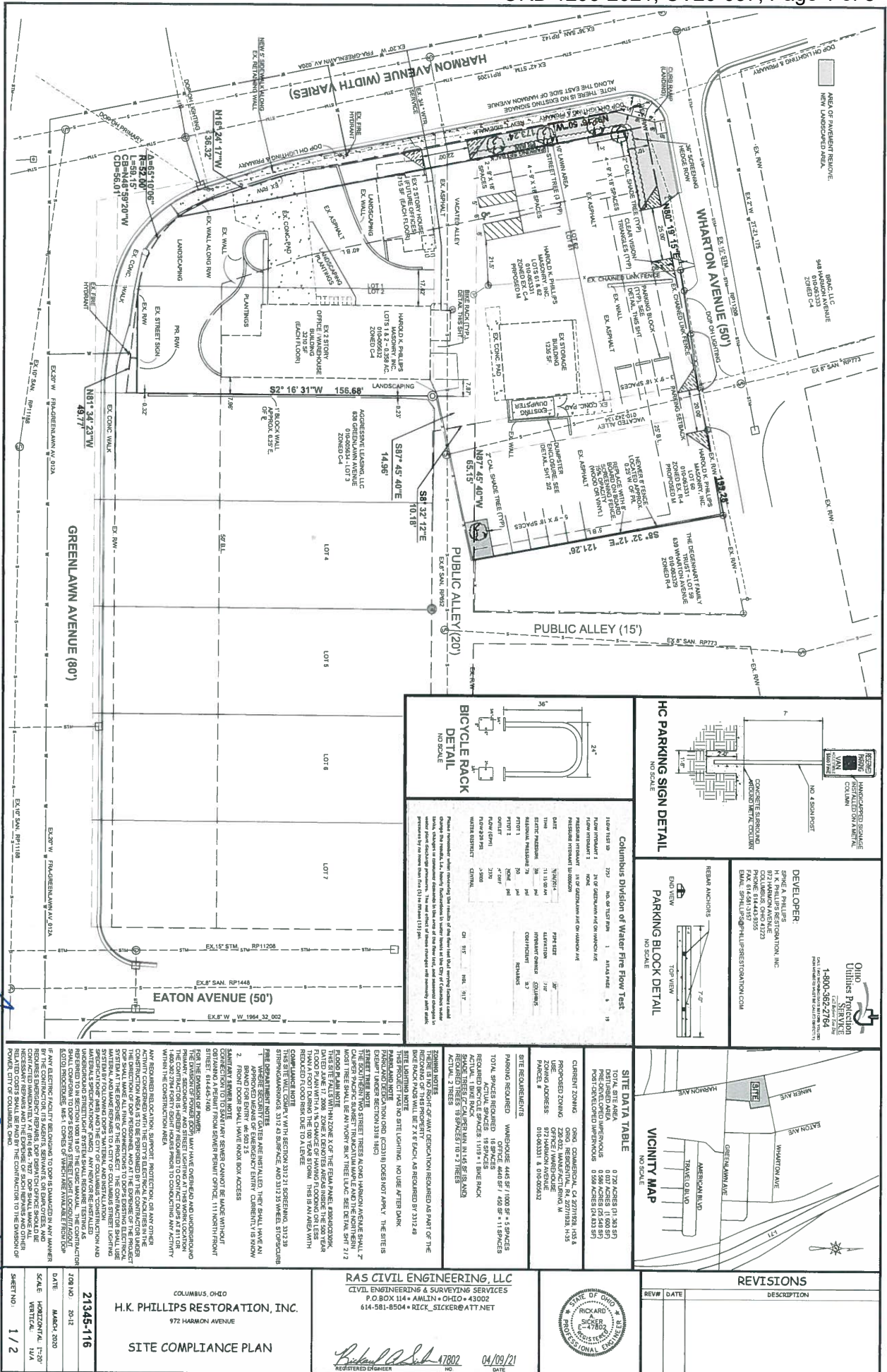
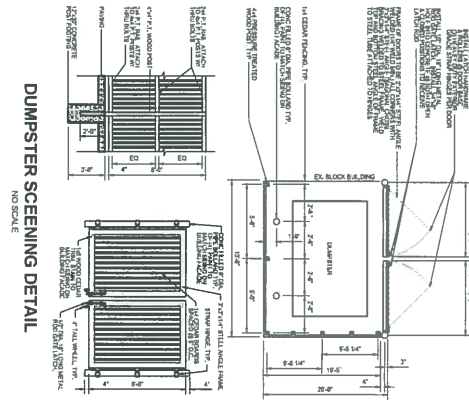


Final Site Plan Received 5.10.21 Sheet 1 of 2 CV20-037



Jeffrey E. Brown 5/10/21

NO SCALE



NO SCALE

Jeffrey R. Brown 5/10/24
JTB

278(M) 2012 DATE APRIL 2020 SCALE 1"=30' SHEET NO. 2 / 2	21345-116 COLUMBUS, OH42 H.K. PHILLIPS RESTORATION, INC. 972 HARMON AVENUE SITE COMPLIANCE PLAN	RAS CIVIL ENGINEERING, LLC CIVIL ENGINEERING & SURVEYING SERVICES P.O. BOX 114 • ARLIN • OH42 • 43002 614-581-8504 • RICK_STICKER@ATT.NET	REVISIONS	
			REV#	DATE DESCRIPTION

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.

