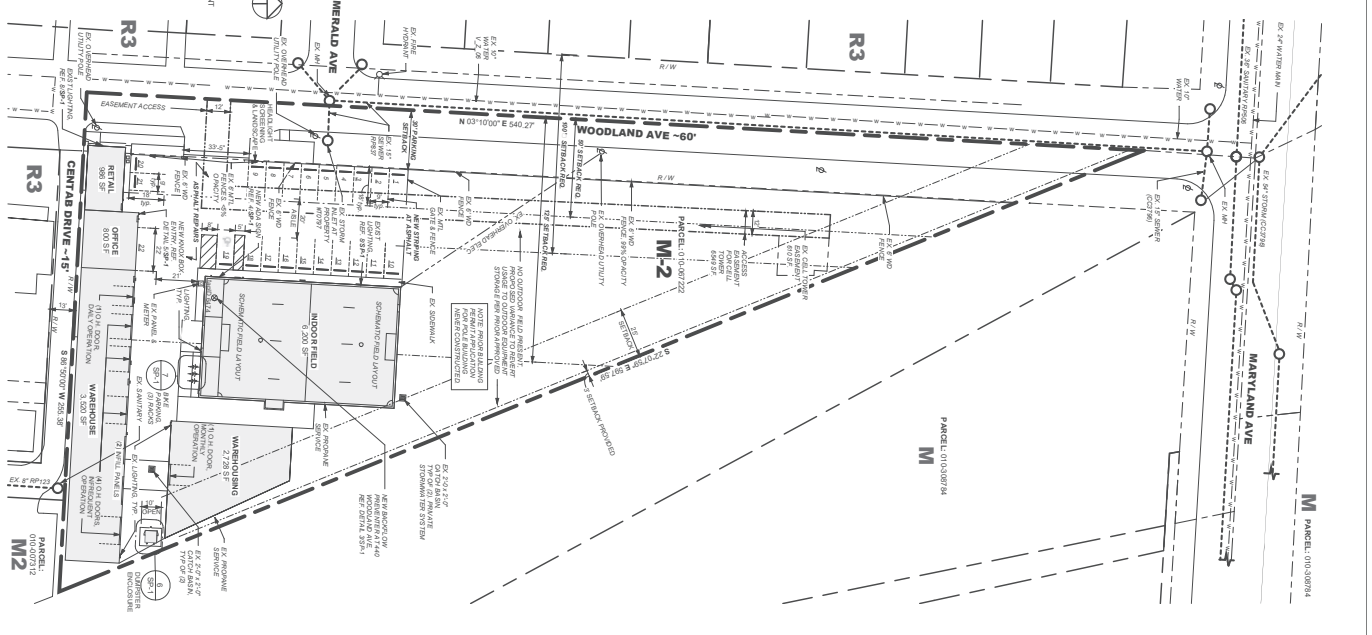
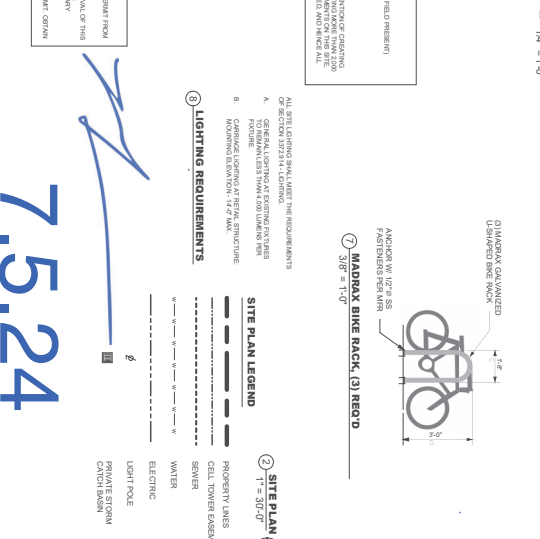
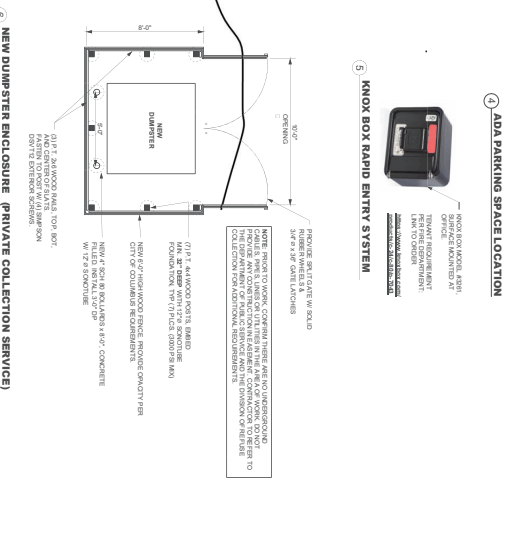
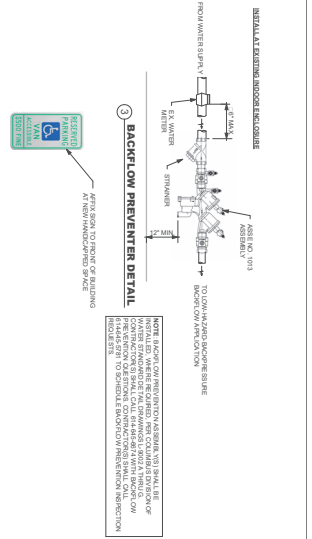
18 SITE PARAMETERS

