

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-079 Date Received: 12-18-15
Application Accepted by: SP, TD, JB Fee: \$1,760
Comments: Assigned to James Burdini; JBurdini@columbus.gov; 614-645-1341
Shannon Pine; SPine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6970 TUSSING ROAD Zip: 43068

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO REYNOLDSBURG, OH.

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 540-232464-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M-2 274-106 MANUFACTURING - LIMITED INDUSTRIAL AND OFFICE

Area Commission or Civic Association: FAR EAST

Proposed Use or reason for Council Variance request:

TO PERMIT AN E 'EDUCATION' USE FOR KIDDIE ACADEMY

Acreage: 1.745

APPLICANT: DARIN J. RANKER

Name: CARNEY-RANKER ARCHITECTS Phone Number: 614-792-1000 Ext.: _____

Address: 5980-J WILCOX PLACE City/State: DUBLIN, OH. Zip: 43016

Email Address: DRANKER@CARNEYRANKER.COM Fax Number: 614-792-1001

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: 6970 TUSSING RD LLC Phone Number: _____ Ext.: _____

Address: 940 SCIENCE BLVD STE C City/State: COLUMBUS, OH. Zip: 43230

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: SAME AS APPLICANT Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: _____

ATTORNEY / AGENT SIGNATURE: _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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CV15-079

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant

Date

12/18/15

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CV15-079

Statement of Hardship

The 1.745 Acre site is located at 6970 Tussing Road. The building is 9,640 S.F. The site is currently zoned M-2, Manufacturing District (Z74-106), which permits limited industrial and office uses. The Height District is H-35.

The building is currently vacant. The applicant proposes to utilize the building with some minor interior improvements as a Kiddie Academy Educational Care Center. This center will be an overflow site for their current locations. This facility will house students from the ages of 5 to 12 years. There will be 2 to 3 employees at this proposed location. Drop off will be between the hours of 8:30 – 9:30 a.m. Up to 15 students will arrive via parent transportation. Between 3:45 – 4:15 p.m., (4) 14 passenger mini buses will arrive with approximately 40 to 50 students. Pick up will occur between 4:30 – 6:00 p.m. Only 10-12 cars are expected to arrive and depart during this time. All other students will return to Kiddie Academy via the mini bus at 5:45 p.m.

Applicant requests the following variance from 3367.01 - M-2 manufacturing district:

The current zoning limits the use of the subject parcel to only limited industrial and office use with exception of some accessory uses. A hardship exists in that child care centers are an approved use only as an accessory use to the main use or function of the building (see Section 3367.31). Due to the site being adjacent to large residential and multi-family subdivisions, this is an ideal location for a child care center to serve nearby residents and employees of the businesses in this area. The proposed child care center will not cause land-use conflicts with the surrounding less-objectionable industrial and office uses.

This use requires less code required parking than an office use. Based on the pick-up and drop off times via Kiddie Academy's mini buses, this use should not increase the existing traffic pattern as opposed to office or industrial-type uses.

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AFFIDAVIT (See instruction sheet)

Application Number: CU15-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME
of (1) MAILING ADDRESS

DARIN J. RANKER

5980 J WILCOX PLACE DUBLIN, OH. 43016

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 6970 TUSSING ROAD

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) December 18, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 6970 TUSSING RD LLC
940 SCIENCE BLVD STE C
COLUMBUS, OH. 43230

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

DARIN J. RANKER
614-792-1000

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) FAR EAST AREA COMMISSION
JENNIFER CHAMBERLAIN
696 CEDAR RUN DRIVE
BLACKLICK, OH. 43204

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on
the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property
within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property (7)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 17 day of DECEMBER, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

03-03-2020
My Commission Expires



CHRISTOPHER R. HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 03, 2020

This Affidavit expires six (6) months after the date of notarization.

