



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:

SEE ATTACHED SHEET.

Signature of Applicant  Date 11/3/2008

CV08-034



Statement of Hardship for the Franklin County Dog Shelter

The applicant seeks zoning variance for two items within the zoning code on the following basis:

Reduction of Parking

As the primary purpose of this facility is the care and housing of dogs, and as much of the building is taken up by animal runs and cages, we seek a variance on the number of required parking places indicated in the zoning code. We seek to reduce the number of parking places provided by nine . The current code requirements are as follows:

Code Requirements:

3342 Off-Street Parking and Loading

3342.28 Minimum number of parking spaces required.

[...]

20. Any other type of business or commercial use in a commercial district or other permitted district - One (1) for each two hundred fifty (250) square feet of gross floor area.

[...]

This building is 48,350sf. $48,350/250 = 194$ spaces

Code Requirements:

3372 Planning Overlay

3372.809 Parking and circulation.

Parking, access and circulation standards are as follows:

A. The number of parking spaces provided shall be within a range of plus or minus five percent ($\pm 5\%$) of the minimum required in Chapter 3342.

194 spaces – $5\% = 184$ spaces

We are planning on providing 175 spaces total, for a reduction of nine spaces from code-prescribed counts.

Variance for Outdoor Activities in C-4 Zoning

In order to provide a healthy environment for the animals housed at the Franklin County Dog Shelter we are seeking a variance to allow supervised outdoor activities to be permitted at the facility within fenced areas. In discussion with the Northland Community Council it was agreed that all outdoor activities for groups of animals would end by 8:00pm, with individual interaction with the animals permitted outdoors until 9:00pm. All outdoor activities are to be supervised. The current code requirements are as follows:



Code Requirements:

3356 C-4 Regional Scale Commercial District

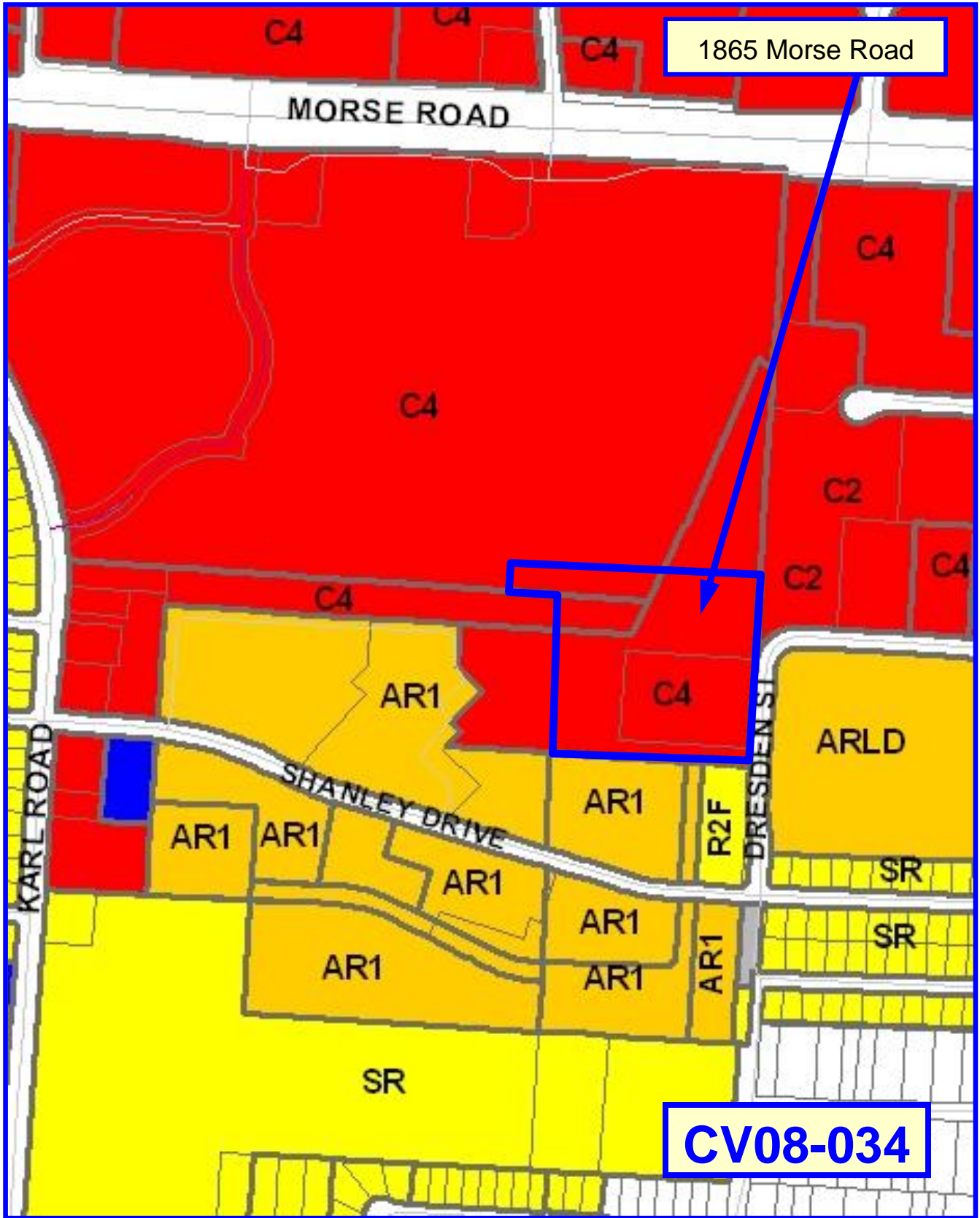
3356.05 C-4 district development limitations.

