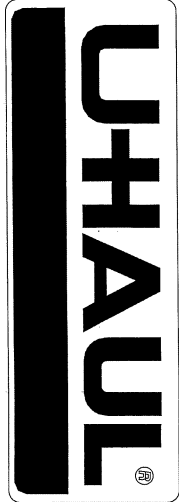
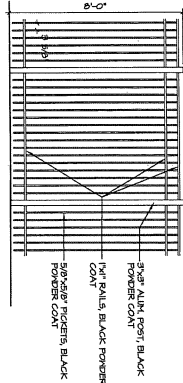
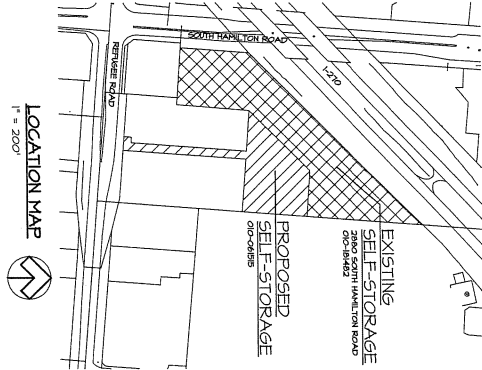


ZONING VARIANCE

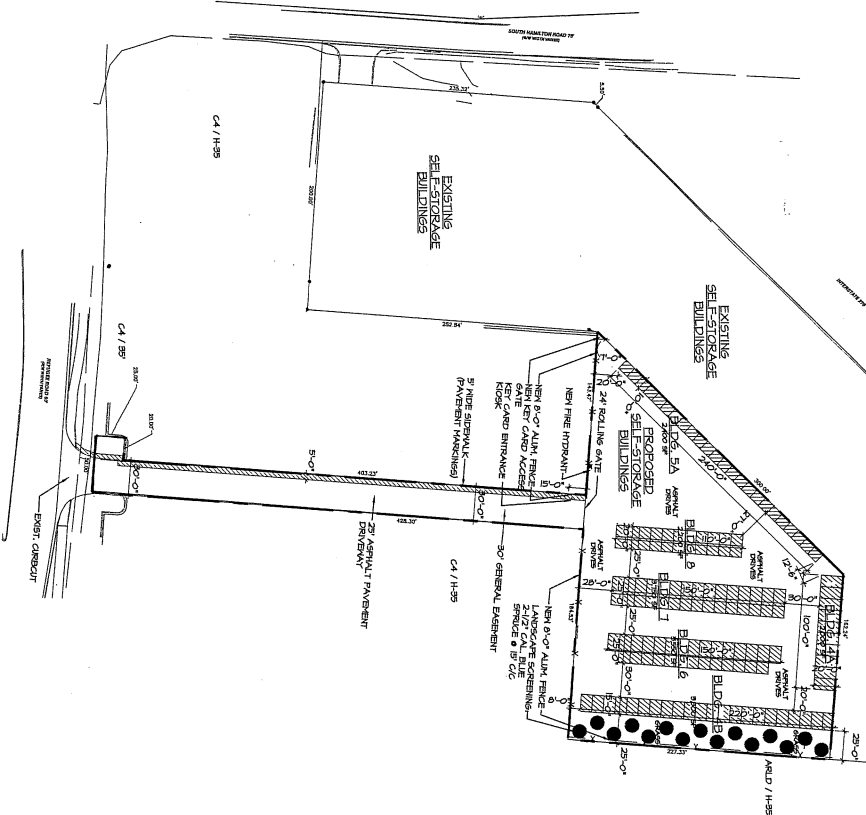


U-HAUL INTERNATIONAL 4416 REFUGEE ROAD COLUMBUS, OHIO 43232



10-3-2019
10/3/2019
DCH ARCHITECTS, LLC
DATE: 10-3-2019
DATE: 10/3/2019

SITE DATA
PROJECT ADDRESS: 4416 REFUGEE ROAD
PROPERTY ID: 00-0805
PROPERTY AREA: 71,000 SF / 1.63 ACRES
ZONING CLASSIFICATION: C4, COMMERCIAL - HEIGHT DISTRICT H-25
PROPOSED BUILDING AREA & HEIGHT:
BUILDING 1A ADDITION TO BUILDING 4 - 2400 SF / 4'-4" (STOCKED BUILDING)
BUILDING 2 - 2500 SF / 4'-4" (STOCKED BUILDING)
BUILDING 3 - 2500 SF / 4'-4" (STOCKED BUILDING)
BUILDING 4 - 2200 SF / 4'-4" (STOCKED BUILDING)
BUILDING 5 - 2200 SF / 4'-4" (STOCKED BUILDING)
FLOOD ZONE: NA
FLOODING: NA
PROPOSED: NA
EXISTING: NA



