

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIPApplication #: CV18-039

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 Attachment 2

Signature of Applicant

David Chenate
as President of LLC Group, Inc.

Date

5.29.18

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

Attachment 1

Proposed use or reason for Council Variance Request

LRC Group, LLC owns 2180 and 2200 Hardy Parkway Street, Columbus, Ohio 43123. 2180 Hardy Parkway Street, Columbus, Ohio 43123 (the "Subject Property") is currently vacant; but a lease has been executed with TrailersPlus Ohio, LLC that is contingent on obtaining the ability to use it as a TrailersPlus franchise.

The Subject Property is zoned M-2 and does not permit its use as a TrailersPlus retail franchise. A Council Variance is requested to permit this purpose. Exhibit 1 to Attachment 1 contains an email from Lauren Snow of the TrailersPlus Franchisor and also two printouts of the Saint Louis, MO and Oklahoma City, OK TrailersPlus Franchise location websites. The two website printouts provide examples of what this location will look like and what it will sell and service.

The email from Lauren Snow indicates that a store of this size, in this location, will "probably get 3 -5 visitors a day, of which 1-3 would probably purchase a trailer or parts." She also indicates that the store will have three employees.

The Subject Property has office space, a two bay garage, paved parking and an unpaved lot towards the back of the Subject Property to store and display inventory. There is also a built in security fence.

Thank you for reviewing this Proposed Use or reason for Council Variance Request in your consideration of the requested Variance at 2180 Hardy Parkway Street, Columbus, Ohio 43123 to permit the location to operate as a TrailersPlus franchise.

Signature of Applicant



*Lauren Snow
is president of LRC Group LLC*

Date 5.29.18

Attachment 2

Statement of Hardship

Pursuant to Section 3307.10 B of the Columbus City Code (the "Code"), LRC Group, LLC (the "Applicant") requests a Variance from the Columbus City Council of the Code Section 3367.01 M-2 manufacturing district zoning designation on 2180 Hardy Parkway Street, Columbus, Ohio 43123 (the "Subject Property") that is not permitted by that designation.

The Applicant requests a Variance from the Subject Property's current M-2 manufacturing district designation to allow a lessee to use the Subject Property as a TrailersPlus retail sales and service franchise.

The Subject Property is currently vacant and the hardship involved is that the Subject Property's M-2 designation prohibits the Applicant's ability to properly lease the Subject Property to TrailersPlus Ohio, LLC; prohibits TrailersPlus Ohio, LLC from operating its business at the Subject Property; and prohibits Interstate Group, LLC dba TrailersPlus, the Franchisor, from opening its first location in Ohio at the Subject Property. If the Columbus City Council grants a Variance to the Code Section 3367.01 M-2 manufacturing district designation on the property to allow retail trailer sales and service, it will alleviate the hardships for which the Variance is requested.

The requested Variance will not adversely affect the surrounding property or surrounding neighborhood. Further, the requested Variance will not:

1. Impair an adequate supply of light and air to the adjacent properties: The intended use as a TrailersPlus franchise does not involve any construction, other than renovating an interior bathroom to make it ADA compliant, and does not involve the sale of any trailers that will impair the current natural light on adjacent properties. Further, no activity regarding the intended use of the Subject Property will affect the quality of the air on the Subject Property or its adjacent properties.
2. Unreasonably increase the congestion of public streets: As noted in Exhibit 1 to Attachment 1, a TrailersPlus franchise location of this size and in this location is expected to receive 3 – 5 customers per day, with 1 – 3 purchasing a trailer or parts per day. That is a minimal traffic impact that has been discussed with the Division of Public Service, Division of Traffic Management and they preliminarily indicated that the intended use will likely not require a traffic impact and/or access study.
3. Increase the danger of fires, endanger public safety, unreasonably diminish or impair established property values within the surrounding area: As TrailersPlus is a retail business, there is a continued emphasis on cleanliness for its customers. TrailersPlus operates numerous successful retail trailer sales and service locations and this location has a security fence already on the Subject Property to keep people out and inventory safe when the business is closed.

4. Impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus: TrailersPlus is a reputable company and there is a TruckPro retail location at 2080 Hardy Parkway Street, Columbus, Ohio 43123. A TrailersPlus location will fit into the current location demographic and its traffic will not affect the public health, safety, comfort, morals or welfare of the neighborhood or the City of Columbus. It will also provide three jobs within the City.

Thank you for reviewing this Statement of Hardship in your consideration of the requested Variance at 2180 Hardy Parkway Street, Columbus, Ohio 43123 to permit the location to operate as a TrailersPlus franchise.

