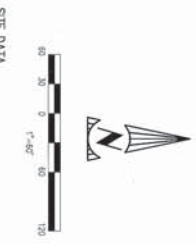


The development depicted on this drawing has been prepared by the applicant, subject to further engineering, surveying or other data and information as it may be required. The applicant warrants that the information is complete, true and correct to the best of their knowledge and that the development shall be reviewed and may be approved by the Director of Public Works and Zoning Services based on the information provided and the design upon submission of the application. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

Signature: *David B. Perry* Date: **10-25-18**
 Signature: *David B. Perry* Date: **10/25/18**
 Signature: *Donald Frank* Date: **10/25/18**
 Signature: *Donald Frank* Date: **10/25/18**



- SITE DATA**
- (1) P.O. 245-207914 AND 207-20284 CANNOT BE CONSIDERED FOR ALL PLAN APPROVAL/PERMIT PURPOSES.
 - (2) PLANT MATERIAL PRESENTLY EXISTS IN THE HILLIARD ROME ROAD RIGHT-OF-WAY ALONG THE EXISTING PLANT MATERIAL. IN ORDER TO MAINTAIN PLANT MATERIAL IN THE RIGHT-OF-WAY SHALL BE PROVIDED TO MAINTAIN A SIX (6) FOOT RECEIVING SOFTEN. OUTSIDE EQUIPMENT STORAGE WITH ASSOCIATE A REVISION OR CORRECTION.

CV18-055 FINAL RECEIVED 10/26/2018 PAGE 1 OF 1

1 / 1	ZONING EXHIBIT	OHIO CAT COLUMBUS 5240 WALCUTT CT COLUMBUS, OH 43228	OHIO CAT	 www.MannikSmithGroup.com	1150 DUBLIN ROAD, SUITE 1100 COLUMBUS, OH 43215 TEL: 614.414.4222 FAX: 614.414.7340	NO. _____ DATE _____ BY _____ DESCRIPTION _____ PROJECT DATE: 10-25-2018 PROJECT NO.: M1700022 DRAWN BY: JJC CHECKED BY: SBF
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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 #: CV18-055

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

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):

See Exhibit 'B'

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant: Donald Plank Date: 6/25/18
Attorney: (Donald Plank, Plank Law Firm) Date:
Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date: 6/25/18

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

Exhibit B

Statement of Hardship

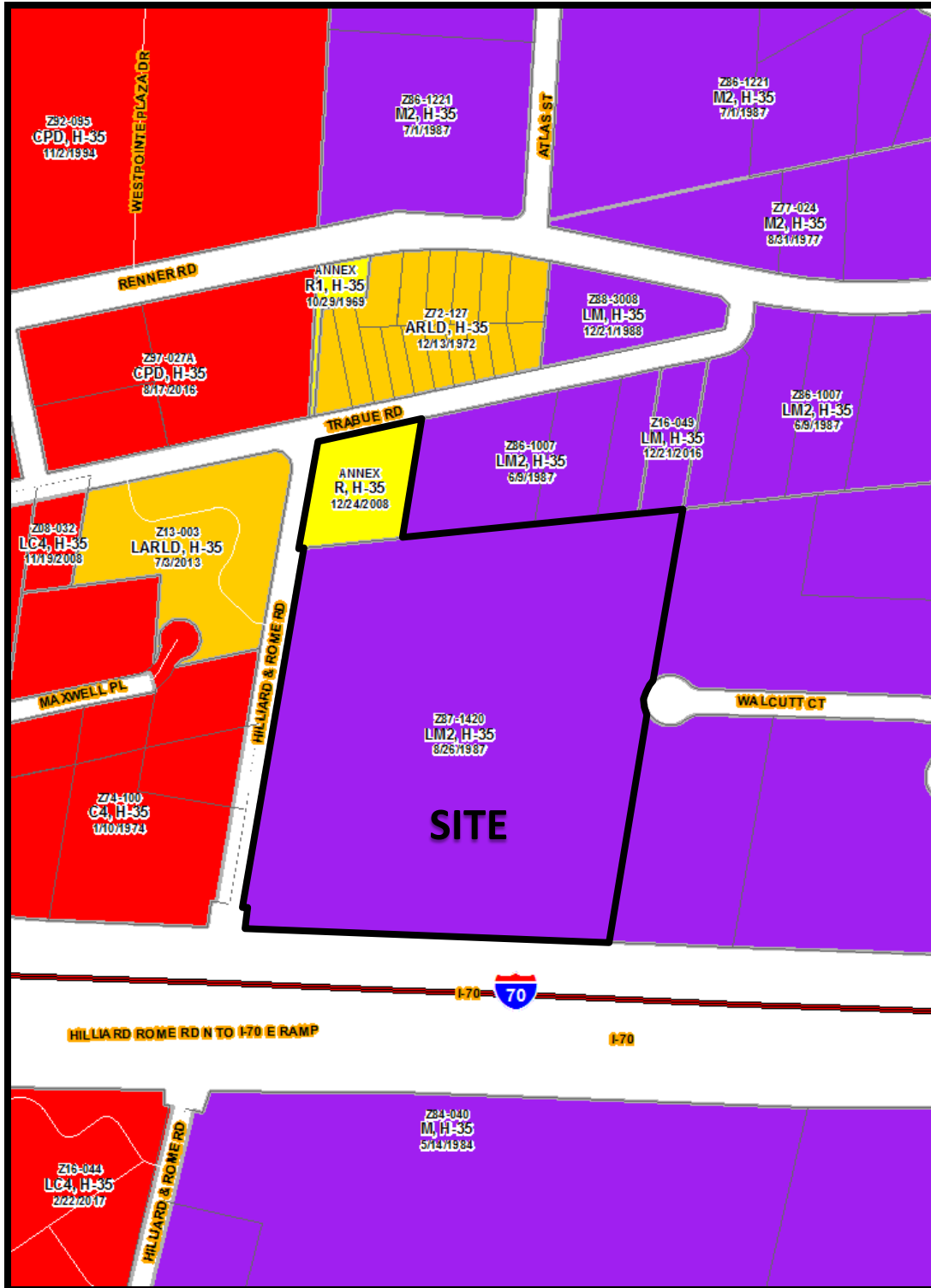
CV18-055, 5240 Walcutt Court, Columbus, OH 43228

