

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):

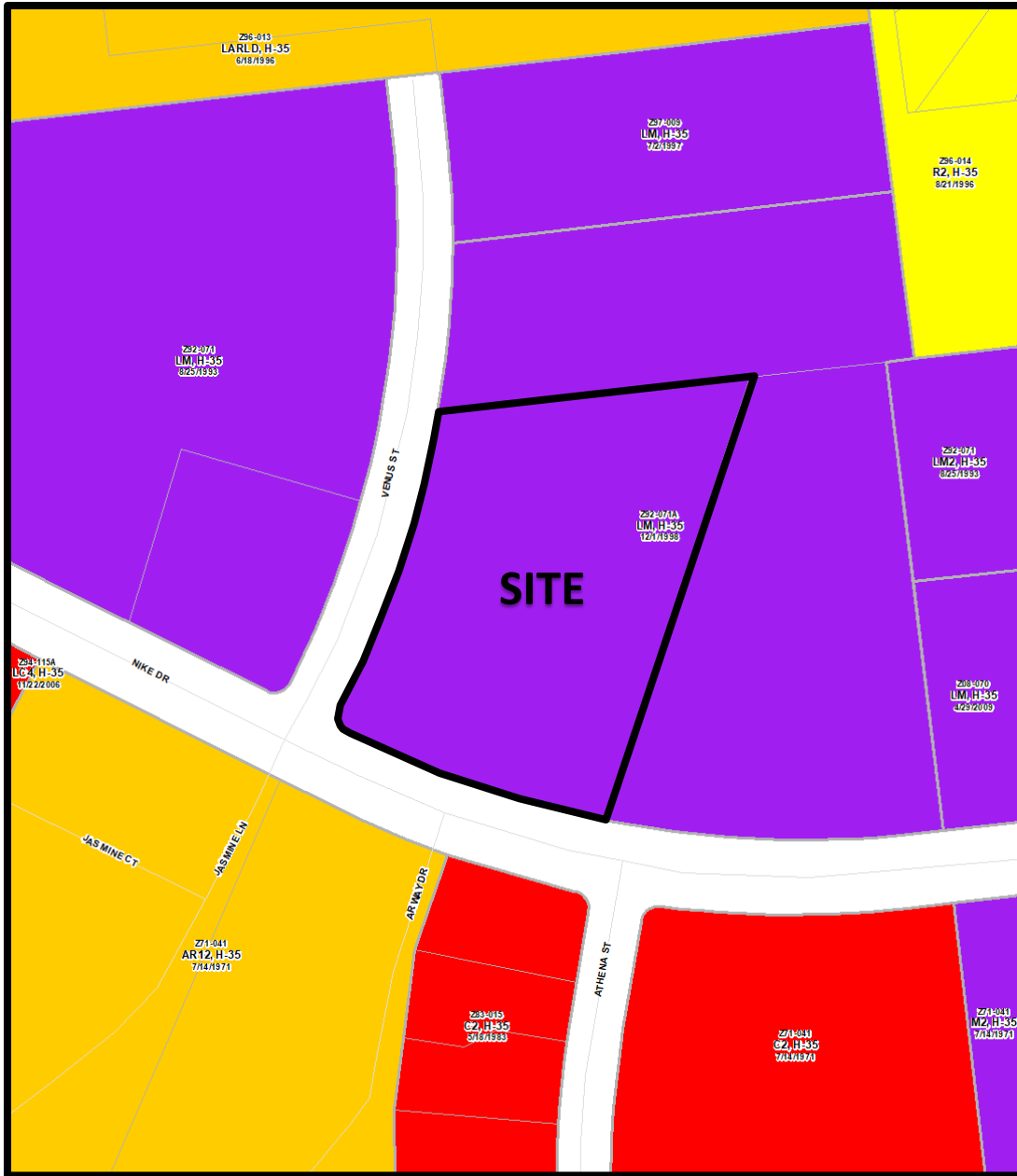
The applicant is requesting a reduction of the setback for open storage from other property lines from 20 to 10 feet (Section 3363.41 Storage) The adjacent properties are zoned L-M, limited manufacturing and have equipment or vehicles adjacent to the applicant's site. There is an existing building which limits the ability to locate the open storage. The granting of this reduction will allow the open storage to be behind the existing building. This variance will not seriously affect the adjoining properties nor the general welfare.