NOT FOR
CONSTRUCTION

THE PROPERTY IS NOT BEING USED AS A BUSINESS

DATE: OCTOBER 3, 2019
REVISION: NONE
MARK

GENERAL NOTES

DCH
DCH ARCHITECTS, LLC
4625 TROST ROAD
HILLIARD, OHIO 43026
614.762.1955
dcharchitects@bcsdesign.com

Project: 928066
Sheet: 2101

U-HAUL
ZONING VARIANCE
U-HAUL INTERNATIONAL
4416 REFUGEE ROAD
COLUMBUS, OHIO 43232

Sheet Title: ZONING VARIANCE
SITE PLAN
Sheet Number: ZV1 | of 1

CV19-050; Final Received 10/15/19

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 #: CV19050

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):

Please see attached for Letter of Hardship.

[illegible]

Signature of Applicant Steph Sheehy

Date 05/24/19

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

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: (602)263-6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Statement of Hardship

Amerco Real Estate Company is currently in the process of seeking the approval of a use variance from The City of Columbus' City Council. If Council were to grant the approval, this would allow for us to establish the use of self-storage on this property, a use currently not listed in Sec 3356.03 "C-4 Permitted Uses". As property owners of the abutting U-Haul Moving and Storage Store, located at 2880 S Hamilton Rd., our intent is to expand our services to this property in order to better serve your community and their storage needs.

This request is consistent with the C-4 zoning district's purpose and intent to "promote a wide-range of uses from office and community-scale retail uses through regional-scale uses". Furthermore, the plan in place for this area, the Hamilton Road Corridor Revitalization plan (2008) recommends Commercial / Personal Business Services for this property which is consistent with our request to expand our existing U-Haul Moving and Storage Store at this site.

Hardship Claimed

Due to the size and lack of visibility of this property from nearby streets and highways, development has not been favored by potential commercial buyers. It is imperative for commercial developers to have visibility of their property and services. Given the location and surrounding properties, this will never be possible of this parcel. It has remained vacant for years as no one is willing to develop it due to the restraints listed above. However, it is a great opportunity for U-Haul as we already have the visibility we need from S Hamilton Rd and Jack Nicklaus Fwy. We are in a position where we can utilize the property despite its given restraints. Our request is beneficial both to U-Haul, as it allows us to better serve our customers and bring more customers in, as well as to the City, as it will in turn generate more taxes.

Determination A

Our request will not adversely affect the surrounding properties or neighbors. As stated above, we are property owners of the N, W, and SW parcel. We have been at this location since 1979 and have formed great relationships with nearby business owners. Additionally, self-storage acts as an excellent buffer between commercial and residential zones as it is quiet in nature and generates far less traffic than other commercial uses. Nearby residential areas will benefit from our uses as we provide a valuable service to growing communities and households.

Determination B

CV19-050

Our request will not impair an adequate supply of light and air to the adjacent properties. The self-storage units we are proposing require no land disturbance and are placed directly on the existing lot. This allows us to have a minimal effect of resources and land, which in turn diminishes pollutants and other disturbances.

Determination C

Our request will not unreasonably increase the congestions of public streets. As mentioned above, our use generates far less trips than other commercial uses.

Determination D

Our request will not increase the danger of fires. Customers are prohibited from storing chemicals, flammables, or paint.

