



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

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.

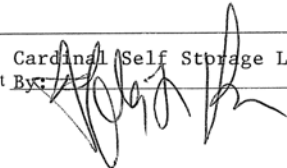
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the 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.

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 requested as detailed below:

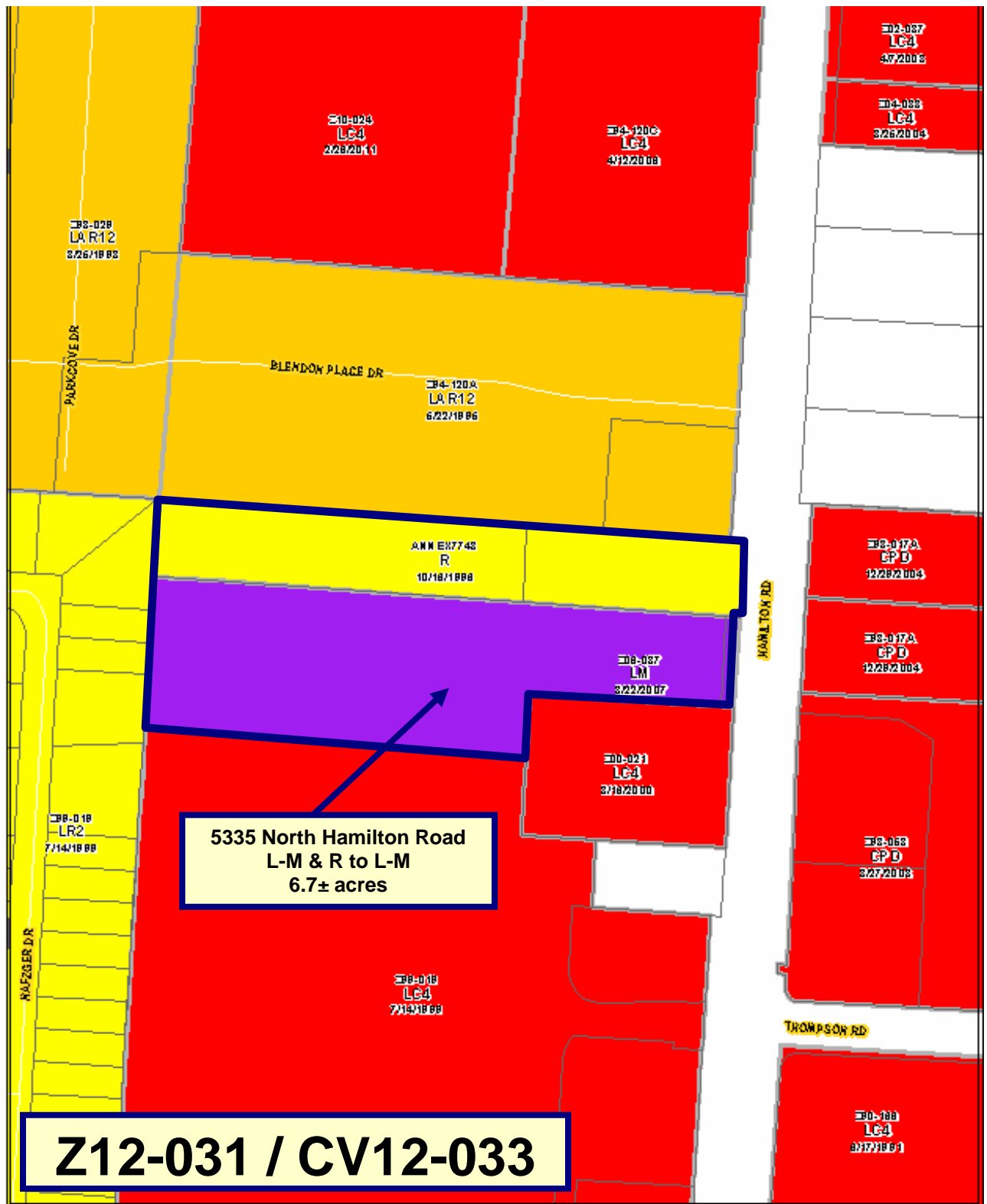
A proposed driveway is separated by a tax parcel line which reduces the width of the driveway from an overall width of 30 feet to 10 feet on the north parcel and 20 feet on the south parcel.

