

PROPOSED OFFICE/WAREHOUSE BUILDING

2260 WILLIAMS ROAD
COLUMBUS, OH 43204
PID: 530-111820-00, 530-111878-00
PROPOSED ZONING: M2 - MANUFACTURING

SITE DATA				
PARCEL ID	530-111820-00, 530-111878-00			
TOTAL SITE AREA	6.20 AC			
EXISTING ZONING DISTRICT	UW2 - LIMITED MANUFACTURING DISTRICT			
PROPOSED ZONING DISTRICT	M2 - MANUFACTURING DISTRICT			
EXISTING USE	UNDEVELOPED			
PROPOSED USE	OFFICE / WAREHOUSE			
DEVELOPMENT STANDARDS				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (I)
3312.13(A)	LESS OBJECTIVEABLE USES	25 FT MINIMUM	N/A	5 FT (V)
3307.15 (A)	FRONT BUILDING LINE	50 FT MINIMUM	N/A	50 FT
3307.15 (B)	BUILDING HEIGHT	SHALL NOT EXCEED HEIGHT ESTABLISHED AT COMPLETION OF REZONING	N/A	35 FT
3307.15 (C)	MATERIAL STORAGE IN SIDE YARD	PROHIBITED	N/A	PROPOSED (V)
3307.20 (B)	OPEN STORAGE OF MATERIALS	25 FT FROM ANY PROPERTY LINE	N/A	5 FT (V)
OFF-STREET PARKING AND LOADING				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (I)
3312.09	PARKING SPACE DIMENSIONS	9 FT X 18 FT	N/A	9 FT X 18 FT
3312.09	ASLE WIDTH	20 FT MINIMUM	N/A	25 FT - 30 FT
3312.13	DRIVEWAY WIDTH	20 FT MINIMUM / 20 FT MINIMUM	N/A	30 FT
3312.25	MANEUVERING ACROSS PROPERTY LINES	PROHIBITED	N/A	PROPOSED (V)
3312.29	PARKING SPACE MANEUVERING AREA	20 FT MINIMUM	N/A	PROPOSED (V)
3312.39	STRIPING AND MARKING ON UNIMPROVED SURFACES	REQUIRED	N/A	NOT PROPOSED (V)
3312.49	REQUIRED PARKING SURFACE	GRAVEL PROHIBITED	N/A	PROPOSED (V)
3312.49	REQUIRED PARKING SURFACE	WAREHOUSING: 1 PER MOTOR VEHICLE USED IN THE BUSINESS; 15 (10 PROPOSED / 5 FUTURE) TOTAL WAREHOUSING; 40,800 SF (21,200 SF PROPOSED / 19,600 SF FUTURE) 1.5X SF FOR ANY AREA BY 7.00X SF & 120K SF; 5; PLUS 1.1XK SF ABOVE 120K SF; 0 TOTAL WAREHOUSING REQUIRED; 15 X 20' X 0 = 60 SPACES	N/A	63 SPACES (INCL 3 ADA) (V)
3312.49	NUMBER OF PARKING SPACES	GENERAL OFFICE: 2 PER SERVICE BAY 2 PER SERVICE BAY 2 TOTAL SERVICE BAY 2 TOTAL OFFICE REQUIRED = 2 X 4 = 8 SPACES TOTAL OFFICE: 21,600 SF (16,800 SF PROPOSED) / 450 = 48 SPACES TOTAL OFFICE REQUIRED = 2 X 4 = 8 SPACES	N/A	63 SPACES (INCL 3 ADA) (V)
3312.51 (B)	NUMBER OF LOADING SPACES	TOTAL SERVICE BAY 2 TOTAL SERVICE BAY 2 TOTAL SERVICE BAY 2 TOTAL SERVICE BAY 2 TOTAL OFFICE REQUIRED = 2 X 4 = 8 SPACES TOTAL OFFICE REQUIRED = 2 X 4 = 8 SPACES	N/A	8 SPACES
3307.15 (D)	FRONT PARKING STRIPACK	10,000 SF OR MORE BUT LESS THAN 75,000 SF: 11 LOADING SPACES REQUIRED	N/A	48 FT
		50 FT MINIMUM		

(1) FULL BUILDOUT CONDITION (PROPOSED + FUTURE)
(V) VARIANCES REQUESTED PER CV22-027

REFERENCE DOCUMENTS

- THE DEVELOPER SHALL MAKE AVAILABLE TO THE CONTRACTOR ALL NECESSARY REFERENCE INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO:
 - 1. SURVEY FROM THE KLEINGERS GROUP PERFORMED IN NOVEMBER 2021.
 - 2. GEOTECHNICAL REPORT FROM INTEREK PSI PERFORMED IN AUGUST 2021.

SITE DATA TABLE

TOTAL SITE AREA: 6.20 ACRES
 SITE DISTURBED AREA: 5.08 ACRES
 PRE-DEV. IMPERVIOUS AREA: 0.14 ACRES
 PRE-DEV. LOT COVERAGE: 0.02%
 POST-DEV. IMPERVIOUS AREA: 3.71 ACRES
 POST-DEV. LOT COVERAGE: 59.94%

