

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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

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 Attached.

Signature of Applicant



Date

12-27-16

CV16-083

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

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 6054 Shook Road
PARCEL NO.: 150-000186
PROPERTY OWNER: Pizzuti/Creekside XX, LLC
APPLICANT: Pizzuti/Creekside XX, LLC, c/o
ATTORNEY: Michael T. Shannon, Esq.
500 South Front Street, Suite 1200
Columbus, Ohio 43215
DATE OF TEXT: December 27, 2016
APPLICATION NO.: CV16-083

Applicant Pizzuti/Creekside XX, LLC submits this Statement of Hardship in support of its Application for a Council Variance. The Site, located at 6054 Shook Road, was recently annexed from Hamilton Township. The Site is already developed with an existing 268,949 square foot warehouse with office use. Uses within the warehouse include 252,807 square feet of warehouse use and 16,142 square feet of office use.

The Site is situated within the Far South Area Commission and subject to the South Central Accord, which recommends industrial development. The Site is not subject to a Commercial Overlay or Planning Overlay.

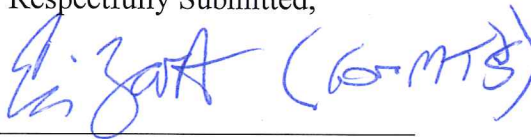
Applicant respectfully request the following variance:

1. CCC § 3312.27(2), Parking Setback Line, which section does require the parking setback line to be 25 feet from the street right-of-way line when the required building setback line is 25 feet or greater. Applicant requests a variance to reduce the minimum parking setback to 24 feet to reflect as-built condition.

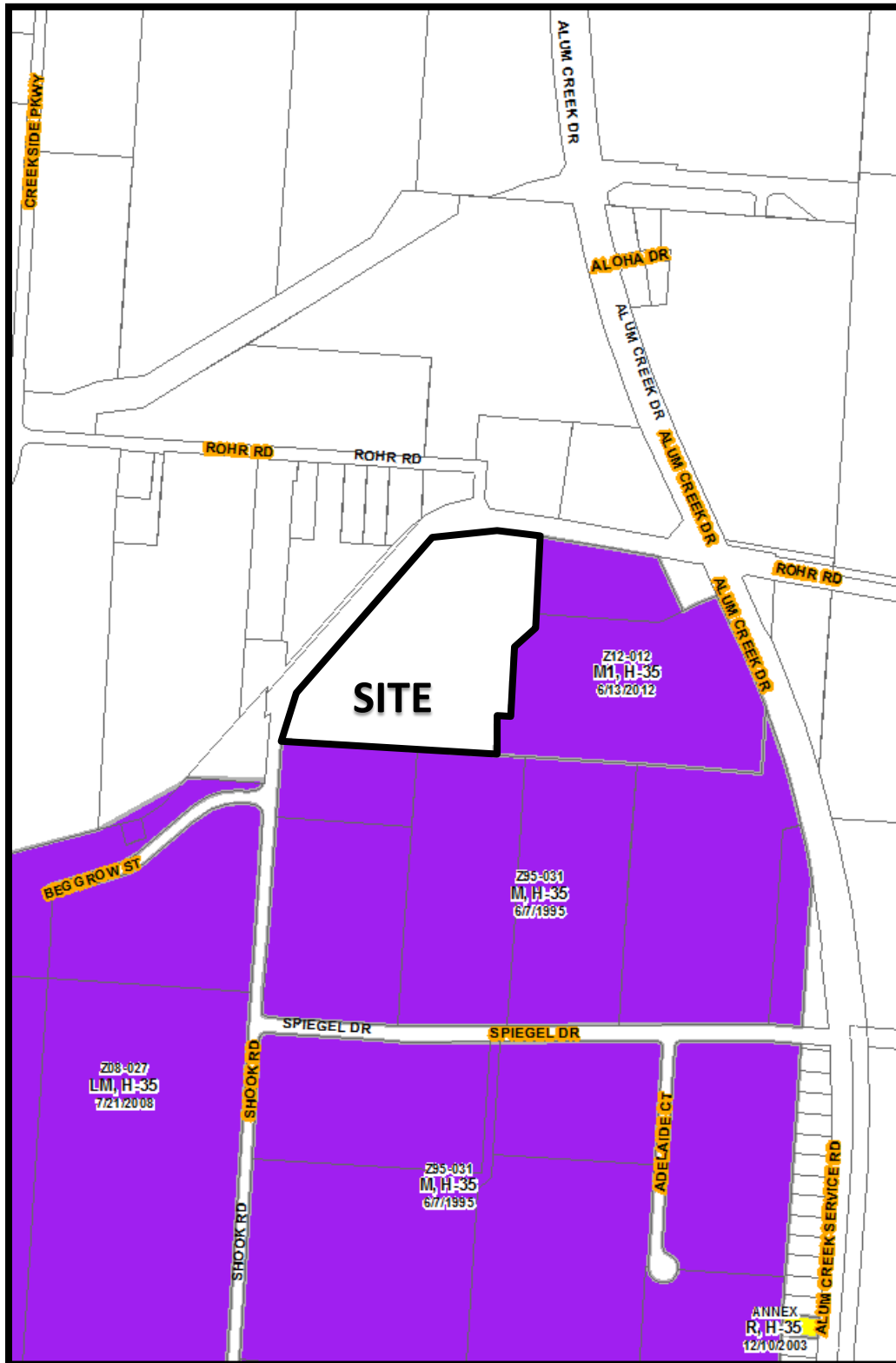
Applicant's requested parking setback line variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city. The Site's existing parking setback is a special circumstance in which a variance became a necessity by virtue of the Site's annexation from Hamilton Township to the City of Columbus. The requested variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

