ORD 1293-2021; CV20-037; Page 1 of 8 HTGIW) BUNAVA NOMRAH AREA OF PAVEMENT NEW LANDSCAPED. EX FIRE Final WHARTON AVENUE (50") Site Plan Received 5.10.21 EX 8" SAN " RPTTS EX.10" SAW EX.20" W FRA-GREENLAWN AV 012A N81° 34' 23"W APPROX 0.25 E. OF E. S87° 45' 40"E S8' 32' 12"E **GREENLAWN AVENUE (80')** LOT 4 PUBLIC ALLEY (20') Sheet PUBLIC ALLEY (15') LOT 5 O Fi HC PARKING SIGN DETAIL BICYCLE RACK DETAIL N L07 6 Was a I HANDICAPPED SIGNAGE
INSTALLED ON A METAL
COLUMN CV20-037 LOT 7 Division of Water Fire Flow Test PARKING BLOCK DETAIL **EATON AVENUE (50')** PIRE DEPARTMENT NOTES

WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY CURRENTLY IS KNOW PARKLAND NOTE

PARKLAND DEDICATION ORD (CC3318) DOES NOT APPLY THE SITE IS

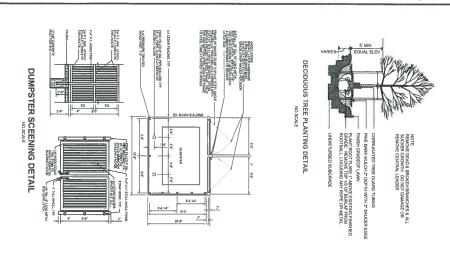
EXEMPT UNDER SECTION 3318 18(C) ZOHNIA MOTES
ZOHNIA MOTES
THERE IS NO RIGHT-OF-WAY DEDICATION REQUIRED AS PART OF
REZONING OF THIS PROPERTY
BKE RACK PAUS WILL BE Z X 8 FACH, AS REQUIRED BY 3312.49 HALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKDUTIT AGOUT OTO) PROCEDURE, MS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP NOD PLANN NOTE
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IED JAME I, 2008 X CENVIES AFRES HORSE THE 500 YEAR
OOD PLAN WITH A 1% A DANEE OF HANNOE FOODWING HESS
WAY A FOOT DURING THE 100 YEAR STORM. THIS IS AN AREA WITH
DUCED FLOOD RISK DUE TO A LEVEE. PLANCE HOTE ISITE WILL COMPLY WITH SECTION 331221 SCREENING, 331239 IPNIGMARKINGS, 331243 SURFACE, AND 331235 WHEEL STOPSK ARY SEMER NOTE

ECTION TO TO SANITARY SEWER CANNOT BE MADE WITHOUT
NING A PERMIT FROM SEWER PERMIT OFFICE, 111 NORTH FRONT STE S (2" CALIPER MIN IN 145 SF ISLAND) IZES 19 SPACES / 10 = 2 TREES EES IRED WAREHOUSE 4445 SF / 1000 SF = 5 SPACES
OFFICE 4640 SF / 150 SF = 11 SPACES
REQUIRED 16 SPACES
AL SPACES 19 SPACES
AL SPACES 19 SPACES
RACK VICINITY MAP COMMERCIAL, CA 2/27/1928, H35 & RESIDENTIAL, R4, 2/27/1928, H-35 2, MANUFACTURING, M

ELYMANDENIUS

ELYMANDENIUS 0 720 ACRES (31,363 SF) 0 037 ACRES (1,600 SF) 0 586 ACRES (25,549 SF) 0 569 ACRES (24,833 SF) RAS CIVIL ENGINEERING, LLC

CIVIL ENGINEERING & SURVEYING SERVICES
P.O.BOX 114 - AMLIN + OPIO + 43002
614-581-8504 • RICK\_SICKER@ATT.NET SCALE: HORIZONTAL: 1"=20 REVISIONS 21345-116 H.K. PHILLIPS RESTORATION, INC. RICKARD SICKER E-47802 MARCH, 2020 1/2 SITE COMPLIANCE PLAN Birkaul a Sid 47802 04/09/21



N 0 fi N CV20-037

Sheet

Final

Site

Plan Received 5.10.21

SHEET NO: 2/2

21345-116

JOBNO: 20-12

DATE APRIL, 2020

SCALE 15-20' COLUMBUS, OHTO
H.K. PHILLIPS RESTORATION, INC.

SITE COMPLIANCE PLAN

RAS CIVIL ENGINEERING, LLC
CIVIL ENGINEERING & SURVEYING SERVICES
P.O. BOX 114 • AMLIN • OHIO • 43002
614-581-8504 • RICK\_SICKER@ATT.NET

	REVISIONS					
REV#	DATE	DESCRIPTION				



## Council Variance ORD 1293-2021; CV20-037; Page 3 of 8 Application

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- **A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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):

Signature of Applicant

Page 3 of 10 sp 11/20

CV20-037

972 Harmon Ave. Hardship Statement

Most of the site was zoned C-4, commercial in 1928. The applicant purchased the alley to the east of Harmon Ave. from the City to allow it to expand unto the eastern parcel to accommodate its growing business. The applicant has been in business at this location since the early 1990's. The series of variances represent existing conditions on the site.