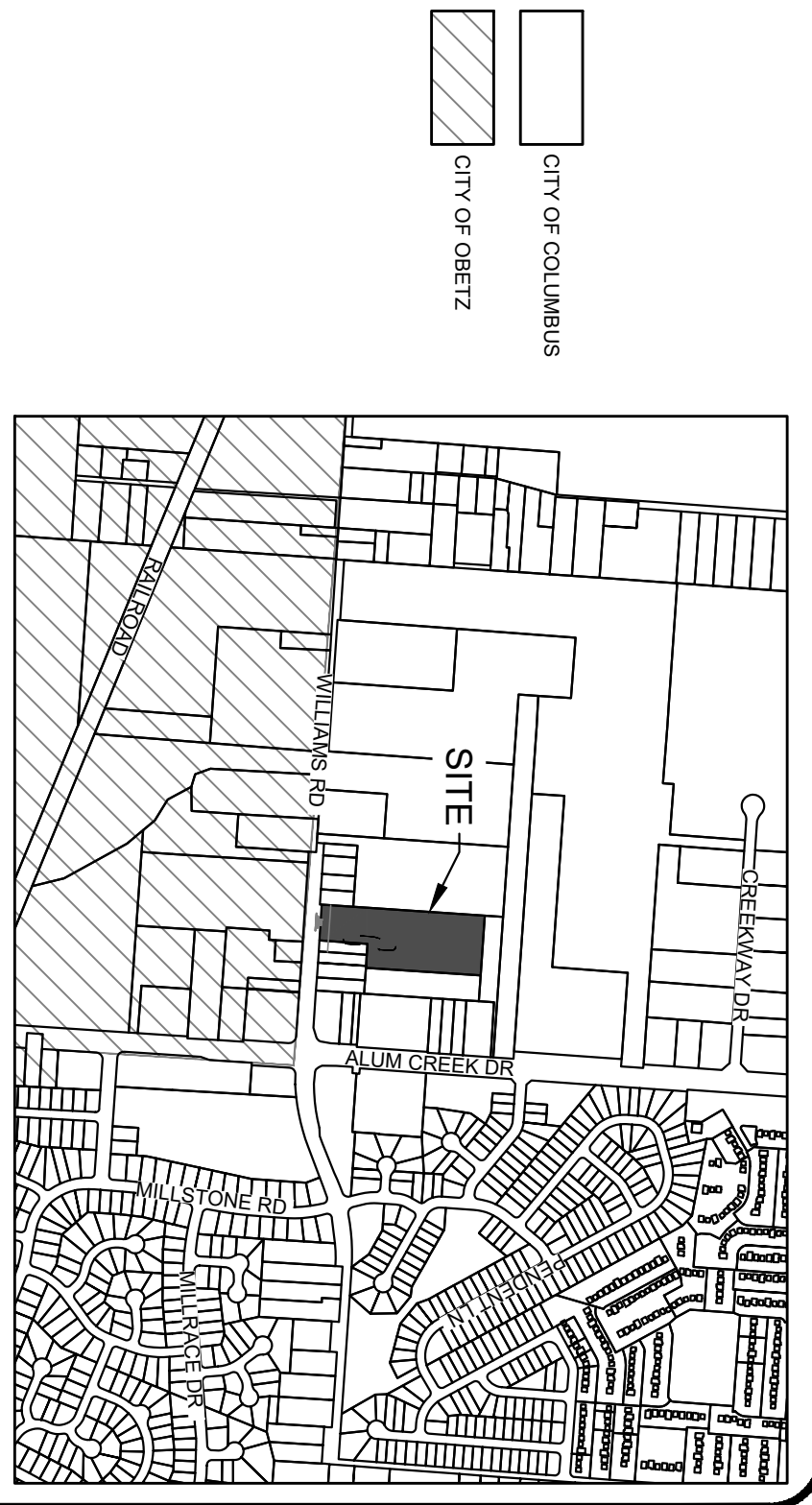
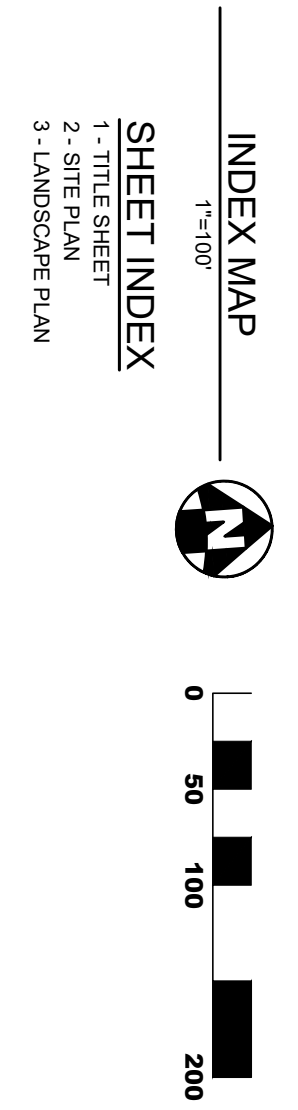
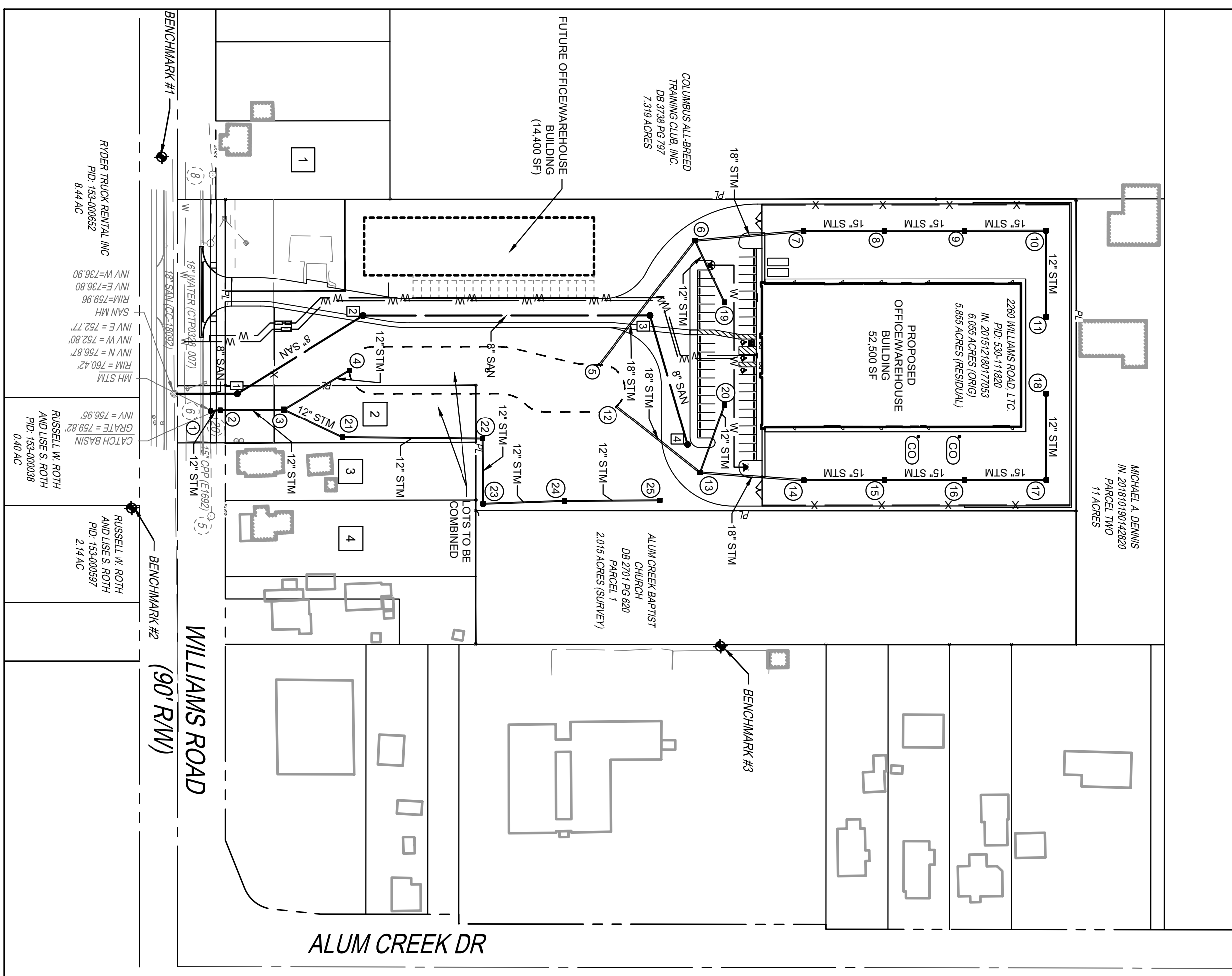
PROPERTY TABLE

