

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-003 Date Received: 1/24/17
Application Accepted by: MM + TD Fee: \$1920
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1640 WESIBELT DRIVE Zip: 43228

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

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: 560-210 802

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

Current Zoning District(s): M2

Area Commission or Civic Association: NONE

Proposed Use or reason for Council Variance request:

PERMIT TO REPAIR CUSTOMERS TRUCK / REDUCE PROPERTY SETBACK.

Acreage: 2.94

APPLICANT:

Name: GABRIEL OBENG-AGYEKUM Phone Number: 8046655623 Ext.: _____

Address: 9152 QUANTUM SQUARE DRIVE City/State: COLUMBUS / OH Zip: 43240

Email Address: AATRANSPORT@MAIL.COM Fax Number: _____

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

Name: GABRIEL OBENG-AGYEKUM Phone Number: 8046655623 Ext.: _____

Address: 9152 QUANTUM SQ DRIVE City/State: COLUMBUS / OH Zip: 43240

Email Address: AATRANSPORT@MAIL.COM Fax Number: _____

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

Name: NONE Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE NONE

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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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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 Statement of Hardship attached.

Signature of Applicant



Date 10/10/16

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C017-003 Rev 12/15 slp

APPLICANT: GABRIEL OBENG-AGYEKUM

STATEMENT OF HARDSHIP

The subject property is currently zoned M-2, Manufacturing District and it's a raw land. Applicant desires to develop the property into a truck terminal. Truck repair is permitted in an M-2 manufacturing district but only for fleet trucks. However applicant would also want to be able to repair customer's truck as well.

The property is surrounded by industrial warehouses to the north, east and west. The nearest residential area is to the Southside which is about a mile down the road and it's segregated by Trabue road.

It appears that other properties in the west belt business park are allowed to service their customers' needs as well as provide outside storage and assembling of parts and equipment as these operations all appear to be conducted indoors as would the applicants intended truck repair shop.

Applicants proposed use will not unduly increase traffic in the area as it expect an average 3 trucks per day would access the site in addition to 3 cars by the employee of the shop.

Applicant is also requesting that the parking setback be reduced to 10ft.

The proposed use of truck maintenance and repair will not adversely affect the surrounding properties. Since the business operations will be conducted inside a shop, the proposed use will not adversely affect the supply of light or air to adjacent properties nor will it unreasonable diminish property values in the surrounding area.

Applicant would face a hardship if the subject property is not allowed to repair customers' truck. There are business in the surrounding area that provides servicing products, repairing parts, outside storage maintain equipment that they supply to their customers, whether incidental to or in conjunction with the purposes of west belt business park.

Permitting such use on the subject property will relieve a hardship and will permit the intended owner full use of the subject property without adversely affecting other property owners.



1/23/17

CU 17-003

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CU17-003

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GABRIEL OBENG - AGYEKUM
of (1) MAILING ADDRESS 9152 QUANTUM SQUARE DRIVE, COLUMBUS, OH 43240

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 1640 WESTBELT DRIVE COLUMBUS OH 43228

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) GABRIEL OBENG - AGYEKUM

9152 QUANTUM SQUARE DRIVE
COLUMBUS, OH 43240

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

GABRIEL OBENG - AGYEKUM

9152 QUANTUM SQ DRIVE, COLUMBUS, 43240

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) NONE

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

Sworn to before me and signed in my presence this 23 day of JANUARY, in the year 2017

Rev Ariana Lund
(8) SIGNATURE OF NOTARY PUBLIC

08/25/2020
My Commission Expires

Notary Seal Here



ARIANA LUND
Notary Public, State of Ohio
My Comm. Expires Aug. 25, 2020

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APPLICANT / PROPERTY OWNER:

GABRIEL OBENG AGYEKUM
9152 QUANTUM SQUARE DRIVE
COLUMBUS, OH 43240

SURROUNDING PROPERTY OWNERS:

