

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: CV17-010 Date Received: 2/16/17
Application Accepted by: TD + SP Fee: \$1920
Assigned Planner: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1960 Schrock Road Zip: 43229

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: 010159551

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

Current Zoning District(s): CPD with C-4 uses, Case #93-128, also see CV 03-012

Area Commission or Civic Association: Northland

Proposed Use or reason for Council Variance request:

Expand fraternal organization space first allowed by council variance CV03-012

Acreage: 2.73

APPLICANT:

Name: Worthington Lodge #1427, Loyal Order of the Moose Phone Number: 614-882-8081 Ext.: _____

Address: 1970 Schrock Road City/State: Columbus, OH Zip: 43229

Email Address: _____ Fax Number: _____

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

Name: Worthington Lodge #1427, Loyal Order of the Moose Phone Number: 614-882-8081 Ext.: _____

Address: 1970 Schrock Road City/State: Columbus, OH Zip: 43229

Email Address: _____ Fax Number: 614-882-8084

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

Name: Michael J. O'Reilly Phone Number: 614-833-3777 Ext.: _____

Address: 30 Hill Road South, Suite B City/State: Pickerington, OH Zip: 43147

Email Address: michael@oreillylawyers.com, Fax Number: 866-257-8939
patrick@oreillylawyers.com

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

APPLICANT SIGNATURE John A. Maret

PROPERTY OWNER SIGNATURE John A. Maret

ATTORNEY / AGENT SIGNATURE Michael J. O'Reilly

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Attached

Signature of Applicant

John A. Mauer

Date

1/25/17

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CV17-010
Rev 10/16 slp

Summary of Variance Requested

Worthington Moose Lodge #1427 (the "Applicant") owns a strip shopping center with a master address of 1920 Schrock Road. The shopping center was zoned CPD in case No. 93-128. The zoning text at Section I thereof generally allowed C-4 uses, but prohibited private clubs. Council variance CV-03-012 varied the private club restriction to allow the Applicant to occupy the space known as 1970 Schrock Road as a fraternal lodge. The Applicant now owns the shopping center and would like to expand into an adjoining room, 1960 Schrock, containing approximately 2800 ft², to have more space for meetings. The request therefore is to expand the square footage covered by the prior council variance, but with exactly the same other limitations stated in the 2003 council variance. A parking variance does not appear to be needed. The 1993 zoning text at Section II(A)(8)(c) provided that the shopping center have 120 parking spaces irrespective of types of uses, and the project architect, James Monsul, has counted 153 existing spaces on the site.

JAM
1-25-17

CV 17 - 010

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AFFIDAVIT (See instruction sheet)

Application Number: CU 17-010

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John A. Marre

of (1) MAILING ADDRESS 1970 Schrock Road, Columbus, OH 43229

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 1960-1970 Schrock Rd. Columbus OH 43229

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/16/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Worthington Lodge No. 1427

Loyal Order of the Moose

1970 Schrock Road

Columbus, OH 43229

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

Worthington Lodge No. 1427, Loyal Order of Moose

614-882-8081

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

(5)

Northland Community Council
Dave Paul

P.O. Box 297836, Columbus OH

43229 dwpaul@fpcivic.org 614-325-8217

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)

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

(8) SIGNATURE OF AFFIANT

John A. Marre

Sworn to before me and signed in my presence this 25th day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Michael J. O'Reilly

Attorney - No Exp.
My Commission Expires



MICHAEL J. O'REILLY
Attorney at Law
Notary Public, State of Ohio
My Commission Expires six (6) months after the date of notarization.
Sec. 147.03 O.R.C.

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ATTORNEY

O'Reilly Law Offices
30 Hill Road South, Ste B
Pickerington, Ohio 43147

AREA COMMISSION

Northland Community Council
Dave Paul
P.O. Box 297836
Columbus, OH 43229

ATTORNEY

O'Reilly Law Offices
30 Hill Road South, Ste B
Pickerington, Ohio 43147

AREA COMMISSION

Northland Community Council
Dave Paul
P.O. Box 297836
Columbus, OH 43229

APPLICANT

Worthington Lodge No. 1427
Loyal Order of the Moose
1970 Schrock Road
Columbus, OH 43229

Dlynn Holdings LLC
2660 N 3 Bs and K Rd
Sunbury, OH 43074

APPLICANT

Worthington Lodge No. 1427
Loyal Order of the Moose
1970 Schrock Road
Columbus, OH 43229