TAG	OWNER INFORMATION
1	J MANNARDS REAL ESTATE LLC PID: 530-111851 0.89 ACRES
2	ROUSSELL W. ROTH AND LISE S. ROTH 0.361 ACRES (SURVEY)
3	GARIE B. MCCOEE PID: 530-111856 0.38 ACRES
4	JPI REALTY, LLC PID: 530-111855 0.48 ACRES

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CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Ste B
 Westerville, OH 43082
 614.882.4311



ENGINEER
 THE KLEINGERS GROUP
 350 WORTHINGTON ROAD, SUITE B
 COLUMBUS, OH 43202
 PHONE: (614) 882-4311
 CONTACT: BRENDAN FLEMING
 EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

ARCHITECT
 FASTER DESIGN LLC
 199 EAST LIVINGSTON AVENUE
 COLUMBUS, OH 43215
 PHONE: (614) 648-9987
 CONTACT: TIMOTHY KASKENSKY
 EMAIL: TM@FASTERDESIGN.COM

OWNER
 RVM CONSTRUCTION, INC
 294 CEDAR HILL ROAD
 LANCASTER, OH 43130
 PHONE: (614) 775-7624
 CONTACT: BRAD WOLTZ
 EMAIL: BWOLTZ@RVMCONRY.COM

PROJECT DESCRIPTION:
 THE PROJECT SCOPE INCLUDES A NEW OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING AREAS FOR VEHICLES AND TRUCKS, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL APPLICABLE SITE UTILITY CONNECTIONS.

BENCHMARKS
 BENCHMARKS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM Ohio SOUTH ZONE (NAD83-2011). AS DETERMINED BY A GPS SURVEY AND ADJUSTED TO THE STATE PLANE COORDINATE SYSTEM BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000619588 APPLIED AT BASE POINT N 688.80000 00 E 1.9471000 00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

BENCHMARK #1
 BOX CUT ON NE CORNER OF LIGHT POLE BASE LOCATED ON THE SOUTH SIDE OF WILLIAMS ROAD
 ELEVATION = 739.85 (NAVD83)

BENCHMARK #2
 BOX CUT ON SW CORNER OF CONCRETE BASE OF CATCH BASIN
 ELEVATION = 739.92 (NAVD83)

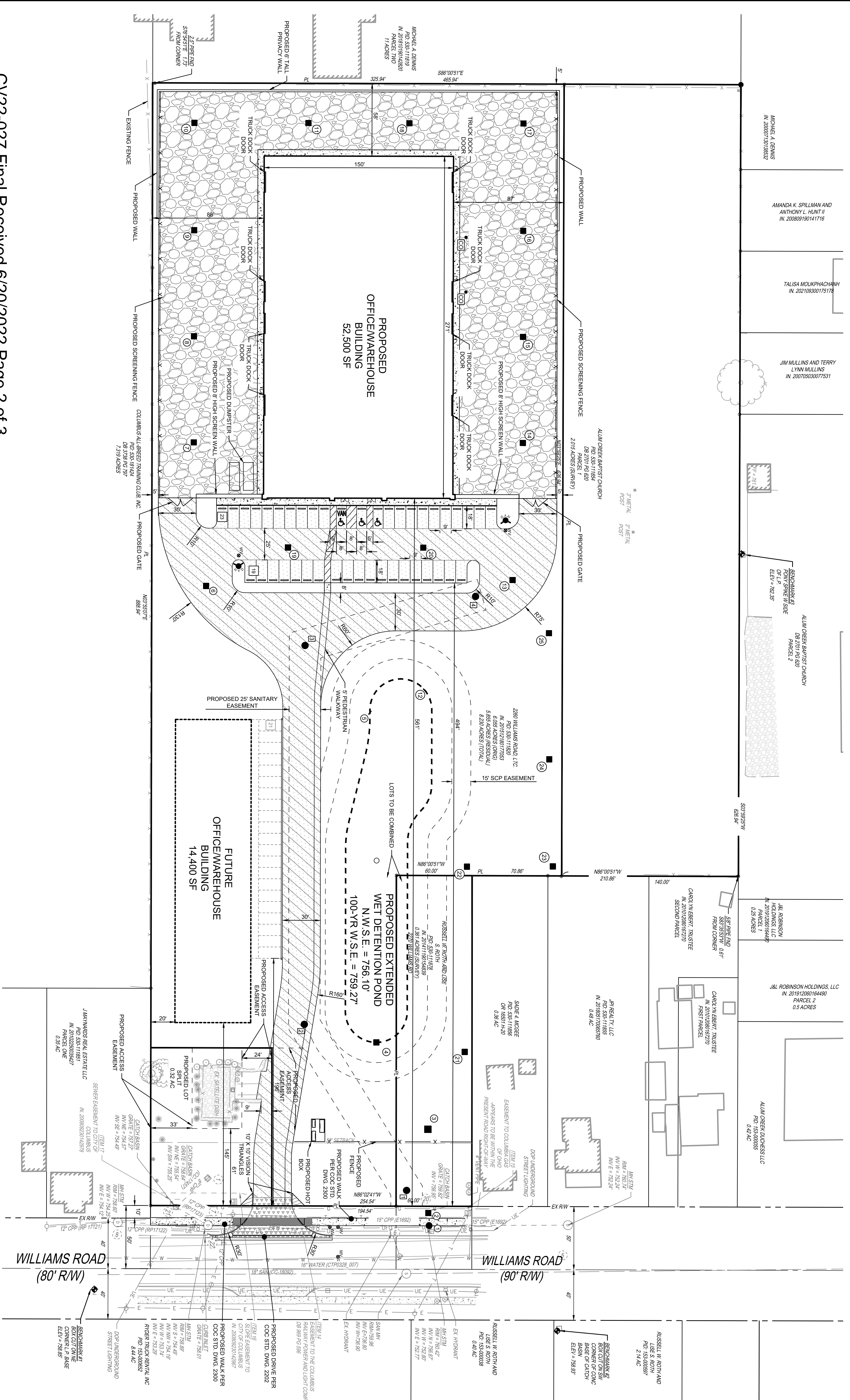
BENCHMARK #3
 POPEY SHINE ON THE WEST SIDE OF LIGHT POLE
 ELEVATION = 762.35 (NAVD83)