Signature of Applicant

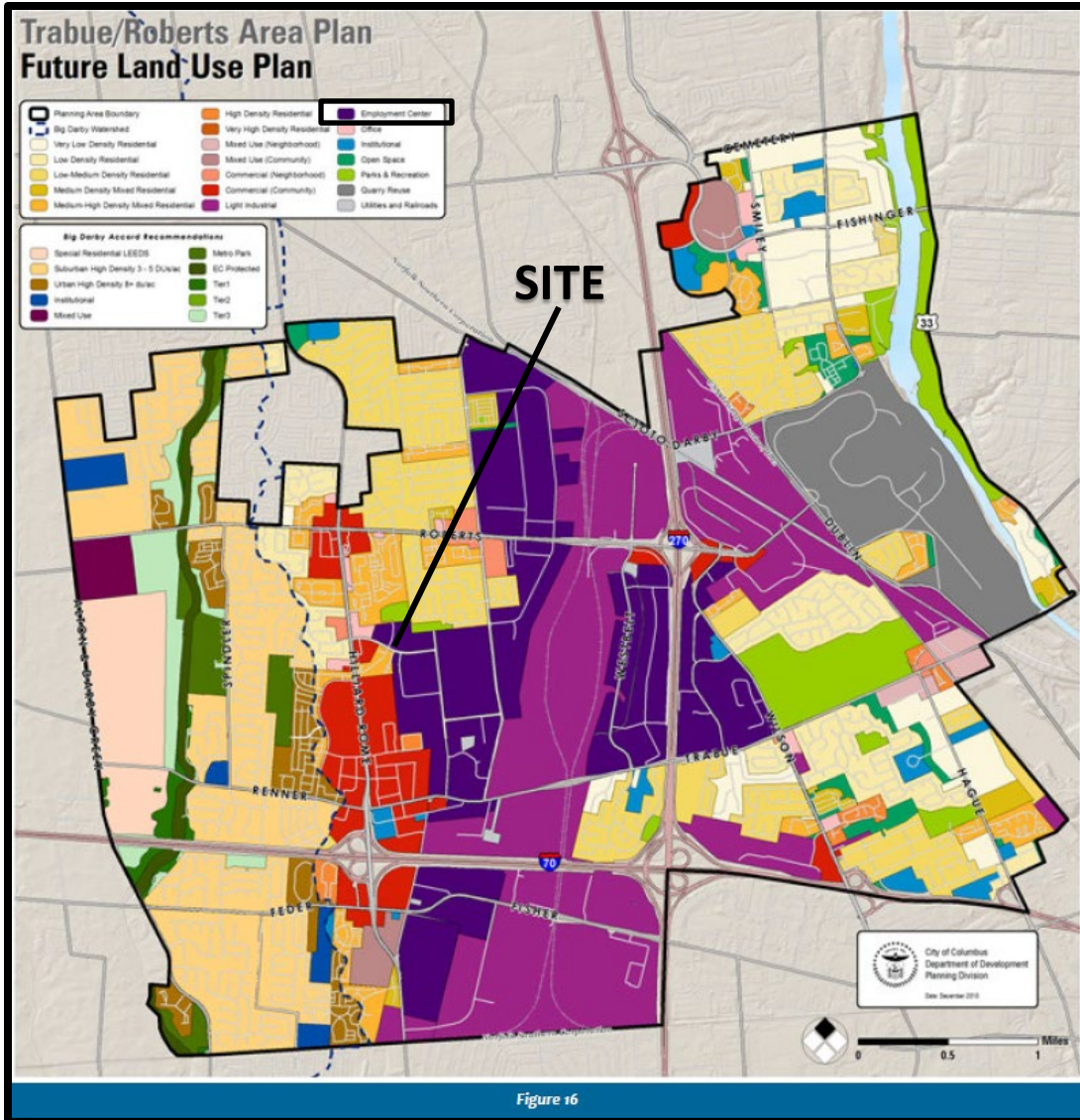
[Handwritten Signature]

Date

1/30/24



CV24-013
2180 Venus St.
Approximately 3.2 acres



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Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z24-008 with CV24-013</u>
Address	<u>2180 Venus Street</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>February 27, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the modifications to the existing LM zoning to allow for a fenced contractors' yard with screening. Additional approval is recommended to allow for variance to Code 3363.41 to reduce the setback to ten feet for this storage area. This is consistent with neighboring businesses to the north and east. Recognizing the location is opposite a residential area to the south, the applicant has provided a landscape plan with commitments to additional street trees on Nike Drive to help with further screening.

Vote	<u>7 in favor; 0 opposed; 0 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2024.02.29 08:35:40 -05'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-636-0784</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-013

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

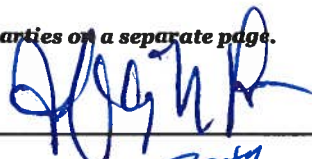
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215

deposes and states that they are 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:

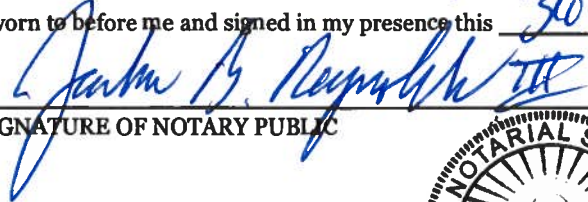
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. M-M Masonry, LLC Mike Rodriguez 614-487-7744 2100 Builders Place Columbus, OH 43204 Number of Columbus based employees 200	2. 2180 Venus Street LLC Tony Fox 419-478-6979 3979 Parkway Lane Hilliard, OH 43026. Number of Columbus based employees <u>0</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30th day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC  Notary Seal Here



My Commission Expires
Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement Expires six (6) months after date of notarization.