





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

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 page.

Signature of Applicant

*John M. ... for Arch City Group LLC*

Date

*2/26/19*

*CV19-019*

**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

**Code Sections Proposed for Variance:**

3363.41(a) – Reduce 100' setback from residential district to 20'

Reduce 30' setback from adjacent right-of-way to 20'

Reduce 20' setback from lot lines to 0' feet (for lot lines separating 512-232639 from 512-232628; separating 512-232628 from 512-232635; and separating 512-232635 from 512-232629)

**Statement of Hardship**

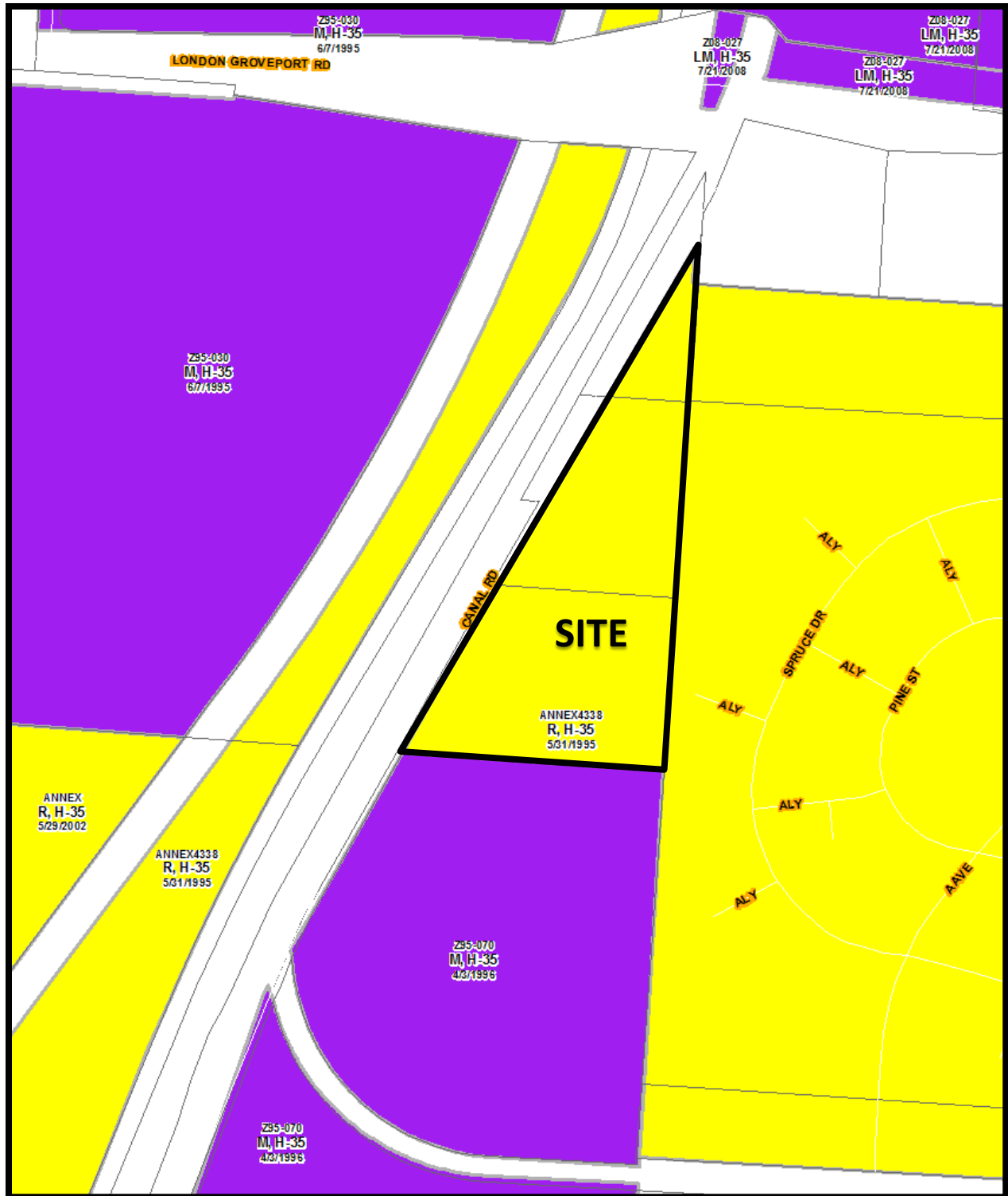
The three parcels are under common ownership and situated adjacent to Canal Road and together form the approximate shape of a right triangle. The irregular shape of the parcels is such that the Code's setbacks for the intended use reduce usable area to de minimis size.

The use proposed for the parcels is storage of semi-trailers for sale or lease. This use would not have a serious effect on the adjoining property or the general welfare. No semi-tractors or motor vehicles would be stored on the parcels proposed for rezoning and council variance.

This use does not generate abnormal or excessive amounts of noise or dust and has been ongoing at the applicant's parcel (512-232629) directly to the south of the subject parcels, without creating disturbance to residents to the east.