The site is 22.78 +/- acres at the west terminus of Walcutt Court and the southeast corner of Trabue Road and Hilliard Rome Road East. Rezoning application (Z18-044) is pending to rezone the 22.78 acres to the L-M, Limited Manufacturing District. Over 20 acres of the site is presently zoned L-M-2 and is part of the Col-West Industrial Park. Property Owner has purchased an additional parcel located at the southeast corner of Trabue Road and Hilliard Rome Road East. The 22.78 acres is presently in two tax parcels (570-210824, 245-287914). The tax parcels are in different tax districts due to when they were annexed to the City of Columbus and cannot be combined. The common property line of the two parcels shall be ignored for purposes of site development. The site plan titled "Zoning Exhibit", dated 10-25-18 is submitted with this application to depict the site and perimeter setbacks. The site is part of a large industrial park and mixed use are for commercial and industrial development.

Applicant has a hardship in that there is no zoning district to which the property could be rezoned to permit use of the property as proposed. Applicant has a practical difficulty with compliance to use the property in a comprehensive, coordinated way. The requested variances will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase the risk of fire, endanger public safety or unreasonably impair the public health, safety or welfare.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3312.27, Parking Setback, to reduce the Hilliard Rome Road East parking setback line from 25 feet to zero (0) feet,
- 2). Section 3312.43, Required Surface for Parking, to permit a gravel surface for driveways, aisles, circulation areas and parking spaces within outside storage areas.
- 3). Section 3363.41(a), Storage, to reduce the open storage setback along the west property line from 100 feet from a residential district to 60 feet, to reduce the open storage setback from a public street (Hilliard Rome Road East) from 30 feet to zero (0) feet, and to reduce the open storage setback from the interior lot line of tax parcels 570-210824 and 245-287914 from 20 feet to zero (0) feet, as depicted on the Site Plan.



CV18-055
5240 Walcutt Court
Approximately 22.78 acres



CV18-055
5240 Walcutt Court
Approximately 22.78 acres

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 #: CV18-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, Columbus, OH 43215
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ 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

1. Marous Brothers Construction 1702 Joseph Lloyd Parkway Willoughby, Ohio 44094 Number of City of Columbus-base Employees: Zero (0) Contact: Mark Ricchiuto; Phone No. 440.391.5387	2. OMCO Building, LLC 3993 East Royalton Road Broadview Heights, Ohio 44147 Number of City of Columbus-base Employees: One Hundred Seventy Eight (178) Contact: Dave Blockson; Phone No. 440.838.7221
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 25th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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



MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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