BIG BOX PROPERTY OWNER F1 LLC
140 GERMANTOWN PIKE 150
PLYMOUTH MEETING, PA 19462

700 NORTHFIELD LLC
13060 CENTERBURG ROAD
SUMBURY, OH 43074

RAINBOW DEVELOPMENT CORP
865 KING AVENUE
COLUMBUS, OH 43212

ICON OWNER POOL 3
MIDWEST/SOUTHEAST LLC
C/O INDOOR PROPERTIES
2 N RIVERSIDE STE 2350
CHICAGO, IL 60606

EMERSON AVE APARTMENTS LLC
7802 8TH STREET
DOWNWY, CA 90241

MERITEX PROPERTIES, LLC
24 UNIVERSITY AVENUE NE #200
MINNEAPOLIS, MN 55413

CU 17-003

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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 # CU17-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GABRIEL OBENG AGYEKUM
of (COMPLETE ADDRESS) 9152 QUANTUM SQUARE DRIVE COLUMBUS 43240
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>GABRIEL OBENG AGYEKUM</u> <u>9152 QUANTUM SQUARE DRIVE</u> <u>COLUMBUS, OH, 43240</u> <u>GABRIEL OBENG AGYEKUM - 8046655623</u>	2.
3.	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 23 day of JANUARY, in the year 2017


SIGNATURE OF NOTARY PUBLIC

08/25/2020
My Commission Expires

Notary Seal Here



ARIANA LUND
Notary Public, State of Ohio
My Comm. Expires Aug. 25, 2020

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Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2988 and being part of the original 257.553 acre tract conveyed to the Prudential Insurance Company of America by deed of record in Deed Book 3462, Page 301, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the point of centerline intersection Westbelt Drive (being 60.00 feet in width) and Equity Drive (being 50.00 feet in width) as delineated upon the Plat of Westbelt Business Park, Section No. 6 shown of record in Plat Book 57, Page 27;

Thence S. 80° 04' 59" E. a distance of 281.26 feet along said centerline of Equity Drive to a point;

Thence S. 39° 50' 01" W. a distance of 25.00 feet to a point in the Southerly line of said Equity Drive and also being a point on a curve at the Southeasterly corner of an 0.149 acre tract conveyed to Consolidated Rail Corporation by Deed of Record in Official Records Volume 4631, Page C-16; said point being the point of true beginning for the herein described tract;

Thence S. 80° 04' 59" E. a distance of 50.62 feet along said Southerly line of Equity Drive to a point;

Thence the following four (4) courses and distances across said original 257.553 acre tract to Angle Points:

1. Thence S. 26° 25' 17" E. a distance of 67.58 feet;
2. Thence S. 63° 34' 43" W. a distance of 153.98 feet;
3. Thence S. 26° 25' 17" E. a distance of 435.00 feet;
4. Thence S. 63° 34' 43" W. a distance of 120.74 feet to a point in the easterly line of Westbelt Drive (being 60.00 feet in width) as delineated upon the Plat of Westbelt Business Park, Section No. 1 shown of record in Plat Book 50, Page 61;

Thence the following two (2) courses and distances along said Easterly lines of Westbelt Drive:

1. Thence N. 69° 41' 04" W. a distance of 111.79 feet to a point of curvature;
2. Thence with a curve to the right having a radius of 420 feet, a central angle of 64° 24' 05" the chord to which bears N. 27° 29' 02" W. a chord distance of 447.62 feet to a point on a curve in a southerly line of said 0.169 acre tract;