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AMERICANA
PARKWAY W.H. LTD.
695 KENWICK RD
COLUMBUS, OH.
43209-2592

BRADLEY N. BRUMAGE
2824 BANNON CT
REYNOLDSBURG, OH.
43068

PLYMOUTH 7001
AMERICANA LLC
260 FRANKLIN ST.
STE 1900
BOSTON MA 02110-3115

WILLIAM M. & TWILA
L. ALDO
2828 BANNON CT
REYNOLDSBURG, OH.
43068

CHURCHES OF CHRIST
IN CHRISTIAN UNION
6625 HELM AVE
REYNOLDSBURG OH.
43068-1619

CTS REALTY
PO BOX 6018
YOUNGSTOWN OH.
44501-6018

HURRICANE
SYSTEMS INC.
4811 DICKENS DR.
COLUMBUS, OH.
43227

DEBORAH D. WOLTON
2812 ARROWSMITH DR.
REYNOLDSBURG OH
43068

DAMIEN ERWIN
160 TOROCCO
IRVINE CA.
92618-0312

INDIA WILLIAMS
2820 BANNON CT
REYNOLDSBURG, OH.
43068

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV15-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DARIN J. RANKER
of (COMPLETE ADDRESS) 5980-J WILCOX PLACE DUBLIN, OH. 43016

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. <u>CAROL HAYNES</u> <u>KIDDIE ACADEMY</u> <u>6411 EAST MAIN STREET</u> <u>REYNOLDSBURG, OH. 43068</u> <u>614-866-1422</u>	2. <u>6970 TUSSING RD LLC</u> <u>940 SCIENCE BLVD STE C</u> <u>COLUMBUS, OH. 43230</u>
3. <u>DARIN J. RANKER</u> <u>CARNEY RANKER ARCHITECTS</u> <u>5980-J WILCOX PLACE</u> <u>DUBLIN, OH. 43016</u> <u>614-792-1000</u>	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17 day of DECEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC

03-03-2020
My Commission Expires

Notary Seal Here



CHRISTOPHER R. HARVEY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 03, 2020

(This Project Disclosure expires six (6) months after the date of notarization.)

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situated in the state of Ohio, County of Franklin, City of Columbus, and being located in Section 24, Township 12, Range 21, Refugee Lands, and being part of a 2.437 acre tract conveyed to Columbus Gymnastics Academy Inc, as recorded in Official Record 29770 B18, Franklin County Recorder's Office, Ohio, and being more particularly shown in Exhibit "A", attached hereto and made a part hereof, and being more particularly described as follows:

Beginning for reference at the Franklin County Geodetic Survey monument 2216 found in the centerline of Tussing Road (80 feet in width), thence N 86°28'29" W, along the centerline of said Tussing Road, a distance of 400.00 feet to a point, said point being located at S 86°28'29" E, 2311.28 feet measured from the Franklin County Geodetic Survey monument 2215;

thence N 03°45'41" E, a distance of 40.00 feet to an iron pin set in the north right of way line of said Tussing Road, passing an iron pin found at 30.00 feet, said iron pin set being the True Point of Beginning of herein described Tract 1;

thence N 86°28'29" W, along the north right of way line of said Tussing Road, a distance of 50.00 feet to an iron pin set, said iron pin set being the southeast corner of a 1.801 acre tract conveyed to Trojan Enterprises Inc, as recorded in Instrument Reference No. 199807240185971, Franklin County Recorder's Office, Ohio;

thence N 03°45'41" E, along the east line of said 1.801 acre tract, a distance of 313.50 feet to the northeast corner of said 1.801 acre tract;

thence N 03°45'41" E, with a new division line into said 2.437 acre tract, a distance of 120.00 feet to an iron pin set;

thence N 86°28'29" W, with a new division line into said 2.437 acre tract, a distance of 251.44 feet to an iron pin set in the west line of said 2.437 acre tract;

thence N 03°31'31" E, along the west line of said 2.437 acre tract, a distance of 180.00 feet to an iron pin found, marking the northwest corner of said 2.437 acre tract;

thence S 86°28'25" E, along the north line of said 2.437 acre tract, a distance of 302.18 feet to an iron pin found, marking the northeast corner of said 2.437 acre tract;

thence S 03°45'41" W, along the east line of said 2.437 acre tract, a distance of 613.50 feet to the True Point of Beginning, containing 1.745 acres, more or less, subject to all rights of way, easements, and restrictions of record.


Basis of bearing is the centerline of Tussing Road being S 86°28'29" E, as shown in Plat Book 55, Page 7, entitled "Dedication of Americana Parkway & Tussing Road & Easements" Recorder's Office, Franklin County, Ohio.

