

SITE DATA:

- THIS INFORMATION IS PROVIDED FOR THE CITY OF COLUMBUS ZONING DEPARTMENT. IF ANY CHANGE SHALL COMPLY WITH SECTION 1510 CITY OF COLUMBUS CODE NOTE: THE CITY OF COLUMBUS ZONING DEPARTMENT SHALL REVIEW THE PROJECT WITH SECTION 1510 CITY OF COLUMBUS CODE
1. LANDSCAPING SHALL COMPLY WITH SECTION 15107 CITY OF COLUMBUS CODE
 2. SITE LIGHTING SHALL COMPLY WITH SECTION 15108 CITY OF COLUMBUS CODE
 3. SITE SCREENING IF APPLICABLE SHALL COMPLY WITH SECTION 15109 CITY OF COLUMBUS CODE
 4. SIGNAGE SHALL COMPLY WITH SECTION 15110 CITY OF COLUMBUS CODE
 5. SERVICES SHALL COMPLY WITH SECTION 15111 CITY OF COLUMBUS CODE
 6. SERVICES SHALL COMPLY WITH SECTION 15112 CITY OF COLUMBUS CODE
 7. WHEEL STOPS WITH SECTION 15113 CITY OF COLUMBUS CODE

SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BEGINNING ANY WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
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5. ALL FILL UNDER AREAS TO BE PAVED SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SATISFACTORY SURFACE PRIOR TO THE LAYING OF ANY PAVING MATERIALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.