SANITARY NOTES:
 SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES. THEIR LOCATIONS, CONTACT THE DPW PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL. CONNECTION TO SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 N. FRONT STREET, 1ST FLOOR (614)825-1490.

FEMA NOTES:
 THIS SITE IS LOCATED IN ZONE X - FIRM MAP 380480144K, EFFECTIVE DATE 06/17/2008
 NO FILL WILL BE ADDED TO THE 100-YEAR FLOODPLAIN.

MISCELLANEOUS ZONING COMPLIANCE NOTES:
 THE PROJECT WILL COMPLY WITH 3312.01 DUMPSTER, 3312.07 LANDSCAPE, 3312.21 SCREENS, 3312.39 STRIPING/MARKING, 3312.43 SURFACE AND 3312.45 WHEEL STOP/CURB DUMPSTERS MUST BE SCREENED PER COC 3321.01.

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6-20-22



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PLANS PREPARED BY:

THE KLEINGERS GROUP, INC.
ENGINEERING AND SURVEYING
LANSING, OHIO
WWW.KLEINGERSGROUP.COM
530 W. VINCENNES BL.
VINCENNES, OH 43082
PH: 614.282.2311

NO.	REVISION DESCRIPTION	INITIAL	DATE

SITE PLAN

2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

DATE: 06/17/22
SCALE: 1"=40'
JOB NO.: 210455.000
SHEET: 2/3

811 Know what's below. Call before you dig.

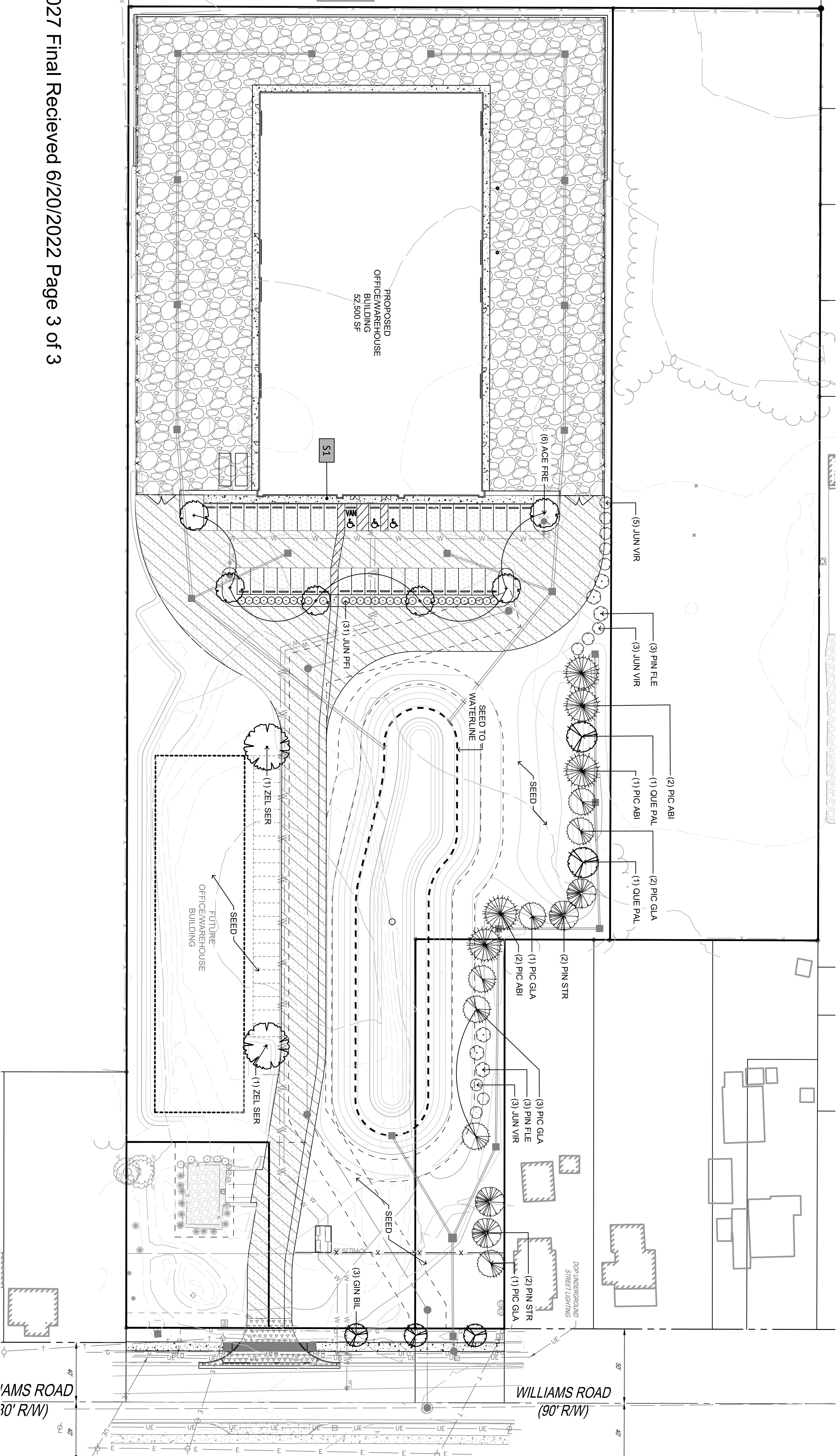
- PROPOSED LEGEND**
- CATCH BASIN
 - ⊖ HEADWALL
 - ⊠ SANITARY MANHOLE
 - ⊡ SANITARY CLEANOUT
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - PROPOSED WATER
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE
 - CONCRETE WALK
 - CONCRETE WALK PER CCC STD. DWG. 2202
 - GRAVEL
- NOTES:**
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL REGULAR PARKING SPACES SHALL BE 9'x18' AND ALL ADA SPACES SHALL BE 8'x18'.
- FIRE DEPARTMENT NOTES:**
- ALL FDC'S MUST HAVE LOOKING KNOX CAPS. OFC 912.3.1
 - CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY IS REQUIRED FOR EACH SECURED TENANT SPACE. OFC 506.1
 - WHERE SECURITY GATES ARE INSTALLED THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY. CURRENTLY USE KNOX BRAND PRODUCTS FOR ENTRY. OFC 500.2.5
 - EMERGENCY RESPONDER RADIO COVERAGE TEST WILL BE REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING OR PROPOSED LEVELS OF THE PLAN. PLANNING SHALL VERIFY THE COVERAGE OF THE SUBSTATION IN THE EXTERIOR OF THE BUILDING. OFC 510

