

**STATEMENT OF HARDSHIP**

Application #: CU19-014

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

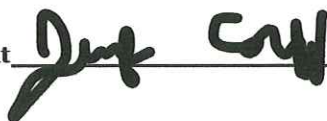
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**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.**

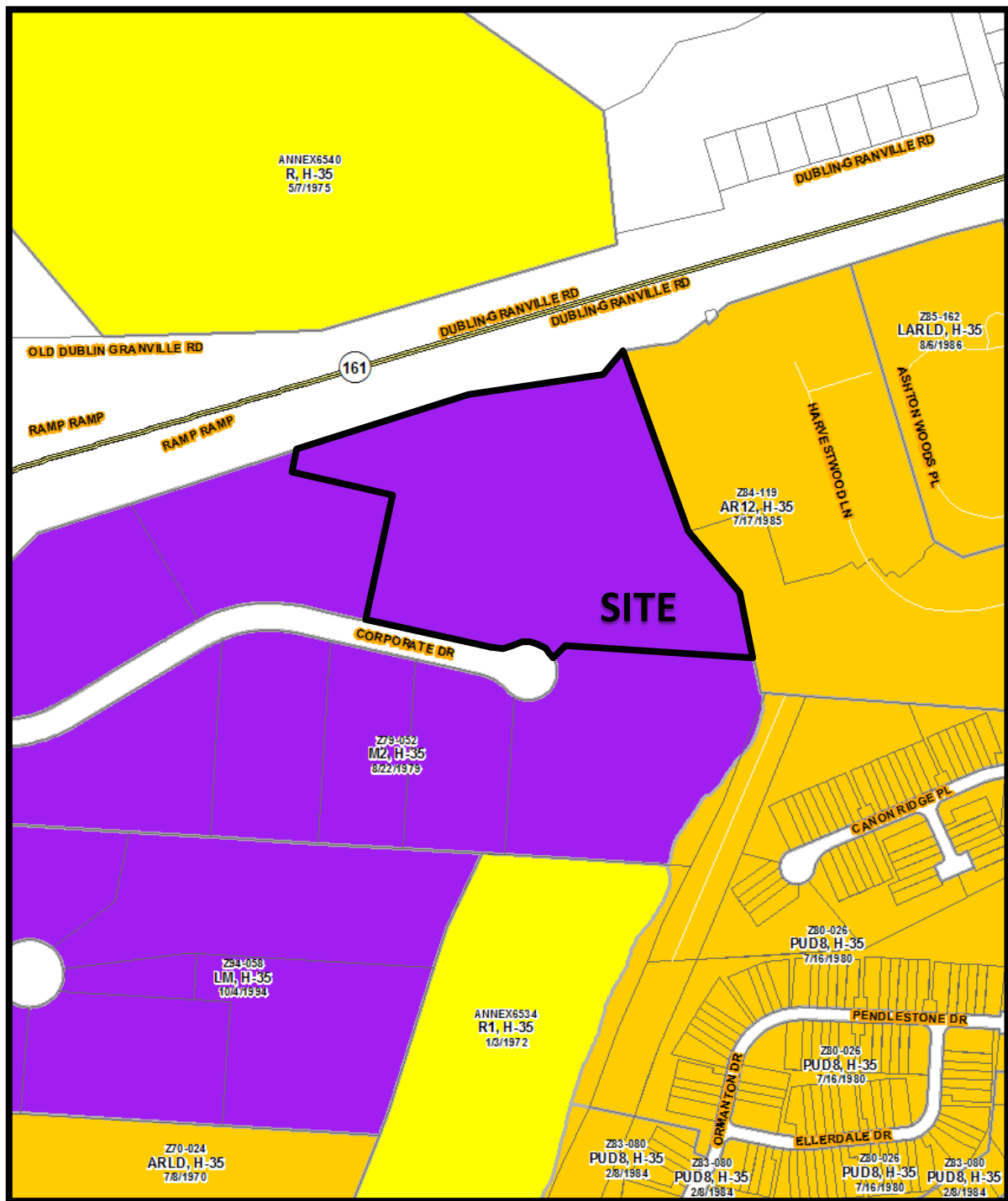
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

The M-2, manufacturing district permits offices and less objectionable manufacturing uses. Educational facilities do not fall under the permitted district permitted uses. We feel this location will be perfect for our educational facility and it will not negatively impact the surrounding businesses. In order to acquire a state approval for our certificate programs we must acquire a occupancy permit with filing a council variance. Without State approval programs we cannot provide the proper depth of education to students that will gain them employment and success in medical cannabis industry and related fields. The state approval provides the necessary oversight that protects our students and school to keep a high level student experience.

