

CITY OF COLUMBUS, OHIO

2233 HARDY PARKWAY STREET

VARIANCE EXHIBIT

2009



LEGEND

- ↑ = Day Area w/Anchor
- = Power Pole
- = Gas Meter
- ▽ = Fire Hydrant
- = Walk Valve
- = Water Valve
- = Telephone Meter Post
- = Telephone Meter
- = Sanitary Manhole
- = Storm Drain Line
- = Storm Drain Line
- = Concrete
- = Proposed Parking Area
- = Proposed Paving & Striping Area Outside
- = Proposed Marker w/Sign (see details)

—Floodplain information based on FEMA Flood Elevation (100yr) and FIS published by FEMA.

—FEMA lettered cross-section (100yr)

—FEMA VMS Flood Elevation (100yr)

—FEMA VMS Flood Elevation (100yr)

—Vertical Datum based on NAVD 1988.

LANDSCAPE BUFFER

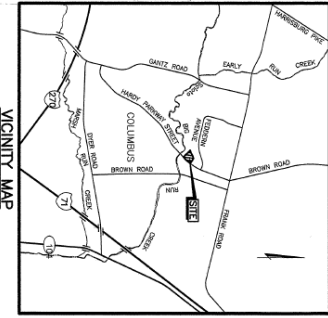
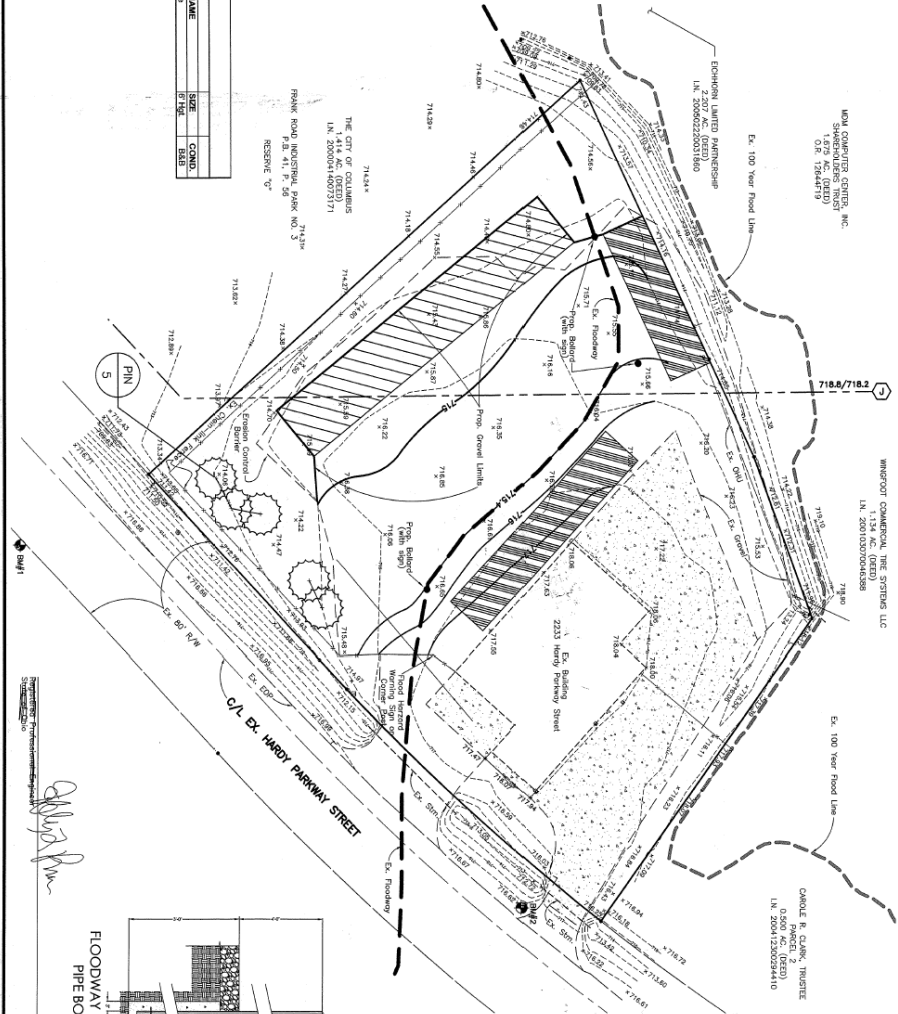
EXISTING VEGETATION	VEGETATION NAME	COMMON NAME	SIZE	COND.
5	5'	5'	5'	5'