Handwritten signature and date: J. J. J. 6-20-22

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CITY OF COLUMBUS LANDSCAPE ZONING REQUIREMENTS

3312.21 LANDSCAPING AND SCREENING	REQUIRED	PROPOSED
A. INTERIOR LANDSCAPING	THE INTERIOR OF ANY PARKING LOT CONTAINING 10 PARKING SPACES OR MORE SHALL BE LANDSCAPED. INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF 1 SHADE TREE FOR EVERY 10 PARKING SPACES OR FRACTION THEREOF.	63 PARKING SPACES @ 1 TREE / 10 SPACES = 7 TREES
B. PARKING SETBACK AND PERIMETER LANDSCAPING	LANDSCAPING IN THE PARKING SETBACK AREA SHALL BE REQUIRED TO BUFFER AUTOMOBILE AND PEDESTRIAN AREAS AND USES. TO PROVIDE HEADLIGHT SCREEN. TO PROVIDE ADEQUATE VISIBILITY AND SAFETY. AND TO AVOID THE ILLEGAL USE OF SAID AREA FOR PARKING. ANY PORTION OF A PARKING LOT LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED ON THE PERIMETER AFFECTING THE SAME.	SCREENING PROVIDED ALONG PARKING LOT PERIMETER LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY.
3321.09 SCREENING		
B. SCREENING	A PROPERTY WITH A NONRESIDENTIAL ZONING CLASSIFICATION ADJUTTING RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE, WALL, LANDSCAPED MOUND, DENSELY PLANTED PLANTING STRIP	SCREENING PROVIDED ALONG THE EAST, WEST & SOUTH PROPERTY LINES WHERE ADJUTTING RESIDENTIAL PROPERTY