Signature of Applicant



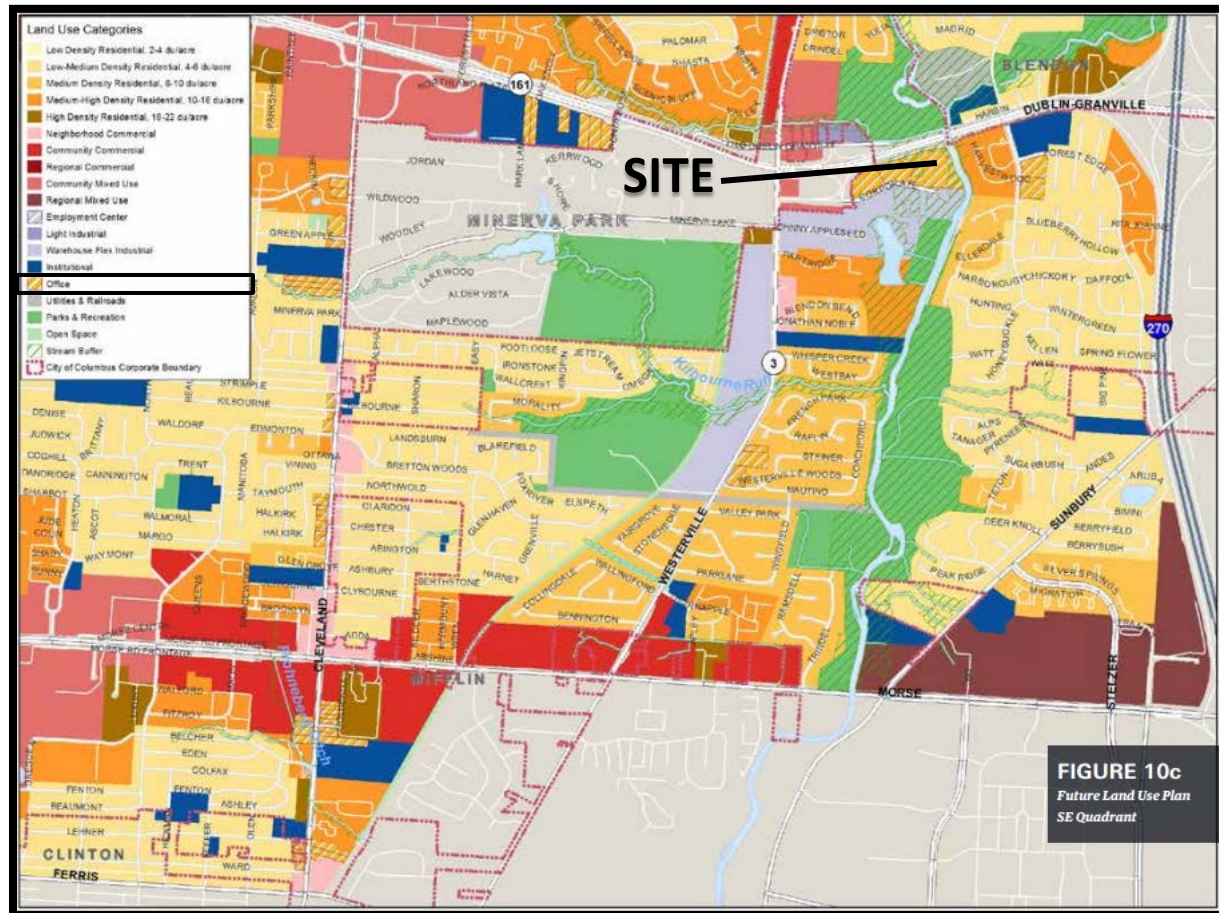
Date 2/13/19



CV19-014  
3700 Corporate Drive  
Approximately 9.38 acres



Northland I Area Plan (2014) – “Office” Recommended



CV19-014  
3700 Corporate Drive  
Approximately 9.38 acres





CV19-014  
3700 Corporate Drive  
Approximately 9.38 acres



Northland Community Council  
Development Committee

Report

February 27, 2019 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order:** **6:30 pm** by chair **Dave Paul**

Members represented:

*Voting: (15):* Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

---

**Case #8** Application #CV19-014 (Council variance to permit educational facility as use in an M-2 district)

Kevin Greene/Jennifer Cordek *representing*  
CCC Training Ltd  
3700 Corporate Dr, 43231 (600-213379)

- *The Committee approved (15-0) a motion (by CWCA, second by FVRA) to **RECOMMEND APPROVAL** of the application.*
- 

**Executive Session** **8:15 pm**

**Meeting Adjourned** **8:40 pm**



## 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 #: CU 19-014

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jennifer Cordek  
of (COMPLETE ADDRESS) 5755 Granger Rd Suite 100 Independence OH 44131

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. CCC Training LTP Austin Briggs 5755 Granger Rd Suite 100 Independence OH 44131	2. David Kornbluth Property Owner Channing Realty Advisors 30000 Chagrin Blvd Suite 200 Cleveland, OH 44124
3. Attorney Megan Zaidan Walter & Haverfield LLP 1301 E 9th ST Suite 3500 Cleveland OH 44124	4. Jennifer Cordek 5755 Granger Rd Suite 100 Independence OH 44131

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 11 day of February, in the year 2019

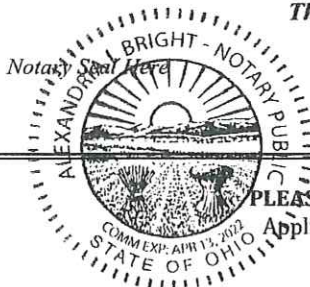
SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

04/13/2022

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



**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 all checks payable to the Columbus City Treasurer**