811

Know what's below. Call before you dig.

Ohio Utilities Services

At the Center of the State



PROPERTY LEGAL DESCRIPTION

RESIDENCE "C", FRANK ROAD INDUSTRIAL PARK NO. 3, CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

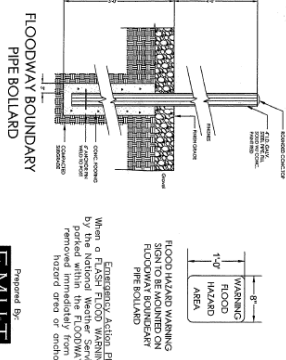
BENCH MARKS

(NAVD 1988 Datum)

Storage at Middleburg

Storage "C" on the south side of the subject property, located within the floodway, as delineated on the site with the 1000 HAZARD AREA

When a FLASH FLOOD WARNING is issued by the National Weather Service, vehicles removed immediately from the flood hazard area of anchored.

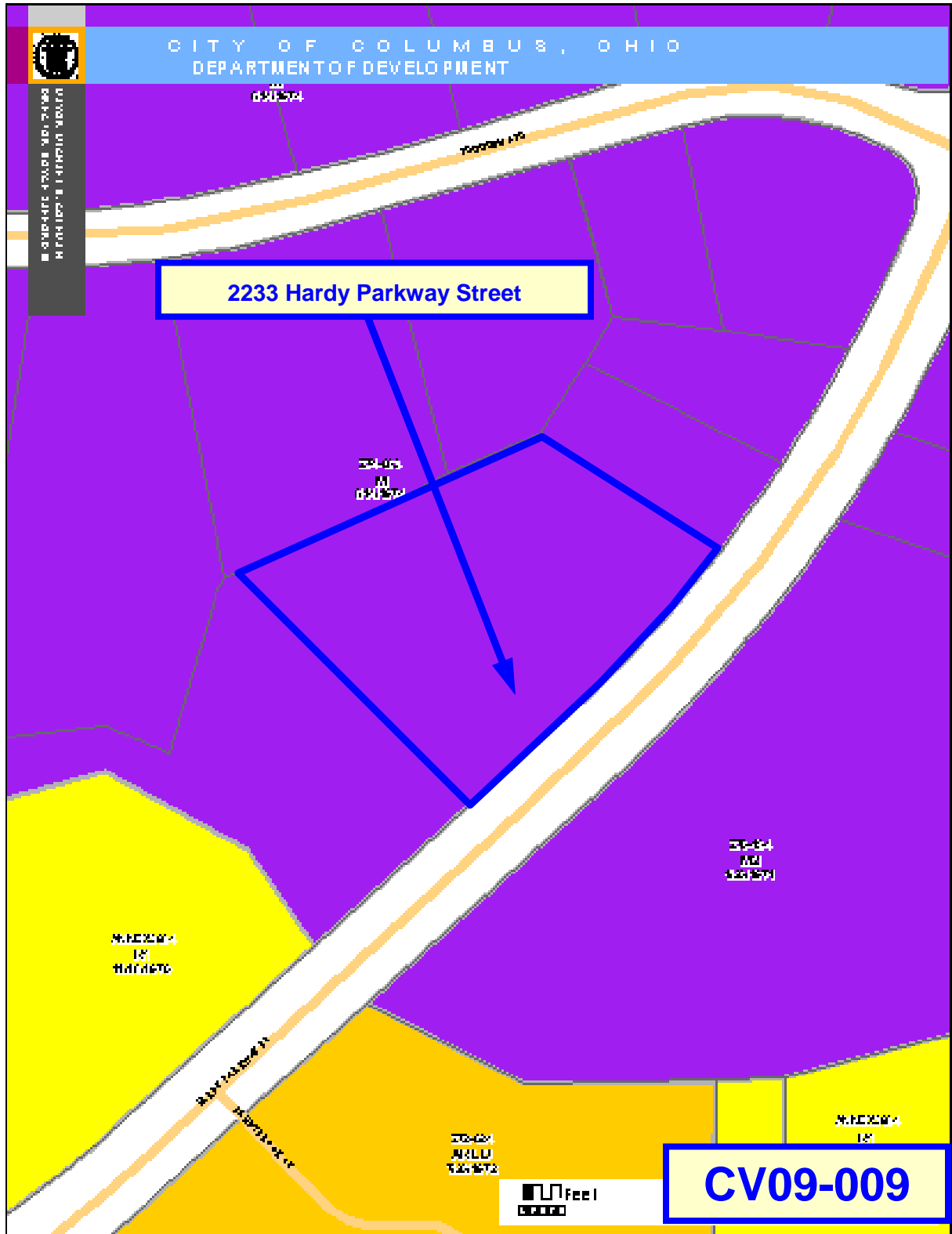


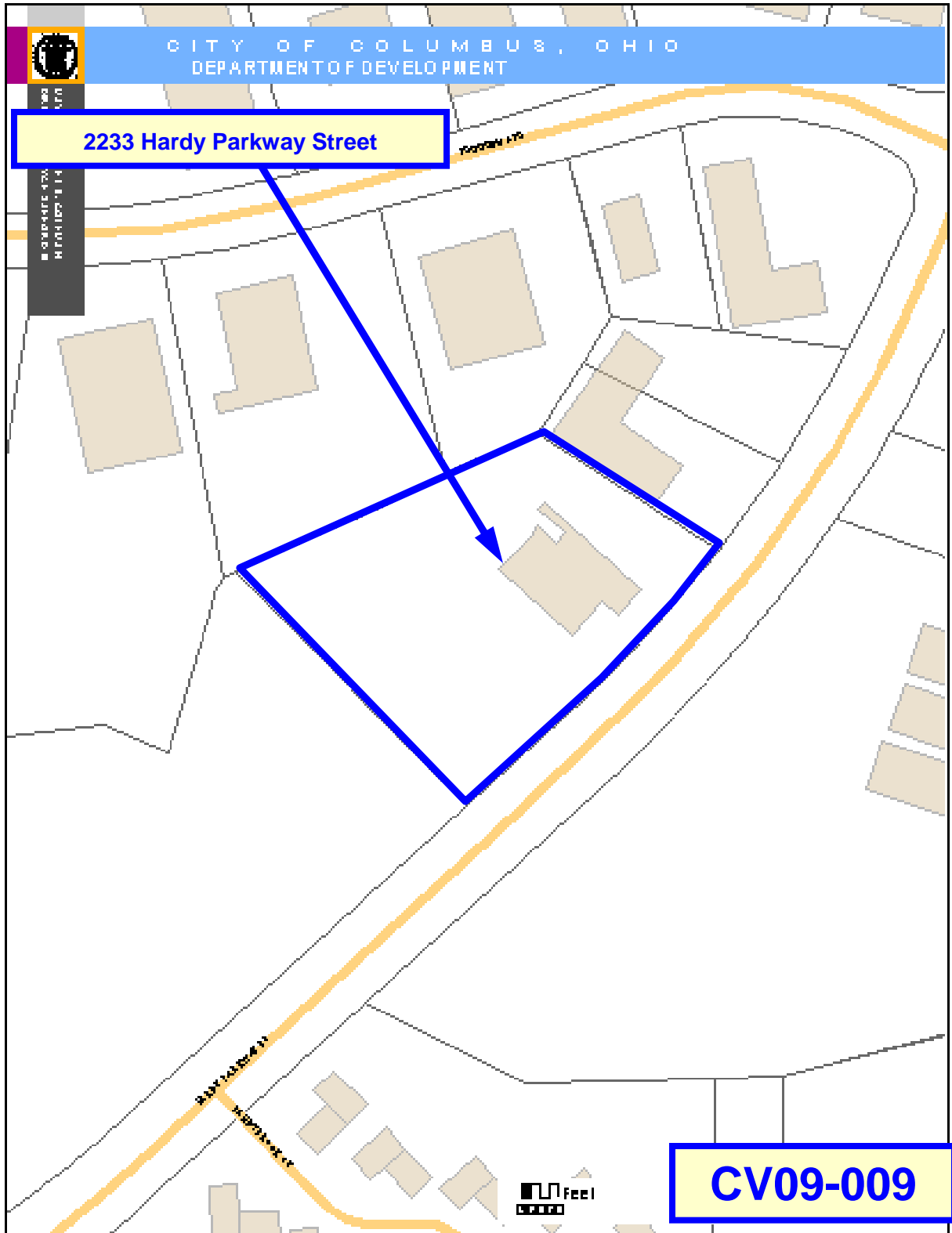
Approved By: *[Signature]*

May 20, 2010

EMHFT

Engineering & Mapping, Inc.





Statement of Hardship

2233 Hardy Parkway Street

The applicant's business at the subject property is the rental of mobile equipment to contractors. Currently a portion of this mobile equipment is parked within the floodway. A variance is requested to Columbus City Code Section 3385.07 to permit vehicle and equipment to be parked and stored in the floodway, where this section does specifically permit such use. The applicant also requests a variance to Columbus City Code Section 3342.24 to permit the existing parking lot to remain gravel, where this section does not permit gravel parking lots. The applicant requests these variances to legitimize a use and the existing condition of this property that has been established on this property since at least 1995, well before the applicant purchased the property.

The applicant will be taking measures to improve the existing conditions of the property and the grant of these requested variance is not inconsistent with City policy concerning floodway or any other environmental concerns. The variances will not impair an adequate supply of light and air to the adjacent properties, 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 City of Columbus.

This applicant is in the unfortunate position of having purchased property with certain existing conditions that require remedied. They are committed to taking measures to improve these conditions and request these variances to legitimize the existing conditions.

Signature of Applicant: David Hodge
Date: 4/17/09

Future Land Use Map

The intent of the Southwest Area Plan's future land use map is to preserve open space along

stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.

