

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-072

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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

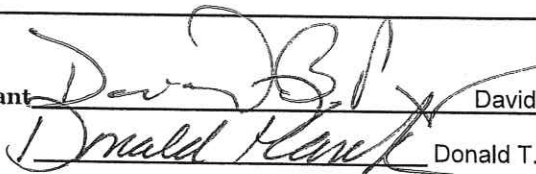
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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 Exhibit B

Signature of Applicant


Donald T. Plank (Attorney)

David B. Perry (Agent)

Date 8-27-18

Date 8/27/18

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

EXHIBIT B
Statement of Hardship

3469 South High Street, Columbus, OH 43207

Council Variance # CV18- 072

The 7.696 acre site is located on the west side of South High Street and south side of Williams Road. The site is zoned C-4, Commercial and is developed with a 92,000 +/- SF building and large parking fields. The building was formerly a K-Mart. By Ordinance 0439-2014, passed July 29, 2014 (CV13-040), self-storage is permitted at the site in the C-4, Commercial District. Ordinance 0439-2014 also permits outside vehicle storage in the former K-Mart parking lot on the north side of the building. Applicant no longer wants to provide outside vehicle storage. Since the registered site plan for Ordinance 0439-2014 includes the outside vehicle storage and related security fencing, applicant submits this application to permit inside self storage (only) and register a new site plan with this new variance application. All aspects of the outside vehicle storage have been deleted. In addition to 100,000 SF of inside self-storage (2 levels of self-storage within 50,000 SF of the former K-Mart), site uses include an 18,000 SF fitness club and 21,700 feet of various retail and restaurant tenants. The existing parking lot north of the building, between the building and Williams Road, will remain unchanged and will be accessory parking for the site. The east parking lot, fronting and accessed from South High Street, will also remain for accessory parking. South High Street right of way dedication totaling 60 feet from centerline was anticipated with Ordinance 0439-2014 and subsequently conveyed to City in conjunction with a previous final site compliance plan. The ROW conveyance caused the existing South High Street parking setback and ground sign setback to become non-conforming, so variances were previously cited, and repeated in this application, to conform the South High Street parking setback and ground sign setback to permit them at the setbacks noted with ROW dedication. Applicant has a hardship in that the only way to modify Ordinance 0439-2014 to eliminate outside vehicle storage and change the registered site plan is by new application/ordinance. The interior self-storage is existing by Ordinance 0439-2014 and subsequent permits.