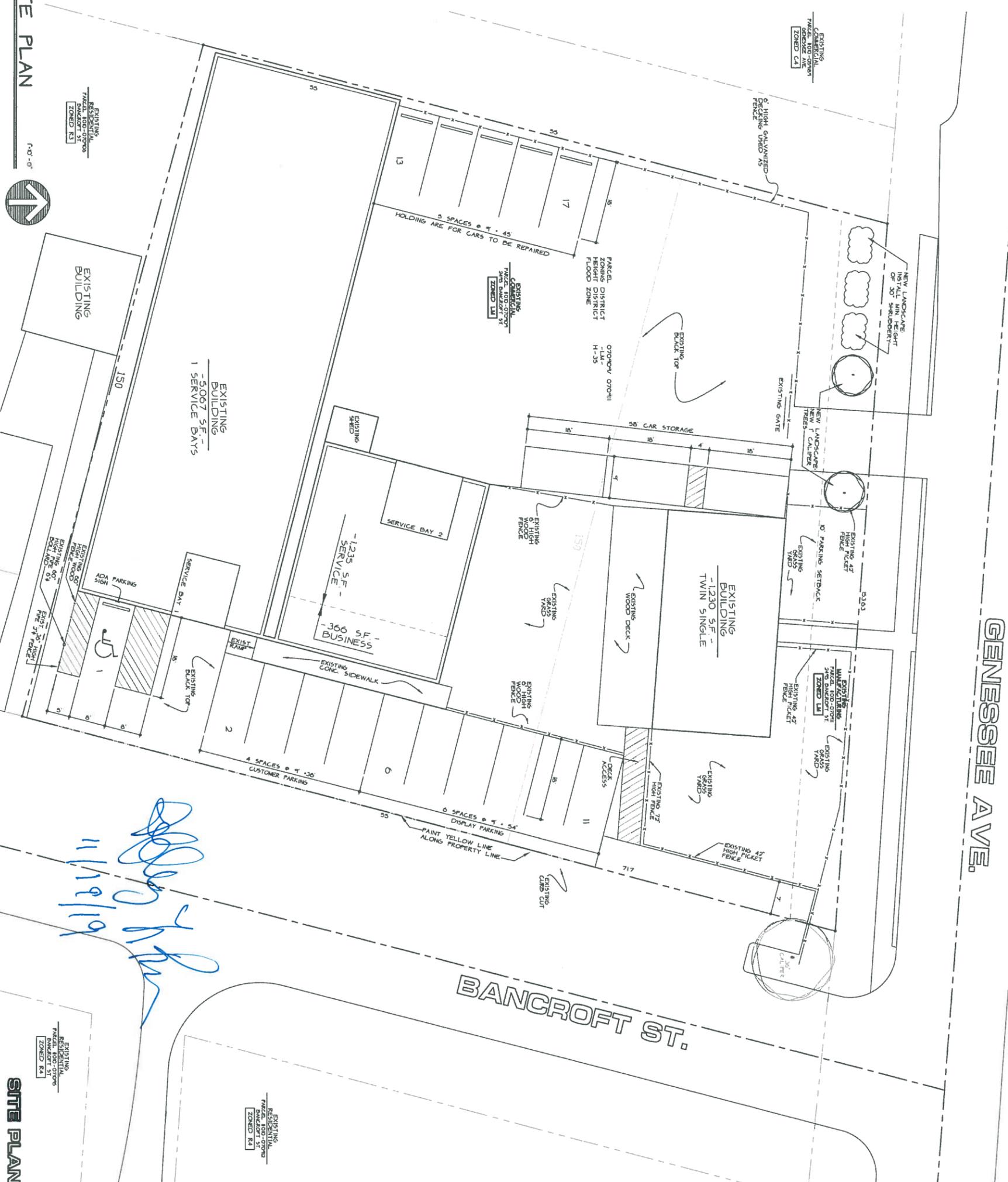
SITE INFORMATION:
 SITE IN ACRES 0.53
 SUELECTING 0.53
 SITE STRENGTH AREA 0.53

PARKING SPACES REQUIRED:
 OFFICE 1 PER 3000 S.F. 750/3000 0.25
 1 PER SERVICE BAY 300/300 0.25
 1 PER SINGLE DWELLING UNIT 3 X 2 4
 TOTAL SPACES REQUIRED 0

PARKING SPACES PROVIDED:
 CUSTOMER PARKING 1-0
 TOTAL SPACES PROVIDED 0
 OTHER SPACES PROVIDED 0
 HOLDING AREAS FOR CAR REPAIR 0



SITE PLAN



GENESSEE AVE.

BANCROFT ST.

Handwritten signature and date: 11/19/19

CV18-088 Final Received 11/19/2019

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
 72 MILL STREET
 CAHANNA, OHIO 43230
 TEL (614) 840-0986
 FAX (614) 840-0989

AUTO SALES
 ZONING PLAN
 2495 BANCROFT ST
 COLUMBUS, OHIO 43211

THIS DRAWING HAS BEEN PREPARED BY DON SCHOFIELD, ARCHITECT, REGISTERED PROFESSIONAL ARCHITECT, STATE OF OHIO.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV18-088

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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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 discovered after your application is approved, a new application 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):

There is an existing quonset hut building on this site which has had a series of industrial/automotive uses over the years. The building is located along the south property line therefore requiring a variance to the distance separation. The applicant also has improved the setback area along Bancroft Street. Over the years people have parked along both sides of Bancroft Street destroying what grass was there.

Now that area has been improved with blacktop reducing the setback to zero.

The 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.

Signature of Applicant [Handwritten Signature] Date 9/25/18

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

List of Variances

3311.28 Requirements- to reduce 600' requirement for separation from residential uses for a more objectionable use

3312.25 Maneuvering – to permit automobiles to maneuver into right of way of Bancroft Street

3312.49 Minimum Number of Parking Spaces required- to reduce the number of parking spaces 10 to 5 parking spaces

3312.21.B.3 Landscaping and Screening- parking lot screening- eliminate the screening along Bancroft Street

3312.27 Parking Setback Line- to reduce the parking setback along Bancroft Street from 10 feet to zero for parking and automobile sales