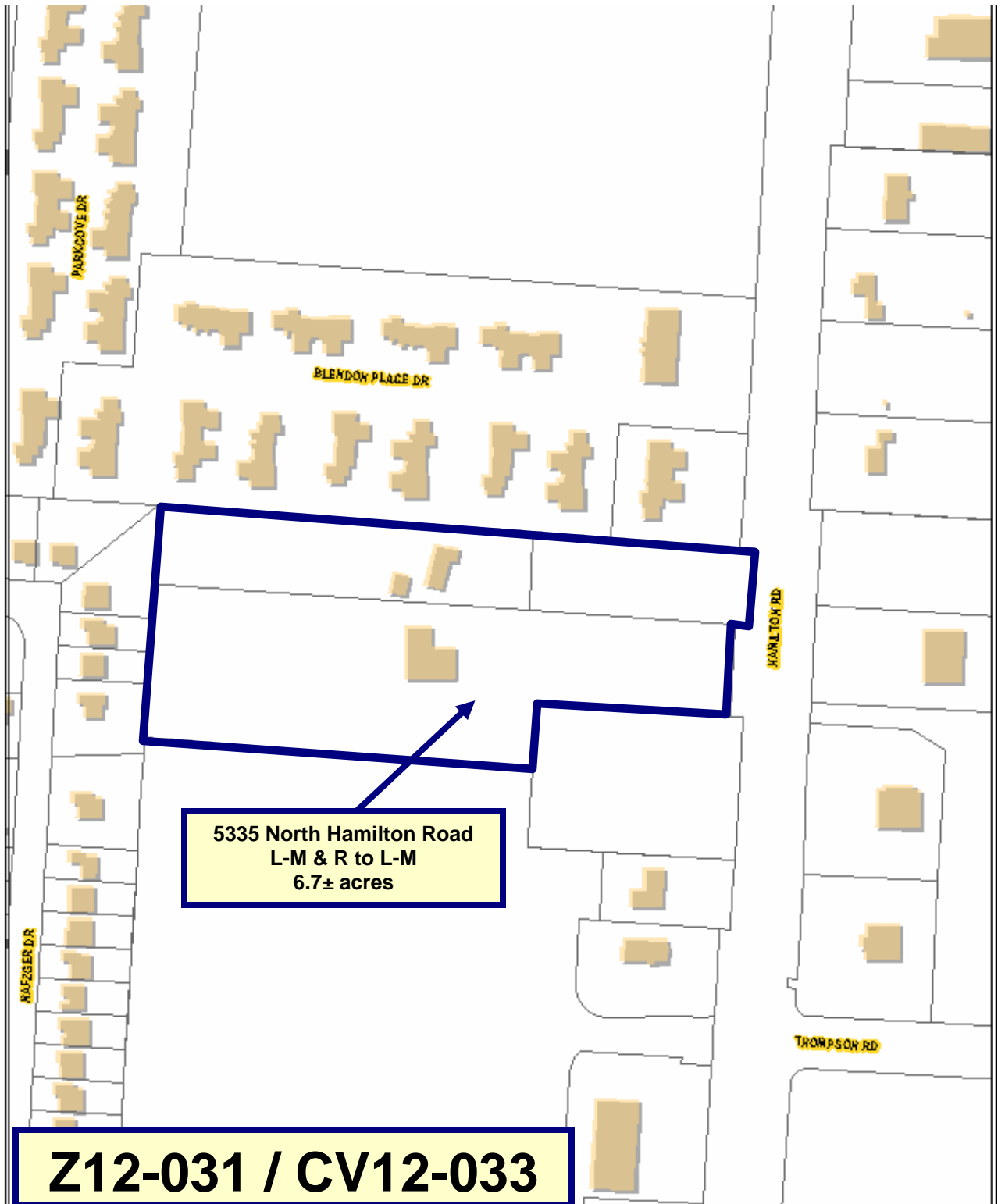
The two tax parcels cannot be combined thereby creating a technical issue about the driveway width. The granting of this variance will not seriously affect any adjoining property or the general welfare.

