



City of Columbus

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

Legislation Text

File #: 0586-2012, **Version:** 1

Council Variance Application: CV12-001

APPLICANT: John Ranft; 41 South Grant Avenue; Columbus, OH 43215.

PROPOSED USE: Automotive maintenance and repair.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with an office/warehouse building and zoned in the M-1, Manufacturing District. The applicant requests a Council variance to allow the building to be used for automotive maintenance and repair. The site is located within the planning area of the *Hamilton Road Corridor/Eastland Area Revitalization Plan* (2007) which recommends industrial and warehouse uses for this location. Automotive maintenance and repair facilities are not permitted in the M-1, Manufacturing District, but assembly, manufacturing, processing, and treatment of automobiles and automotive parts is permitted. Furthermore, the M-1 District allows bus garages and truck depots where routine vehicle maintenance is permitted. The automotive maintenance and repair proposed for this site is much less intense than the maintenance of a fleet of buses or trucks, and industrial uses will still be permitted by retaining the M-1, Manufacturing District. Approval of this request will not introduce an incompatible use to the area. No recommendation is being made regarding the hardship aspect of this request.

To grant a Variance from the provisions of Section 3365.01, M-1, Manufacturing district, of the Columbus City Codes, for the property located at **4630-4638 GROVES ROAD (43232)**, to permit automotive maintenance and repair in the M-1, Manufacturing District (Council Variance CV12-001).

WHEREAS, by application No. CV12-001, the owner of the property at **4630-4638 GROVES ROAD (43232)**, is requesting a Council Variance to permit automotive maintenance and repair in the M-1, Manufacturing District; and

WHEREAS, Section 3365.01, M-1 Manufacturing district, prohibits automotive body shops, maintenance, and repair facilities, while the applicant proposes to make an existing automotive body shop a conforming use on the property and expand within the existing building for automotive body shop, maintenance, or repair uses; and

WHEREAS, City Departments recommend approval because although automotive maintenance and repair facilities are not permitted in the M-1, Manufacturing District, assembly, manufacturing, processing, and treatment of automobiles and automotive parts is permitted. Furthermore, the M-1 District allows bus garages and truck depots where routine vehicle maintenance is permitted. The automotive maintenance and repair proposed for this site is much less intense than the maintenance of a fleet of buses or trucks, and industrial uses will still be permitted by retaining the M-1, Manufacturing District. Approval of this request will not introduce an incompatible use to the area; and

WHEREAS, said ordinance requires separate submission for all applicable permits and Certificate of Occupancy 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 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 **4630-4638 GROVES ROAD (43232)**, 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 granted from the provisions of Section 3365.01, M-1, Manufacturing district, of the Columbus City Codes, for the property located at **4630-4638 GROVES ROAD (43232)**, insofar as said section prohibits automotive maintenance and repair in the M-1, Manufacturing District; said property being more particularly described as follows:

4630-4638 GROVES ROAD (43232), being 2.35± acres located at the northeast corner of Groves Road and Cloverleaf Street, and being more particularly described as follows:

Parcel # 010-215637

4630-4638 Groves Road and 2160-2170 Cloverleaf Street East (43232)

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 21, of Township 12, Range 21, Refugee Lands, and being 2.354 Acres of land more or less out of a 15.349 Acre tract belonging to John W. Messmore and Jack J. Eggspuehler of record in Official Records Volume 5777, Page G03 at the Franklin County Recorder's Office, Franklin County, Ohio and said 2.354 Acre tract being more particularly described as follows:

Beginning for reference at a spike, said spike being located at the intersection of Cloverleaf Street East (80') and Groves Road (60');

Thence North 89 Deg. 44' 29" East along the said centerline of Groves Road (60') a distance of 59.96 feet to a point; Thence North 0 Deg. 15' 31" West a distance of 30.00 feet to an iron pin, said iron pin being located in the northerly Right-of-Way line of said Groves Road (60') said iron pin, being also located at the TRUE POINT OF BEGINNING;

Thence North 89 Deg. 44' 29" East along said northerly Right-of-Way of Groves Road (60') a distance of 244.51 feet to an iron pin; Thence North 0 Deg. 22' 14" West a distance of 387.18 feet to an iron pin; Thence North 89 Deg. 43' 46" West a distance of 264.49 feet to an iron pin, said iron pin being located in the easterly Right-of-Way line of said Cloverleaf Street East (80'); Thence along said Easterly Right-of-Way line of said Cloverleaf Street East (80') South 0 Deg. 22' 16" East a distance of 369.66 feet to an iron pin; Thence along an arc of a curve to the left, said curve having a radius of 20' and a chord bearing South 45 Deg. 18' 53" East a distance of 28.26 feet to the true point of beginning and CONTAINING 2.354 Acres of land more or less.

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for automotive maintenance and repair, or those uses permitted in the M-1, Manufacturing District.

SECTION 3. That this ordinance is further conditioned on the applicant obtaining all applicable permits and a Certificate of Occupancy 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.