



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.

CV21-052

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):

See attached.

Signature of Applicant  Date 4/23/21

Updated 8-27-21

Statement of Hardship for Council Variances at 1330 Wilson Road and 3590 Twin Creeks Drive:

The applicant seeks rezoning approval for the properties located at 1330 Wilson Road and 3590 Twin Creeks Drive. The applicant's rezoning application has been filed in conjunction with this Council Variance application to allow updated and market relevant flexible warehouse, office and manufacturing uses and development on two parcels which cannot be combined based on their different taxing districts. A hardship is present and this Council Variance is necessary in that maneuvering over parcel lines and parking spaces divided by parcel lines would not otherwise be allowed to support this beneficial development as one uniform site under the Columbus Zoning Code. The site is designed as proposed with uniform standards and reduced parking setbacks that will allow safe access and site circulation. Setback areas include significant screening and buffering of neighboring properties meeting code standards to mitigate visual impacts and protect values. With the proposed site plan, including protective buffering and screening, an updated and expanded list of flexible and market relevant uses will support beneficial development on the entire property.

List of Variances under this Council Variance Application CV21-052:

Variances requested herein and under accompanying rezoning application:

1. Variances to Section 3312.27(2), parking setback line, requires a parking setback of 25 feet, while the applicant proposes:
 - Parking/pavement setback minimum of 6 feet from the west ROW line.
 - Parking lot area and drive aisle of 10 feet from south ROW line.
2. Variances to Section 3312.25, Maneuvering, requires sufficient maneuvering area on the parcel for the parking spaces for which it serves, while the applicant proposes parking spaces to maneuver over a parcel line, but with the minimum maneuvering area still being met, as shown on the submitted site plans.
3. Variances to Section 3312.29, Parking space, requires 90-degree parking spaces to be no less than 9 feet wide by 18 feet deep, while the applicant proposes parking spaces that are divided by a parcel line, but with the overall parking space still meeting the required dimensions, as shown on the submitted site plans.

These variances are justified to allow safe vehicle access, parking and maneuvering on site and across the existing parcel lines to allow positive development to occur, with the addition of buffering and screening enhancements as committed on site plans.

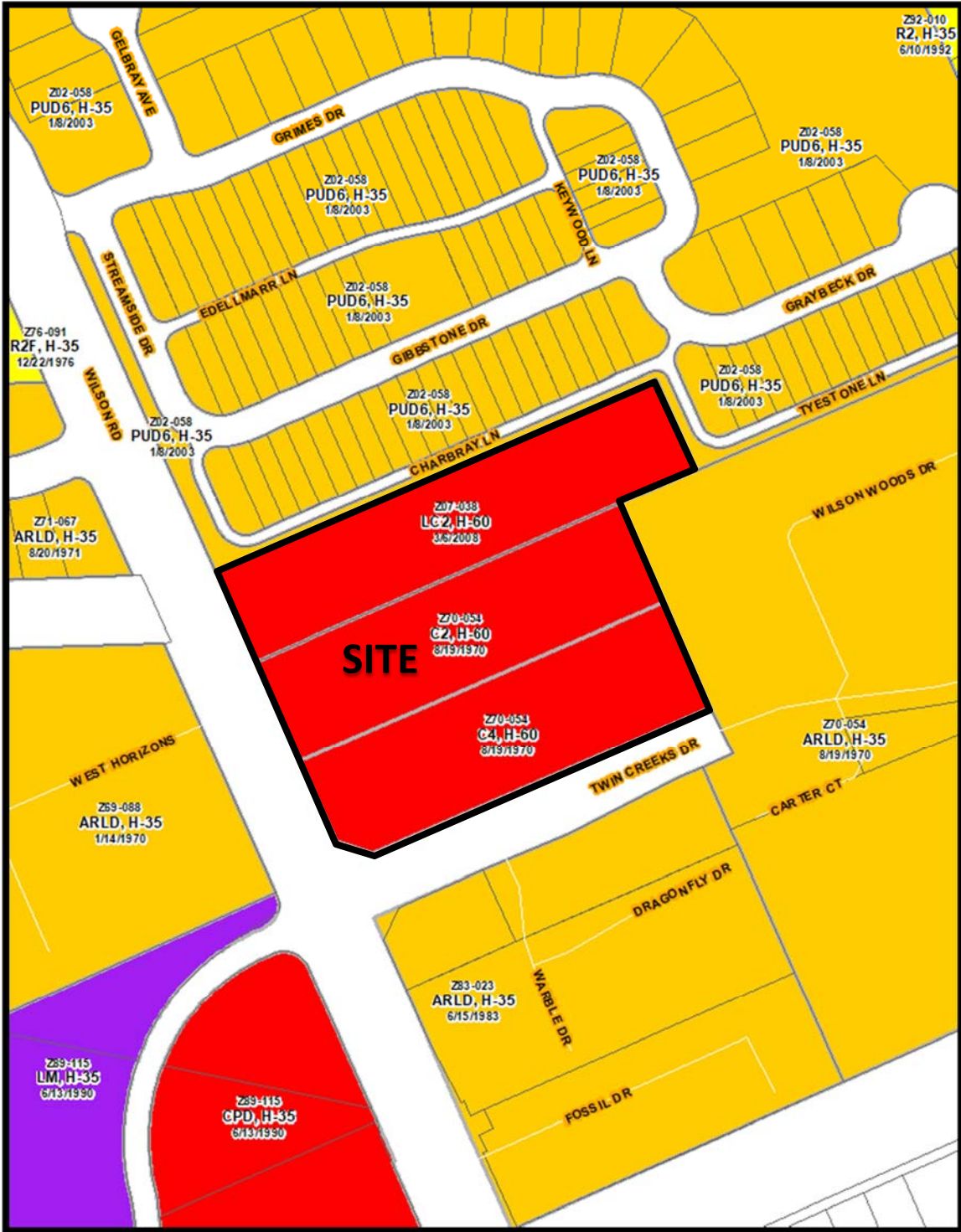
4. Variances to Section 3311.28(b) to allow the following limited list of more objectionable uses from 3363.09 to 3363.16 to be less than 600' from residentially-zoned property, and limited as indoor/inside uses only:
 - Section 3363.09
 - Other chemicals, petroleum, coal and allied products more objectionable uses permitted in M–Manufacturing Districts, subject to the provisions of this zoning are:
 - Manufacture, compounding, processing, packaging or treatment of the following or similar products:
 - Adhesives
 - Candle
 - Section 3363.10
 - Clay, stone and glass products more objectional uses permitted in M-Manufacturing Districts, subject to the provisions of this Zoning Code are:
 - Manufacture, compounding, processing, packaging or treatment of the following or similar products:
 - Monument and architectural stone
 - Stone products
 - Wall board and plaster, building insulation and composition floorings.
 - Section 3363.11
 - Other metals and metal products more objectionable uses permitted in M-Manufacturing Districts, subject to the provisions of this Zoning Code:
 - Manufacture, compounding, processing, packaging or treatment of the following or similar products:
 - Bolts and nuts
 - Galvanizing or plating (hot dip)
 - Machinery
 - Section 3363.12
 - Other wood and paper products more objectionable uses permitted in M-Manufacturing Districts subject to the provisions of this Zoning Code are:

