



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Application #: CV18-074

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 Statement of Hardship

Signature of Applicant

Date

8/27/18

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

Lockbourne Intermodal Subtrunk, Air Quality Improvements

Statement of Hardship

Zoning Number: 548 Rowe Road

The City of Columbus, Division of Sewerage and Drainage (DOSD) is in need of air quality improvement facilities on its proposed Lockbourne Intermodal Subtrunk (LIS) sewer. The LIS Air Quality Facility (CIP 650356-100002) is to be constructed to draw and improve air quality from the proposed LIS sewer that will run west along Hwy 28, north on Ashville Pike and end at Columbus' Southerly Wastewater Treatment Plant. The air quality facility will utilize a small fan/electric building and pine bark media filter in order to direct air flows in the sewer and scrub that air to eliminate sewer odors.

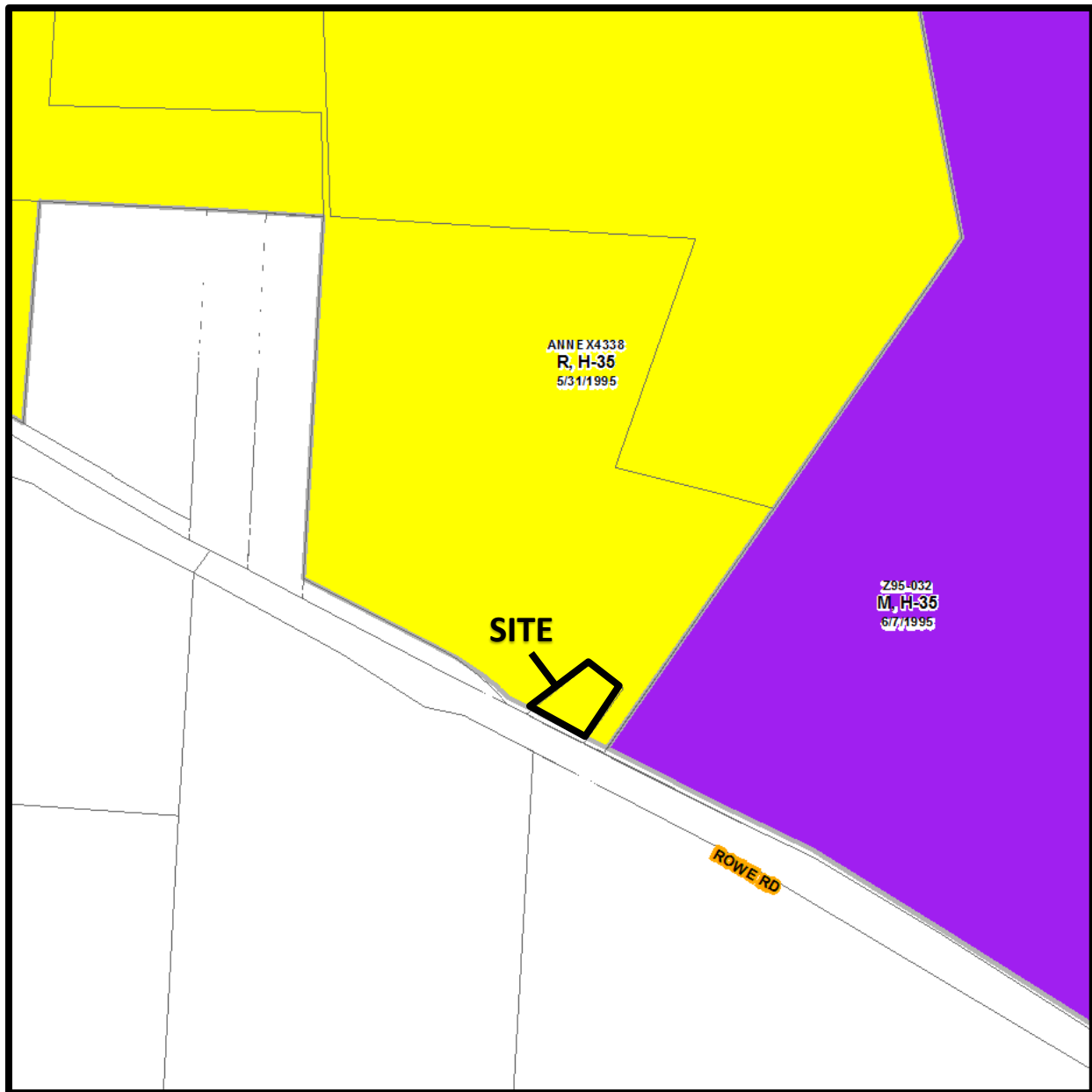
A new 0.6 acre parcel (PID 495-298000) was split from the existing 189 acre parcel located at the Northeast corner of the intersection of Rowe Rd and US-23. A hardship exists due to the existing parcel, number 495-232658, which is currently zoned R-Rural. The following variances to the use, size and frontage requirements of the zoning code will be required to allow for the construction of the proposed air quality facility on the new 0.6 acre parcel:

Use Variance: The existing parcel is 189 acres in the Rural District. The City of Columbus DOSD purchased a 0.6 acre portion of that parcel to construct the fan building and filter cell (PID 495-298000). The use will need to be varied in order to have a structure that is not listed under section 3332.02 of the zoning code. The proposed facility is closest in use to use number 8 listed in that section for "A city approved soil conservation and watershed protection project, and water filter bed, reservoir, tower and well". Although this facility is not associated with water quality, it will be used as part of the public utility and will be used to filter air and maintain a pleasant environment for the surrounding residents. It is requested that the use be varied in order to construct the air quality facility on the proposed property.

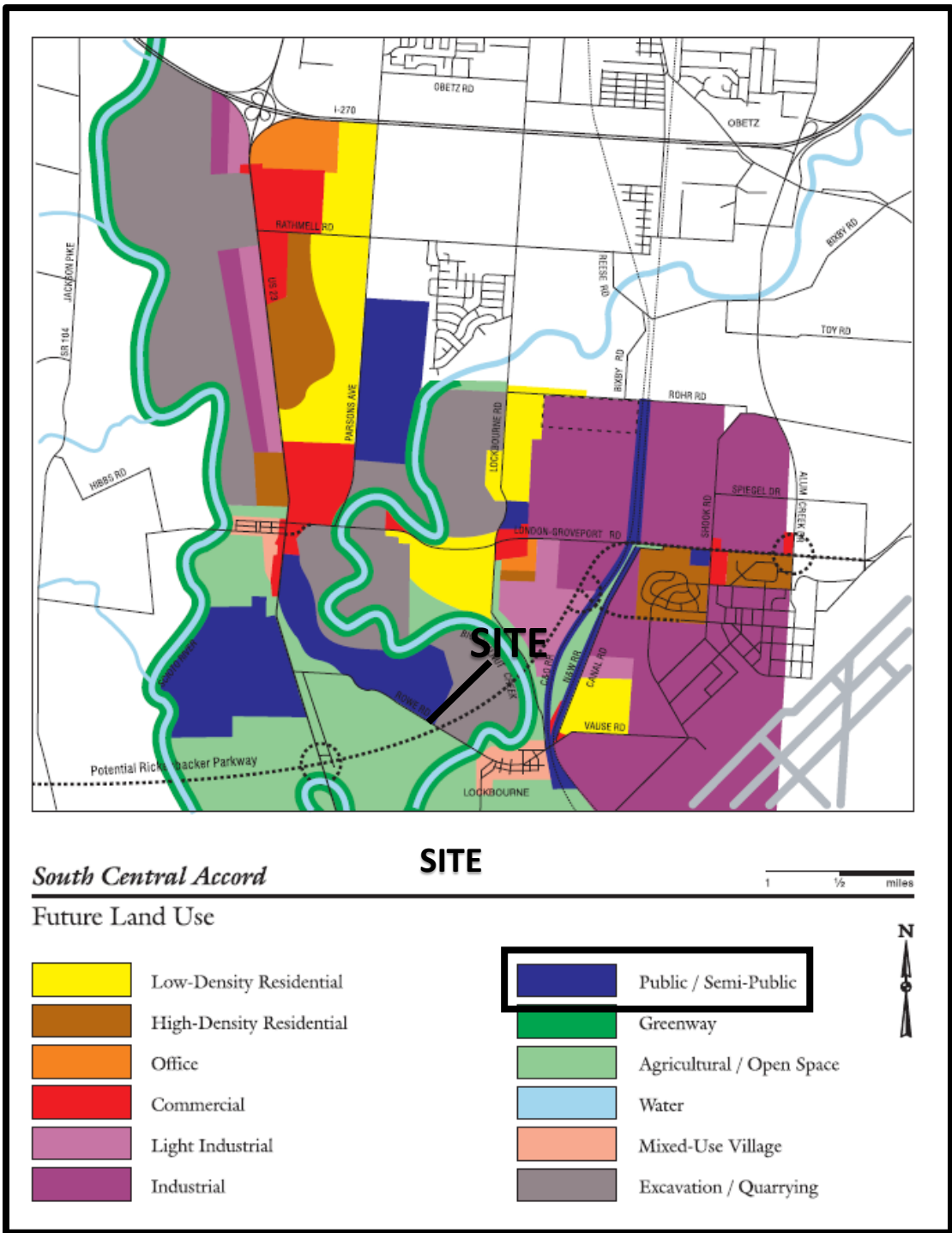
Size Variance: The rural zoning district has a minimum lot split acreage of 5 acres according to code section 3332.06. The proposed facility will only require 0.6 acres. The facility will be remotely monitored from the wastewater treatment plant and will not be continuously occupied. This parcel is located between a catholic cemetery and a quarry. Purchasing 5 acres of property would likely take away from these uses and would be unnecessary for the public utility facility. It is requested that the minimum lot size be varied for this parcel to allow the construction of the air quality facility on the proposed property.