19 SITE PARAMETERS

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21 SITE PARAMETERS

22 SITE PARAMETERS



424 WOODLAND LLC
424 WOODLAND AVENUE
COLUMBUS, OH 43203

DRAWN BY: NUNGA
PROJECT NO: ASG24-024
DATE: 7/5/24

CHECKED BY: GA
DATE: 7/5/24

SITE PLAN

REV. DATE DESCRIPTION

175 S. THIRD ST. SUITE 210
COLUMBUS, OHIO 43215
INFO@ALISONSTRUCTURAL.COM

ASG

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SP-1

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.

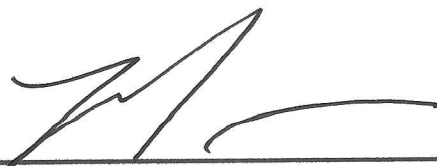
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Please see attached Statement of Hardship.

Signature of Applicant



Date

2/9/24

REVISED STATEMENT OF HARDSHIP

7/5/24**424 Woodland Avenue, Columbus, Ohio 43203**

Council Variance Application: CV24-014

Parcel: 010-067222

The multi-building subject property is Zoned M-2 and has transferred ownership to 424 Woodland LLC, owned and operated by the applicant Michael Rhodes. One of the existing tenants, TG Sports Center operates a fitness center, where parents and soccer coaches bring participants including youth for indoor athletic training. There is no outdoor athletic training or soccer field. The owner operates a company Ion Fire Protection, a locally owned commercial Kitchen and Fire Suppression Company. Numerous site improvements are proposed including asphalt and striping repairs as well as three building permits that been applied for and obtained for siding, windows, and roof repairs.

Included are schematic elevations on SP-2 for proposed streetside curb enhancements.

To obtain site compliance through a separate application under Record FSCP# 24345-00130 and strengthen operations for the businesses as well as to provide aesthetic and functional improvements to the site, Zoning Variances are requested for the following:

1. Section 3312.49 - Required Parking (UPDATED 7/5/24)

Due to the irregular parcel geometry and layout, a parking variance is requested to reduce the parking requirements. Additionally, (3) Bike Racks will be provided.

- a. The Site Total Parking Spaces required is 40 and a variance request is made to reduce the requirement to the 22 Parking Spaces provided.

Please note the fitness center tenant, TG Sports has committed to staggering participant booking times to eliminate congestion such as scheduling back-to-back 1-hr appointments with a 30-minute "buffer" during peak seasons. Furthermore, the Owner and tenants have committed to ensuring its visitors do not park on nearby residential streets. The property owner and tenants are committed to being stewards of the neighborhood that promote both youth development and positive business ventures.

2. Section 3367.01 - M-2 manufacturing district.

As part of a multi-use development in a revitalized neighborhood, we request a variance to enable the front facing residential structure to be improved further and have a permitted use recorded for Retail. Permitting a retail tenant will enhance both the overall curb appeal of the site as well as provide a sales establishment that can enhance the walkability of the neighborhood. A future entrepreneur and tenant with a low-capacity parking demand will also strengthen the local business community and further foster good neighbor and community values. Please reference Site Plan drawing SP-2 for a schematic elevation.

3. Section 3367.1S(b) - M-2 manufacturing district special provisions (UPDATED 7/5/24)

A variance request is made to permit the proposed (9) parking spaces along Woodland Ave within the 50' parking setback per the historic site layout.

- a. The setback requirement along Woodland Avenue is 50' and a request is made to reduce the requirement to the 30' provided.

An existing 6' tall "dog-ear" wood fence is currently in place, which provides shielding for the vehicles. The proposed exterior enhancements include upgrading the wood fence with a decorative 1x6 rail on each side at the top and bottom and a continuous 1x6 "cap" to greatly improve the appearance of the fence.

4. Section 3367.29(2) - Storage (UPDATED)

A variance is requested to reduce the proposed setback separation to allow the outdoor equipment storage area to be utilized.

- a. The setback requirement from the centerline of Woodland Avenue is 125' and a request is made to reduce to the 30' provided.
- b. The setback requirement from the R3 Residential district is 100' and a request is made to reduce to the 60' provided.
- c. The setback requirement from the adjacent parcel lot lines, including the parcel to the East is 25' and a request is made to reduce to the 3' provided.

If approved, this outdoor area provides valuable premises for the business owner to safely secure equipment needed for successful operation of the business. The proposed equipment and vehicles are typical commercial sizes and not heavy

industrial, i.e. no excavation equipment, heavy haul trucking, or items detrimental to adjacent property owners.

