

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES**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

CV16-049

**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:**

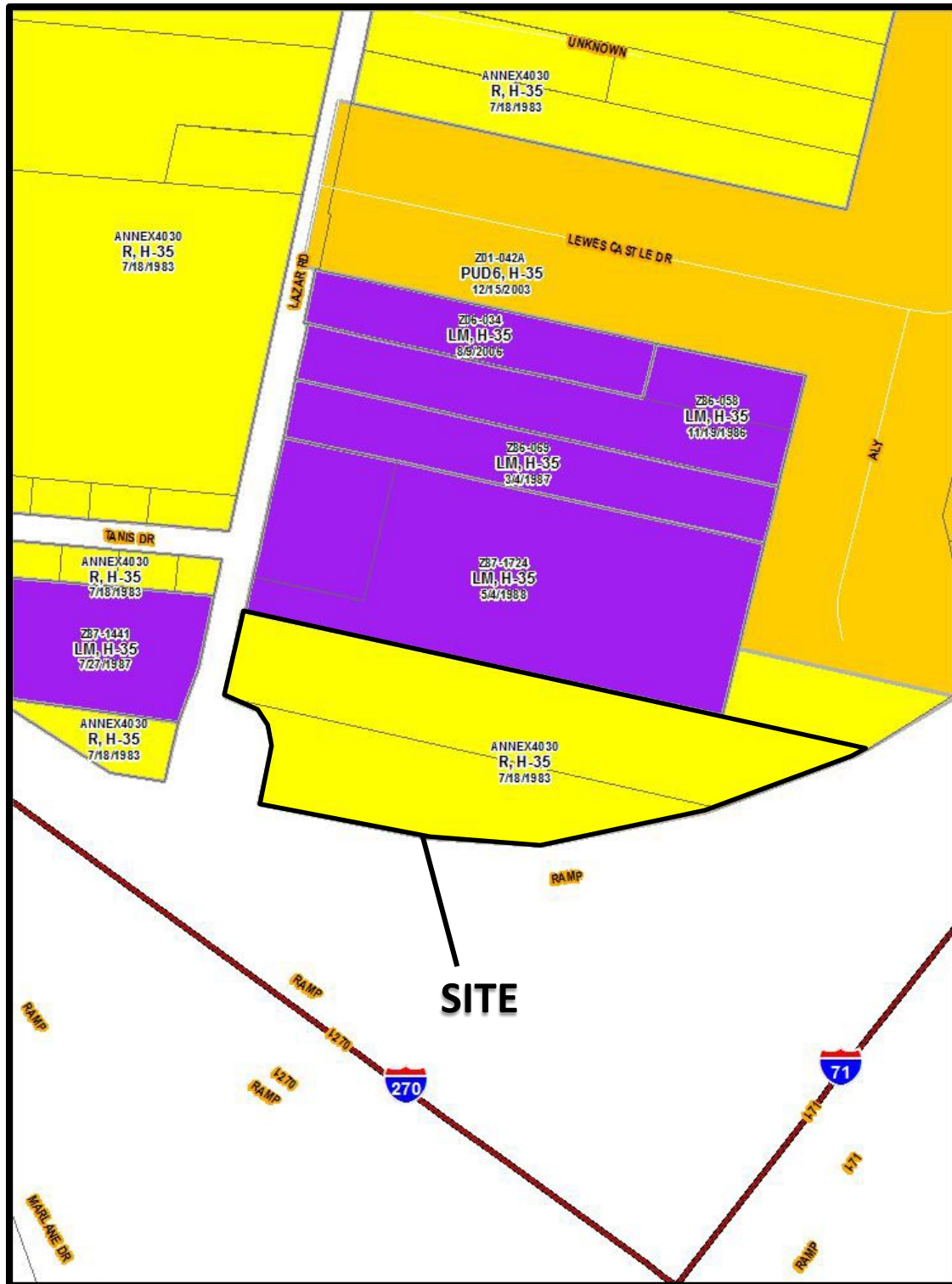
1. Applicant requests a variance from CCC 3312.13-Driveway, to permit a driveway width of less than 20 feet. At the sites entrance from Lazar Rd, a 320 foot paved driveway is provided leading to a gravel surface behind the storage/maintenance building. There is an existing paved parking area of 4 spaces adjacent to the main building with an additional space in front of the attached garage. Applicant herein requests a variance to permit a minimum driveway width of 12 feet to legitimize the as-build conditions. Applicant also requests a variance to CCC 3312.43-Required Surface, to permit a pre-existing gravel surface area behind the storage/maintenance building. This area will also be utilized as overflow parking for work trucks and/or equipment.

