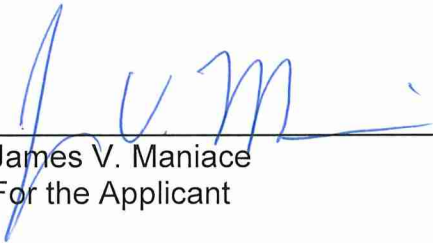


CV20-043

STATEMENT OF HARDSHIP

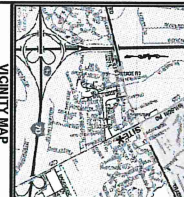
This variance is solely to permit an existing condition to remain at the property, the existence of a parking lot along N. Wilson Road. Section 3367.15(d) requires the 50 foot setback which is superfluous given the street trees which will be planted as a result of the companion rezoning of the property. The property has operated for years with this setback with no problem and having to remove nearly 400 feet of a parking lot along N. Wilson Road would be an extraordinarily wasteful expense to the Applicant.



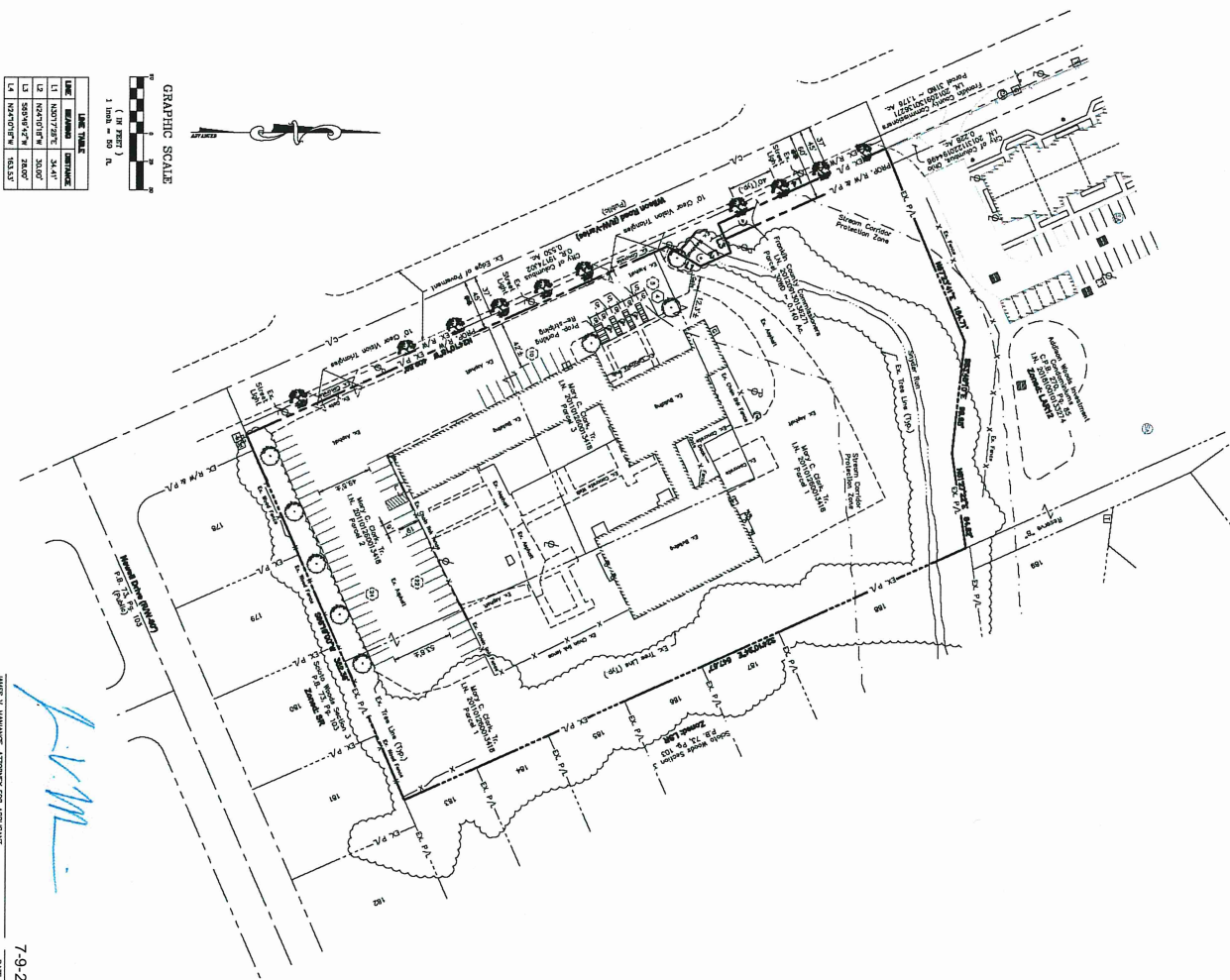
James V. Maniace
For the Applicant

Z:\20-001-1061\DWG\PRODUCTION DRAWINGS\0001\1060 Zoning Exhibit.dwg Layout A4 04, 2020 - 10:21:30am Jobman

For Reference Only - Site Plan included with ORD #1714-2020



LINE	THICKNESS	DESCRIPTION
L1	1/16" (2.5mm)	PROPERTY BOUNDARY
L2	1/32" (1.5mm)	EXISTING DRIVEWAY
L3	1/64" (0.75mm)	PROPOSED DRIVEWAY
L4	1/128" (0.375mm)	EXISTING DRIVEWAY



[Handwritten signature]