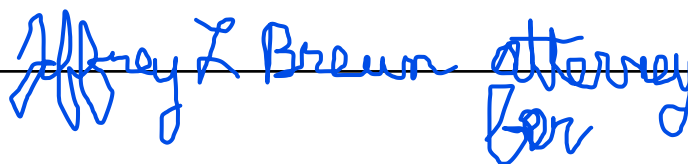
In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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

 Mary L. Brown attorney
for

Date

5-11-21

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;

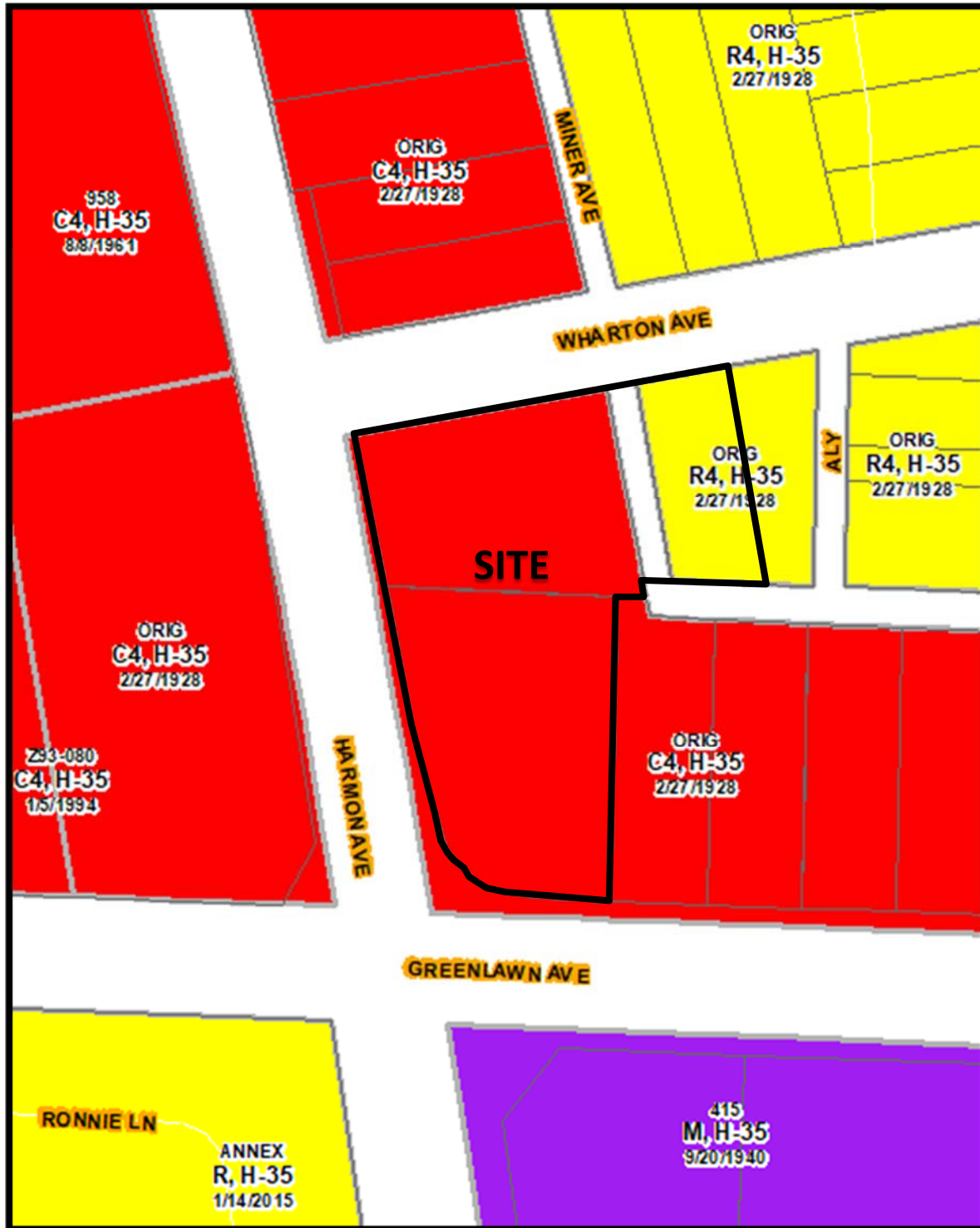
3363.24 Building lines in the M, manufacturing district: to reduce the building setback along Harmon Ave from 40 to zero and from Wharton Ave. from 25 to zero feet for building and fencing (8 feet in height);