0105A

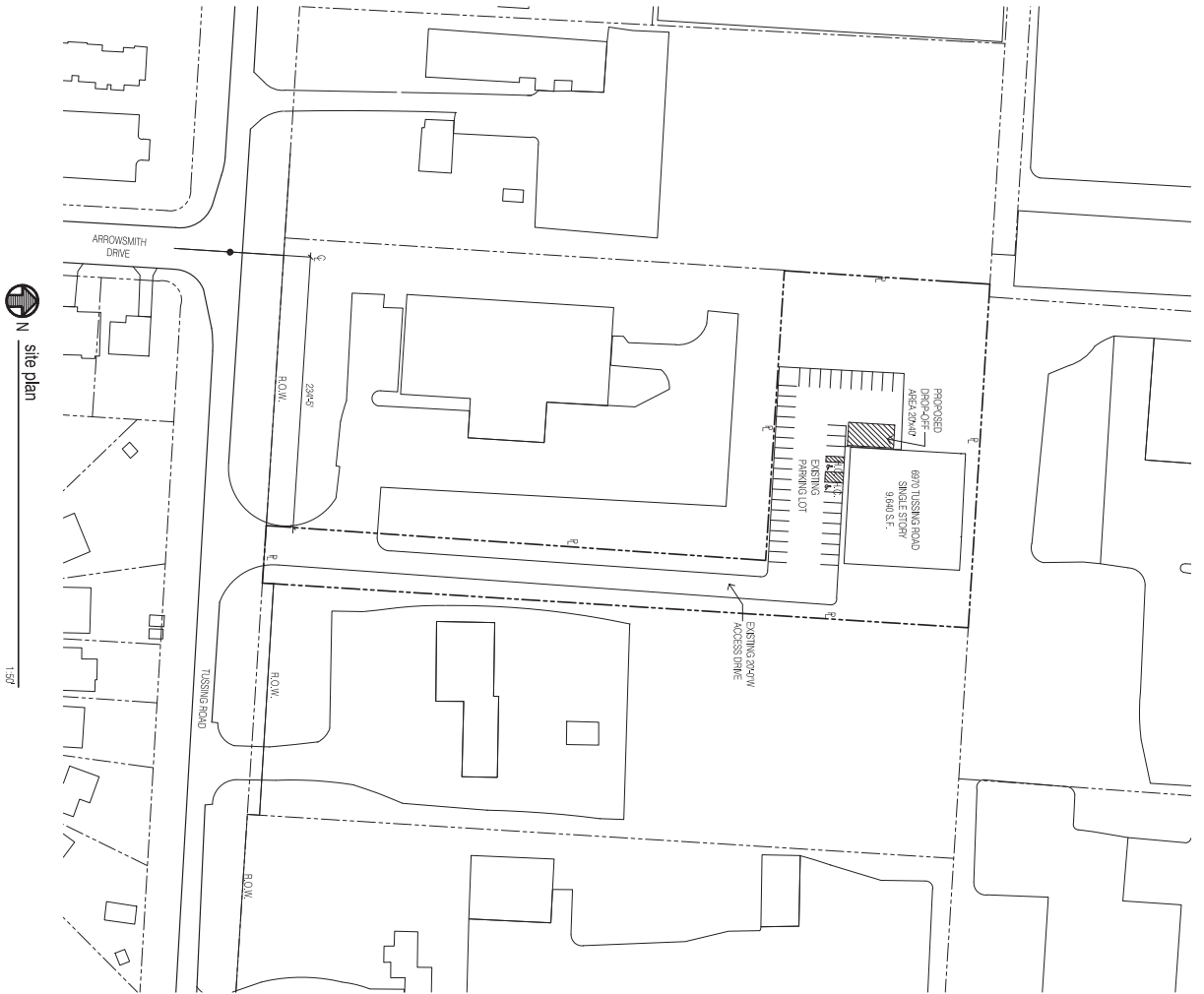
All of

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232464

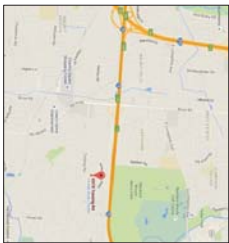
DESCRIPTION VERIFIED DEAN C. RINGLE, P.E., P.S.		BY: T.C.	DATE: 10/2/03

CV15-079



site plan

1"=50'



Site Location Map



ZONING:

PERIOD 2, RESIDENTIAL
 CURRENT ZONING DISTRICT: M-2 MANUFACTURING
 PROPERTY CLASS: LIMITED INDUSTRIAL AND OFFICE
 USE: PERIODS: M-2 ASSEMBLY
 SITE AREA: 1.174 ACRES
 PROPOSED: 34,170 S.F.
 BUILDING HEIGHT: SINGLE STORY 20'0" MAX HGT 37'0"