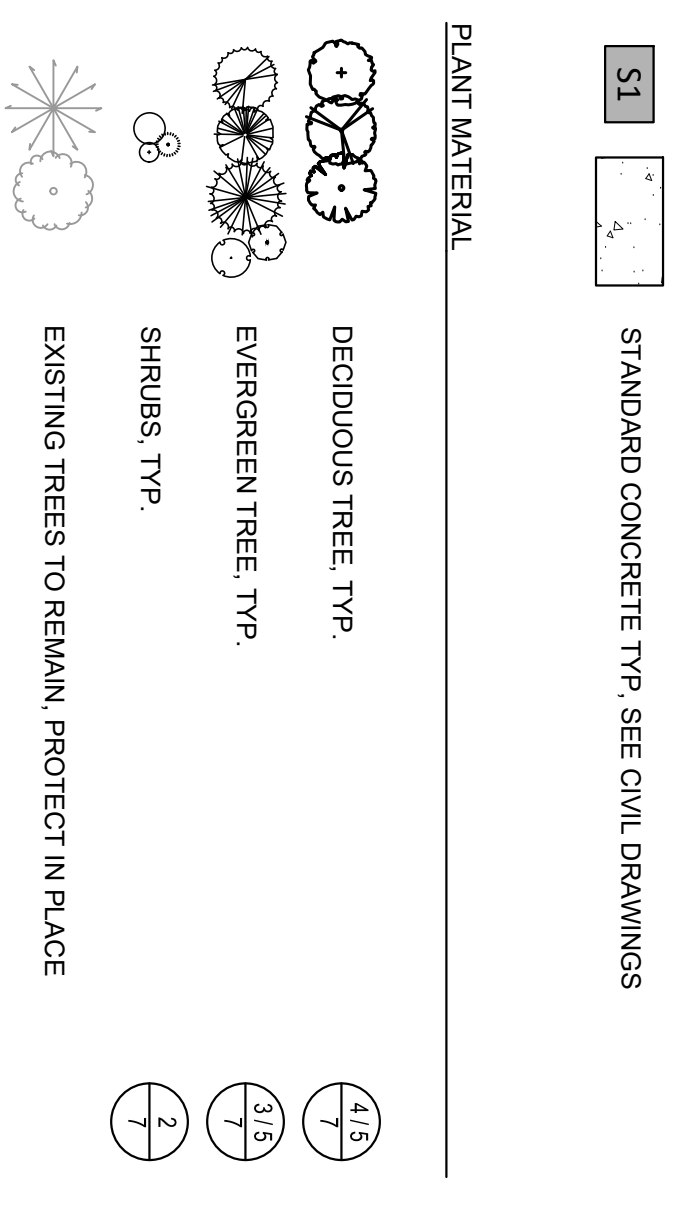
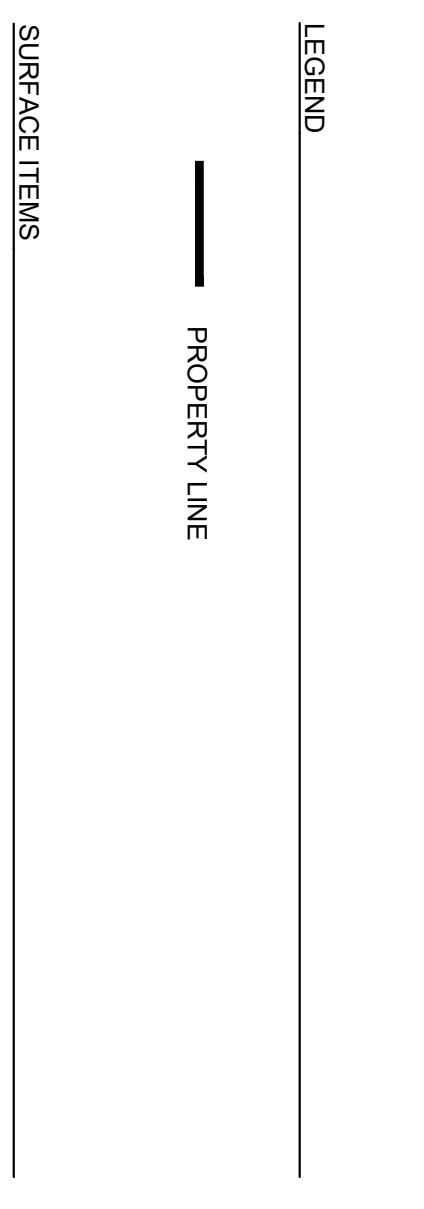


PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" CAL. MIN.	B&B	
GIN BIL	GINKGO BILBOA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO	2" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	5' HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	5' HT. MIN.	B&B	
PIC GLA	PICEA GLAUKA 'DENSATA'	BLACK HILLS SPRUCE	5' HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LAMBER PINE	5' HT. MIN.	B&B	
PIN STR	PINUS STROBUS	WHITE PINE	5' HT. MIN.	B&B	
SHRUBS:					
JUN PFI	JUNIPERUS X PTERIANNA 'SEA GREEN'	SEA GREEN JUNIPER	30" HT. MIN.	B&B	SPACE 5' O.C.

TURFGRASS SEED: SEE SPECIFICATIONS

- PLANTING NOTES**
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 4. SURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 6. ALL AREAS WITHIN 5 FEET OF EXISTING PLANTED TREES ARE TO BE PROTECTED BY A MULCH BED. THE MULCHATION SHALL HAVE A MINIMUM PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SUBSURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNERS REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



My gate 6-20-22

DATE: 06/17/22
SCALE: 1"=40'
JOB NO.: 210455.000
SHEET: 3/3

811
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LANDSCAPE PLAN

2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

PLANS PREPARED BY:
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
THE KLEINGERS GROUP
300 Washington Rd
Westerville, OH 43081
614.882.0311

REVISION DESCRIPTION	INITIAL	DATE

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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):

Signature of Applicant David Hodge **Date** _____

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-027

ADDRESS: 2270 Williams Road

PARCELS: 530-111878 and 530-111820

OWNERS: 2260 Williams Road LTD and Russell and Lise Roth

APPLICANT: 868 Partners, LLC c/o Brad Woltz

ATTORNEY: David Hodge, Underhill and Hodge

DATE: May 10, 2022

The Applicant submits this statement in support of the requested companion area variances. The Applicant proposes development of the property for warehouse and office uses. The property is comprised of two parcels. The larger +/- 5.83-acre parcel is zoned L-M2 and is undeveloped except for a communications satellite dish. The smaller +/- .36-acre parcel is zoned C2 and developed with a single family residence. The property is located on the north side of Williams Road and approximately 600 feet west of Alum Creek Drive. The property is bordered by LM (dog training facility) and RRR on the west, RRR on the north, C2 and RRR on the east (mostly vacant land owned by nearby church), and Obetz property zoned industrial is on the south across Williams Road. There are nearby single-family residences in this mixed-use commercial, manufacturing, and residential neighborhood.

The site is not within a commercial or planning overlay. The site is within the boundary of the Far South Columbus Area Commission and the South Alum Creek Neighborhood Plan (2004). The Plan recommends office and retail commercial uses for this property and all adjacent property north of Williams Road. The Plan recommends institutional, office, and warehouse for all of the nearby properties south of Williams Road.

The Applicant, 868 Partners, LLC, is proposes construction of a facility which will be leased by Blue Star Services, LLC based in Lancaster, Ohio. Blue Star is an equipment rental company who specializes in renting equipment for the construction industry for the last 20 years. Blue Star has six full time employees and expects to double its workforce when it moves to Columbus. The business primarily operates from 7:30am to 4:30pm M-F. Occasionally, there is some off hours work but normally is within the work week. Saturdays they plan to be open from 7:30am to noon.

Blue Star plans to operate two semi-tractor and trailers and two Lite Duty Pick Up trucks to deliver and return rental equipment to the new facility. They are planning to store most of their equipment indoors but may have an occasion to hold some equipment or materials outdoors while it is awaiting to be delivered or returned for repairs.

The Applicant also proposes a second phase of site development which is expected to be a small business incubator, available to local start-up companies as office/warehouse leasable spaces. We are planning for 3-4 lease spaces with 3000 to 4000 square feet each. These spaces would be ideal for young start up entrepreneurs to have a small space to get their business started until they are ready to move up to a more permanent location.