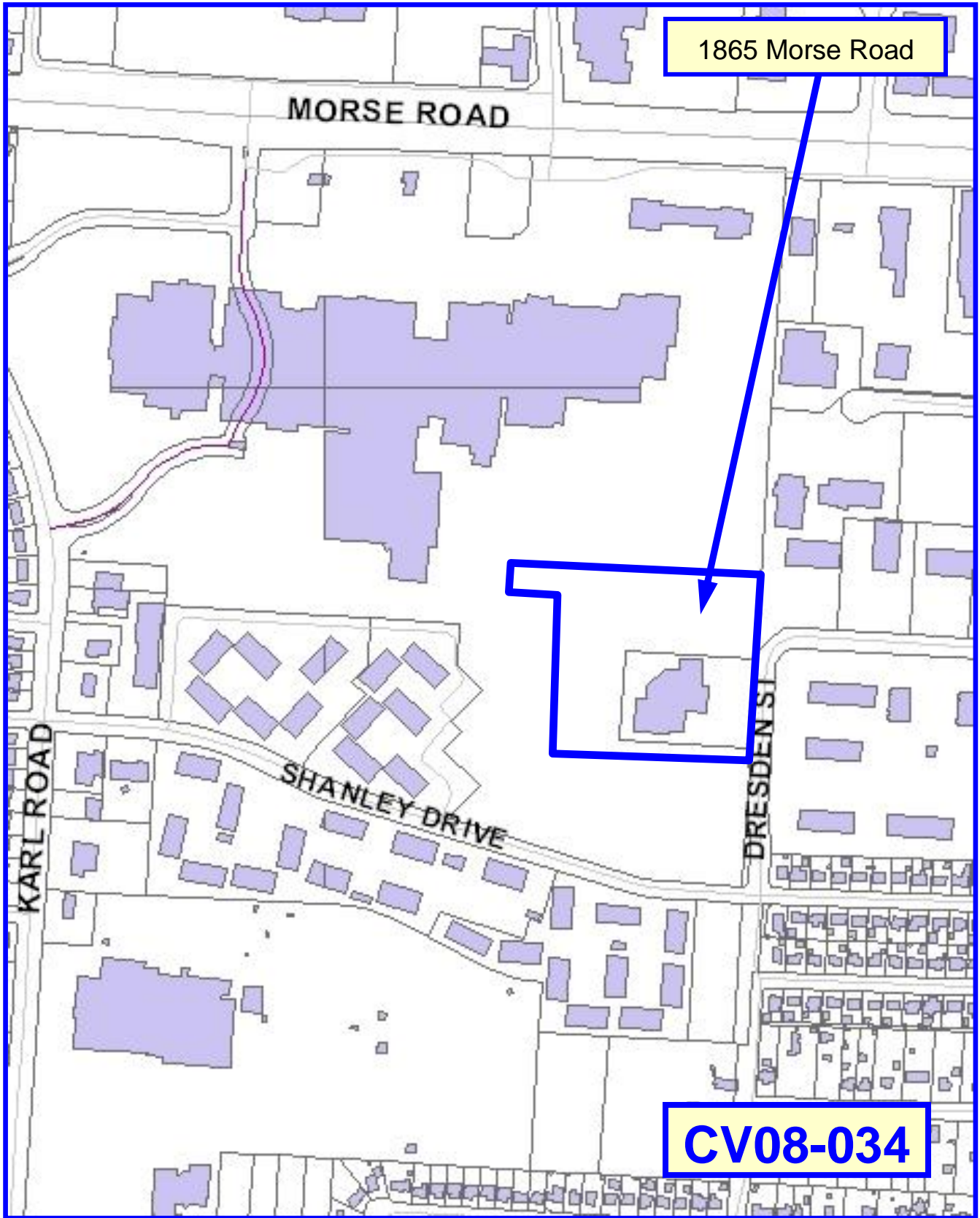
A. Animal Shelter or Animal Kennel.