Dlynn Holdings LLC
2660 N 3 Bs and K Rd
Sunbury, OH 43074

PROPERTY OWNER

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PROPERTY OWNER

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1970 Schrock Road
Columbus, OH 43229

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Sunbury, OH 43074

QUIN - 010

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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 #

CV 17-010

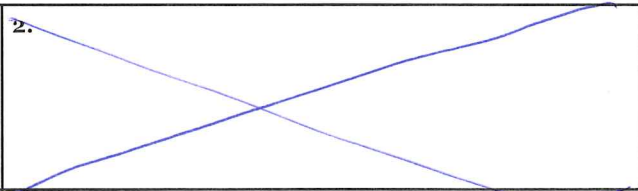
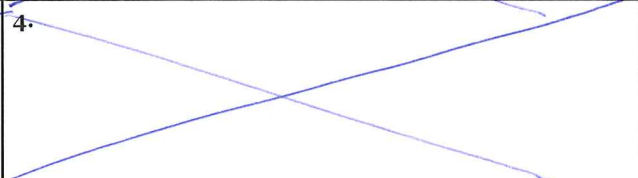
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Marre

of (COMPLETE ADDRESS) 1970 Schrock Rd., Columbus, OH 43229

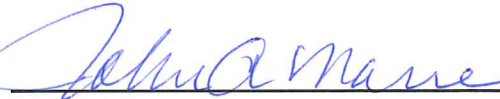
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

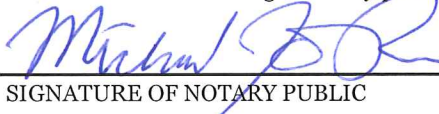
1. Worthington Lodge #1427 Loyal Order of the Moose 1970 Schrock Road Columbus, OH 43229	2. 
3. Attention: John A. Marre	4. 

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 25th day of January, in the year 2017



SIGNATURE OF NOTARY PUBLIC

No Expiration

My Commission Expires

Notary Seal Here



MICHAEL J. O'REILLY
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Sec. 147.03 O.R.C.

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LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 1, Township 2, Range 18, United States Military Lands, containing 2.752 acres of land, more or less, said 2.752 acres being part of Lot 915 of Sharon Woods Section 8, of record in Plat Book 45, Pages 82 and 83, Recorder's Office, Franklin County, Ohio, said 2.752 acres of land being more particularly described as follows:

Beginning, for reference, at a point in a curve at the centerline intersection of (New) Schrock Road and Sharon Woods Boulevard (70 feet in width) as said intersection is shown and delineated upon the recorded plat of said Sharon Woods Section 8; thence northeastwardly with the centerline of said (New) Schrock Road, the same being the arc of a curve to the left having a radius of 954.93 feet, a central angle of $4^{\circ} 42' 04''$ and a chord that bears $N 66^{\circ} 56' 18'' E$, a chord distance of 78.33 feet to a point of compound curvature; thence northeastwardly, with the centerline of said (New) Schrock Road, the same being the arc of a curve to the left having a radius of 1909.86 feet, a central angle of $6^{\circ} 00' 00''$ and a chord that bears $N 61^{\circ} 35' 16'' E$, a chord distance of 199.91 feet to the point of tangency; thence $N 58^{\circ} 35' 16'' E$, with the centerline of said (New) Schrock Road, a distance of 39.74 feet to a point in a northerly boundary of said Sharon Woods Section 8, the same being in the eastwardly extension of the southerly right-of-way line of Interstate Route 270; thence $N 76^{\circ} 24' 15'' W$, with the boundary of said Sharon Woods Section 8 and with the eastwardly extension of the southerly right-of-way line of said Interstate Route 270, a distance of 122.21 feet to the true point of beginning in the northerly line of said Lot 915 at the northernmost corner of the 0.248 acre tract of land referred to as PARCEL 12 WD1 and appropriated for additional right-of-way purposes for (New) Schrock Road;

Thence from said true point of beginning, with a northwesterly boundary of said PARCEL 12-WD1, crossing part of said Lot 915, the following two (2) courses and distances;

S $60^{\circ} 35' 25'' W$, a distance of 176.99 feet to a point;

S $71^{\circ} 37' 26'' W$, a distance of 293.16 feet to an angle point in the northerly right-of-way line of said (New) Schrock Road;