To develop the property as proposed, the Applicant requests the following companion area variances:

1. 3311.28(a) – Less objectionable use separation from residential district. The Applicant requests a variance to reduce the minimum separation of less objectionable M-2 uses from a residential district from 25 feet to 20 feet.
2. 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering across parcel lines with less than 20 feet of maneuvering area. This variance is requested in consideration of the proposed lot split for the future telecommunication antenna parcel and its parking spaces.
3. 3312.39 – Striping and marking. The Applicant requests a variance to eliminate the striping and marking requirement for parking spaces which are on unimproved surfaces.
4. 3312.43 – Required surface for parking. The Applicant requests a variance to allow parking, loading, and stacking spaces to be on unimproved surfaces.
5. 3312.49 – Minimum number of required parking spaces. The Applicant requests a variance to reduce the minimum number of parking spaces from 92 to 63.
6. 3367.15(e) – M2 manufacturing district special provision. The Applicant requests a variance to allow open and unenclosed storage of materials and equipment in the side yard in addition to the code permitted rear yard.
7. 3367.29(b) and (b)(3) – Open storage of materials. The Applicant requests a variance to reduce the minimum separation of open storage materials from a residential district from 100 feet to 5 feet and to reduce the minimum separation of open storage materials from lot lines from 25 feet to 5 feet.

The Applicant respectfully requests that the City Council permit these requested variations to yard and parking requirements in conjunction with the requested rezoning from L-M2 to M2. The variances are requested to alleviate a practical difficulty in carrying out the M2 zoning district and will not seriously affect any adjoining property or the general welfare of the neighborhood.

The Applicant requests a variance to allow the parking and loading surface in the back portion of the property to be an unimproved surface. The purpose of this request is that this area will be exclusively for trucks and temporary storage of materials. It would be most appropriate for these areas to be unimproved surface so that they can be maintained and unimproved surface is more appropriate for these specific activities. The parking areas for the regular vehicles will be on a code compliant hard surface, as shown on the site plan.

The request for a variance to store materials in the side yard is a circumstance that ties with the rezoning request. The current L-M2 only allows truck loading and storage of materials in the rear of the building. The main purpose of this rezoning is to remove this limitation and allow loading to occur on the sides of the building instead of the rear. Notably, there is vacant land on both the west and east, but a single family residence on the north in the rear. This rezoning and also allowing storage on the side allow the Applicant to move a majority of the loading and storage away from the single family residence in the rear and relocate it to the sides next to vacant land.

With respect to the requested parking reduction variance, the variance is not substantial and will not cause neighbors any detriment. The Applicant has been in business over 20 years and knows that the proposed parking count of 63 exceeds its operational needs, let alone the code required 92 parking spaces. Further, there is no possibility that overflow parking will negatively affect the neighborhood because there are no opportunities for overflow parking. These factors combine to have no detrimental effect on adjoining property owners.

The request to reduce storage area separation from residential properties and property lines is necessary for the Applicant to conduct its business in an effective manner. The majority of the property's border is zoned RRR, regardless how those properties are used. With the shape of the property and the locations of the proposed development, there are limited areas where materials could be stored in the open without conflicting with the zoning code's separation standards. The proposed area for open storage is only in the rear portion of property and within an enclosed fence. Since the total area is so small compared to the total area of the full property, the variance to reduce open storage separation standards is necessary to maximize this limited area's storage space. However, storage will predominantly occur inside the buildings.

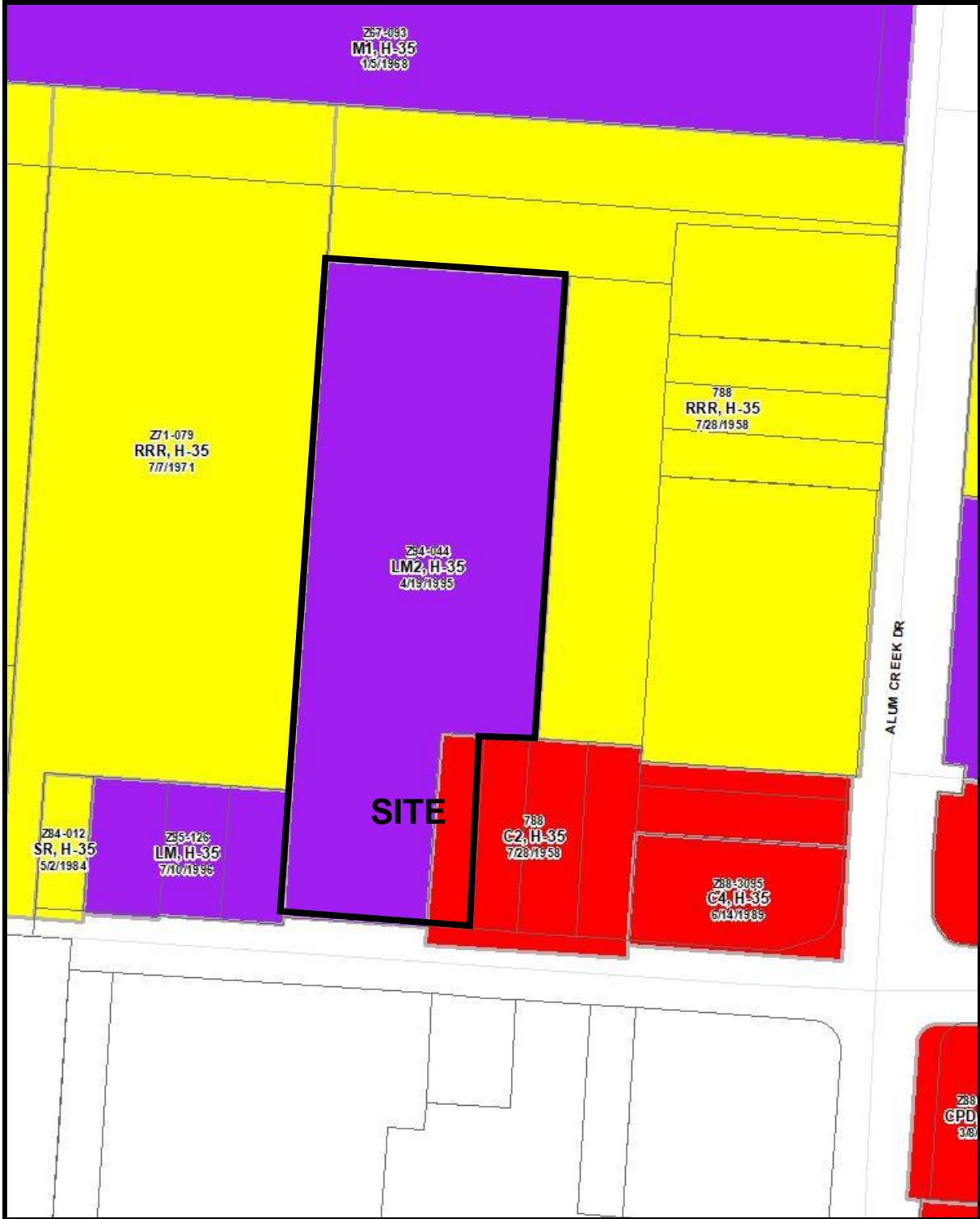
The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The primary purpose of a zoning code is to protect a property owner's rights and those of their neighbors. Variances exist under this system to allow developments which fit within the spirit and intent of the zoning district but do not exactly fit under the strict letter of the zoning code.