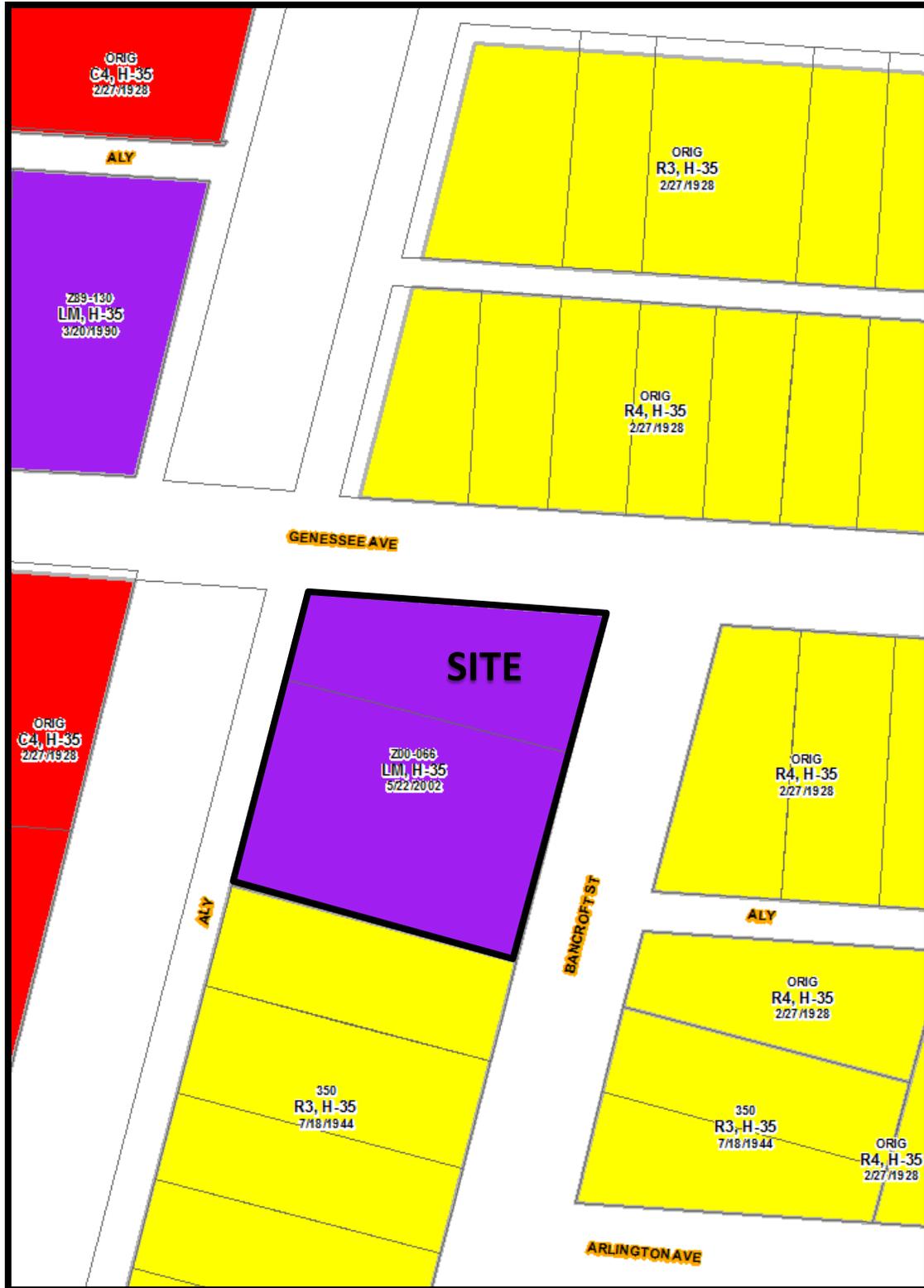
3356.07(c) Distance Separation Standards- to reduce separation of wall openings for an auto repair use from residential from 25 feet to zero (existing building opening)

3363.01 M- Manufacturing- to permit 2 family dwelling building (existing)

3363.27(b) Height and Area Regulations- to permit more objectionable use within 600 feet of residential

