



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

STATEMENT OF HARDSHIPApplication Number: CV17-085

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 Exhibit 'B'

Signature of Applicant

Donald Plank

Date

12/26/17

Attorney:

(Donald Plank, Plank Law Firm) Date

Consultant:

Dave D. Perry

(Dave Perry, David Perry Company, Inc.) Date

12-26-17**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

Exhibit B**Statement of Hardship****CV17-085, 4900 Sinclair Road, Columbus, OH 43229**

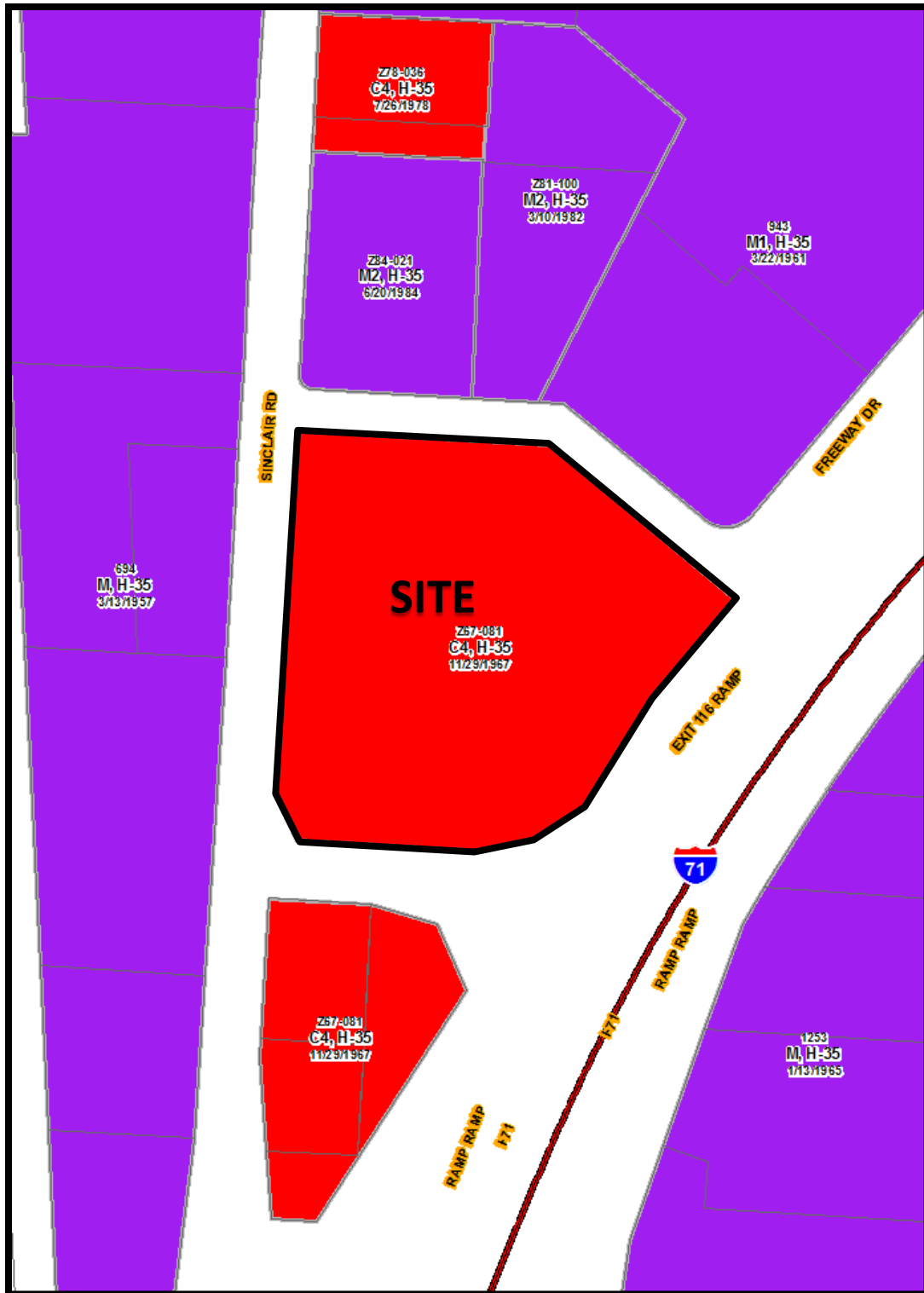
The site is 6.865 +/- acres on the east side of Sinclair Road, at the southeast corner of Sinclair Road and Freeway Drive South. Rezoning to zone the site to the L-M, Limited Manufacturing District is pending with application Z17-059. The site is developed with a former hotel with five (5) and six (6) story buildings and related restaurant. The hotel and restaurant have been closed for several years and have been vandalized. Applicant proposes self-storage with accessory uses and related commercial uses. Large areas of property to the north, west and east are zoned M, Manufacturing, M-1, Manufacturing or M-2, Manufacturing and are developed with storage, distribution and manufacturing uses, as well as commercial uses. This variance application is submitted as a companion application to the pending rezoning for applicable site standards variances to conform aspects of the existing site development to current code. A site plan titled "Proposed Site Plan", hereafter Site Plan, dated 06/01/2018, is submitted depicting the existing buildings and existing parking lot to depict existing conditions, as well as proposed Sinclair Road, Freeway Drive South and I-71 ramp parking setbacks. The Site Plan is not intended to preclude additional development of the site. There may be future building development and/or uses of the site not depicted. Other use(s) and/or site development which are not depicted on the Site Plan shall be permitted, subject to compliance with the Limitation Text of Z17-059, this variance ordinance and applicable City Code.

