



Legislation Text

File #: 0539-2022, **Version:** 1

Council Variance Application: CV21-132

APPLICANT: Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Self-storage facility.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning request to the L-M, Limited Manufacturing District (Ordinance #0538-2022; Z21-082) to permit a self-storage facility. Variances to reduce building and parking setbacks are included in this request. Staff supports the variances as they achieve the design standard recommendations of the *Rocky Fork - Blacklick Accord Plan* (2003), and are consistent with the existing and emerging commercial development patterns along the Hamilton Road corridor.

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district; of the Columbus City Codes; for property located at **6357 N. HAMILTON RD. (43081)**, to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV21-132).

WHEREAS, by application #CV21-132, the owner of property at **6357 N. HAMILTON RD. (43081)**, is requesting a Council variance to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District; and

WHEREAS, Section 3312.27, Parking setback line, requires a parking setback of 25 feet, while the applicant proposes a parking setback line of 15 feet; and

WHEREAS, Section 3363.24, Building lines in an M-Manufacturing district, requires a building line of 60 feet, while the applicant proposes a 15 foot building line; and

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

WHEREAS, the City Departments recommend approval because the proposed setback variances achieve design standards that are more consistent with the existing and emerging commercial development patterns along the Hamilton Road corridor; now, therefore:

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to 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; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **6357 N. HAMILTON RD. (43081)**, 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 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district, of the Columbus City Codes; for property located at **6357 N. HAMILTON RD. (43081)**, insofar as said sections prohibit a self-storage facility with a reduced parking setback line from 25 feet to 15 feet and a reduced building line from 60 feet to 15 feet; said property being more particularly described as follows:

6357 N. HAMILTON RD. (43081), being 2.23± acres located on the south side of North Hamilton Road, 200± feet south of Glenabby Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 16, United States Military Lands and containing 2.23+/- acres of land, more or less, said 2.23+/- acres being part of the remainder of the Original 33.918 acre tract of land described as Parcel 1 and conveyed to Cardinal Title Holding Company of record Official Record 12417G06, said 2.23+/- acres more particularly described as follows:

Beginning, at a westerly corner of said Parcel 1, being a northerly corner of a 19.106 acre tract of land conveyed to HQ Flats Phase I LLC of record in Instrument Number 200612010164289 and being in the southeasterly right-of-way line of Hamilton Road (R/W-100') as dedicated on the plat "Dedication of Plat of Hamilton Road and Easements" of record in Plat Book 100, Page 3;

Thence N 48° 45' 27" E, with the northwesterly line of said Parcel I and said southeasterly right-of-way line, 363.24 feet+/- to a northerly corner of said Parcel I and being a westerly corner of a 5.357 acre tract described as "Glenabby Condominium" of record in Condominium Plat Book 162, Page 83 and declared in Instrument Number 200608090156928;

Thence S 41° 14' 06" E, with a northeasterly line of said Parcel I, with a southwesterly line of said "Glenabby Condominium" tract and leaving said right-of-way line, 253.05 feet+/- to a common corner thereof and being in a northwesterly line of a 2.021 acre tract of land described as "Glenabby Condominium First Amendment" of record in Condominium Plat Book 173, Page 15 and declared in Instrument Number 200602170031322;

Thence along the common line of said Parcel I and said "First Amendment", the following two (2) courses;

S 48° 44' 46" W, 261.91 feet+/- to a common corner thereof;

S 04° 06' 45" W, 151.99 feet+/- to a common corner thereof and being in a northerly line of said 19.106 acre tract;

Thence along the common line of said Parcel I and said 19.106 acre tract, the following three (3) courses;

N 86° 14' 13" W, 6.61 feet+/- to a common corner thereof;

N 04° 14' 11" W, 16.24 feet+/- to a common corner thereof;

N 41° 15' 01" W, 343.82 feet+/- to the True Point of Beginning. Containing 2.23+/- acres.

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 permitted in the L-M, Limited Manufacturing District as specified in Ordinance #0538-2022 (Z21-082).

SECTION 3. That this ordinance is further conditioned upon 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.