- Manufacture, compounding, processing, packaging or treatment of the following materials or similar products:
 - Barrels
 - Furniture
 - Paper and paper board (from paper machine only)
 - Planning and millwork
 - Wood-preserving treatment
- Section 3363.13
 - Textiles, fibers and bedding more objectionable uses permitted in M-Manufacturing Districts, subject to the provisions of this Zoning Code
 - Manufacture, compounding, processing, packaging or treatment of the following materials or similar products.
 - Bedding (mattress, pillow and quilt)
 - Carpets, rags and mats
 - Cordage and rope
 - Hats
 - Hair and felt products washing, wiring, dyeing
- Section 3363.14
 - Other food and beverage products more objectionable uses permitted in M-Manufacturing Districts, subject to the provisions of this Zoning Code are
 - Manufacture, compounding, processing, packaging or treatment of the following or similar products.
 - Chocolate and soda
 - Cider and vinegar
 - Distilleries, (alcoholic), breweries and alcoholic drinks
 - Flour, feed and grain milling or storage
 - Glucose or dextrin
 - Molasses
 - Oils, shortening and fats (including oleomargarine)
 - Pickles, vegetables, relish and sauces
 - Yeast
- Section 3363.15
 - Other miscellaneous industries and uses more objectionable uses permitted in M-Manufacturing Districts, subject to the provisions of this Zoning Code
 - Manufacture, compounding, processing, packaging or treatment of the following materials or similar products:
 - Rubber (natural and synthetic), gutta percha, chicle, and balata processing