Variances are cited to conform aspects of site development that occurred many years ago to current code. Applicant has a practical difficulty and economic hardship to fully comply with the current code standards for reasonable use of the site. There is no zoning district to which the site could be rezoned to not require variances.

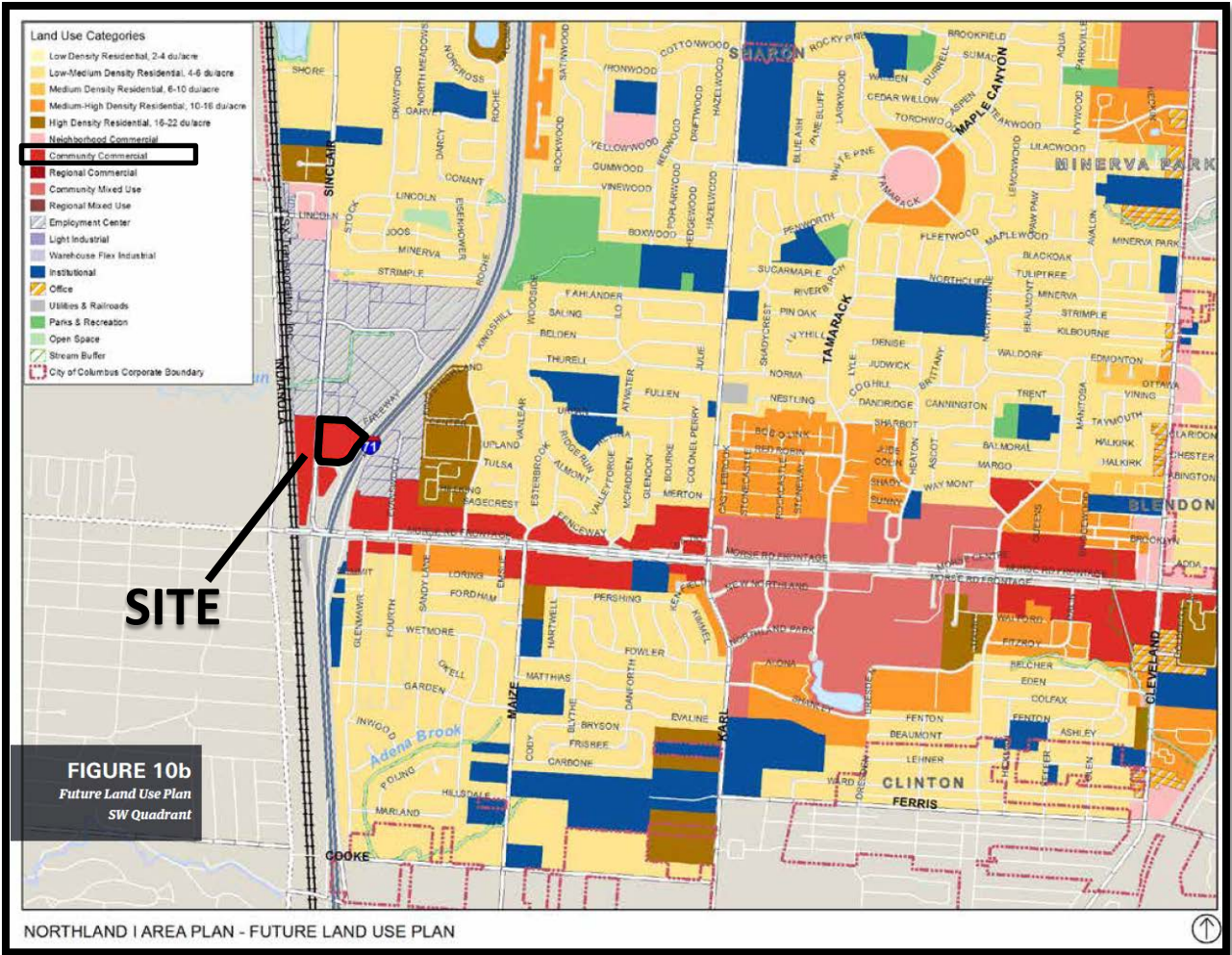
Applicant requests variances from the following sections of the Columbus City Code:

- 1). Section 3312.21(A), Landscaping and Screening, to reduce the required number of interior parking lot trees from 29 to 8.
- 2). Section 3312.27, Parking Setback Line, to reduce the parking setback line for Sinclair Road from 25 feet to 10 feet, for the west 365 +/- feet of Freeway Drive South from 25 feet to five (5) feet, for the east 345 +/- feet of Freeway Drive South from 25 feet to zero (0) feet, for I-71 from 25 feet to zero (0) feet and for the I-71 ramp from 25 feet to zero (0) feet.
- 3). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces from 3 to 1.