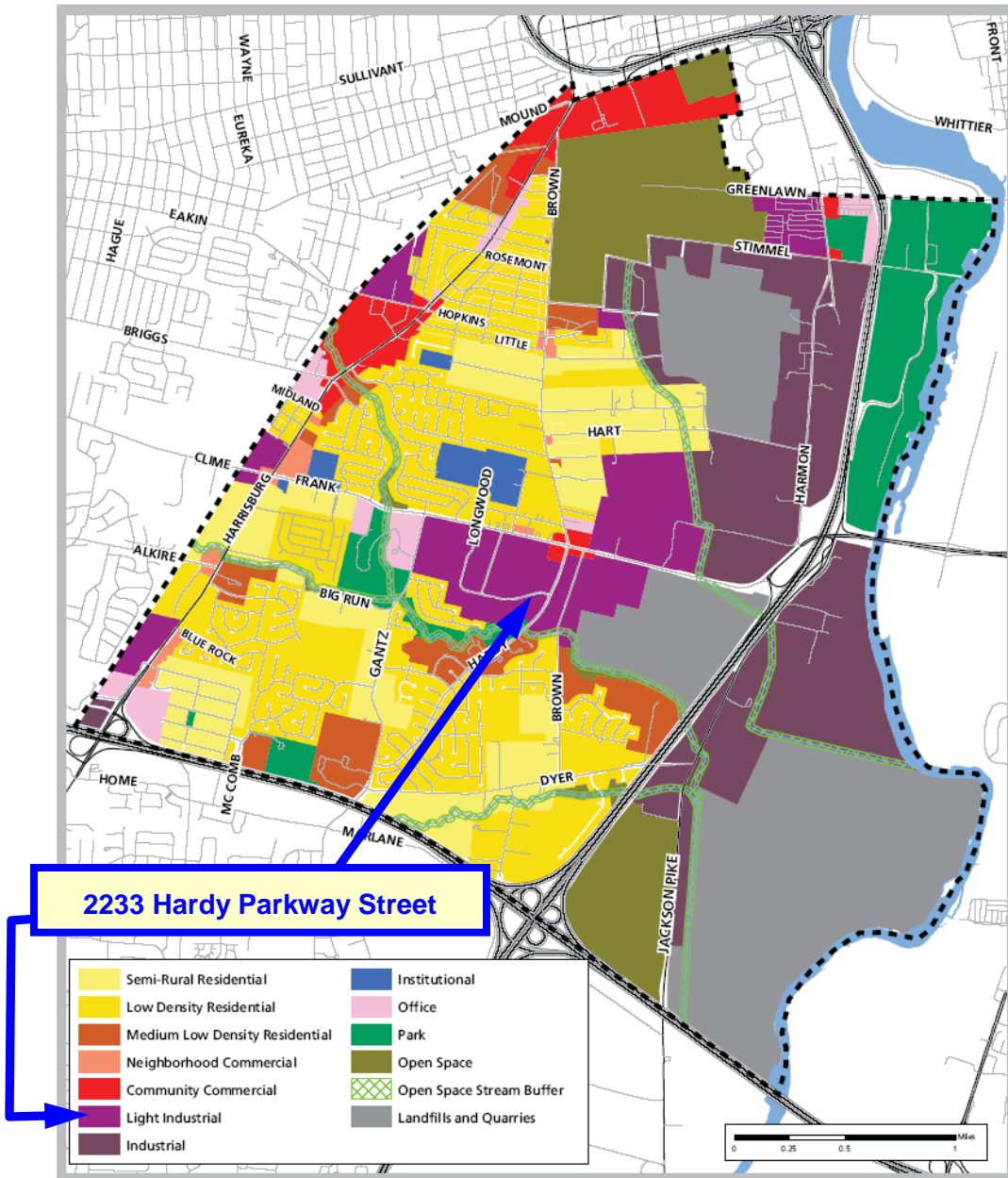


Figure 10: Future Land Use



From: Coe, Stefanie [mailto:scoe@mpwservices.com]
Sent: Wednesday, January 20, 2010 10:56 AM
To: Jeff Brown
Subject: RE: burroughs

Jeff,

The Commission did vote at the December meeting on this request. The Commission voted to oppose the requests filed by your client. The two main points of concern are the consistent message of implementing our area plan which indicates a preference for paved/concrete surfaces. Secondly, members of the commission were concerned because your client has added a substantial amount of gravel above and beyond the original amount that was on the property.

If you have any questions please let me know.

Thank You,

Stefanie Lynn Coe

From: Jeff Brown [mailto:JLBrown@smithandhale.com]
Sent: Friday, January 15, 2010 9:52 AM
To: Coe, Stefanie
Subject: burroughs

Stefanie,I just wanted to follow up about the council varaince request.I will be at your meeting on Jan 20 but I have not heard anything back from the commission from my presentation in Dec.Please give me a call when you can.thanks

Jeffrey L. Brown

Smith & Hale LLC
37 W. Broad Street, Suite 725
Columbus, Ohio 43215

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV09-009

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Burroughs Property Holdings LLC 2233 Hardy Parkway St. Grove City, OH 43123	2.
3.	4.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 25th day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick
9/4/2010

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



NATALIE G. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10