CU 17-003



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 560210802

Zoning Number: 1640

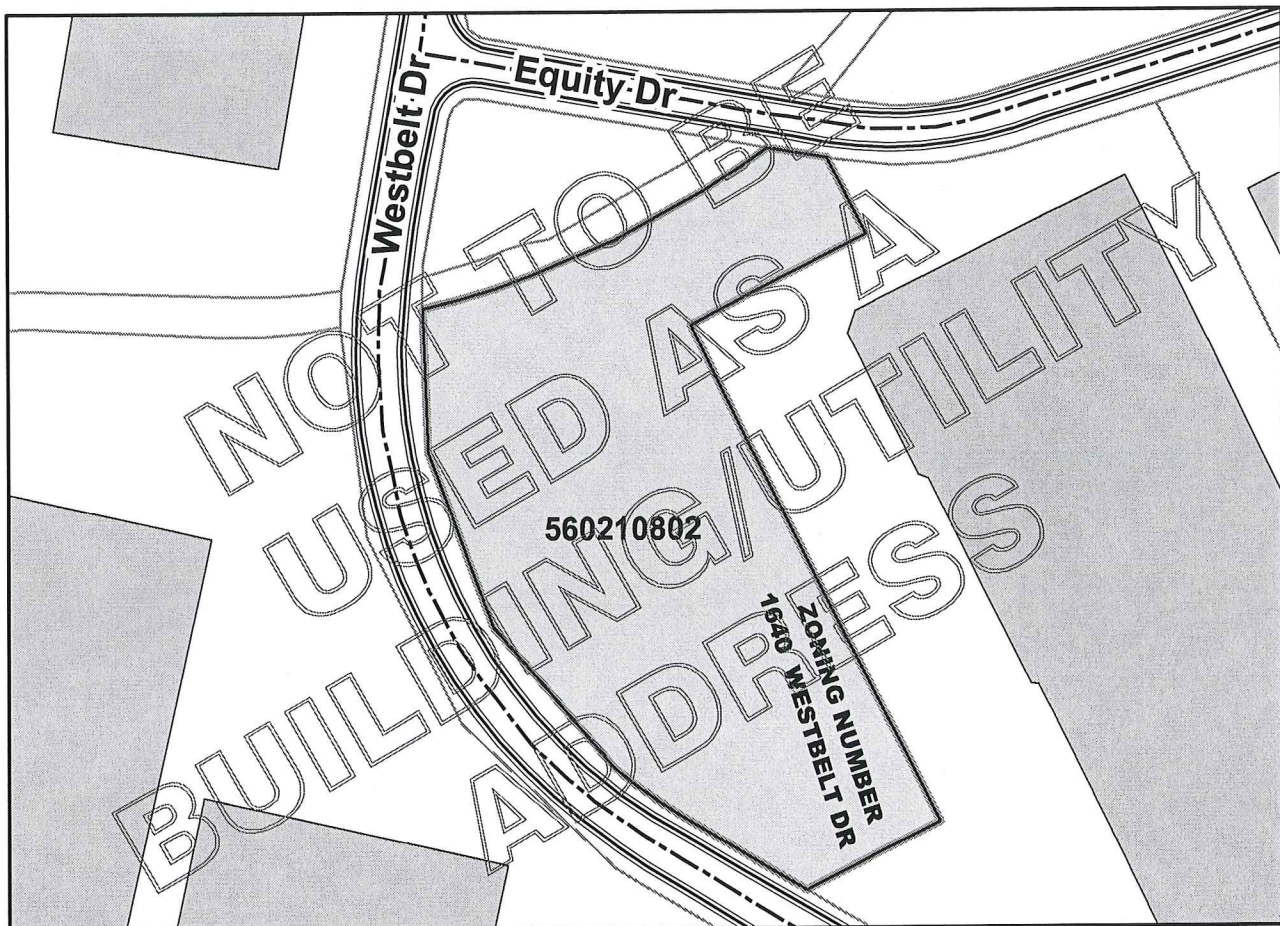
Street Name: WESTBELT DR

Lot Number:N/A

Subdivision:N/A

Requested By: AA TRANSPORT, INC. (GABRIEL OBENG)