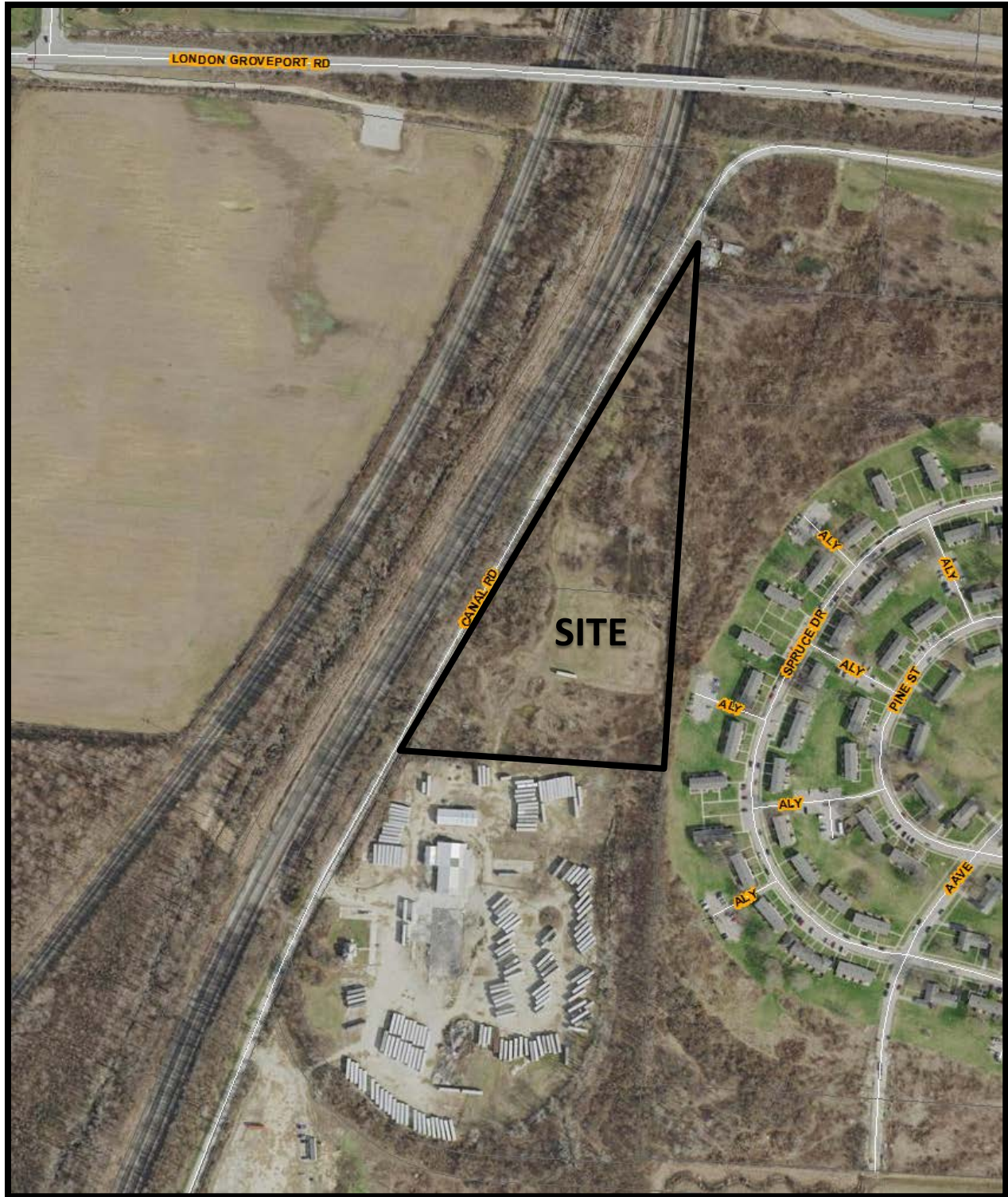
The applicant proposes maintaining existing buffering of mature trees and undergrowth vegetation within the 20' setback areas adjacent to the residential district to the east. Additionally, the residential use to the east is configured such that the rear of the nearest dwelling building is approximately 150' from the lot line with the subject parcels, and there is approximately a 4.5-acre area of trees and shrubs between the subject parcels' lot lines and dwellings. The residential use in the adjacent parcel includes rear parking lots serving the apartment buildings.

Canal Road sits immediately to the east of the subject parcels. The applicant intends to leave existing mature trees and undergrowth vegetation as a buffer in the setback area adjacent to Canal Road. The use on the other side of Canal Road is railroad tracks, and this variance would have no impact on that use.



CV19-019  
6780 Canal Road  
Approximately 12.4 acres





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Approximately 12.4 acres



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

Case Number:

219-020 / CV19-019

Address:

6780 Canal Road

Group Name:

Far South Co's Area Commission

Meeting Date:

4/4/19

Specify Case Type:

BZA Variance / Special Permit ☐

X Council Variance ☐

X Rezoning ☐

Graphics Variance / Plan / Special Permit ☐

Recommendation:  
(Check only one)

X

Approval  
Disapproval ☐

NOTES:

Vote:

9 = yes 0 = NO Obstarin = 02

Signature of Authorized Representative:

SIGNATURE

Becky Walcott

RECOMMENDING GROUP TITLE

FSCAC

DAYTIME PHONE NUMBER

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, 757 Carolyn Avenue, Columbus, OH 43224.

THE CITY OF  
**COLUMBUS**  
ANDREW J. CANTHER, 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 #:

CV19-19/Z19-020

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) THADDEUS M. BOGGSof (COMPLETE ADDRESS) 10 WEST BROAD STREET, SUITE 2300, COLUMBUS OH 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 (include contact name and number)

Business or individual's address

City, State, Zip Code

Number of Columbus based employees

(Limited to 4 lines per box)

1. ARCH CITY GROUP LLC 5195 HAMPSTED VILLAGE CENTER WAY, PMB 99 NEW ALBANY, OHIO 43054 2 MEMBERS	2. ARCH CITY TRAILER LEASING & SALES, INC. 5195 HAMPSTED VILLAGE CENTER WAY, PMB 99 NEW ALBANY, OHIO 43054 ~5 EMPLOYEES
3.	4.

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

SIGNATURE OF AFFIANT

Thaddeus M. BoggsSubscribed to me in my presence and before me this 29 day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Aissa

My Commission Expires:

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

Notary Seal Here



INAAM AISSA  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
06-23-2022

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