

# Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## 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:**

The owner and applicant is seeking to add outdoor storage of RV's, boats, trailers,

~~vehicles, etc.. on a 1.3± acre tract that was originally zoned C-4 then a CV under case C05-017, was approved to allow the expansion of an existing personal storage facility that was approved under CV97-037. The outdoor storage of vehicles etc..~~

~~was specially prohibited under the 2005 council variance and therefore the owner/ applicant is seeking to specifically permit the use of the 1.31 acres for the outside storage of vehicles etc.. The council variance is being requested as in the past the~~

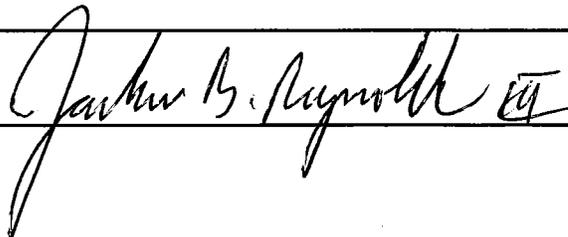
~~C-4 zoning category is more appropriated for the area than an manufacturing zoning district and there is no desire for any other manufacturing uses other than the outdoor storage of vehicles etc.. or the expansion of the personal storage units~~

~~north as provided for in the 2005 council variance case. The site has been developed with a small strip center and an automobile dealership on the same C-4 zoned property.~~

~~The outdoor storage area will be screened with an opaque fence around the perimeters of the 1.3± acres and by the existing buildings. The requested variance will not negatively impact the surrounding areas as the existing personal storage units~~