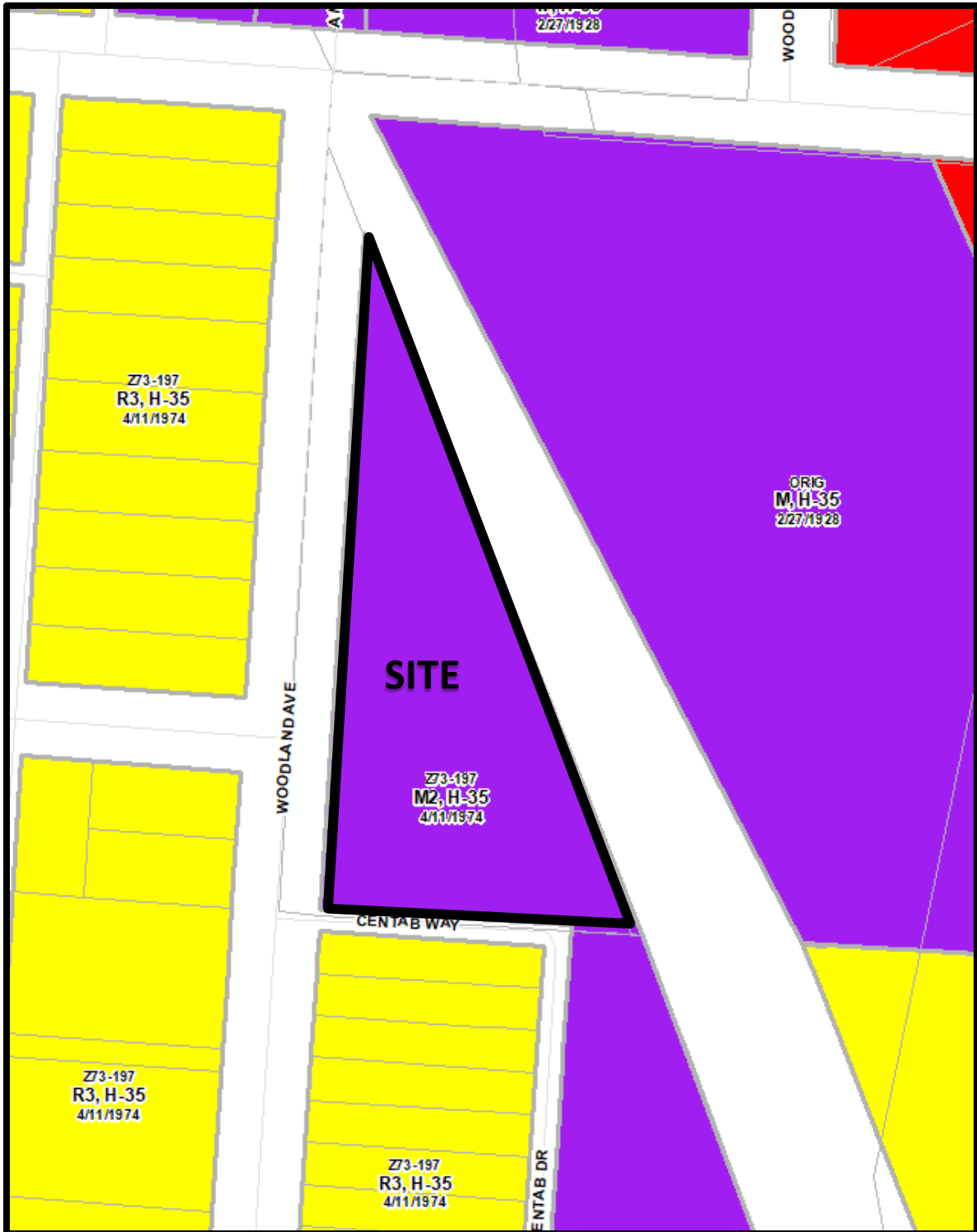
Thank you again for your time and consideration in reviewing the application. Please email or call with any questions.

Sincerely,

Allison Structural Group LTD

Guy Allison, PE
Principal Engineer

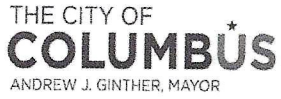
Attachments: Site Plan, SP-1 and SP-2 dated 7/5/24



CV24-014
424 Woodland Ave.
Approximately 1.58 acres



CV24-014
424 Woodland Ave.
Approximately 1.58 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-014

Address 424 WOODLAND AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 5/9/2024

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 14-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-014

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)

Michael Rhodes

of (COMPLETE ADDRESS)

6856 Hoover Rd Orient OH 43140

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. Michael Rhodes 614-946-3238 424 Woodland Avenue Columbus, OH 43203	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this

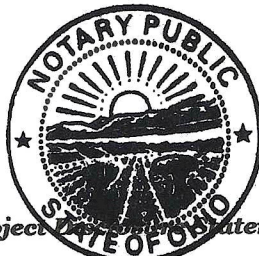
9 day of February, in the year 2024

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

01-04-28
My Commission Expires

Notary Seal Here



GAGE MONTGOMERY
Notary Public, State of Ohio
My Commission Expires
January 04, 2028
COMMISSION: 2023-RE-858028

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