



# City of Columbus

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

## Legislation Text

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**File #:** 1506-2024, **Version:** 1

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### **Council Variance Application: CV24-013**

**APPLICANT:** M-M Masonry, LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

**PROPOSED USE:** Contractor's storage yard.

**FAR WEST SIDE AREA COMMISSION RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #1505-2024; Z24-008) to the L-M, Limited Manufacturing District for limited manufacturing and office uses. The requested Council variance will allow for a reduced outdoor storage setback from 20 feet to 10 feet along the northern and eastern lot lines for a contractor's storage yard. Staff notes that the storage yard surface will be screened, and therefore is supportive of the setback variance.

To grant a Variance from the provisions of Section 3363.41, Storage, of the Columbus City Codes; for the property located at **2180 VENUS ST. (43026)**, to allow a reduced outdoor storage setback in the L-M, Limited Manufacturing District (Council Variance #CV24-013).

**WHEREAS**, by application #CV24-013, the owner of the property **2180 VENUS ST. (43026)**, requests a Council variance to allow a reduced outdoor storage setback in the L-M, Limited Manufacturing District; and

**WHEREAS**, Section 3363.41, Storage, requires the open storage of materials be located at least 20 feet from a lot line, while the applicant proposes a reduced setback of 10 feet along the northern and eastern lot lines, and

**WHEREAS**, the Far West Side Area Commission recommends approval of said zoning change;

**WHEREAS**, City Departments recommend approval because the reduced outdoor storage setback due to the presence of adequate screening; and

**WHEREAS**, this ordinance requires separate submission for all applicable permits and a Certificate of Zoning Clearance for the proposed storage yard; 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 adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise 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 owners of the property located

at **2180 VENUS ST. (43026)**, in using said property as desired; now, therefore:

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

**SECTION 1.** That a variance is hereby granted from the provisions of Section 3363.41, Storage; of the Columbus City Codes; for the property located at **2180 VENUS ST. (43026)**, to allow a reduced open storage setback from interior lot lines from 20 feet to 10 feet; said property being more particularly described as follows:

**2180 VENUS ST. (43026)**, being 3.2± acres located at the northeast corner of Venus Street and Nike Drive:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 7065, being 3.231 acres of land all out of that Lot 6, as designated and delineated on the plat "Walcutt Industrial Park", of record in Plat Book 45, Pages 40, 41 and 42, and described in a deed to ISP Newark Inc., of record in Official Record Volume 21748 H12 (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 3.231 acre tract being more particularly described as follows:

Beginning at an iron pin found in the easterly right of way line of Venus Street, at the northwesterly corner of said Lot 6;

Thence North 81 degrees 49' 10" East, along the northerly line of said Lot 6, a distance of 350.00 feet to an iron pin set;

Thence South 16 degrees 09' 10" West, through said Lot 6, a distance of 519.13 feet to an iron pin set in the southerly line of said Lot 6, the northerly right of way line of Nike Drive;

Thence along the southerly line of said Lot 6, the northerly right of way line of said Nike Drive, along the arc of a non-tangent curve to the right, having a radius of 1060.00 feet, a central angle of 15 degrees 26' 42", an arc distance of 285.74 feet to an iron pin found at a point of tangency, said arc being subtended by a chord bearing North 72 degrees 46' 04" West, a chord distance of 284.88 feet;

Thence North 65 degrees 02' 43" West, continuing along the southerly line of said Lot 6, the northerly right of way line of said Nike Drive, a distance of 20.00 feet to an iron pin found at point of curvature;

Thence along the arc of a curve to the right, having a radius 20.00 feet, a central angle of 90 degrees 00' 00", an arc distance of 31.42 feet to an iron pin found at a point of tangency in the easterly right of way line of said Venus Street, the westerly line of said Lot 6, said arc being subtended by a chord bearing North 20 degrees 02' 43" West, a chord distance of 28.28 feet;

Thence North 24 degrees 57' 17" East, along the easterly right of way of said Venus Street, the westerly line of said Lot 6, a distance of 6.83 feet to an iron pin found at point of curvature;

Thence continuing along the easterly right of way line of said Venus Street, (the westerly line said Lot 6, along the arc of a curve to the left, having a radius of 1130.00 feet, a central angle of 17 degrees 08' 50", an arc distance of 338.18 feet to the place of beginning and containing an area of 3.231 acres of land, said arc being subtended by chord bearing North 16 degrees 22' 52" East, a chord distance of 336.92 feet.

For the purpose of this description a bearing reference of North 81 degrees 49' 10" East was used on the northerly line of said Lot 6, as delineated on said plat "WALCUTT INDUSTRIAL PARK", and all other bearings then calculated from this meridian.

**SECTION 2.** That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for those uses allowed in the L-M, Limited Manufacturing District, specified by Ordinance #1505-2024; Z24-008.

**SECTION 3.** That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a

Certificate of Zoning Clearance for the proposed storage yard.

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