~~and other activities have not created any issues for neighboring properties.~~

Signature of Applicant



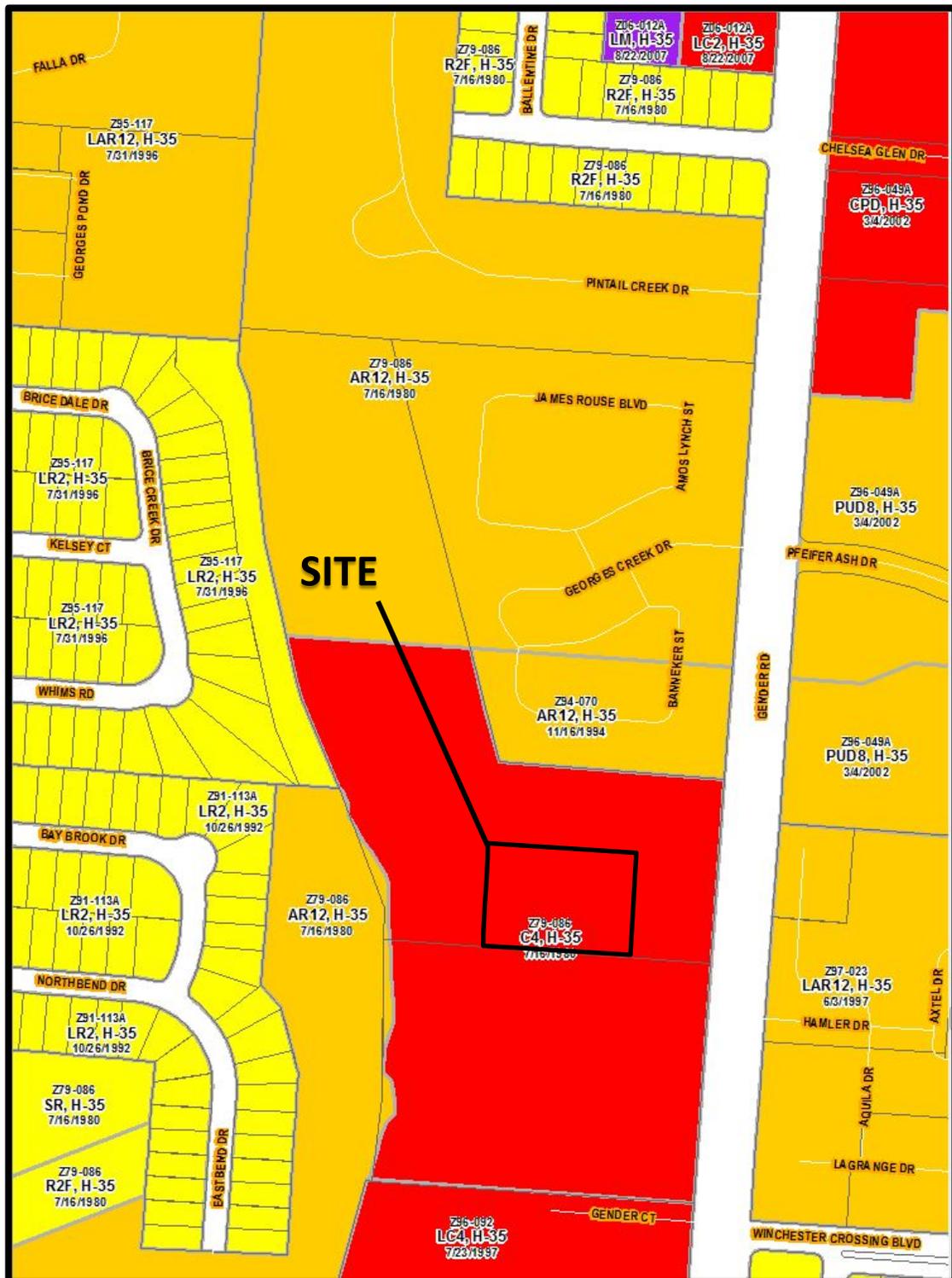
Date

6/15/15

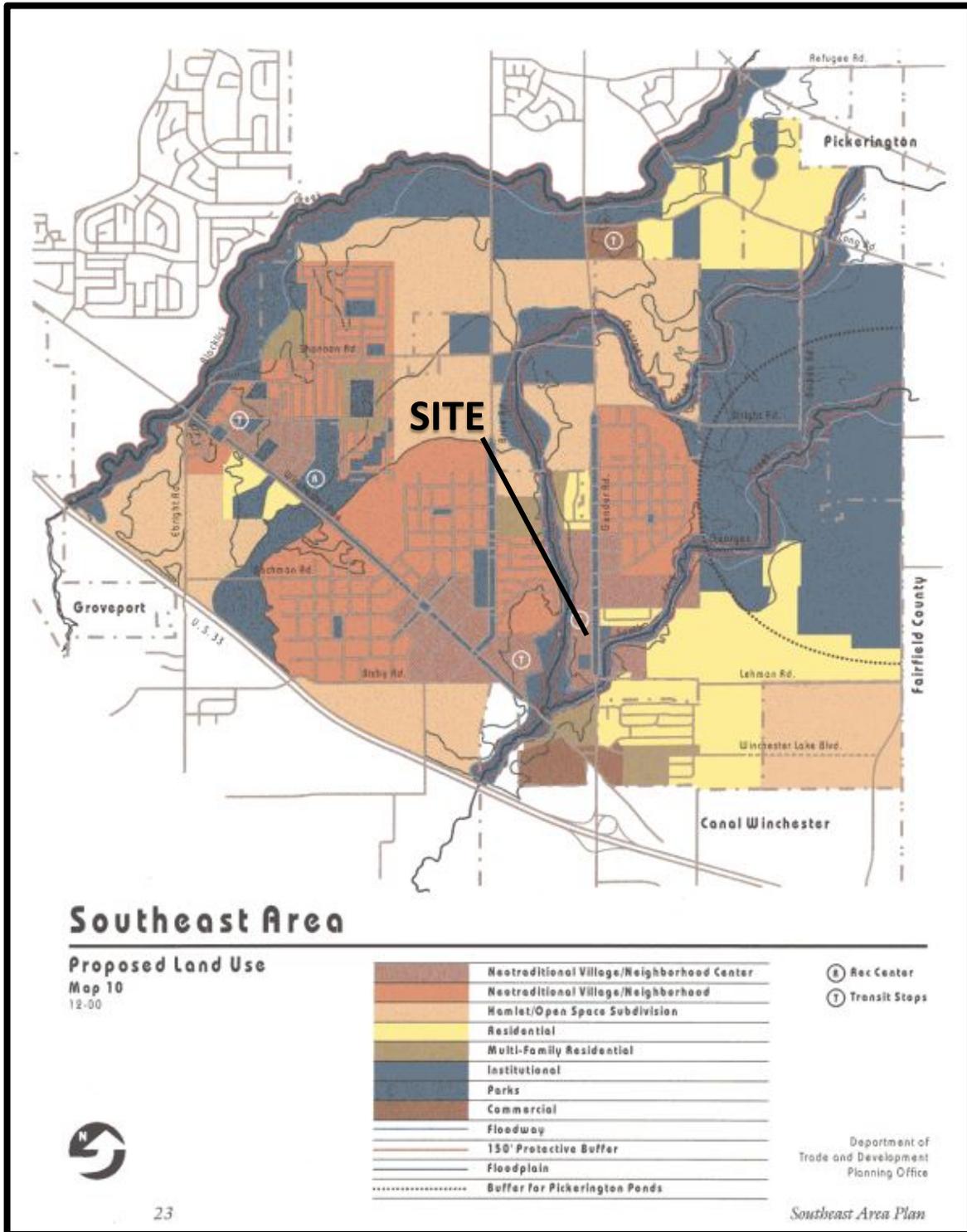
**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