Fronting Variance: The rural zoning district requires the principle building to front a public street in accordance with section 3332.19. The existing parcel fronts upon Columbus-owned canal land property which includes the portion of Rowe Road that will access the air quality improvements facility. An additional gravel access road that is within a City of Columbus permanent easement will allow access to the site. It is requested that this requirement be varied in order to construct the small air quality facility on the existing property.

The proposed variance will not in any way impair the surrounding property. Light and noise pollution from the facility will be at a minimum and designed so as not to disturb adjacent property owners. The proposed facility will not in any way increase traffic to the area, increase the danger of fire, or in any respect impair public health, safety or welfare of the nearby residents. By permitting this use, the facility will benefit the surrounding residents by helping to eliminate any intrusive odors from the sewer to be constructed nearby. The facility will also provide ventilation of the sewer which will minimize corrosion and extend the life of the sewer.



CV18-074
548 Rowe Road
Approximately 0.60 acres



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Standardized Recommendation Form

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

(PLEASE PRINT)

Case Number:

CV18-074

Address:

548 Rowe Road

Group Name:

Far South Columbus Area Commission

Meeting Date:

October 4, 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

8 Commissioners Present

Yes - 8 No - 0

Becky Walcott

FSCAC

614-927-7040

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.



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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 #: CV 18-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jonathon Leonard
of (COMPLETE ADDRESS) 4449 Easton Way, Ste 150, Columbus, Ohio 43219
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. City of Columbus Real Estate Management Office 90 W. Broad Street, Room 425 Columbus, Ohio 43215 FinanceRealEstateMgtOffice@columbus.gov 614-545-5189	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



SHANEKQUA DUNBAR
NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES MAY 06, 2019

For complete information will result in the rejection of this submittal.
Please make all checks payable to the Columbus City Treasurer