Signature of Applicant



Date

7/12/16



CV16-049  
2976 Lazar Road  
Approximately ) "+ acres



CV16-049  
2976 Lazar Road  
Approximately 10+ acres



**Pine, Shannon L.**

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**From:** Coe, Stefanie <scoe@mpwservices.com>  
**Sent:** Thursday, August 17, 2017 3:46 PM  
**To:** Pine, Shannon L.  
**Subject:** RE: Z15-035; 2976 Lazar Road

Shannon,

The email I sent on July 8, 2016 was in support of both the zoning application and the council variance. If there are any questions please let me know.

Thank You,

Stefanie Coe  
Chair, Southwest Area Commission

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies and the original of this message.

-----Original Message-----

From: Pine, Shannon L. [<mailto:SPine@Columbus.gov>]  
Sent: Thursday, August 17, 2017 1:13 PM  
To: Coe, Stefanie <[scoe@mpwservices.com](mailto:scoe@mpwservices.com)>  
Subject: RE: Z15-035; 2976 Lazar Road

FYI. The concurrent Council Variance is Application # CV16-045.

Shannon Pine  
Planning Manager

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City of COLUMBUS  
Department of Building & Zoning Services Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224  
Direct: 614.645.2208  
Public Hearings: 614.645.4522  
Fax: 614.645.2463  
E-mail: [spine@columbus.gov](mailto:spine@columbus.gov)  
<https://na01.safelinks.protection.outlook.com/?url=www.columbus.gov&data=02%7C01%7Cscoe%40mpwservices.com%7C058ec5705eb14655088408d4e5932f3d%7C53335e1dd8424dfdabc7367536a9fc50%7C0%7C0%7C636385867692810024&sdata=%2B%2BL2ys833q1gsVrLYd%2F1cq78k5zSNr0ARw%2FYdY%2BPz4g%3D&reserved=0>

-----Original Message-----

From: Coe, Stefanie [<mailto:scoe@mpwservices.com>]  
Sent: Friday, July 08, 2016 7:40 AM  
To: Pine, Shannon L.

Subject: Re: Z15-035; 2976 Lazar Road

Shannon,

I have not had time to type the minutes or send you our recommendation but yes he met with us and the commission voted to support his application with the condition that the container business be removed from the site. We also understood his business may need some outside storage but wanted it fenced.

Thanks

Stefanie Lynn Coe

Sent from my iPhone

On Jul 7, 2016, at 1:33 PM, Pine, Shannon L. <[SPine@columbus.gov](mailto:SPine@columbus.gov)<<mailto:SPine@columbus.gov>>> wrote:

Hello, Stefanie! I hope all is well! Here is the version of the L-M-2 text that will be going forward to Development Commission next week. Has the applicant (Jeff LaValley) formally met with SWAC? Jeff told me that he met with you, and that the AC was OK with the proposal conditioned on the container storage being removed, but I could not find any correspondence from you. The container storage has been omitted from the proposal, and a 50' tree preservation buffer has been added along the I-270 frontage.

If you are able to send me the recommendation by tomorrow at noon, I would appreciate it! Staff Reports go out tomorrow afternoon.

Jeff will be filing a concurrent Council Variance application to permit the existing gravel surfaces and driveway width of less than 20 feet. We will send that application to you when it is filed.

Let me know if you have any questions.

Sincerely,

Shannon Pine  
Planning Manager

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**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 Number: CV16-049

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. LaValley  
of (COMPLETE ADDRESS) 3650 Mountview Rd. Upper Arlington, OH 43220  
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. Fountech 2976 Lazar Rd. Grove City, OH 43123 7 Employees Jeffrey L. LaValley 614-832-3882	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jeffrey L. LaValley

Sworn to before me and signed in my presence this 10 day of August, in the year 2017

SIGNATURE OF NOTARY

John W. Delph

My Commission Expires

12/29/20

Notary Seal Here



**JOHN W. DELPH**  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
December 29, 2020

**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