The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variance will not adversely affect the delivery of governmental services. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

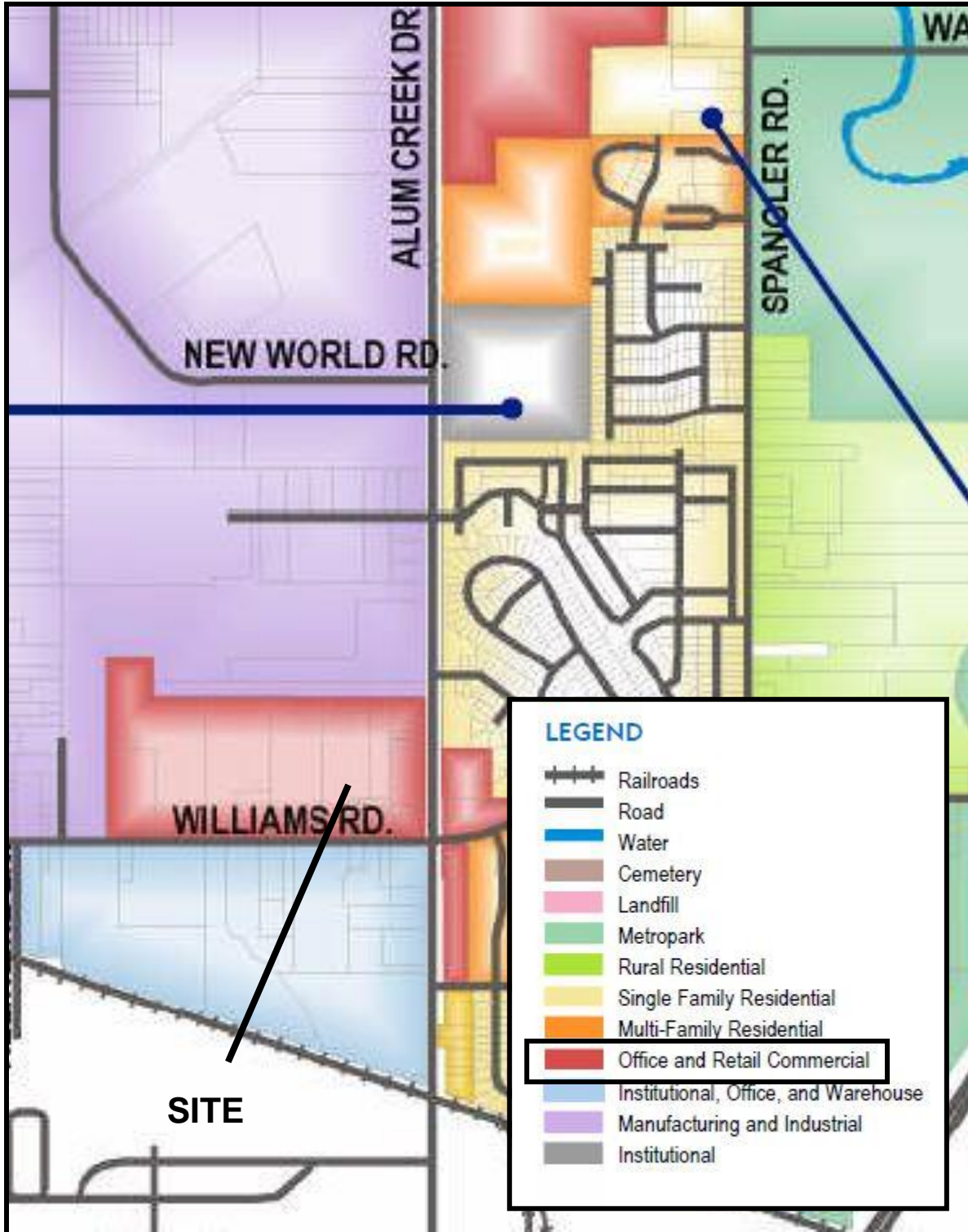
Respectfully submitted



David Hodge



CV22-027
2270 Williams Rd.
Approximately 6.24 acres



CV22-027
2270 Williams Rd.
Approximately 6.24 acres



CV22-027
2270 Williams Rd.
Approximately 6.24 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 _____

Address _____

Group Name _____

Meeting Date _____

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

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-027

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. 2260 Williams Road LTD 15950 Ringgold Northern Road Ashville, Ohio 43103	2. Russell and Lise Roth 2273 Williams Road Columbus, Ohio 43207
3. 868 Partners, LLC c/o Brad Woltz 138 East High Street Circleville, Ohio 43113	4.

Check here if listing a ~~ditional addi~~ in a ~~separate~~ page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 1-11-2024 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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

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