PARKING:

REQUIREMENTS = 1,100 S.F.
 TOTAL SPACES REQUIRED = 20 SPACES
 NO. OF H.C. SPACES REQUIRED = 2
 NO. OF H.C. SPACES PROVIDED = 2
 (1) STAMPO
 (1) VAN ACCESSIBLE

NOTE:

THIS LOCATION WILL BE USED SOLELY FOR OVERFLOW PURPOSES FROM THE PROPOSED BUILDING LOCATIONS. THERE WILL BE A TOTAL OF 18 BAYOVERS AT THIS LOCATION AND THE NUMBER OF STUDENTS WILL BE AS FOLLOWS: THERE WILL BE A TOTAL OF UP TO 15 PERSONS ARRIVING BETWEEN 8:30 AM - 9:00 AM. PASSENGER TRANSPORTATION BETWEEN 9:00 AM - 4:00 PM. PASSENGER TRANSPORTATION WILL ARRIVE WITH APPROX. 40 STUDENTS. BUSES WILL OCCUR BETWEEN 3:30 - 4:00 PM. BUSES ONLY IN THE AFTERNOON. ALL OTHER STUDENTS WILL RETURN TO THE OTHER KIDZ ACADEMY LOCATIONS IN THE MINIBUSES AT 5:45 PM.