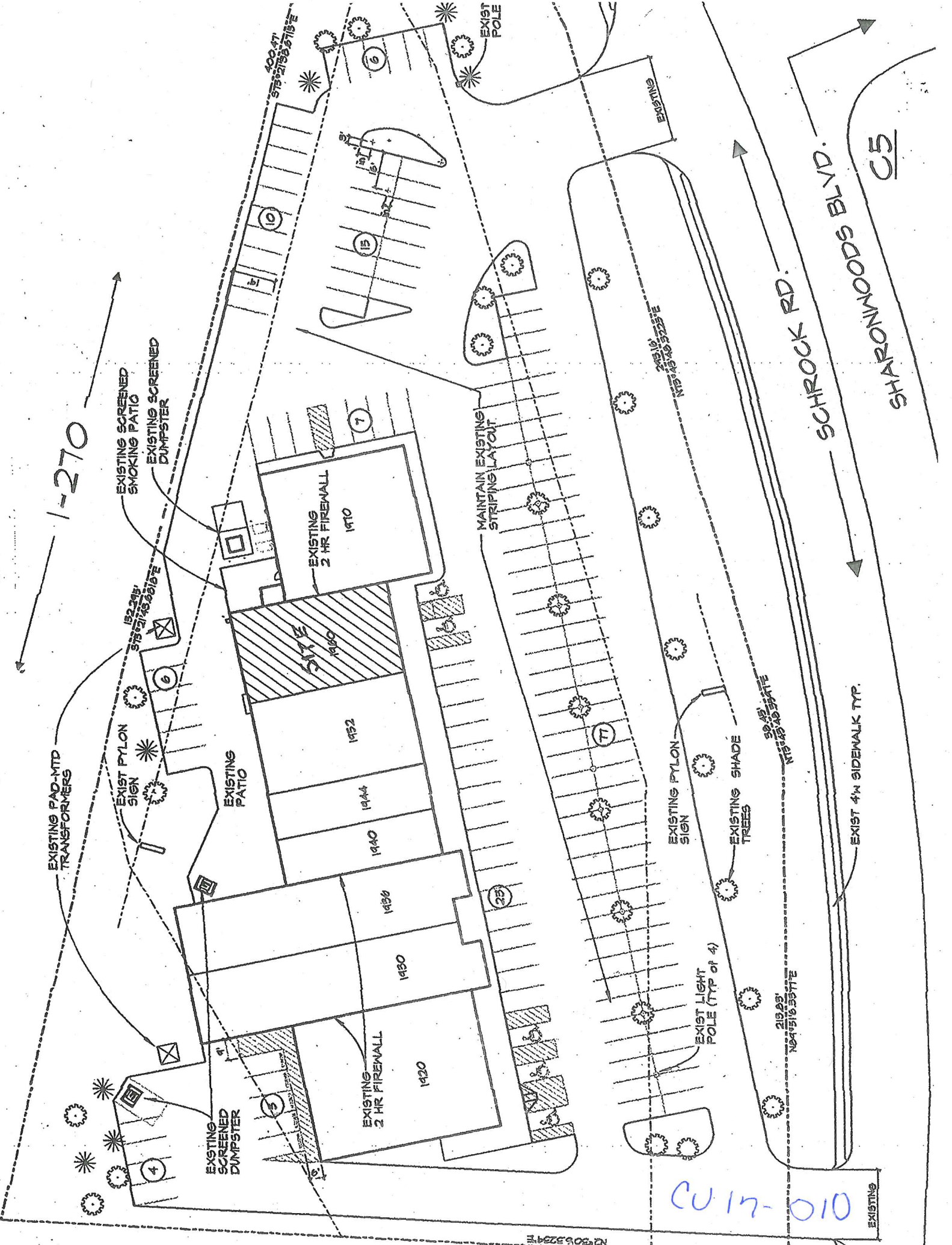
Thence $N 88^{\circ} 48' 30'' W$, with the southerly line of said Lot 915 and with the northerly right-of-way line of said (New) Schrock Road, a distance of 213.83 feet to the southwesterly corner of said Lot 915;

Thence northwardly and northeastwardly with the westerly and northwesterly boundary of said Lot 915, the following three (3) courses and distances:

1. N $1^{\circ} 27' 30'' E$, a distance of 195.22 feet to a point;
2. N $59^{\circ} 16' 30'' E$, a distance of 158.60 feet to a point;
3. N $75^{\circ} 32' 30'' E$, a distance of 42.99 feet to a point in the southerly right-of-way line of said Interstate Route 270;