1. All activities shall be conducted indoors.

We are requesting this variance to allow outdoor supervised exercise for the animals within fenced outdoor spaces. Animals will not be housed outdoors. Other outdoor activities to include monthly "Mingle with the Mutts" events.

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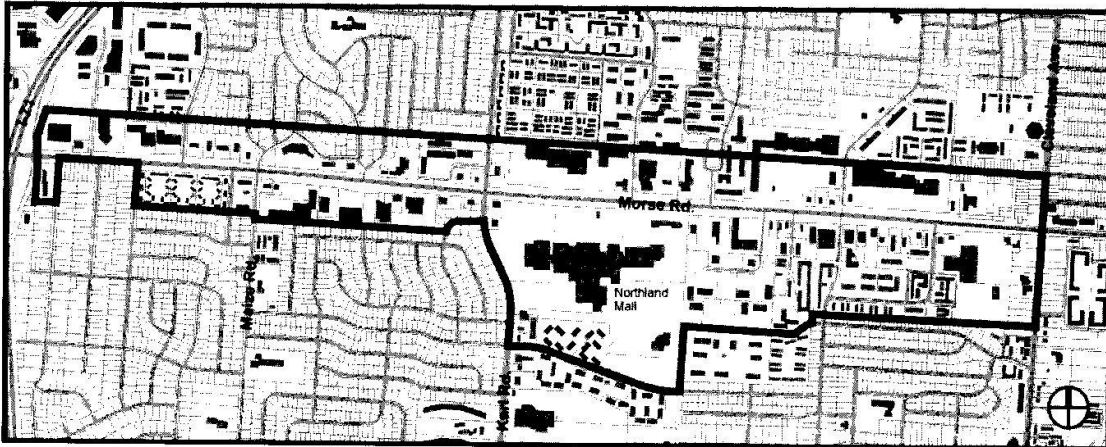




1865 Morse Road

CV08-034

Area 20
Morse Road: I-71 to Cleveland Avenue

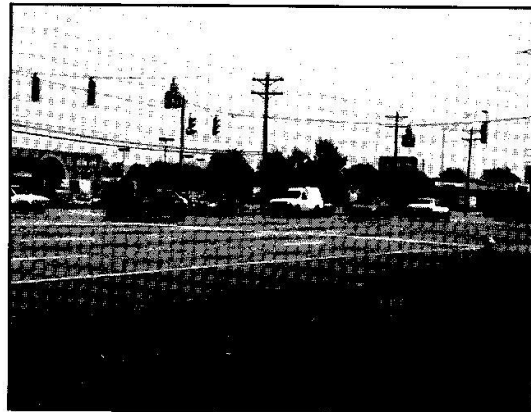


This section of the Morse Road corridor is intensely developed and includes Northland Mall and a number of strip commercial centers. Zoning includes commercial (C2, C3, C4, LC4, and CPD), multi-family residential (R4 and ARO), parking (P1) and manufacturing (M).

Stabilization of older commercial corridors is crucial to the economic health of the city. Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city’s Morse Road Market Analysis and Redevelopment Strategy, conducted as a part of this plan update, identifies steps the city and community can take to ensure the long-term viability of this important corridor. The report identifies Northland Mall as a key opportunity site and recommends that if the mall site is not sustained as a retail center, that the area be redeveloped as a mixed-use site with office, different types of high-quality residential and retail, and open space.

It is the recommendation of the Northland Plan that:

- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and Morse Road Design Study, as well as any future design recommendations, be implemented.



Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Jim Kinney, URS Corporation	From: Jeff Murray
Fax: 614-4640588	Pages: 5
Phone: 614-464-4500 x 7789	Date: 10/17/08
CV08-034	
Re: 1865 Morse Rd.	Email: Jim_Kinney@URSCorp.com

Dear Mr. Kinney

Our committee voted to support your application including the restrictions outlined in your "Statement of Hardship".

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council



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.

STATE OF OHIO
COUNTY OF FRANKLIN


APPLICATION # CV08-034

Being first duly cautioned and sworn (NAME) JAMES M. KINNEY, ORS CORP
of (COMPLETE ADDRESS) 277 WEST NATIONWIDE BLVD., 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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

FRANKLIN COUNTY BOARD OF COMMISSIONERS 373 SOUTH HIGH STREET COLUMBUS, OH 43215 DICK MYERS 462-5344	

☐ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT 
Subscribed to me in my presence and before me this 3RD day
of NOVEMBER, in the year 2008

SIGNATURE OF NOTARY PUBLIC Heather K. Smith
My Commission Expires: DEC. 25, 2012

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



Seal Here
Heather K. Smith
Notary Public, State of Ohio
My Commission Expires 12-25-2012