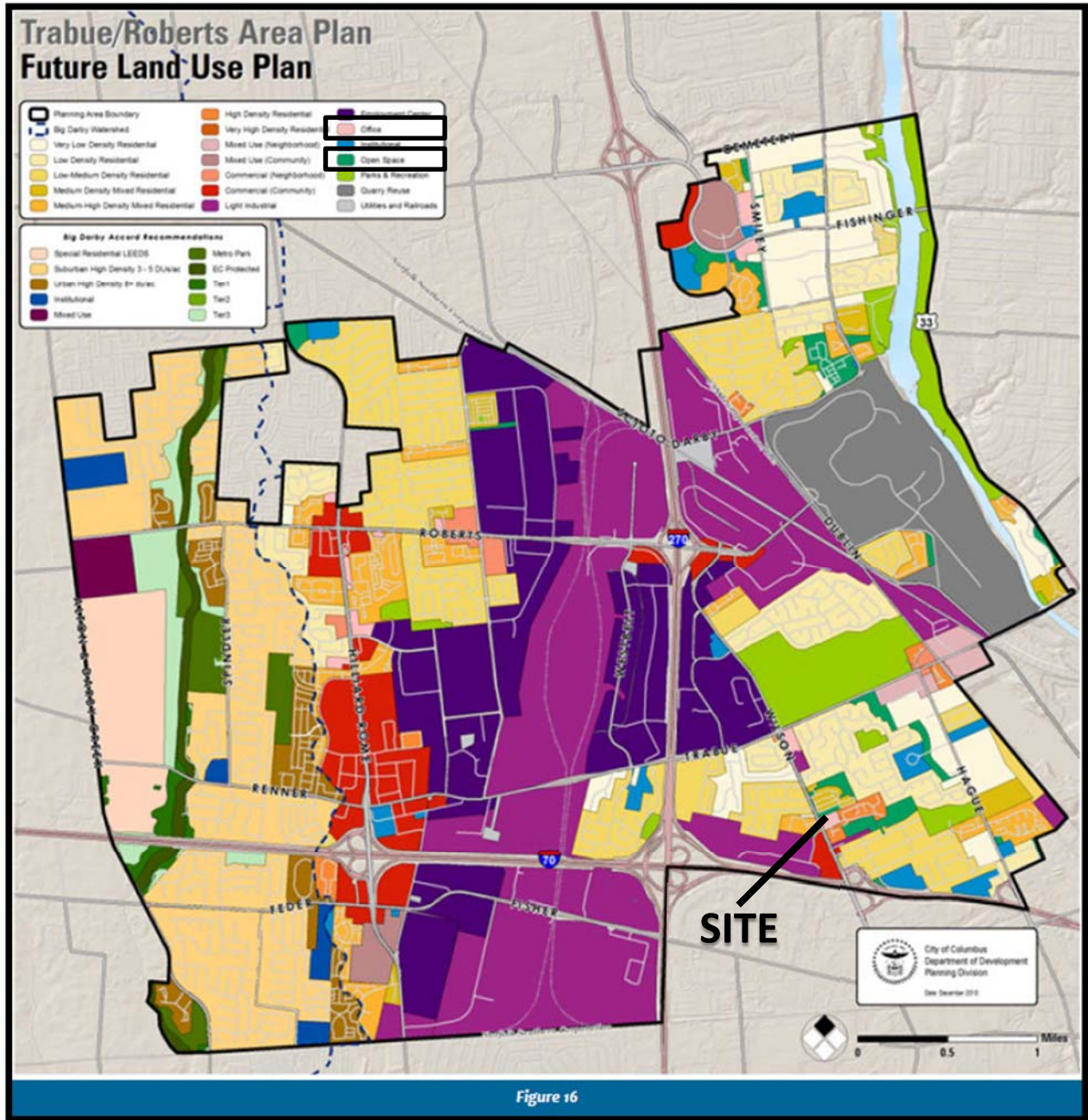
- Storage battery (wet cell)

Such variances are justified to allow a greater number of positive and economic uses and to allow the site to attract flexible office and warehouse activity, along with more limited research and development, manufacturing or assembly uses to support the growth in e-commerce businesses and/or just-in-time delivery and assembly on a smaller scale with appropriate buffering and screening, and as limited to indoor/inside activities only.

4843-3406-7175.1



CV21-052
3590 Twin Creeks Dr.
Approximately 6.0 acres



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Approximately 6.0 acres



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Approximately 6.0 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number Z21-038 w/ concurrent CV 21-052

Address 3950 Twin Creeks Drive

Group Name West Scioto Area Commission

Meeting Date July 15, 2021

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:

WSAC heard this/these application(s) on July 15, 2021. WSAC voted unanimously to approved this/these applications.

Vote 6-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2021.07.19 21:25:34 -04'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

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.



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DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-052

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) Thomas L. Hart
of (COMPLETE ADDRESS) Two Miranova Pl, #700, 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 (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. Wilson Twin Creek Partners LLC Two Miranova Pl, #910 Columbus, OH 43215	2. Richard B. Schuen Two Miranova Pl, #910 Columbus, OH 43215
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Thomas L. Hart*

Sworn to before me and signed in my presence this 26 day of April, in the year 2021

Lizabeta A. Russell Pickard
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____
Notary Seal Here
LIZABETH A. RUSSELL PICKARD
Notary Public, State of Ohio
My Comm. Expires **05-20-22**



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