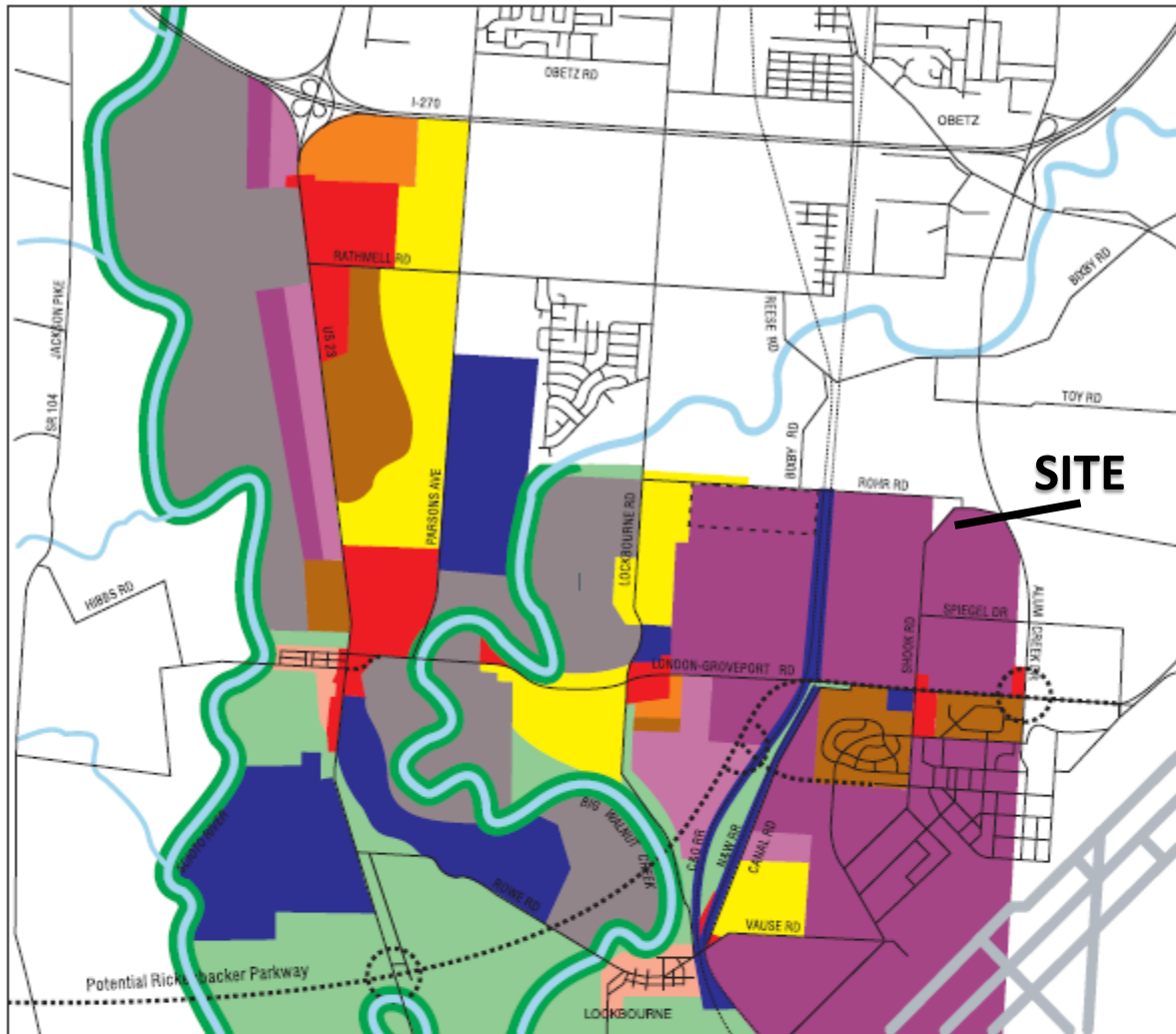
Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant



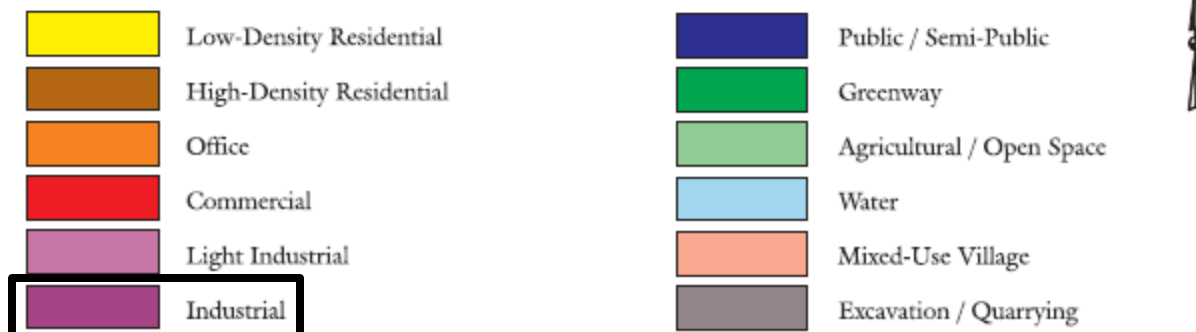
CV16-083
6054 Shook Road
Approximately 21.27 acres



South Central Accord

1 1/2 miles

Future Land Use



CV16-083
 6054 Shook Road
 Approximately 21.27 acres



CV16-083
6054 Shook Road
Approximately 21.27 acres

Priebe, Kelsey R.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Sunday, February 05, 2017 1:03 PM
To: Priebe, Kelsey R.
Cc: robingetsreal@yahoo.com; mshannon@cbjlayers.com
Subject: Rezoning Application 216-087 and Council Variance CV16-083

Kelsey,

The Far South Columbus Area Commission voted to approve both :

Votes

Yes – 10

No- 0

Thank You,

Becky Walcott
Far South Columbus Area Commission
Vice Chair
Zoning Chair
614-491-6786
Bwalcott65@gmail.com

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 # CV16-083

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 500 S. Front St. Ste 1200, 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

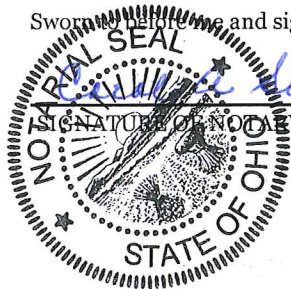
1. Pizzuti 629 North High Street, Suite 500 Columbus, Ohio 43215 Scott West, Executive VP	2.
3. 614-280-4141	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn before me and signed in my presence this 27th day of December, in the year 2016

Notary Seal Here



My Commission Expires

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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