

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CVIS-068

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.

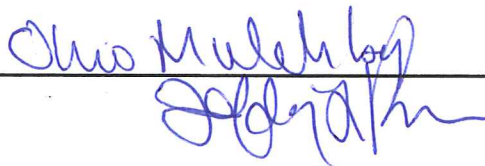
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

The proposed development is a mixture of retail and wholesale uses which come with different parking and setback requirements. The applicant has requested a reduction in the storage setback, number of parking spaces and the building setback. These reductions will better reflect the use of the property and be more consistent with other developments in the area. The site is long and narrow which creates practical difficulties in laying out the site. East Dublin-Granville Road has a service road in this area which creates an unusual deep building setback. These variances will not seriously affect any adjoining property or the general welfare.

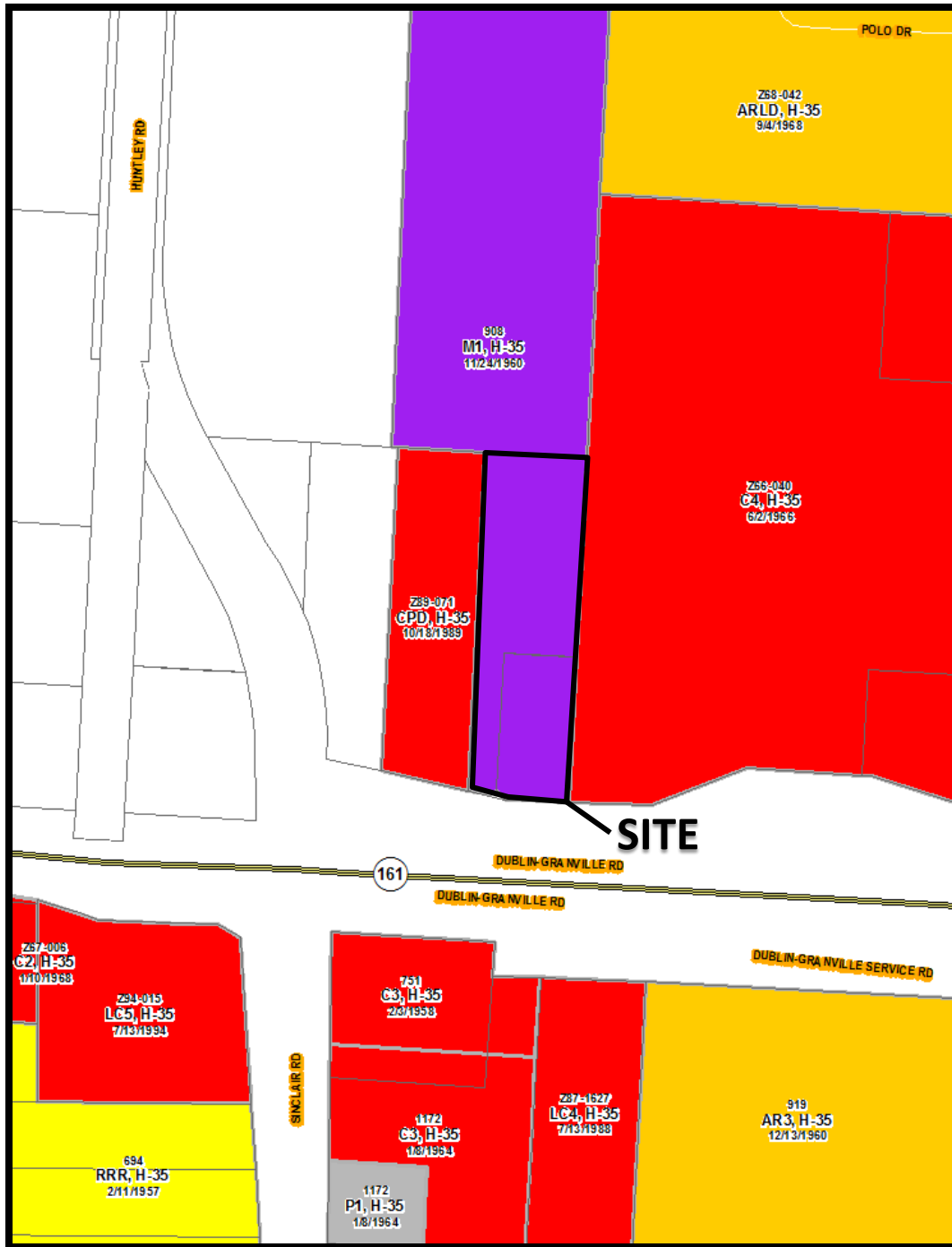
Signature of Applicant



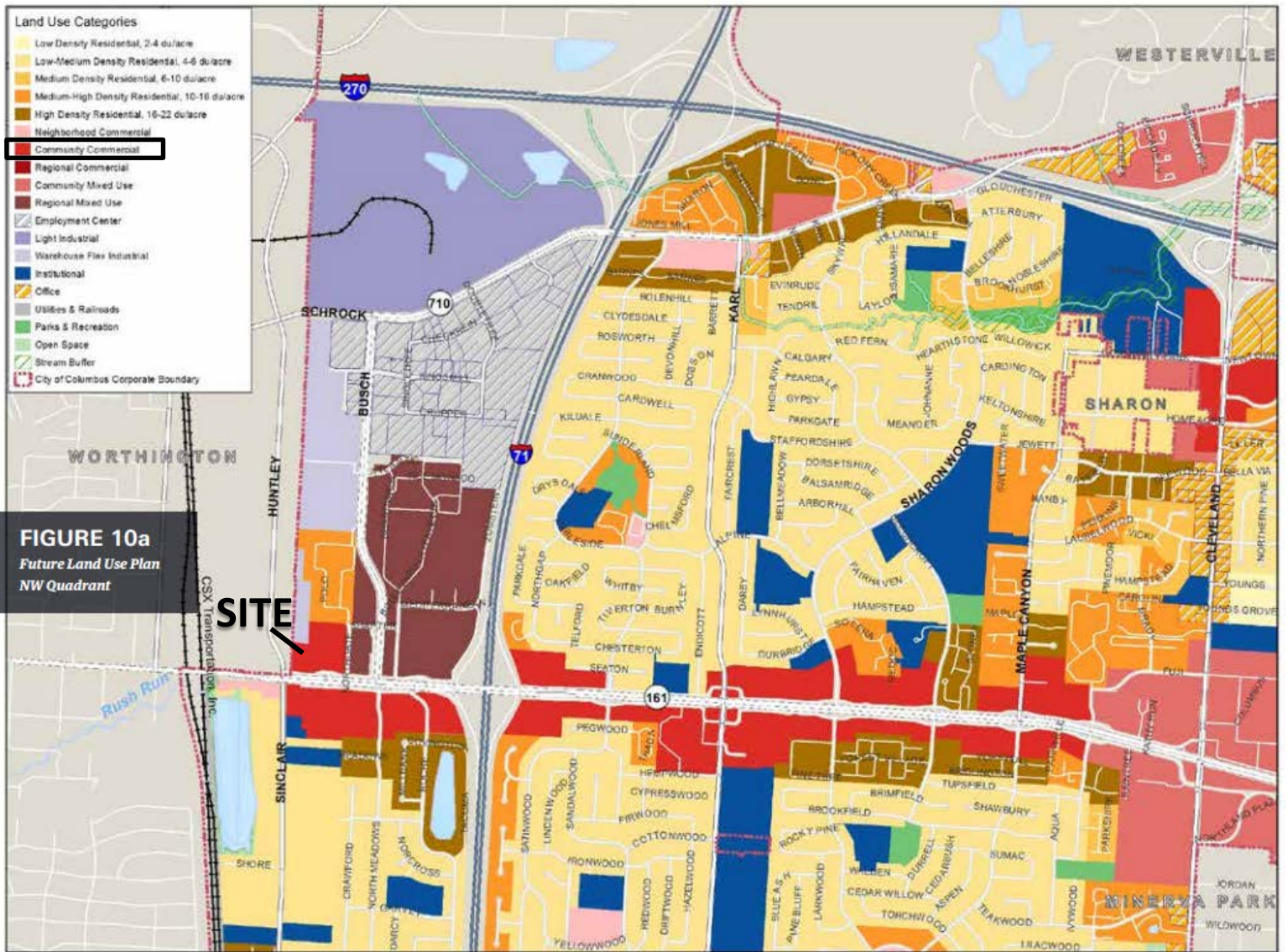
Date

11/3/15

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



CV15-068
826 East Dublin-Grandville Road
Approximately 1.2 acres



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



CV15-068
826 East Dublin-Grandville Road
Approximately 1.2 acres



CV15-068
826 East Dublin-Grandville Road
Approximately 1.2 acres



Northland Community Council
Development Committee

Report

December 2, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Case #4

Application #Z15-050/CV15-068 (Rezone M-1 to L-M; reduce required parking; reduce storage & building setback; for retail mulch facility)
Jeff Brown, Smith & Hale. *representing*

Ohio Mulch

826 E Dublin Granville Rd, 43229 (PID 010-109441/010-019170)

- *The Committee approved 15-2 a motion (by SCA, second by SWCA) to*

***RECOMMEND APPROVAL WITH THE FOLLOWING
CONDITIONS:***

- *That item 2, "Permitted Uses," of the text dated 11/25/2015 be amended to prohibit the following additional uses:*
 - *Used automobile sales not associated with a new automobile sales operation (a C-4 use);*
 - *All uses permitted in a C-5 district.*
 - *That the only permitted manufacturing uses will be those permitted in the M-1 manufacturing district, plus those associated with and specifically required for the operation of a retail mulch facility.*
-



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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 # CV15-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Ohio Mulch 1600 Universal Road Columbus, OH 43207 Jim Weber - 614-445-4455 250 Columbus based employees</p>	<p>2. Judith E. Burgess 163 Franklin Street Delaware, OH 43015 zero Columbus based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 34 day of November, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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