Section 3312.09 aisle: to reduce the aisle width for two-way traffic from 20 to 17 feet;

3312.21 Landscaping and screening: to eliminate the interior and perimeter landscaping along Harmon Ave. and Wharton Ave. and to eliminate street trees along Wharton Ave.;

3312.27 Parking setback line: to reduce the parking setback along Harmon and Wharton Ave. From 25 to zero feet;

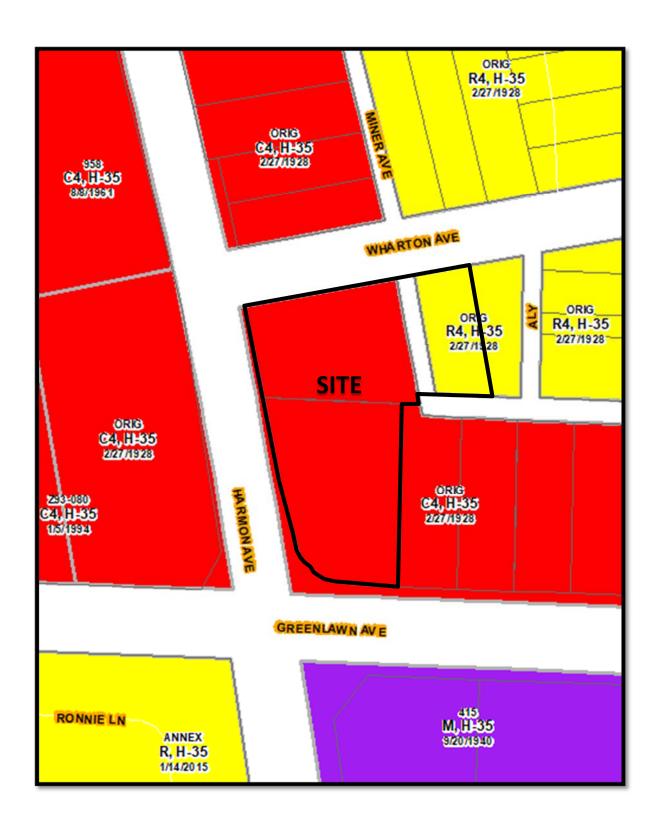
3363.24 Building lines in the M, manufacturing district: to reduce the building setback along Harmon Ave from 40 to zero and from Wharton Ave. from 25 to zero feet for building and fencing (8 feet in height);

3363.27b(1) height and area regulations: to reduce the building setback from Harmon Ave. from 40 to zero feet and from Wharton Ave. from 25 to zero feet;

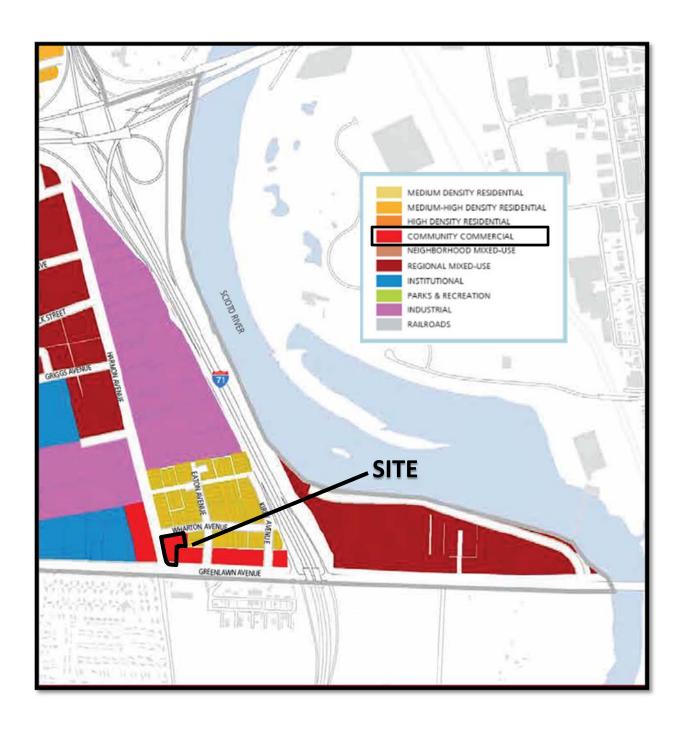
3363.27b(2) height and area regulations: to reduce the minimum distance from residential from 25 to zero feet; and

3363.41 Storage: to reduce the setback open storage from 100 feet from residential to zero feet, from 30 feet from the right of way to zero and from 20 feet to zero from other lot lines to zero.

The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.



CV20-037 927 Harmon Ave. Approximately 0.72 acres



CV20-037 927 Harmon Ave. Approximately 0.72 acres



CV20-037 927 Harmon Ave. Approximately 0.72 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

## **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 pro	ovided.

	APPLICATION #:	CV20-037						
STATE OF OHIO COUNTY OF FRANKLIN								
Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 ind Business or individual's Address of corporate he City, State, Zip Number of Columbus b Contact name and numb	s address eadquarters based employees						
1. Harold K Phillips 972 Harmon Avenue Columbus, OH 43223 Spike Phillips 614-443-9355 O number of Columbus based employee	972 Harmon A Columbus, OF Spike Philli	1						
3.	4.							
Check here if listing additional parties on a separate page.								
SIGNATURE OF AFFIANT	Jachuts. Re	grold to						
Subscribed to me in my presence and before me this 12 day of , in the year 2021								
SIGNATURE OF NOTARY PUBLIC Malate Ct								
My Commission Expires: 9/4/2025								
This Project Disclosure Statement expires six months after date of notarization.								
Notary Public, State of Ohio My Commission Expires 09-04-2025								