



**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV23-073
Location: 3224 S. HIGH ST. (43207), being 8.39± acres located on the east side of South High Street, 387± feet north of Rumsey Road, (010-112308; Far South Columbus Area Commission).
Existing Zoning: CAC, Community Activity Center District.
Proposed Use: External storage.
Applicant(s): Webb Entertainment, LLC; c/o Marcia Campbell, Agent; 3224 South High Street; Columbus, OH 43207
Property Owner(s): Wayne Webb; 1295 Great Hunter Court; Grove City, OH 43123.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a bowling alley in the CAC, Commercial Activity Center District. The requested Council variance will allow an accessory external storage area along the rear of the existing building for vehicles and equipment utilized for business activities. The Council variance application was filed in July of 2023 when the property was still zoned in the C-4, Commercial District, well before the proposed CAC district went into effect.
- A Council variance is required because the current CAC district and previous C-4 district do not allow accessory external storage.
- To the north and west of the site are retail uses, religious facility, and telecommunication antenna in the CAC, Commercial Activity Center District. To the south are single-unit dwellings in the R-2, Residential District and multi-unit dwellings in the R-4, Residential District. To the east are single-unit dwellings in the R-2, Residential District.
- The site is within the planning boundaries of the *Scioto Southland Area Plan* (2007), which recommends “Commercial” land uses at this location. The Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- Practical difficulties were not considered since only a use variance is proposed with this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow accessory external storage in conjunction with an existing commercial building. Staff supports the proposal as it is consistent with the *Scioto Southland Area Plan’s* recommendation and provides adequate screening from adjacent residential uses as required by the C2P2 design guidelines.

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.

PLEASE 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):

SEE ATTACHED

Signature of Applicant



Date

6/26/23

We respectfully request the Council approve a variance of Code Section 3356.03 to allow a variance to C-4 permit the existing exterior storage as it is a legitimate extension of our current business.

We believe our request does not adversely impact any surrounding property. As it on private property it does not unreasonably increase congestion in the area, nor does it pose any significant danger or safety issue. Finally, we believe it does not diminish or impair any property values in the surrounding area.

The reality of our existing building is that the majority of the floor plan is comprised of bowling lanes. Storage for our repair equipment takes space we simply do not have within the interior of our business. In addition, we have grown our business and travel around the country. Thus, for the safety and well-being of our assets, storing them on the site of our business provides a significant benefit and a decreased hardship.

Over the course of the last decade, we have explored different locations to store our RV's and storage trailer. We have been unable find a cost-effective location within reasonable proximity of our business. Each and every location we have found poses some significant financial or proximity hardship.

At no point in time have the RV's ever been used as an independent campground as a secondary business for our bowling center. In actuality, the RV's and tournament bleacher and materials storage trailer are at all times used as a legitimate extension of our current business. The primary owners of the business are a Hall of Fame bowler and highly renowned fitter and instructor. The owners travel frequently to promote their business and showcase their skills. On a couple occasions each year other professionals park their RV's here to participate in a local tournament.

Without the conditional variance we would not be able to reasonably accommodate, travel to and/or host events for: the Professional Bowlers Association, United States Bowling Congress, Ohio state high school tournaments, NCAA college tournament, or various other events, without extreme financial hardship. RV's are used at various times for travel to Professional & Senior tournaments and events, and promoting our business through teaching and seminars throughout the country at multiple times during the year.

For our business the reality of not being able to store the RV's and supply trailer, that we currently have on site, would be an extreme hardship.