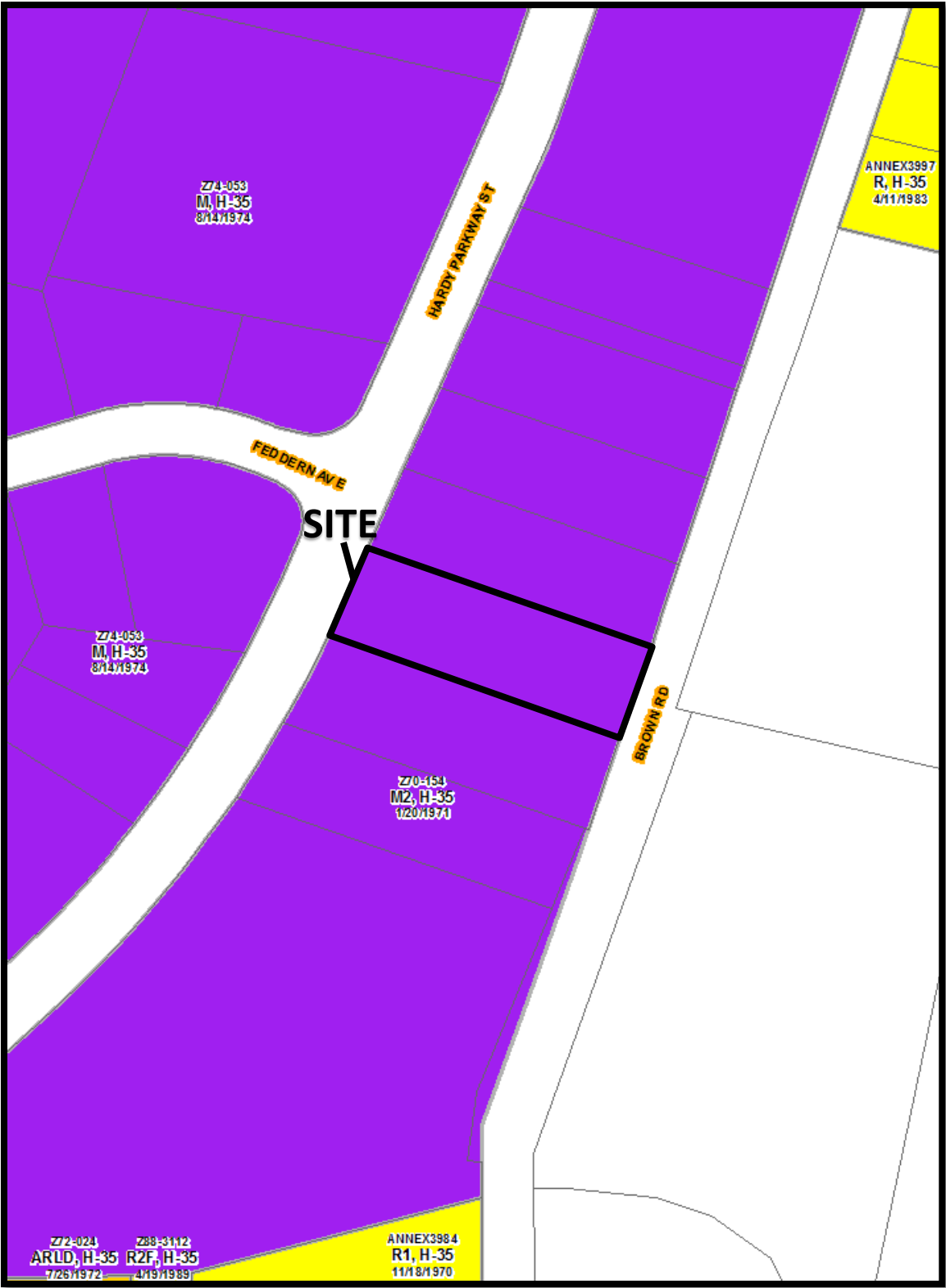
Signature of Applicant

Kevin A. Clemente

Date

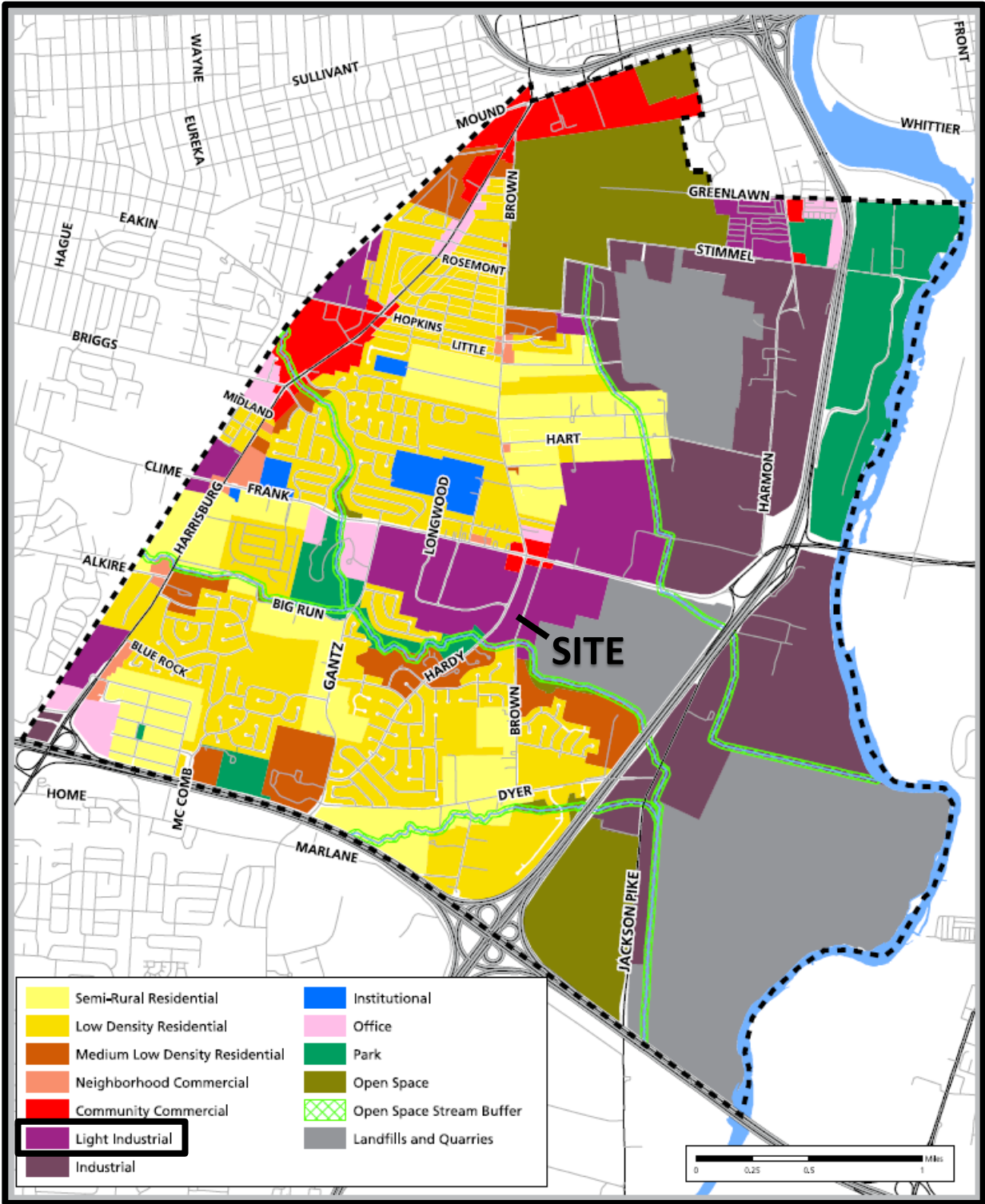
5.29.18

AS president of LRC Bldg LLC

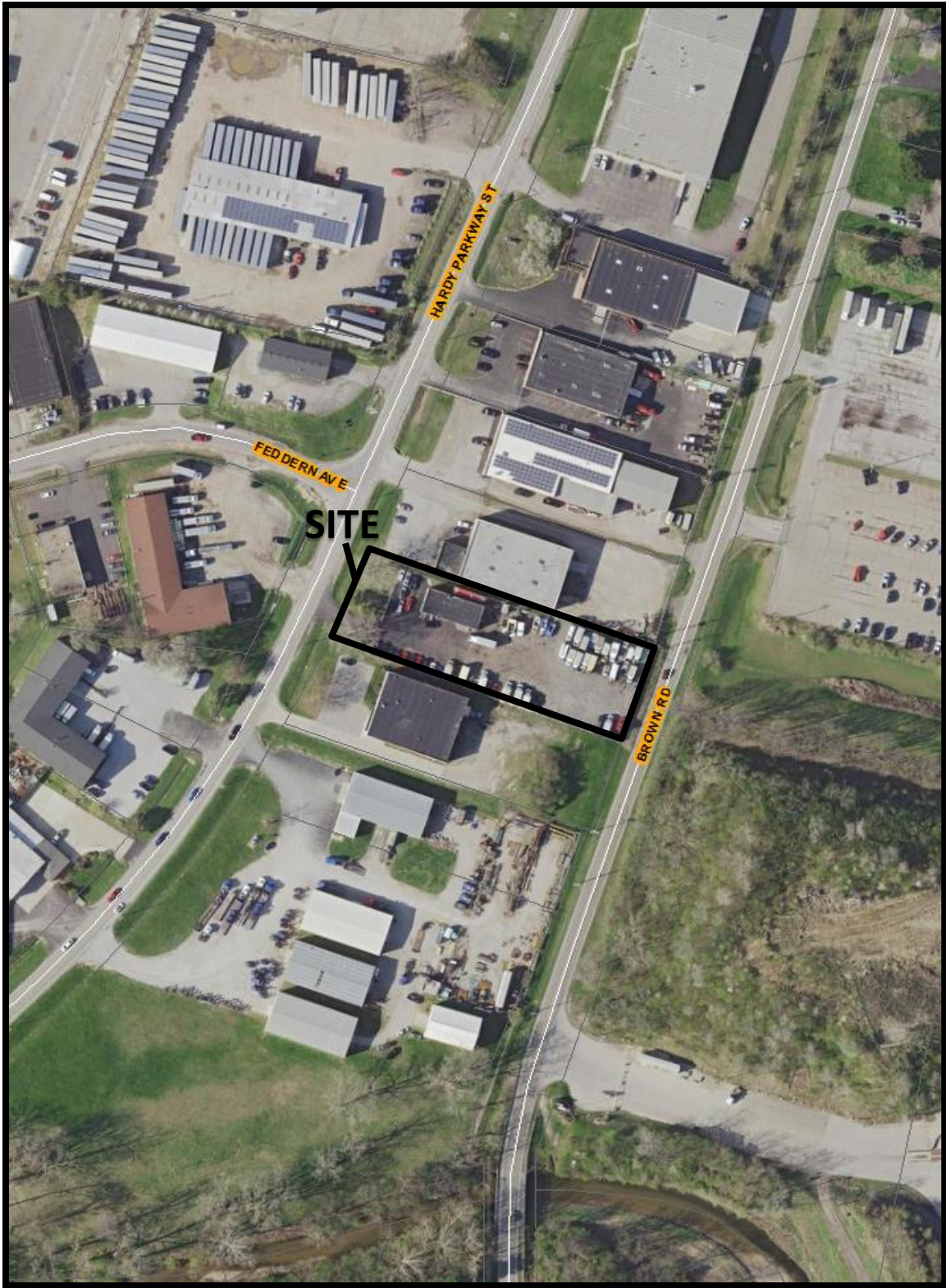


CV18-039
2180 Hardy Parkway Street
Approximately 0.99 acres

Southwest Area Plan (2009)



CV18-039
2180 Hardy Parkway Street
Approximately 0.99 acres



CV18-039
2180 Hardy Parkway Street
Approximately 0.99 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

CV18-039

Address:

2180 Hardy Parkway St. Col OH 43123

Group Name:

Southwest Area

Meeting Date:

July 18, 2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

7-0

/Stefanie Cox

Chair SWAC

614.519.0436

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Council Variance Application**

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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 #: CV18-039STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Benjamin J. MacDowellof (COMPLETE ADDRESS) Anthony Law, LLC, 383 N. Front Street, Lower Level, Columbus, Ohio 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. LRC Group, LLC, as Property Owner and Applicant Attn: Leonid Cherneta 2200 Hardy Parkway Street Columbus, Ohio 43123 614.806.8126	2. TrailersPlus Ohio, LLC, as Franchisee Attn: Zachary Snow 11700 Charleston Blvd., Ste. 170-454 Las Vegas, NV 89135 208.318.6553 Currently Zero (0) Columbus Based Employees, Three (3) are expected
3. Interstate Group, LLC dba TrailersPlus, as Franchisor Attn: Holly Bailey or Lauren Snow 3800 Airport Road Nampa, ID 83687 208.442.7631-Holly, 208.442.7620-Lauren Zero (0) Columbus Based Employees	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

4.27.2021

This Project Disclosure Statement expires six months after date of notarization.
Kelly M Carroll
 Notary Public, State of Ohio
 My Commission Expires 04-27-2021

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