

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 #: CV18-105

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

Signature of Applicant

Comm. J. Klenz attorney

Date 11.26.18

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

714 STIMMEL ROAD

STATEMENT OF HARDSHIP

The subject Property is 8.06 acres and is located at the northwest intersection of Harmon Avenue and Stimmel Road. The majority of the Property is zoned M-2 on its western side and approximately 2.75 acres is zoned C-4 along the intersection.

Parcels located on the southwest corner of Stimmel Road and Harmon Avenue are zoned Manufacturing (M). The parcel adjacent to the west side of the Property is zoned M-2 and to its north, C-4.

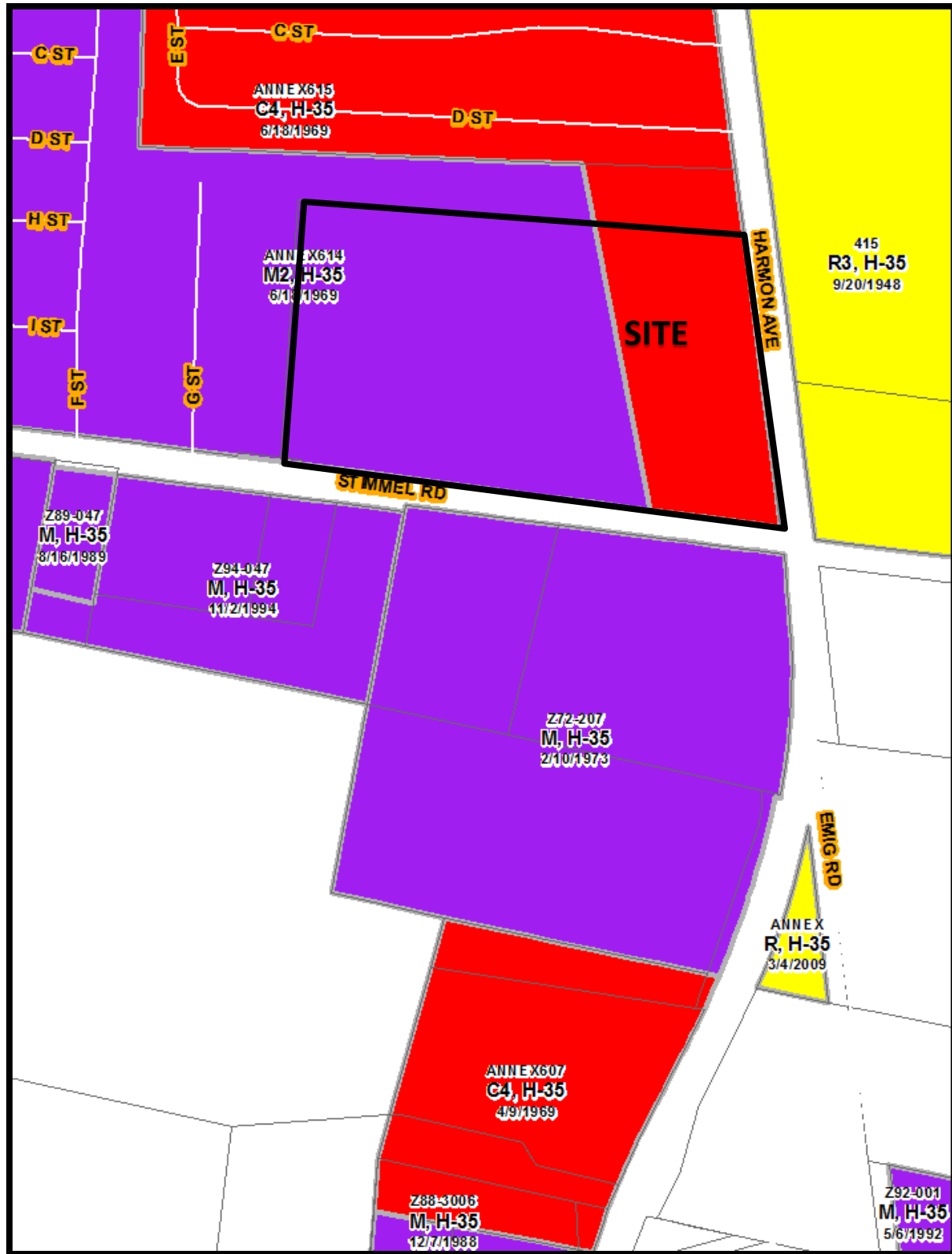
Permitting open storage that does not include junk, waste products, or salvage or wrecked cars, will not adversely affect the surrounding property or neighborhood. Such storage is needed for industrial and manufacturing uses typical in the surrounding area. Such storage will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestions 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.

VARIANCE REQUEST

3356.03: C-4 permitted uses: To permit open storage of materials other than junk, waste products, salvage or wrecked automobiles.

3367.29(b): Storage in M-2: To permit open storage of materials other than junk, waste products, salvage or wrecked automobiles on the property in advance of the building setback line for a secondary thoroughfare to be less than 125' from the centerline and to be 30' from the centerline and to permit storage on the property and not only in a "rear" yard.