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;

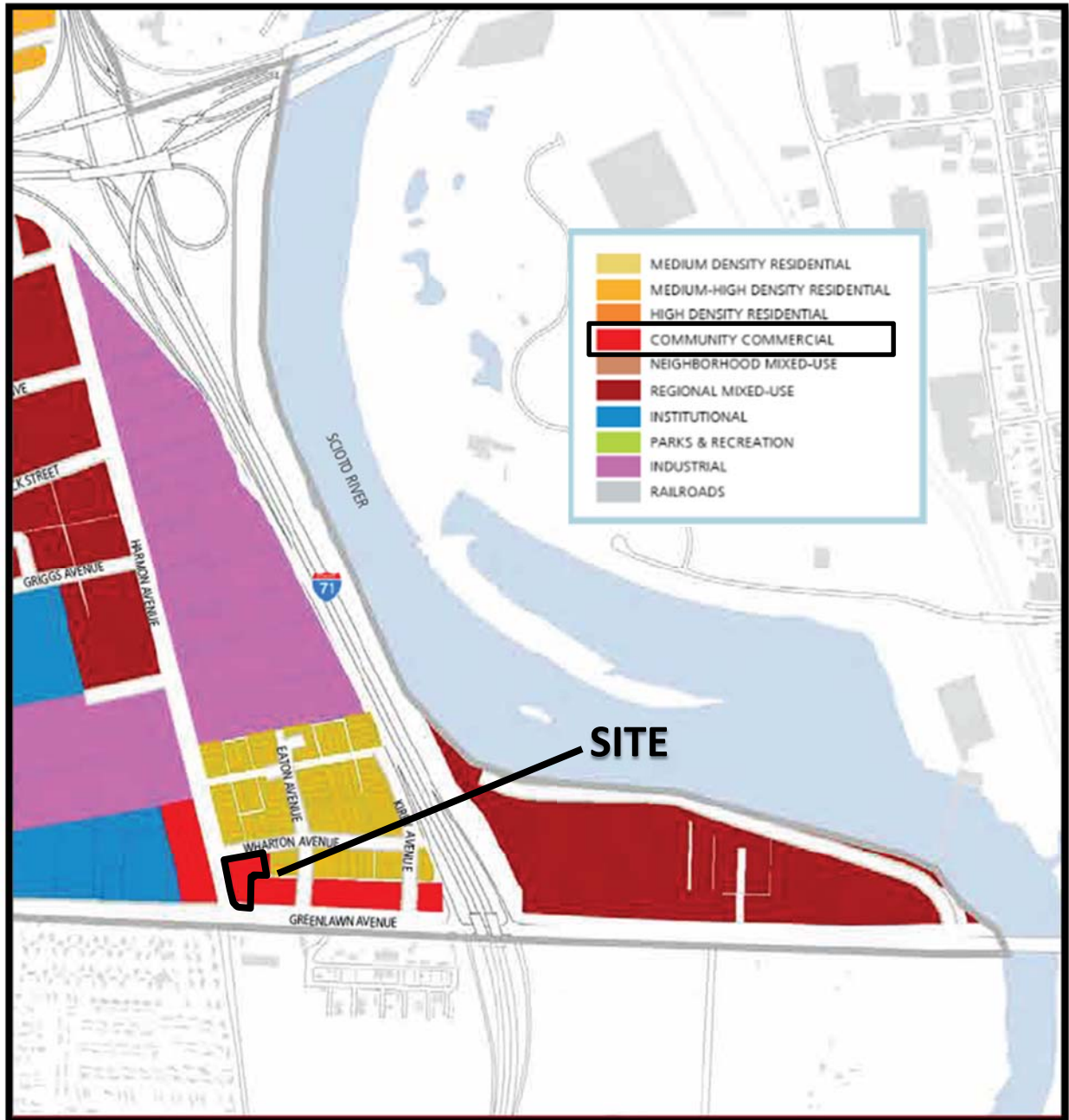
3363.27b(2) height and area regulations: to reduce the minimum distance from residential from 25 to zero feet; and

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 provided.

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 individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Harold K Phillips 972 Harmon Avenue Columbus, OH 43223 Spike Phillips 614-443-9355 0 number of Columbus based employees	2. Harold K Phillips Restoration Inc. 972 Harmon Avenue Columbus, OH 43223 Spike Phillips 614-443-9355 0 number of Columbus based employees
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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