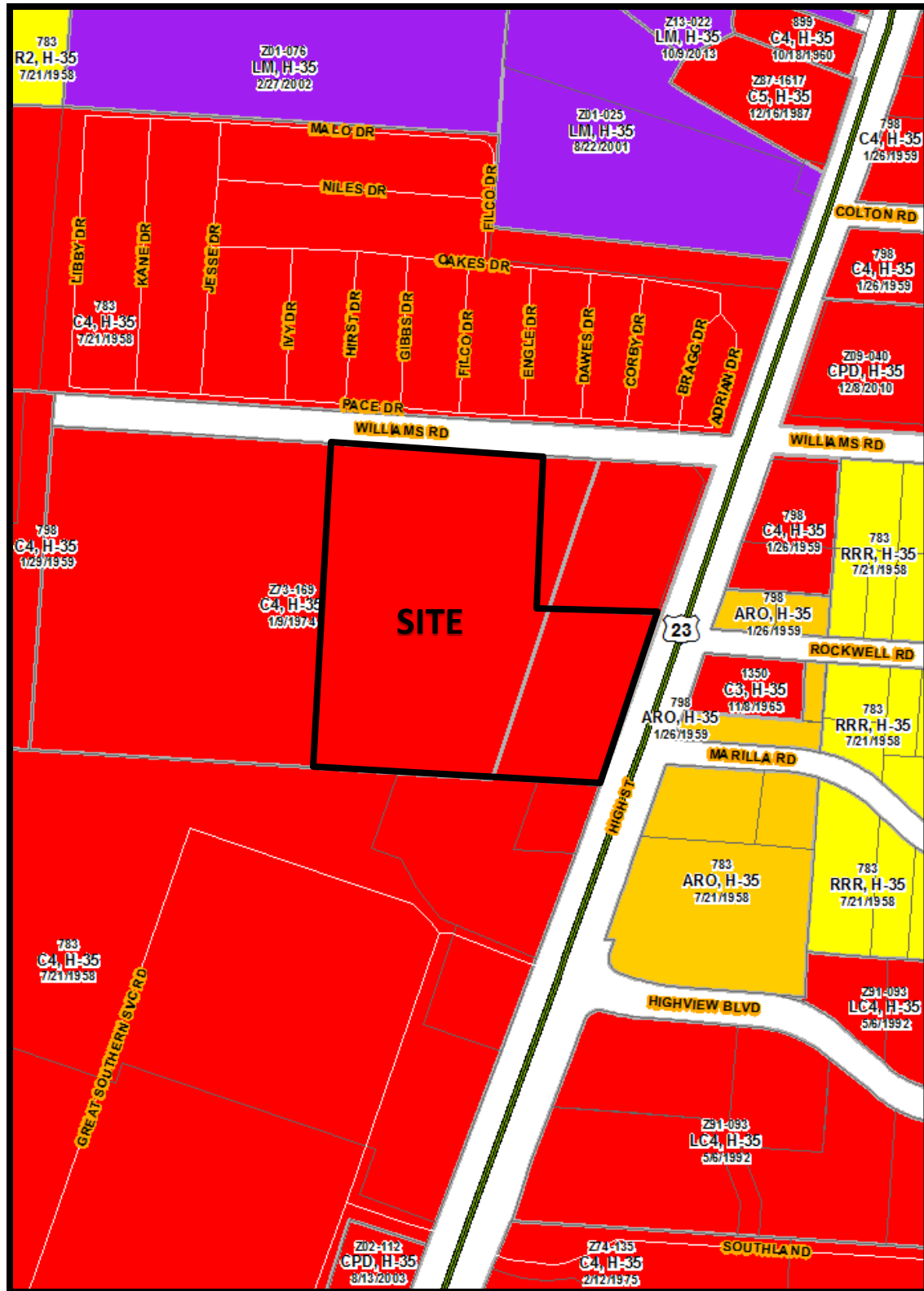
Applicant requests the following variances:

- 1) 3356.03, C-4, Permitted Uses, to permit self-storage (inside only) as a primary use in 50,000 SF (footprint) and total of 100,000 SF (two levels).
- 2) 3312.27, Parking Setback Line, to permit the existing ten (10) foot parking setback for the existing commercial parking lot along Williams Road, rather than a 25 foot parking setback for Manufacturing District uses, and to permit part of the existing South High Street parking setback, as depicted on the Site Plan referenced in the variance ordinance, to be zero (0) –