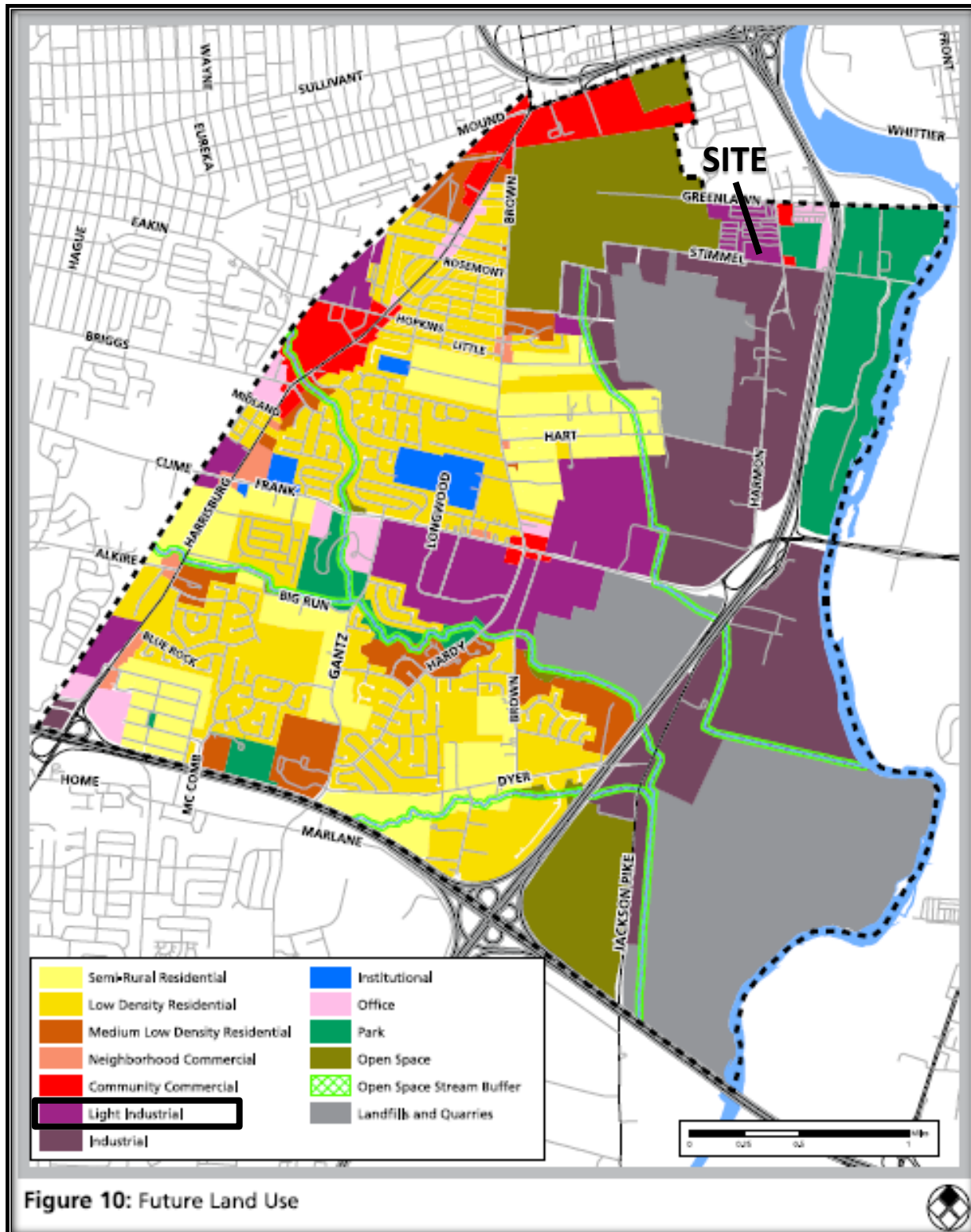
3367.15: M-2 district special provisions: To permit the portion of the property abutting a street to a depth of 50' to not be planted with ground cover and shrubbery and to permit open and unenclosed storage of materials and equipment other than junk, waste products, salvage or wrecked automobiles to be permitted on the property and not only in a rear yard.



CV18-105
714 Stimmel Rd
Approximately 8.06 acres



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

Case Number:

CV18-105 as amended 4/19/19

Address:

714 Stimmel Rd

Group Name:

Southwest AC

Meeting Date:

June 19, 2019

Specify Case Type:

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

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Approval with these comments: 1) the fence at the corner of Stimmel & Harman is moved back - a vision triangle is created so drivers can see 2) trees are planted outside the fence w/ enough room (the fence may need moved) we also have concerns about the dirt on the roads and the amount of truck traffic - this is not only related to this application.

Vote:

5-3

Signature of Authorized Representative:

SIGNATURE

Chair

RECOMMENDING GROUP TITLE

6014519 04360

DAY TIME 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, 757 Carolyn Avenue, Columbus, OH 43224.

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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 #: CV18-105

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA, OH 43062
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. HARMON AND STIMMEL LLC 1390 WINDSOR AVE COLUMBUS OH 43211 COLS. BASED EMPLOYEES <u>2</u> CRAIG CONIE 614 291 5931	2.
3.	4.

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

SIGNATURE OF AFFIANT

Connie J. Klemma

Subscribed to me in my presence and before me this 1st day of OCTOBER, in the year 2019

SIGNATURE OF NOTARY PUBLIC

J. Pichon
9-2-23



JENNIFER PICHON
Notary Public, State of Ohio
My Commission Expires
September 2, 2023

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

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