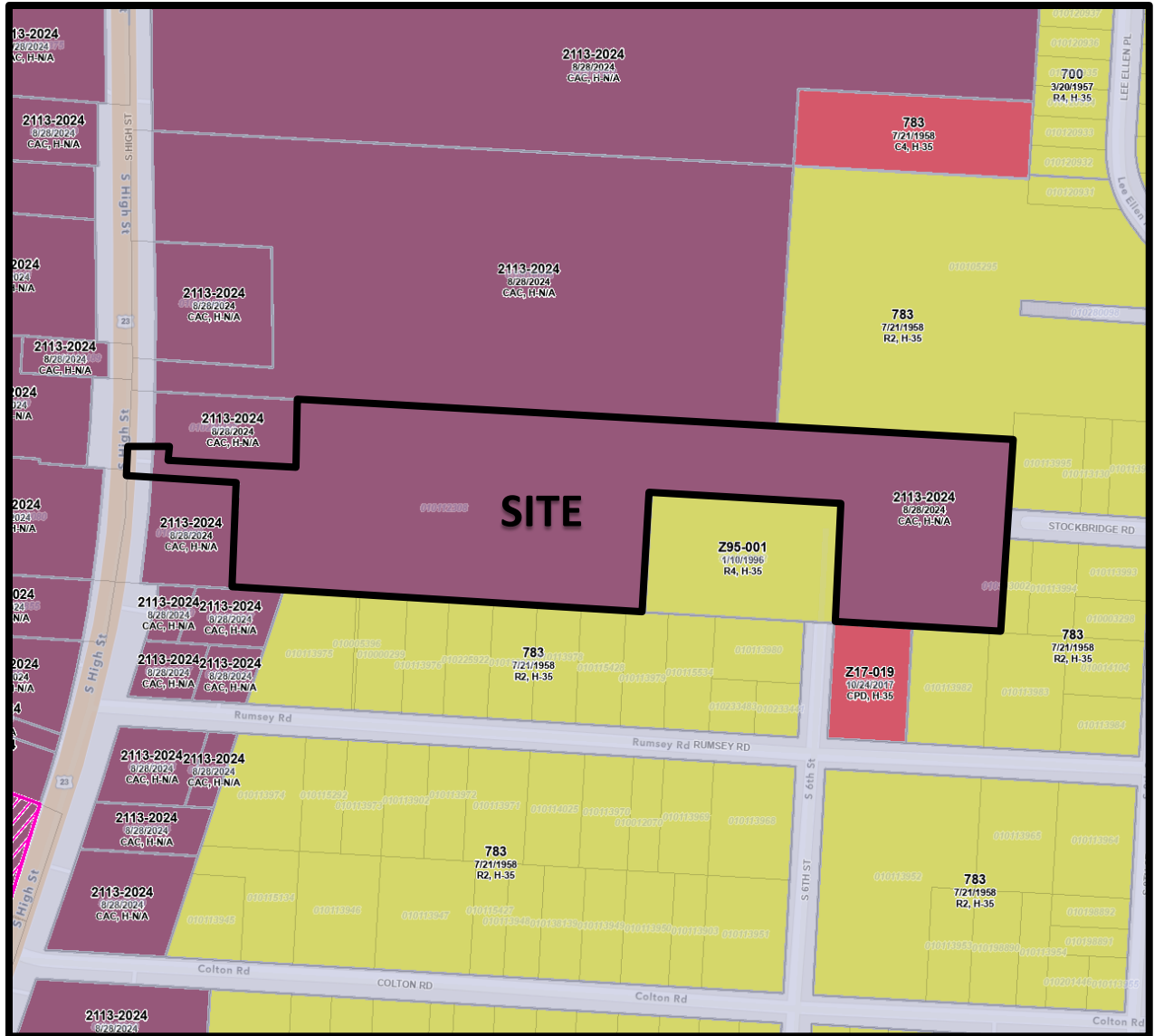
CV24-073

Wayne Webbs Bowling
3224 S. High Street
Columbus, OH 43207

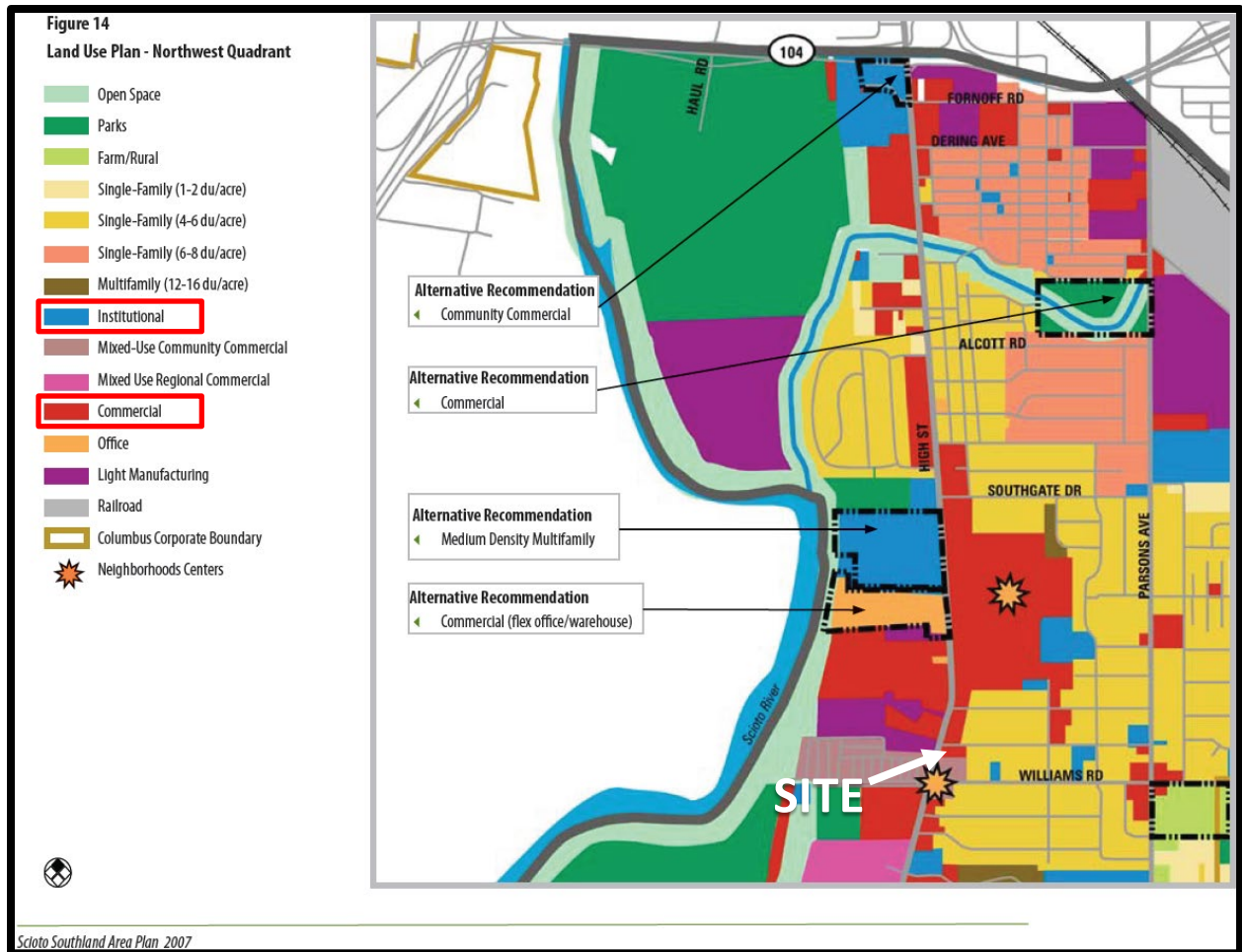
Statement of Hardship

Requested Variances:

1. Title 34, Section E.20.100, Uses: to allow accessory outdoor storage uses for recreational vehicles and equipment for existing business in the CAC, Community Commercial District.



CV23-073
3324 S. High St.
Approximately 8.39 acres



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3224 S. High St.
Approximately 8.39 acres



CV23-073
3324 S. High St.
Approximately 8.39 acres

111 N Front Street, Columbus, Ohio 43215

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

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

Case Number CV23-073

Address 3224 S HIGH ST

Group Name FAR SOUTH COLUMBUS AREA COMM

Meeting Date NOV. 7, 2024

Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
☐ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Yes = 8 NO = 0

Becky Walcott

Far South Cols Area Comm

614-927-7040

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV-23-073

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) Wayne Webb
of (COMPLETE ADDRESS) 3224 S. High Street, Columbus 43207
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. Wayne Webb Entertainment LLC 3224 S. High St. Columbus, OH 43207 Employees: 30	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19th day of September, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

4-4-2028
My Commission Expires

Notary Seal Here



DANIELLE L. BAY
Notary Public, State of Ohio
My Comm. Expires 4-4-2028

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