5980 Wilcox Place
 Suite 1
 Dublin, OH 43016
 Ph: 614-762-1000
 Fax: 614-762-1001
 mail@carneyranker.com

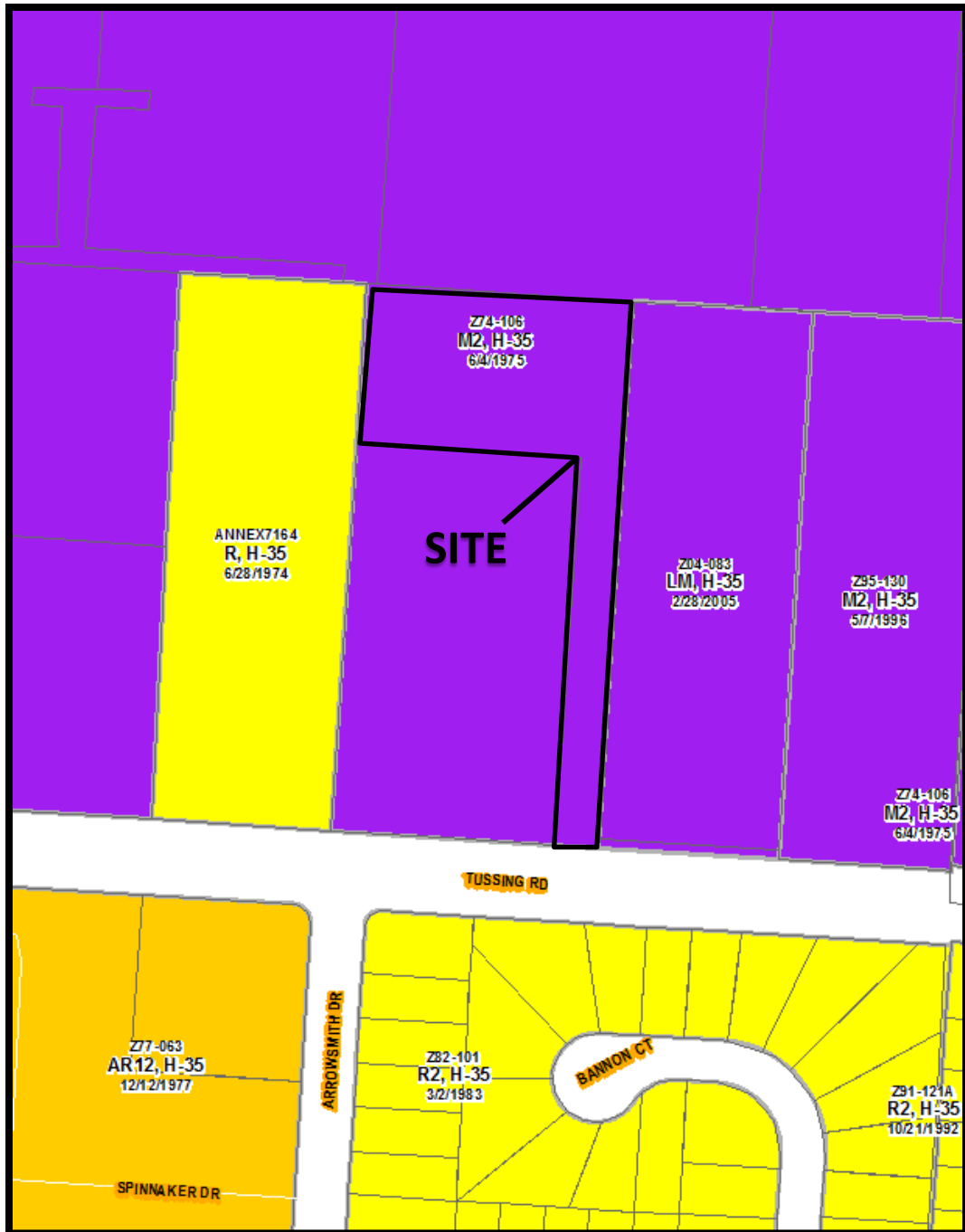
carney ranker
 ARCHITECTS Ltd

Reynoldsburg, Ohio

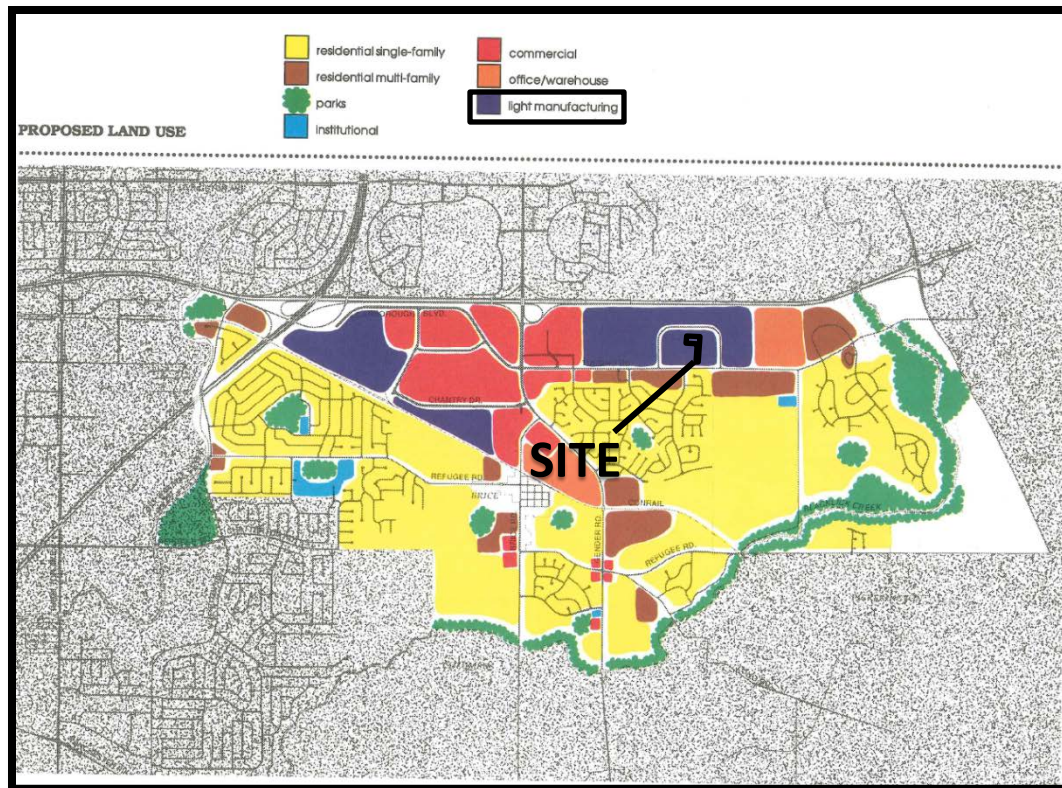
Tenant Improvement For:
Kiddie Academy
 6970 Tussing Rd

CMA No. No. 15116-421
 Drawn by: SMC
 Checked by: SMC
 Date: 12/31/15
 Revision:

SP.01



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6970 Tusing Road
Approximately 1.75 acres



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