JAMES V. YAMAMOTO, ARCHITECT FOR APPLICANT
 7-9-2020 DATE

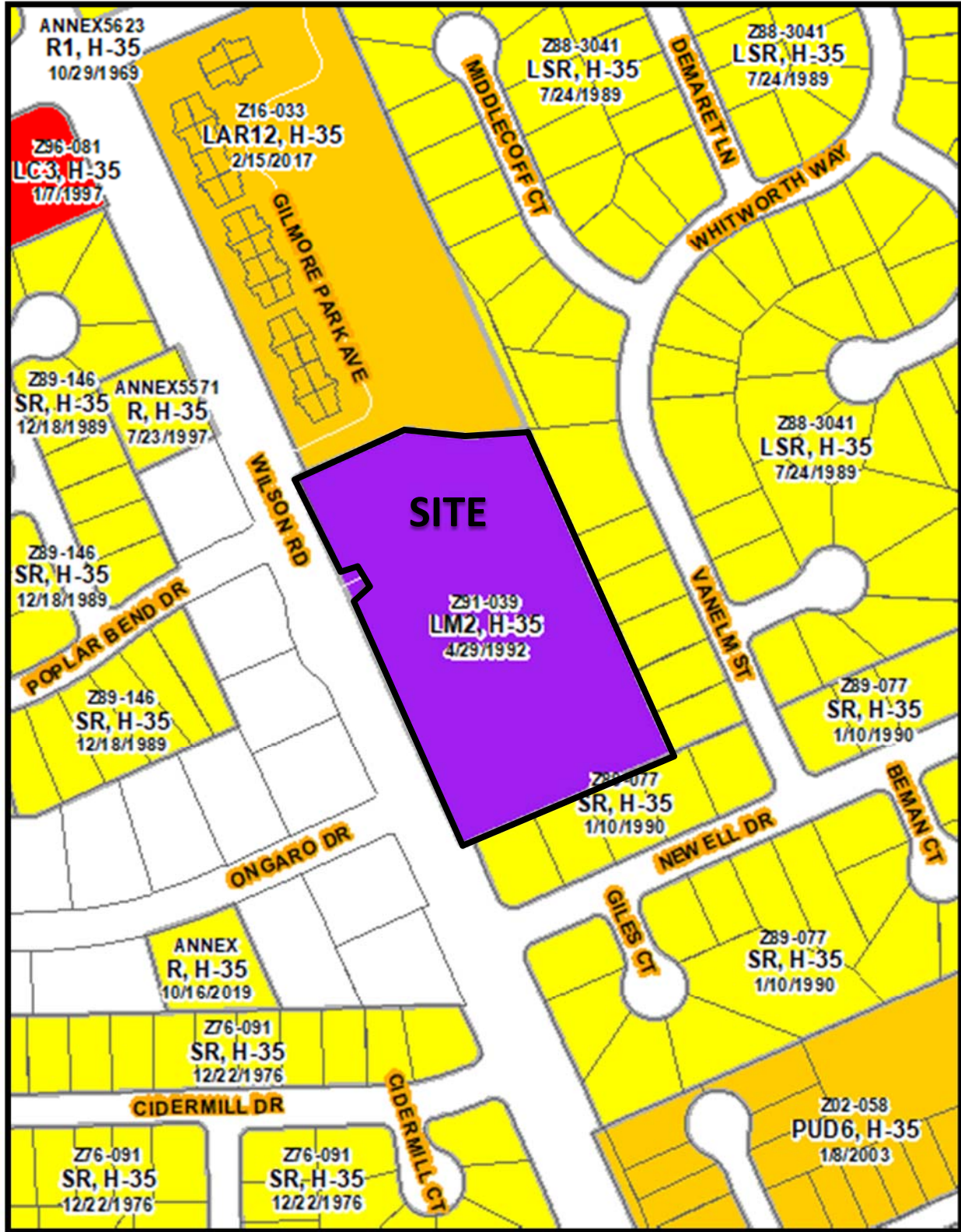
7-9-2020 DATE

- SITE STATISTICS:**
- TOTAL PROPERTY AREA: 442 ACRES
 - CURRENT ZONING: U-2, UNIFIED MANUFACTURING
 - PROPOSED ZONING: M-2, MANUFACTURING
 - 1528 ACRES LAND AREA
 - REQUIRED PARKING: 61 SPACES
 - OR PROVIDED VEHICLES: 61 SPACES
 - OFFICE: 0 SPACES / 1 VEHICLE
 - 3 SPACES = 0 PARKING SPACES
 - 1 SPACE / 1 VEHICLE
 - 1 SPACE / 200 S.F. FOR THE FIRST 2000 S.F.
 - 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
 - 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
 - 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
 - 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
 - 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
- TOTAL SPACES REQUIRED:** 61 SPACES PER STATUTE(C)(2)(4)
- ACCESSIBLE SPACES REQUIRED:** 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)
- OFFICE PARKING REQUIRED:** NOT APPLICABLE FOR MANUFACTURING USES
- EXISTING PARKING LOT SPACE TRICES:**
- TRICES REQUIRED: 8 PERS 10 PARKING SPACES = 8 TRICES
 - TRICES PROVIDED: 8
- PROPOSED STREET TRICES:**
- PROPOSED PARKING SPACES IN BLOCK: 0
 - EXISTING PARKING SPACES IN BLOCK: 0
- APPLICANT AGREES TO PROVIDE 60'-FOOT RIGHT-OF-WAY DIMENSION FROM THE EXISTING RIGHT-OF-WAY TO THE ADJACENT SIDE OF THE PROPERTY IN ORDER TO MAINTAIN EXISTING ON-SITE DRIVEWAY AND DRIVEWAY SPACES**

City of Columbia, Franklin County, Ohio
ZONING SITE PLAN
 1550 WILSON ROAD
 7-9-2020 DATE

ADVANCED
 CIVIL ENGINEERING
 1550 WILSON ROAD
