



ANDREW J. GINTHER, MAYOR

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 HARDSHIPApplication #: CV18-066

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):

3312.27 - Parking setback line variance. Required is 25 feet.

We need a variance to the 25 foot required parking setback line in order to
conform to existing conditions on our property. The current setback is approxi-
mately 0 feet from the right of way line. This 0 feet is consistent with the
neighboring properties. Adhering to the 25 foot setback would mean our lot
would not be large enough to turn our large dump trucks around, nor large enough
on which to park all of our equipment. As the property was not rezoned when /
since it was annexed into the City of Columbus in 1970, we are seeking a rezoning
to the M, Manufacturing District in order to permit existing uses on site. We
purchased the property April 18, 2016 and are working to bring it into compliance.

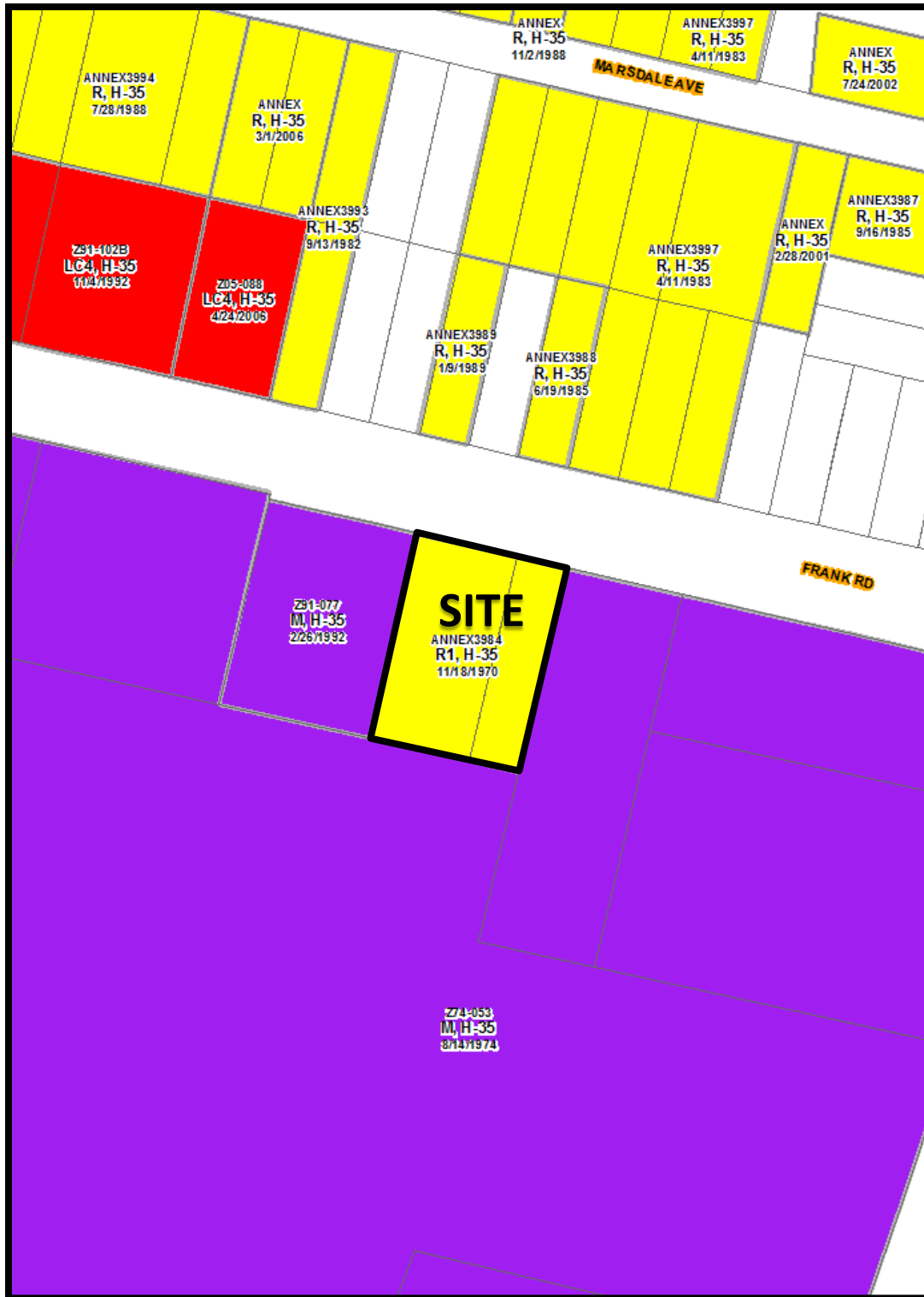
Signature of Applicant

Date 07-31-2018

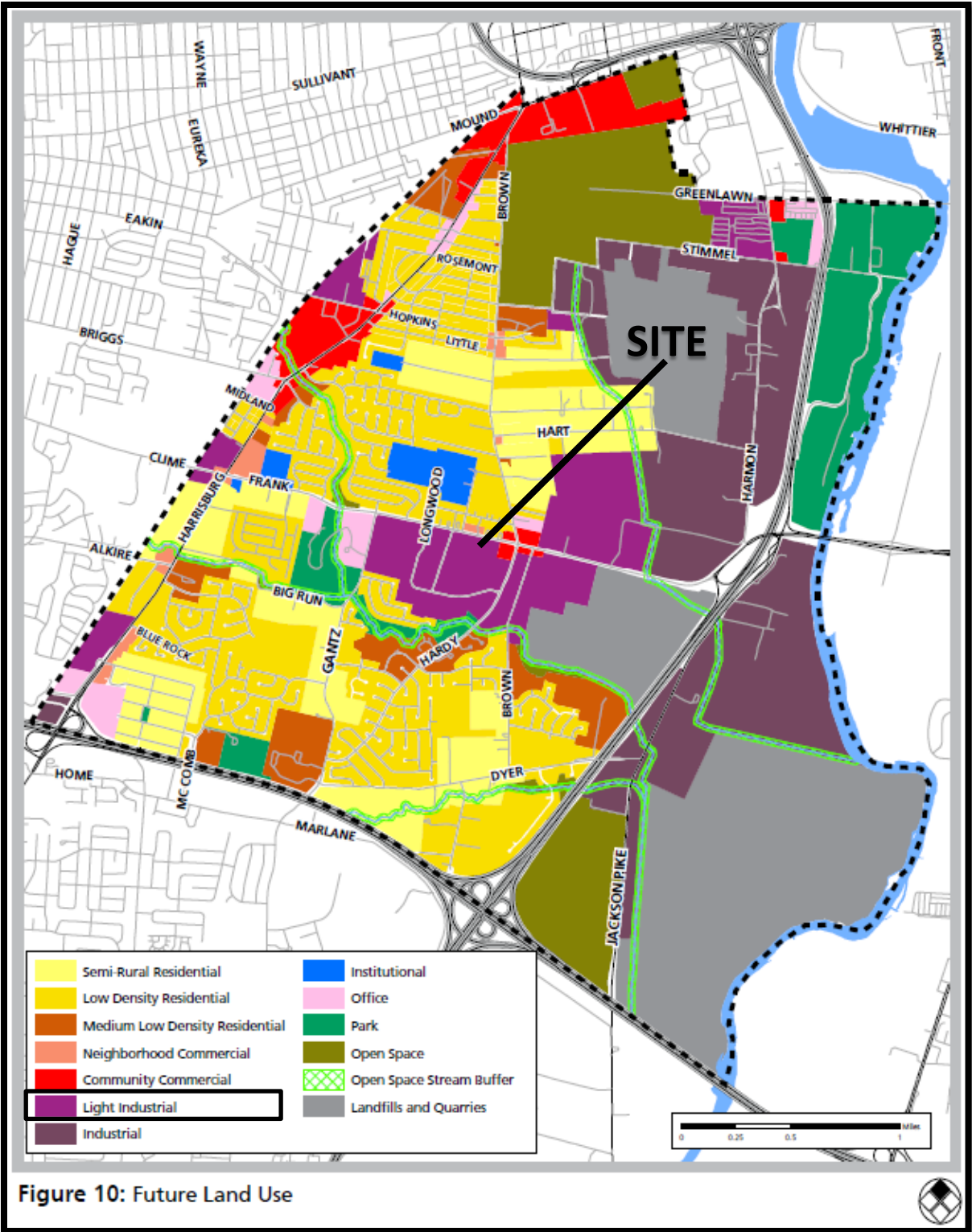
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV18-066
1367 Frank Road
Approximately 0.70 acres



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Approximately 0.70 acres



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1367 Frank Road
Approximately 0.70 acres

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

(PLEASE PRINT)

Case Number:

CV18-066

Address:

1367 Frank Rd Columbus OH 43123

