

Council Variance Application

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):

Please see attached

Signature of Applicant


Joseph R. Nardone, President & CEO

Date

8-23-2022



COUNCIL VARIANCE STATEMENT

Applicant: Columbus Regional Airport Authority
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Address: 1115 Stelzer
Parcel Nos.: 010-14677500; 445-286333
Zoning Districts: M, Manufacturing (Companion to Rezoning Z22-062)
Date: August 23, 2022

This Statement is provided in support of CRAA's Council Application.

The subject property is 35 +/- acres, currently pending rezoning from R, Rural and M2, to M, Manufacturing (the "Site"). The Site was the subject of a 2007 Council Variance (CV07-014) which permitted construction of the CRAA Green Lot for parking. A 'follow up' rezoning was required, and this CV now accompanies the rezoning and includes the development standards for the as-is development.

CRAA constructed the Green Lot in accordance with the previously approved CV. The as-is site plan (provided herewith) reflects the as-is condition. The Site is located on the west side of Stelzer Rd., essentially at the end of the CRAA runway and immediately south of International Gateway.

CCC Section 3312.21 (A) (1)-(4) - to eliminate interior landscaping.
CCC Section 3312.21(A) - to eliminate parking lot islands.
CCC Section 3312.21 (B) (1)-(4) - to eliminate perimeter landscaping.
CCC Section 3312.21 (D) (1)-(5) – to eliminate parking lot screening.
CCC Section 3312.25 Maneuvering: To allow maneuvering over parcel lines.
CCC Section 3312.29 – to reduce the parking space size to 8 ½ x 18.
CCC Section 3312.29 - Parking space size: to allow parking spaces to straddle parcel lines.

The variances to development standards are not significant given the use of the Site for a parking lot. The variances are needed for 'technical' and practical reasons. The airport discourages trees and shrubs to the extent that wildlife may be located therein. There are no adverse effects to adjacent landowners. Due to the nature of airport operations the Applicant cannot feasibly obviate variances. The variances proposed are minimal and the least that could be sought. There is no effect on the delivery of governmental services.

For these reasons, the Applicant respectfully requests approval of these variances.

Respectfully submitted,

/s/ Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for CRAA



7J&&,\$, '
1115 Stelzer Road
Approximately 35.17 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4322 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number CV22-083

Address 1115 STELZER RD

Group Name EAST COLUMBUS CIVIC ASSOCIATION

Meeting Date _____

- 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:
To update rezoning files from prior council variance.

Vote _____

Signature of Authorized Representative *[Signature]* 12/22/2022

Recommending Group Title President East Columbus Civic Association

Daytime Phone Number (614) 886-5060

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-4463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-083

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) L.M. Comek, ESQ
of (COMPLETE ADDRESS) 17 S. High St., Suite 700 Cols., 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 (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. <u>Columbus Regional Airport Authority</u> <u>4600 International Gateway</u> <u>Cols., Oh 43219</u> <u>345 +/- acs</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 10th day of February, in the year 2023

Kristen Lee Sours
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires



Kristen Lee Sours, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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