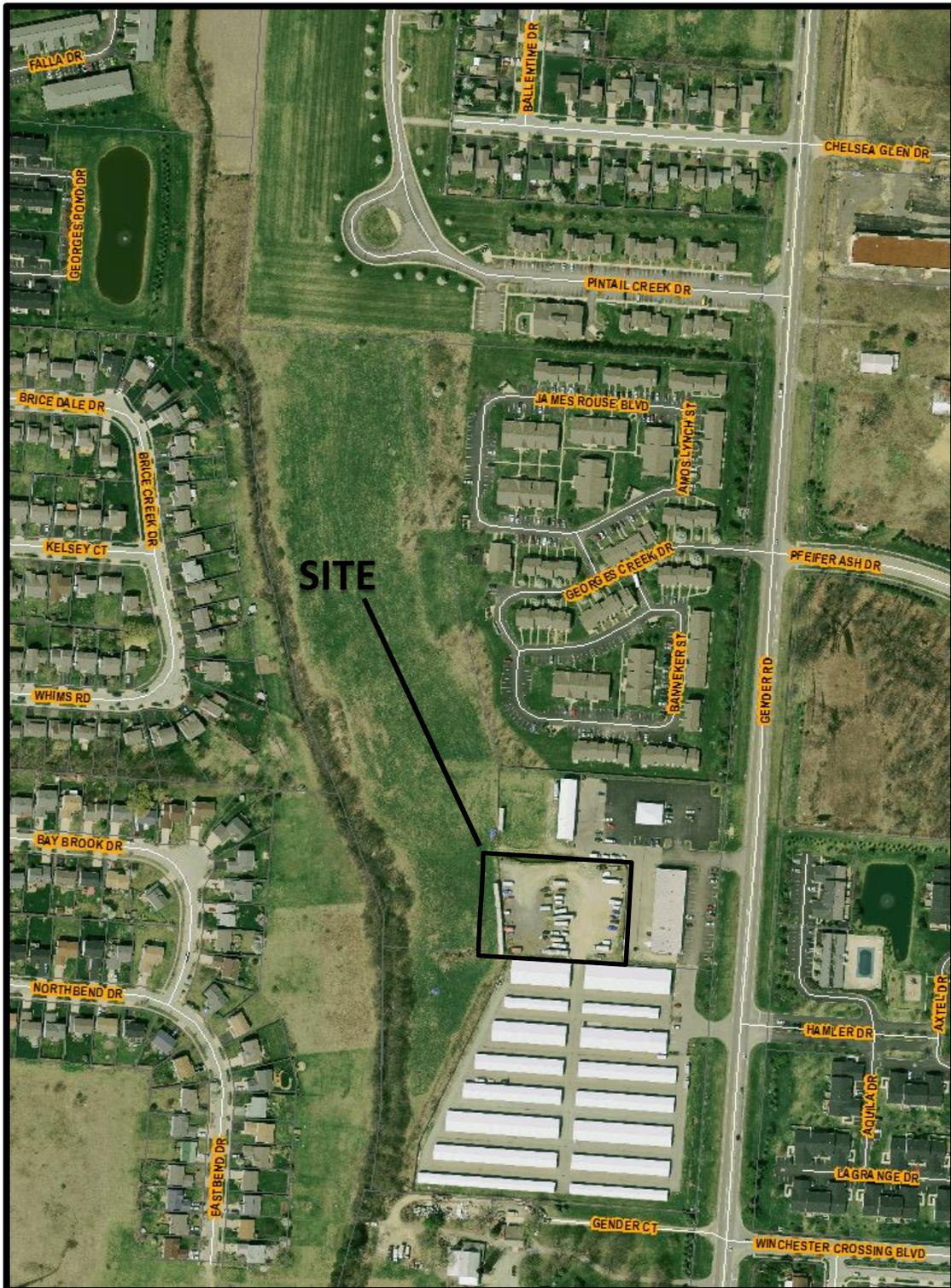
**Please make checks payable to the Columbus City Treasurer**