Issued By: *Adriana Amador* Date: 12/15/2015

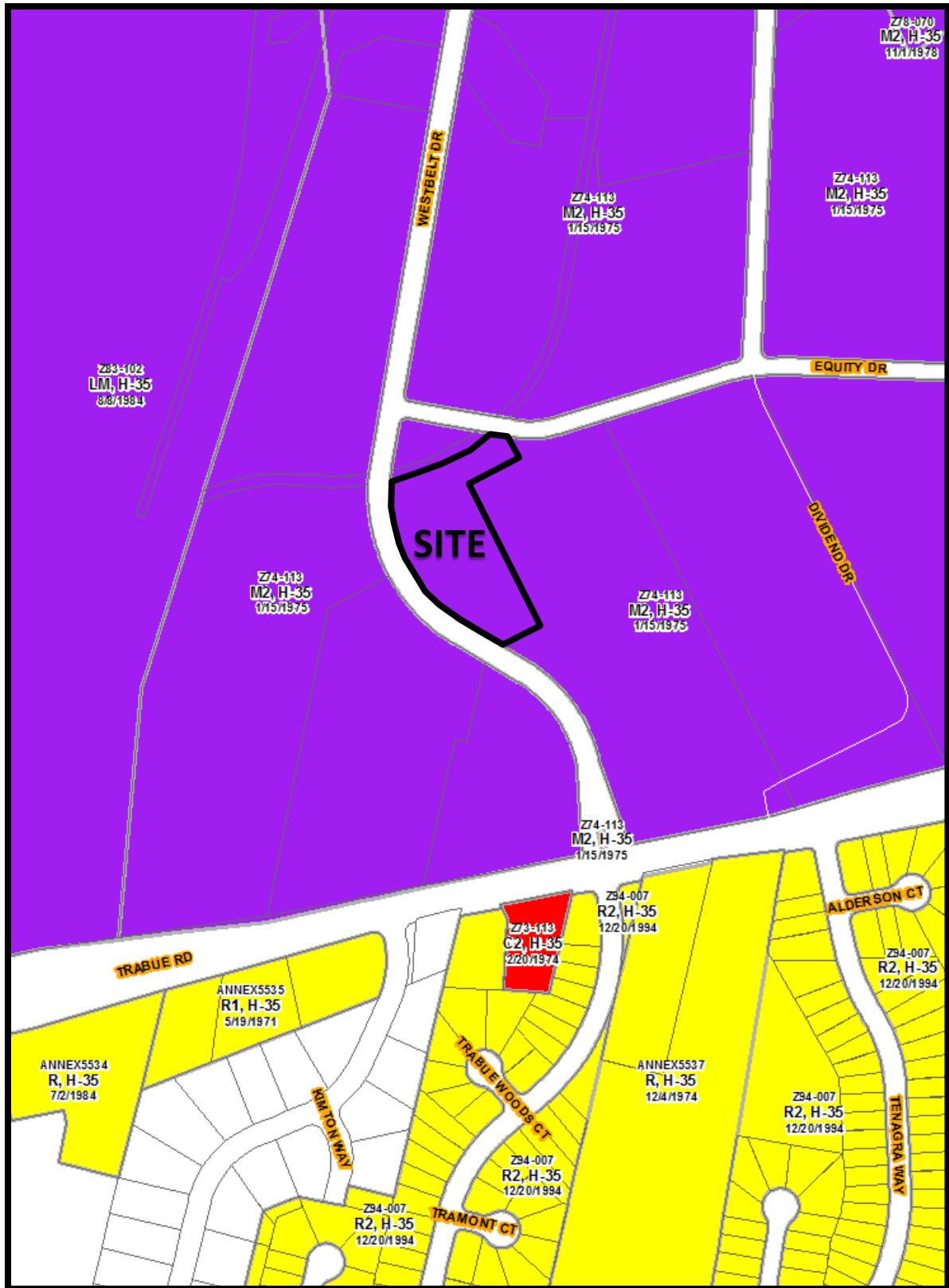


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

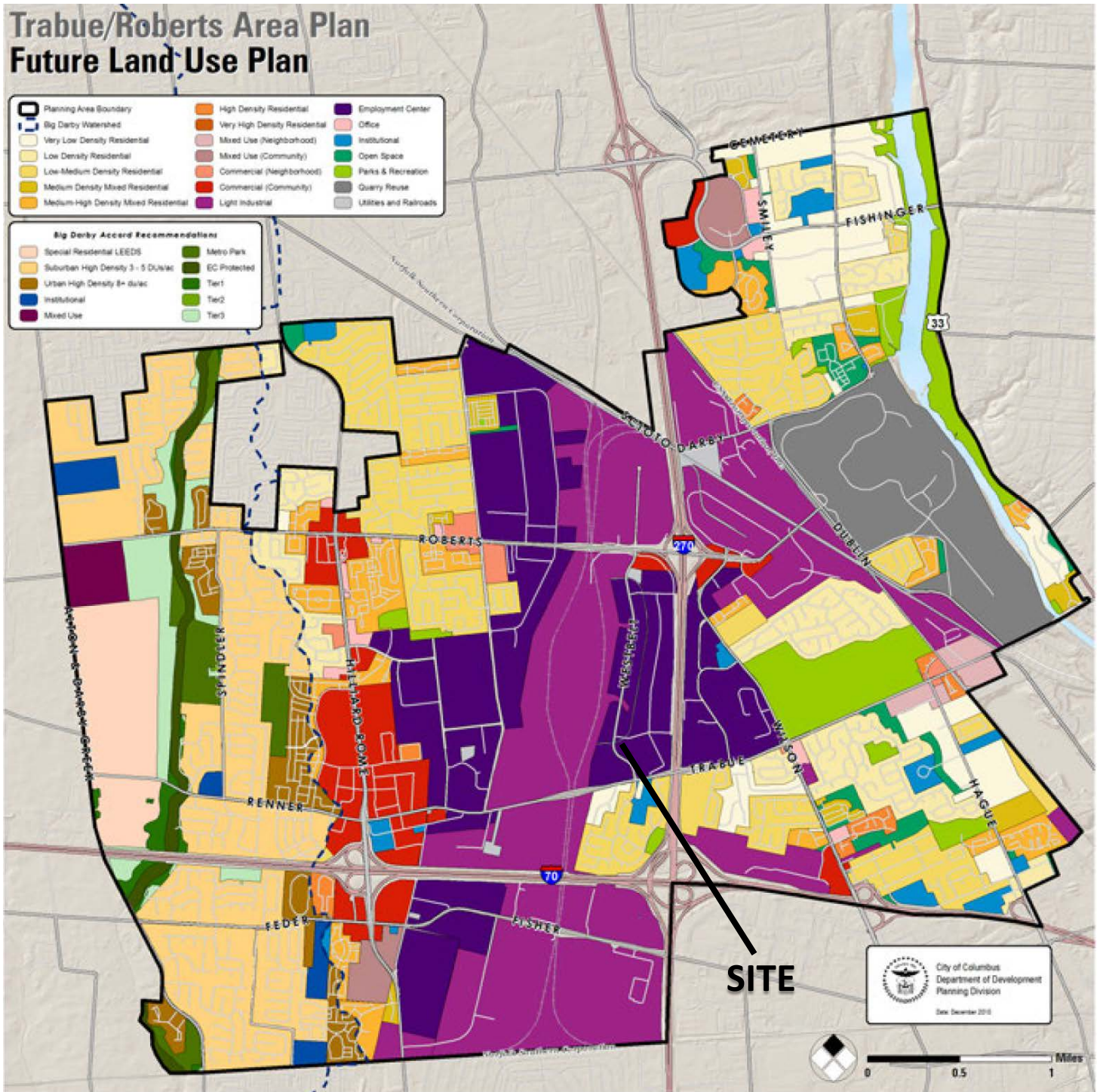
GIS FILE NUMBER: 52596

CU17-003



CV17-003
1640 Westbelt Drive
Approximately 2.94 Acres

Trabue / Roberts Area Plan
 "Employment Center" Recommended



CV17-003
 1640 Westbelt Drive
 Approximately 2.94 Acres



CV17-003
1640 Westbelt Drive
Approximately 2.94 Acres