



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1953-2023, **Version:** 1

Council Variance Application: CV23-041

APPLICANT: Trustees Main/270, LLC; c/o Dustin Doherty, Agent; 250 West Old Wilson Bridge Road, Suite 250; Worthington, OH 43085.

PROPOSED USE: Accessory storage.

FAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of part of one parcel developed with commercial retail in the CPD, Commercial Planner Development District. The applicant requests a Council variance to permit an outdoor storage area behind a retail building for gasoline-powered equipment. The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends "Mixed Use 1 and Mixed Use 2" uses at this location. While the Plan does not address accessory storage uses, Staff supports the request as it will provide an accessory storage use behind the existing commercial building, hidden from the primary frontage along East Main Street.

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at **6080 E. MAIN ST. (43213)**, to permit accessory storage in the C-4, Commercial District (Council Variance #CV23-041).

WHEREAS, by application #CV23-041, the owner of property at **6080 E. MAIN ST. (43213)**, is requesting a Council variance to permit accessory in the C-4, Commercial District; and

WHEREAS, by Ordinance #1205-01 (Rezoning Application #Z00-059), Section 3356.03, C-4 permitted uses, is utilized to identify the specific uses permitted in Subarea A of the CPD, Commercial Planned Development District; and

WHEREAS, Section 3356.03, C-4 permitted uses, prohibits outside storage, while the applicant proposes accessory outdoor storage for a retail establishment; and

WHEREAS, Section 3361.02, Permitted uses, prohibits outside storage, while the applicant proposes accessory outdoor storage for a retail establishment; and

WHEREAS, the Far East Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval because this request will provide an accessory storage use behind the existing commercial building, hidden from the primary frontage along East Main Street; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Zoning Clearance for the proposed use; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said 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 of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **6080 E. MAIN ST. (43213)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Sections 3356.03, C-4 Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; is hereby granted for the property located at **6080 E. MAIN ST. (43213)**, insofar as said sections prohibit outdoor accessory storage in the CPD, Commercial Planned Development District; said property being more particularly described as follows:

6080 E. MAIN ST. (43213), being 2.29± acres located on the north side of East Main Street, 1,000± feet east of McNaughten Road and being more particularly described as follows:

THIS DESCRIPTION IS RESTRICTED TO THE CITY OF COLUMBUS COUNCIL VARIANCE APPLICATION CV22-041 FOR THE PROPERTY ADDRESS:
6080 E. MAIN STREET, COLUMBUS, OHIO.

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 010-129706

THENCE S04°09'50"W FOR A DISTANCE OF 364.89'

THENCE N84°26'22"W FOR A DISTANCE OF 274.32'

THENCE N04°13'38"E FOR A DISTANCE OF 363.07'

THENCE S86°09'09"E FOR DISTANCE OF 273.92 TO THE POINT OF BEGINNING CONTAINING 2.29 ACRES MORE OR LESS.

Address: 6080 E. Main St., Columbus, OH 43213
Permanent Parcel No.: part of 010-129706.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a commercial development with accessory storage located behind the principal building (hidden from the primary frontage along East Main Street), and/or those uses permitted by the CPD, Commercial Planned Development District zoning on this property as permitted by Ordinance #1205-01 (Z00-059).

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Zoning Clearance for the proposed use.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.