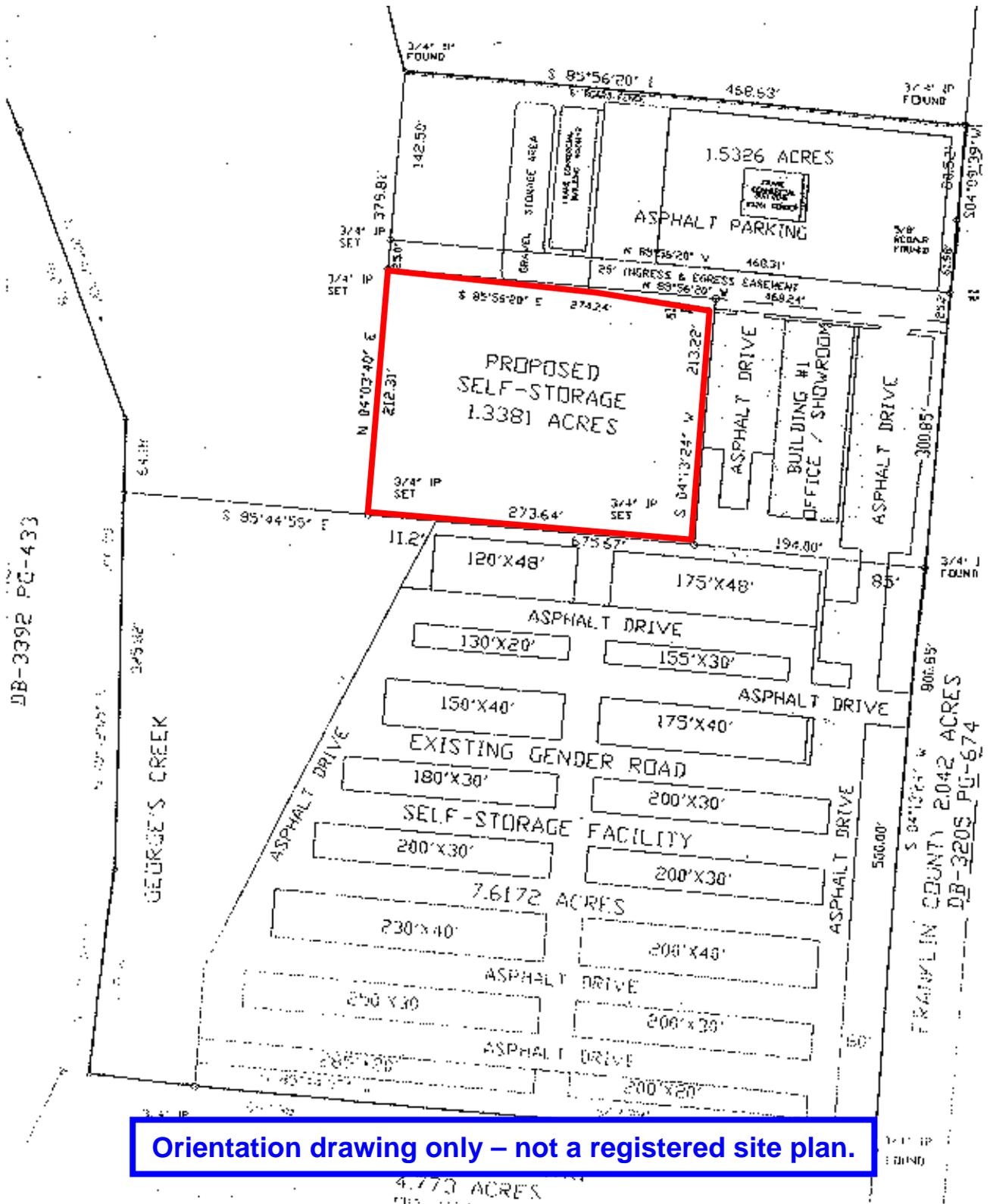
CV15-037  
5265 Gender Road  
Approximately 1.34 acres