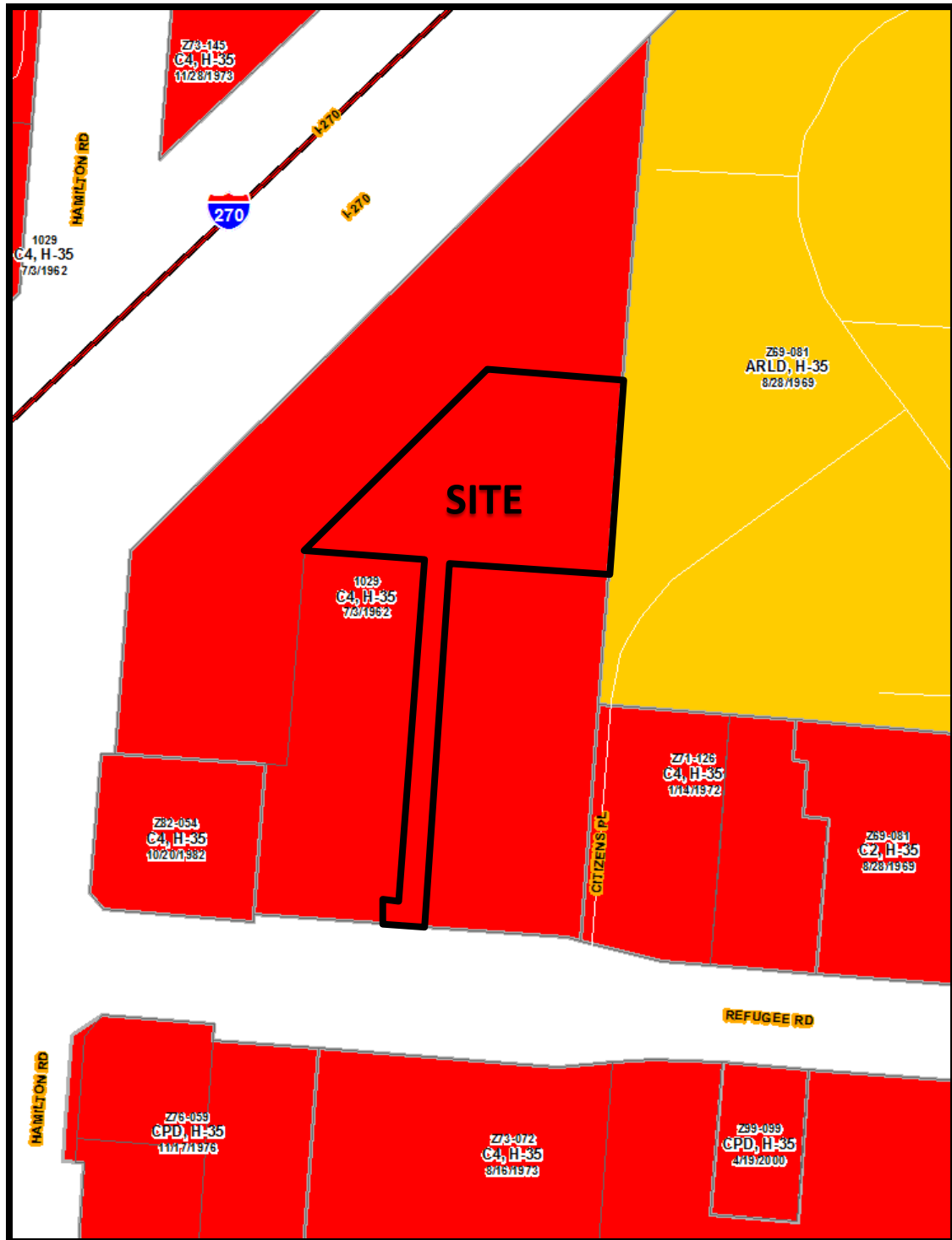
Determination E

Our use will not endanger the public safety. U-Haul utilizes a state-of-the-art burglar / max alarm system, including 24-hour monitoring with remote and web base viewing. Rooms are individually alarmed and use an exclusive U-Haul patented latch for added protection.