 COLUMBIA, OHIO 43004
 PHONE: 614.291.1100
 FAX: 614.291.1101
 WWW.ADVANCEDCIVIL.COM
 SHEET 1 / 1
 JOB NO. 20-001-090

Z20-035 Final Received 7/9/2020



CV20-043
1550 N. Wilson Rd.
Approximately 4.8' acres



CV20-043
1550 N. Wilson Rd.
Approximately 4.8' acres



Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Case Number: Z20-035 & CV20-043

Address: 1550 N. Wilson Rd.

Group Name: West Scioto Area Commission

Meeting Date: 6/18/2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

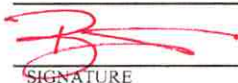
Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 7-0 (1 ABSENT)

Signature of Authorized Representative: 

SIGNATURE

WEST SCIOTO AREA COMMISSION

RECOMMENDING GROUP TITLE

614-565-9261

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CV20-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace of (COMPLETE ADDRESS) 65 E. State St., Ste 1000, Columbus, Ohio 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 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of James V. Maniace]

Subscribed to me in my presence and before me this 28th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Elizabeth N.B. McCarthy]

My Commission Expires:

August 5, 2023 Elizabeth N.B. McCarthy



This Project Disclosure Statement expires six months after date of notarization.
ELIZABETH N. B. MCCARTHY
Notary Public, State of Ohio
My Commission Expires August 5, 2023

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 all checks payable to the Columbus City Treasurer