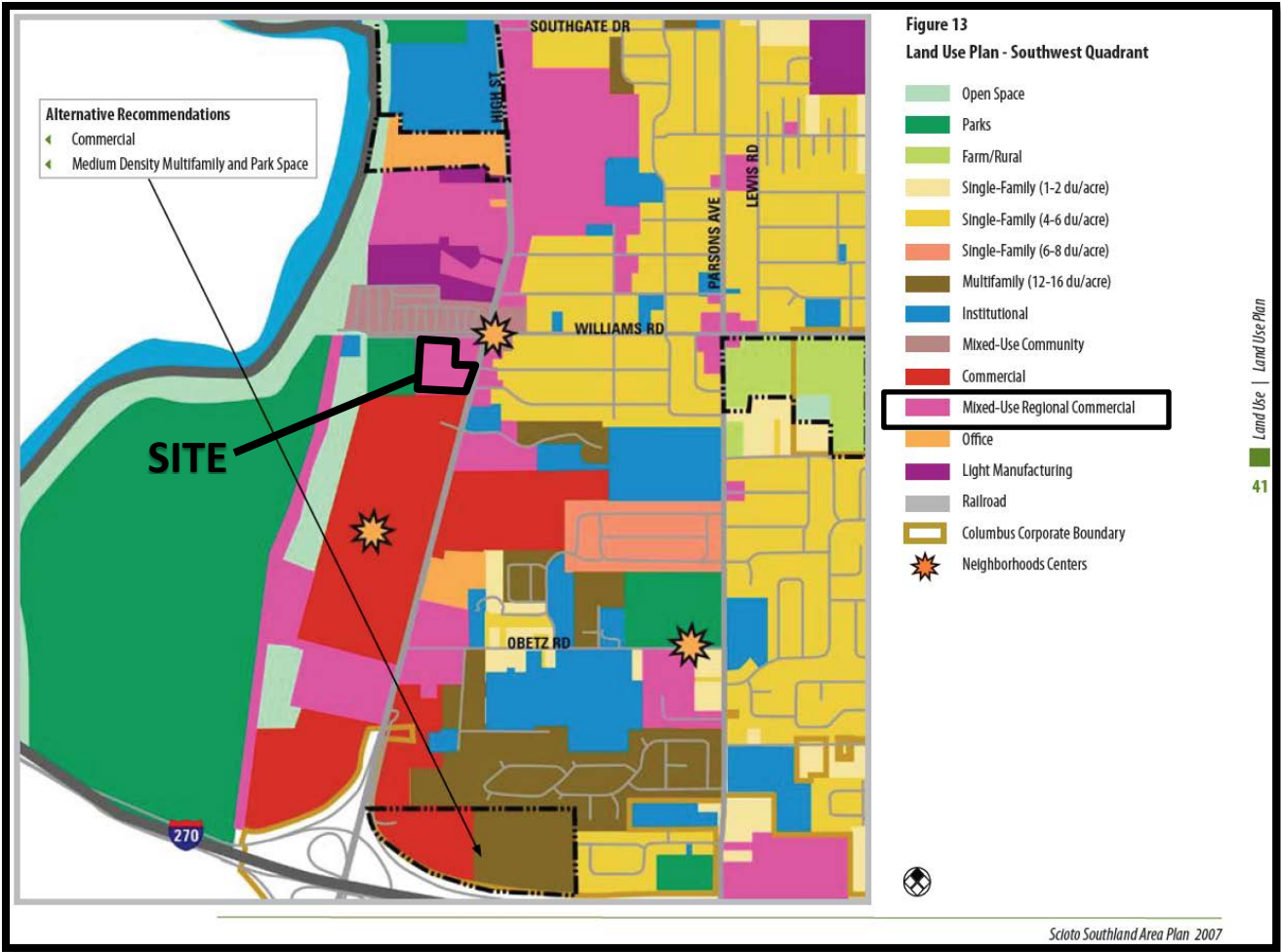
ten (10) feet, as noted, due to South High Street right of way dedication in accordance with the Columbus Thoroughfare Plan (60 feet from centerline).

- 3) 3372.804, Setback Requirements, to permit part of the existing South High Street parking setback, as depicted on the Site Plan referenced in the variance ordinance, to be zero (0) – ten (10) feet, as noted, due to South High Street right of way dedication in accordance with the Columbus Thoroughfare Plan (60 feet from centerline).
- 4) 3377.05, Tables of Elements for On-premise Ground Signs, to permit the existing South High Street ground sign to be located at a nine (9) foot setback after right of way dedication in accordance with the Columbus Thoroughfare Plan totaling 60 feet from centerline.

08-27-18



CV18-072
3469 South High Street
Approximately 7.7 acres



CV18-072
3469 South High Street
Approximately 7.7 acres



CV18-072
3469 South High Street
Approximately 7.7 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: CV18-072

Address: 3469 S. High Street

Group Name: Far South Columbus Area Commission

Meeting Date: October 4, 2018

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

☒ Approval

☐ Disapproval

NOTES:

Vote:

7 Commissioners

7 Yes 0 No

Signature of Authorized Representative:

Becky Walcott

SIGNATURE

FSCAC

RECOMMENDING GROUP TITLE

614-927-7040

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #:

CV18-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Attorney at Law
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, 2nd Floor, Columbus, Ohio 43215
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ 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. WTOL, LLC 23219 West 30th Street North Haskell, Oklahoma 74436 Number of Columbus-based Employees: Zero (0) Contact: Dennis Wood; Phone: (918) 724-1097 | 2. _____ _____ |
| 3. _____ _____ | 4. _____ _____ |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Donald T. Plank

Subscribed to me in my presence and before me this 28th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

MaryAlice Wolf

My Commission Expires:



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

MaryAlice Wolf

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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 all checks payable to the Columbus City Treasurer