Group Name:

Southwest Area Commission

Meeting Date:

10/17/18

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:

Applicant will plant bushes as requested by
the city & will instal sidewalks if sidewalks are
ever installed on that side of the road. The "no"
votes don't want any industrial use on
Frank Road

Vote:

5-3

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 #: CU18-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sheryl A. Haushalter
of (COMPLETE ADDRESS) 13670 US Higheay 68, Kenton, OH 43326-9302
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. Breck's Real Estate, LLC 13670 US Highway 68 Kenton, OH 43326-9302 Zero (0) Columbus Employees Sheryl A. Haushalter 419-674-4152	2. Breck's Ridge, LLC DBA Breck's Paving 1367 Frank Road Columbus, OH 43223-3729 Twenty Three (23) Columbus Employees Sheryl A. Haushalter 419-674-4152
3. Blackridge Management, LLC 13670 US Highway 68 Kenton, OH 43326-9302 Zero (0) Columbus Employees Sheryl A. Haushalter 419-674-4152	4.

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

SIGNATURE OF AFFIANT

Sheryl A. Haushalter

Subscribed to me in my presence and before me this 31 day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Jacqueline Fitzgerald

My Commission Expires:

12-27-2022



JACQUELINE FITZGERAL

Notary Public, State of Ohio
My Commission Expires
December 27, 2022

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

Notary Seal Here

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