CV15-037  
 5265 Gender Road  
 Approximately 1.34 acres  
 Southeast Area Plan (2000)



CV15-037  
5265 Gender Road  
Approximately 1.34 acres



Orientation drawing only – not a registered site plan.



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-037

Address 5265 Gender Rd, Canal Winchester, OH 43110

Group Name Greater South East Area Commission

Meeting Date 10-27-15

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

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: See Attached

Vote Unanimous

Signature of Authorized Representative [Signature]

Recommending Group Title Greater South East Area Commission

Daytime Phone Number 614-774-4050

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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Date October 30, 2015

To: Shannon Pine

From: David L. Chambers

GSEAC Zoning Chairman

Subject CV15-037

At a meeting of The Greater South East Area Commission on October 27, 2015 it was properly Moved, Seconded, and unanimously approved to recommend approval of the proposed Council Variance CV15-037 concerning the property located at 5265 Gender Rd. Canal Winchester, Ohio 43110, with the following recommendations

1. Outside storage be strictly limited to the one rental truck currently allowed AND Boats, RVs, Campers, landscape type trailers, and enclosed trailers limited to twenty four feet in length. All vehicles and trailers on site shall have a current registration and display current license plates. Additionally the commission agreed to allow the use of Personal Storage Units. (POD type units similar in design to POD units utilized by "Public Storage"
2. Specifically prohibited are intermodal shipping containers, mobile home type trailers, semi trailers, heavy duty construction trailers, commercial dump trucks.
3. There was also a question regarding possible run off into Georges Creek that is adjacent to the property and it was agreed that the owner would comply with all City of Columbus and EPA requirements concerning storm water guidelines, and that the current fencing of the area will be upgraded.

Please feel free to contact me if you have any questions

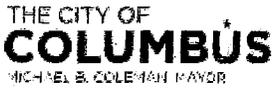


David L. Chambers

Zoning Chairman, Greater South East Area Commission

[GSEAC.Chambers@Gmail.com](mailto:GSEAC.Chambers@Gmail.com)

614-774-4050



# Council Variance Application

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## 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.

APPLICATION # CV15-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 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. J. Johnson Investments LLC P.O. Box 145 Carroll, OH 43112 Jim Johnson - 989-3010 10 employees	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 12<sup>th</sup> day of JUNE, in the year 2015

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires 9/4/15



Notary Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

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