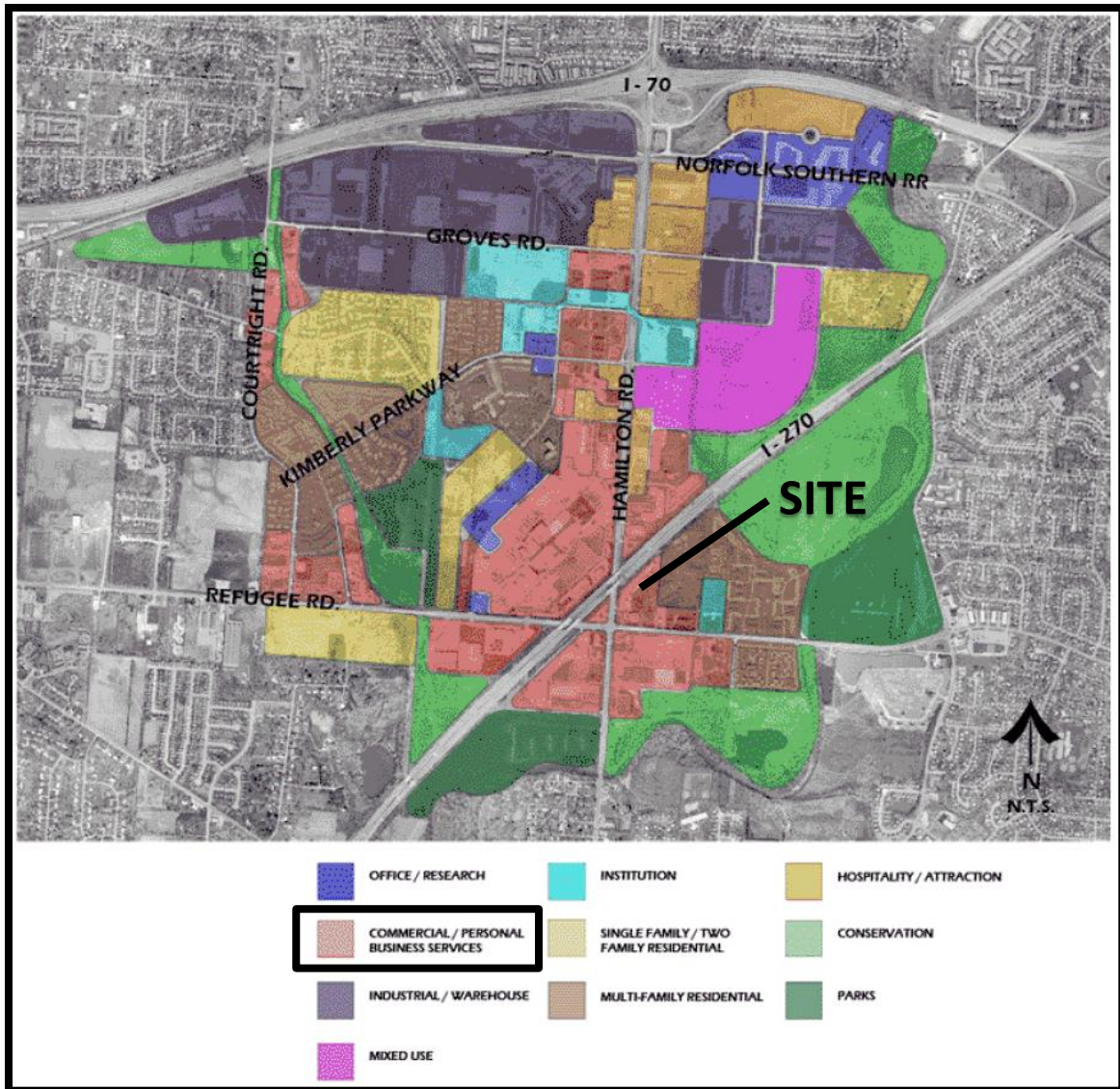
Determination F

Our use will not unreasonably diminish or impair the public health, safety, comfort, morals, or welfare to the inhabitants of Columbus. U-Haul has been a corporate neighbor in your City for almost 50 years. Granting this expansion will allow us to continue promoting growth in your community, adding property value, and increasing the tax base.

CV19-050



CV19-050
4416 Refugee Drive
Approximately 1.66 acres



Hamilton Road Corridor Revitalization Plan (2008)

CV19-050
4416 Refugee Drive
Approximately 1.66 acres



CV19-050
4416 Refugee Drive
Approximately 1.66 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number:

CU19-050

Address:

4416 Refugee Dr

Group Name:

GREATER SOUTH EAST AREA COMMISSION

Meeting Date:

7-29-19

Specify Case Type:

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

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Discussion surrounded Good Neighbor Practices.

Vote:

8 - Affirmative 1 - Opposed

Signature of Authorized Representative:

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614 496 5482

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, 757 Carolyn Avenue, Columbus, OH 43224.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV19-050STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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. Orthopedic Neurological Assoc.; 70 South Cleveland Avenue; Westerville, OH 43081; # Columbus based Emps: Zero (0); Contact: Carl Berasi, 614-890-6555	2. U-Haul Company of Ohio, Inc.; 2980 Morse Rd; Columbus, OH 43231; # Columbus based Emps: 108 Contact: David Ruff, 586-855-0249
3. Amerco Real Estate Company; 2727 North Central Avenue; Phoenix, AZ 85004; # Columbus based Emps: 0; Contact Stephanie Sheekey (602)263-6555	4. _____

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

SIGNATURE OF AFFIANT

*Donald Plank*Subscribed to me in my presence and before me this 11th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Craig J. Moncrief

My Commission Expires:

*Never**This Project Disclosure Statement expires six months after date of notarization.*

Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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