Signature of Applicant By:  Cardinal Self Storage LLC Date 6/27/12

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

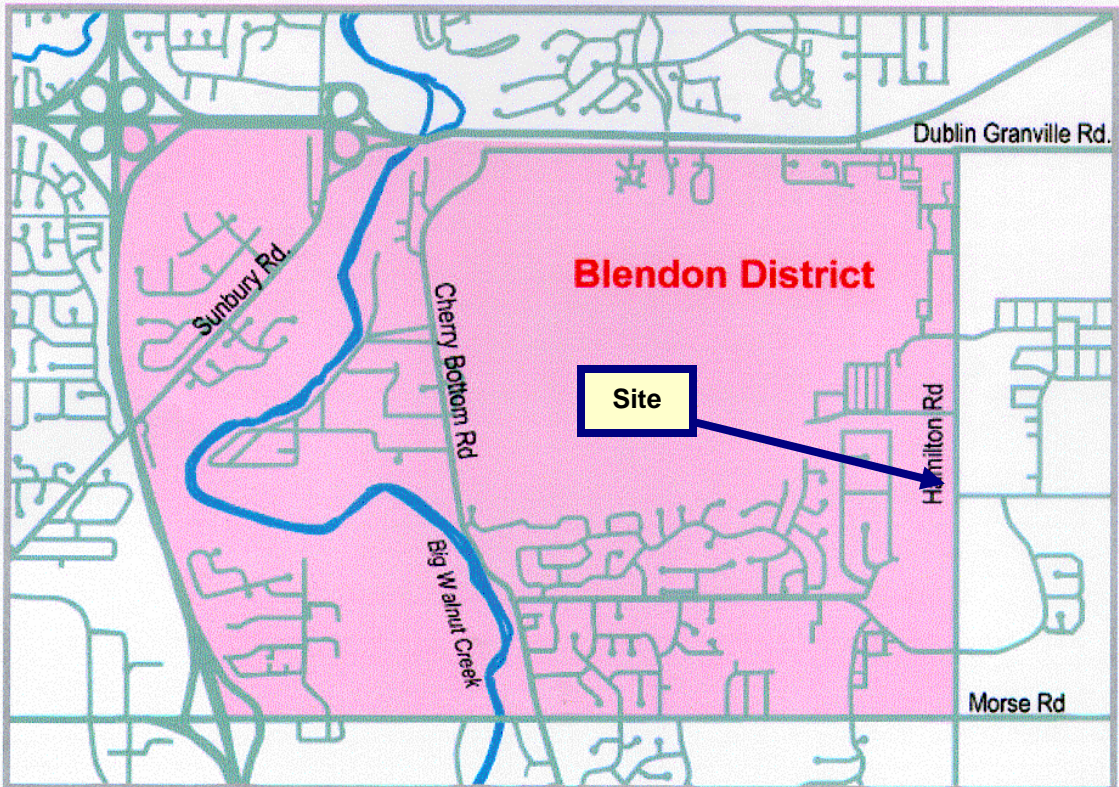




Proposed Land-use/Blendon District

Blendon District

This district is almost completely annexed and zoned in the city of Columbus. The district stretches from Hamilton Road to I-270 (east to west), and SR-161 to Morse Road (north to south). The predominant land-uses are the Blendon Woods Metro Park, Hap Cremean Water Plant (Columbus), detached single-family subdivisions, some condominium and apartment units, and burgeoning commercial uses along Hamilton Road. Additional roadways in this district include Sunbury and Broadview roads.



Blendon District





Northland Community Council
Development Committee

Report

June 27, 2012 7:00 PM
Minerva Park Community Center
2829 Minerva Lake Road

Meeting Called to Order: **7:03 pm** by Development Chair Dave Paul

Members represented:

Voting: (7): Albany Park (APHA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Sprucefield (SCA2), Strawberry Farms (SFCA), Westerville Woods (WWCA). *Non-Voting:* Advisory member Bob Thurman.

Case #1: Applications Z12-034/CV12-020 (*Permit pet daycare facility in LC-4 Limited Commercial District – Tabled from 5/30/12*)
Jeff Brown/David Hodge, Smith & Hale LLC representing
Myers Y. Cooper Company
5509 N Hamilton Road, Columbus, OH 43230 (010-210808)

- *The Committee approved 7-0 a motion (by APHA, second by SCA) to **SUPPORT** this application.*

Case #2: Application Z12-031 (*Rezone to L-M from CPD,R to permit self-storage facility – Tabled from 5/30/12*)
Jeff Brown, Smith & Hale LLC representing
Cardinal Self Storage LLC
5335 N Hamilton Road, Columbus, OH 43230 (010-237830)

- *The Committee approved 7-0 a motion (by APHA, second by KWPCA) to **SUPPORT** this application **WITH CONDITIONS:***
 1. Limitation text item 2, “Permitted uses,” to be amended to remove “truck rentals” as a permissible use in Subarea 2.
 2. Site plan to be amended to identify “Building E” referred to in text.
 3. Site plan to be amended to replace the word “proposed” with “new” referring to elements committed to in the text, specifically brick walls on north, east and west of site.
 4. No new sound producing devices (security alarms) to be added in or directed to Subarea 2.
 5. Paragraph E (1) to be amended to state “west and north of Building E” versus “west.”
 6. Paragraph E (3) to be amended to read “Buildings F, G, H and I” versus “Buildings F, G and H.”
 7. No additional parking permitted along east of building setback in Subarea 2.

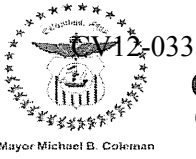
- Case #3** Application 12310-00207 (*Variances to §3312.49, §3312.27, §3312.21, §3372.807 to allow for construction of a new fuel center and retail facility*)
Rob Rishel, Rinehart Rishel & Cuckler Ltd. representing
Morse & Cleveland Enterprises
4431/4423 Cleveland Avenue (Shell Station), Columbus, OH 43229 (010-04734/600-146401)
- *The Committee approved 7-0 a motion (by NA, second by SCA) to **SUPPORT** the application.*
-

- Case #4** “Look See” (Rezone from R to C2 for daycare center)
Sharan Virk
4989 Thompson Road, Columbus, OH 43230 (010-289028)
- *The Committee appreciated the opportunity to learn of Ms. Virk’s proposed use and offered a number of suggestions concerning her future application for rezoning of this site.*
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Executive Session **9:08 pm**

Meeting Adjourned **10:10 pm**

Next Meeting: *Wednesday, July 25, 2012*



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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 # CV12-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 W. Broad Street, 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 formats

- 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

Table with 2 columns and 2 rows containing details for Southland Self Storage LLC, Cardinal Self Storage LLC, and Arthur Wiedemeyer.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

Project Disclosure Statement expires six months after date of notarization.

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