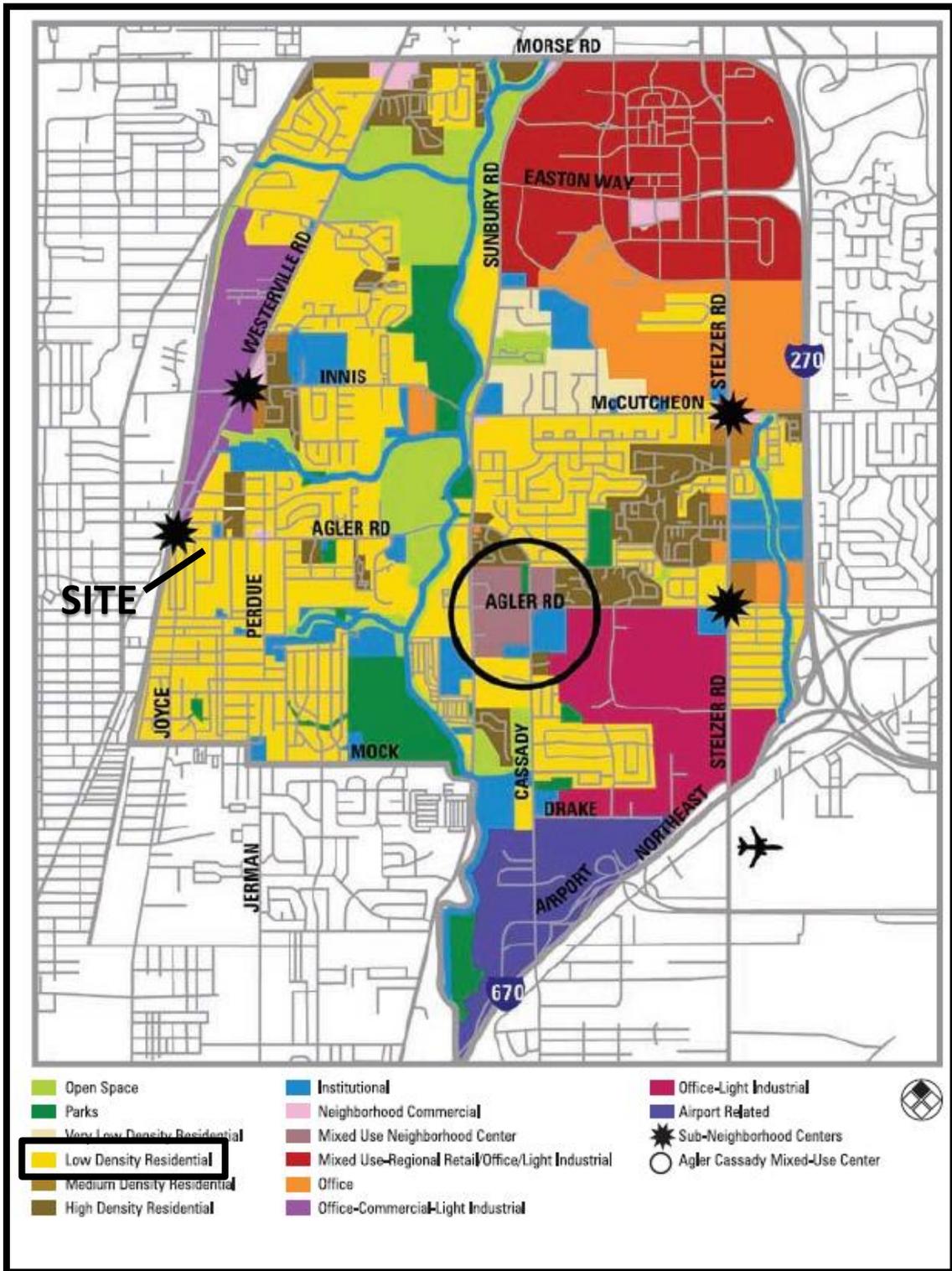
3363.41 Storage- to permit open storage at a zero setback from residential, from street right of way and from other property lines

3363.42 Public Storage and Repair Shop - to reduce separation of wall openings for an auto repair use from residential from 15 feet to zero (existing building opening)



CV18-088
2497 Bancroft Street
Approximately 0.52 acres

Northeast Area Plan (2007)



CV18-088
2497 Bancroft Street
Approximately 0.52 acres



CV18-088
2497 Bancroft Street
Approximately 0.52 acres

North East Area Commission

"Together we can build a stronger community"

January 29, 2020

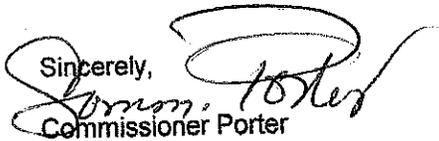
Ms. Shannon Pine
Department of Development
Building & Development
111 North Front Street
Columbus, OH 43215

AMENDMENT OF APPROVAL LETTER DATED 11/1/19

Ms. Pine:

Subject CV-118-088, property known as 2497 Bancroft, Columbus, OH. After further review it was determined by Attorney and City Planner that additional variances should be added for final approval from the North East Area Commission. Additional variances included and approved by the Commission are listed in the body of this revision letter.
3311.28, 3312.25, 3312.21, 3312.27, 3356.07 & 3363.41.

Sincerely,



Shannon Porter
Commissioner Porter
Zoning Chair

Cc: Elwood Rayford – NEAC Chair
Jeffery L. Brown - Attorney

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-088

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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Donald J and Anna B Compton TRS. 1100 Urlin Avneue Columbus, OH 43212 Donald Compton 614-325-3835 no Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Please make all checks payable to the Columbus City Treasurer