06-01-18



CV17-085
4900 Sinclair Road
Approximately 6.87 acres



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Approximately 6.87 acres



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Approximately 6.87 acres



Northland Community Council
Development Committee

Report

January 31, 2018 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCHA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA), Woodstream East (WECA).

Case #1: Application #GC17-033 (Graphics plan incorporating variances from §3377.24 to allow wall signs on north elevation and from §3372.34 and §3372.806(E) for sizes of signs)
Roger Kessler/Kessler Sign Company *representing*
OhioHealth Corporation
5658 N Hamilton Rd, 43230 (PID 545-295523)

- *The Committee approved (11-2 w/ 3 abstentions) a motion (by SCA, second by MMTACA) to **RECOMMEND APPROVAL WITH ONE (1)***

CONDITION:

- The application will be amended to comply with §3372.806(E) pertaining to the use of limestone or limestone veneer rather than brick sign base treatment for ground signs.¹

Case #2: Application #GC17-012 (Graphics variances from §3377.08(C)(1) automatic changeable copy, §3377.08(C)(2) site identification and §3377.05(A) graphic area for replacement of free-standing ground sign)
Stan Young/DaNite Sign Co. *representing*
The Happy Druggist/Ohio Apothecaries, LLC
5770 Karl Rd, 43229 (PID 010-025380)

- *The Committee approved (7-4 w/ 5 abstentions) a motion (by PCHA, second by APHA) to **RECOMMEND DISAPPROVAL** of the application.*

Case #3: Application #GC18-001 (Graphics variance from §3372.806(E) to permit brick rather than limestone base on freestanding ground sign in RCO)
Bruce Sommerfelt/SignCom Inc.
(Big Lots HQ) 4900 E Dublin Granville Rd, 43081 (PID 010-296247)

- *The Committee approved (11-2 w/ 3 abstentions) a motion (by KWPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.¹*

- Case #4:** Application #Z17-059/CV17-085 (Rezone 6.865 AC± from C-4 to L-M with limited C-4 uses, concurrent CV from §3312.09 aisle width, §3312.21(A) landscaping and screening, §3312.27 parking setback, to permit use of former hotel site as self-storage facility and for related commercial uses)
 Dave Perry/David Perry Co. *representing*
 U-Haul Company of Central Ohio Inc.
 4900 Sinclair Rd, 43229 (PID 010-182523)
- *The Committee approved (13-0 w/ 3 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH FIVE (5) CONDITIONS:***
 - Long-term parking of unauthorized vehicles, including semi tractors and trailers and other non-U-Haul trucks, will be prohibited and proactively controlled on the site.
 - Long-term storage of customer vehicles, boats, RVs, etc. will not be offered as a service in parking areas on the site.
 - The site will not be used for the sale of new or used vehicles or trailers.
 - No outside storage of materials will be permitted on the site.
 - The development text of Z17-059 will be amended (in paragraph 1) to include “bar” and “an adult entertainment establishment and an adult store” as specifically prohibited uses.

- Case #5:** Application #Z17-055 (Rezone L-M to L-M to revise site plan to permit reuse of two existing buildings)
 Jeff Brown/Smith & Hale LLC *representing*
 Ohio Mulch
 826 E Dublin Granville Rd, 43229 (PID 010-109441/010-019170)
- *The Committee approved (9-4 w/ 3 abstentions) a motion (by SCA, second by MMTACA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - The Limitation Text reproduced on the site plan will be amended to correct the typo “Andy slight adjustments” to “Any slight adjustments” in paragraph 3(G).

Executive Session

9:25 pm

Meeting Adjourned

10:25 pm

¹ The Committee has been advised by applicants that Hamilton Crossing is developing or has developed its own standards for signage, to include a red brick treatment for sign bases to match the preferred brick exterior treatment for buildings, and that they believe that these standards should supersede the requirements of the Regional Commercial Overlay contained in §3372.806 pertaining to graphics standards. However, the Committee has not been provided with a formal copy of these standards, and the Code does not currently provide a mechanism (other than variance) to permit the substitution of local standards for those in the RCO. Until such a mechanism exists, the Committee feels it should apply and enforce the graphics standards in the RCO consistently, rather than attempt to accommodate local or individual property owner preferences through variance for any and every property contained within a RCO.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV 17 - 085STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, Columbus, OH 43215
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ **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. AMERCO Real Estate Company 2727 North Central Avenue Phoenix, Arizona 85004 Number of Columbus-based Employees: Zero (0) Contact: Parul Batula; Telephone: 602.287.7823	2. U-Haul Company of Ohio, Inc. 2980 Morse Road Columbus, Ohio 43231 Number of Columbus-based Employees: One Hundred Eight (108) Contact: Dean Haske; Telephone: 614.478.6605
3. -----	4. -----

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

SIGNATURE OF AFFIANT



Donald Plank

Subscribed to me in my presence and before me this 12th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC



MaryAlice Wolf

My Commission Expires:



Notary Seal Here

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

MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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