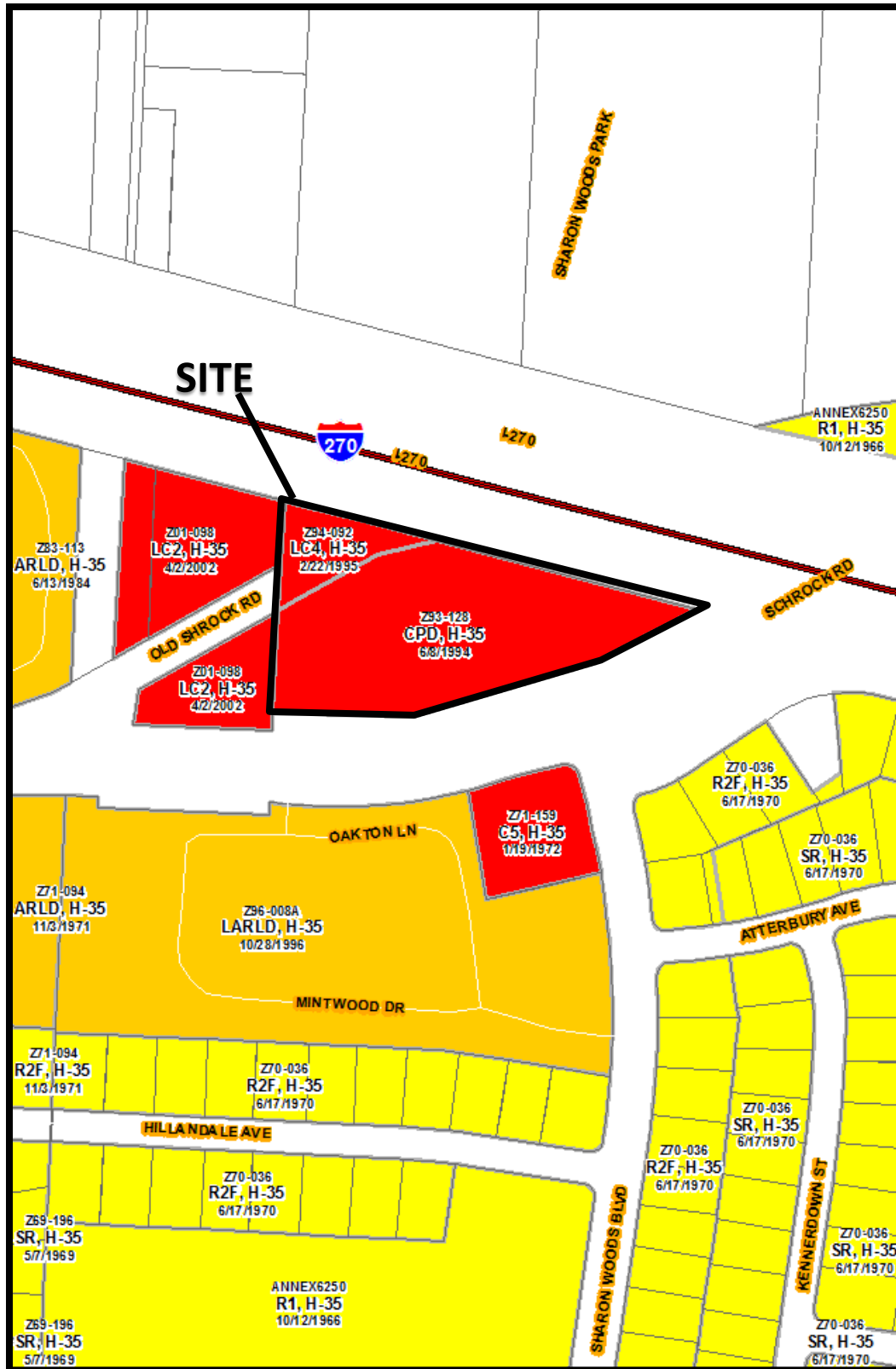
Thence S $76^{\circ} 24' 15'' E$, with the northerly line of said Lot 915 and with the southerly right-of-way line of said Interstate Route 270, a distance of 476.60 feet to the true point of beginning and containing 2.752 acres of land, more or less.

CUM-010



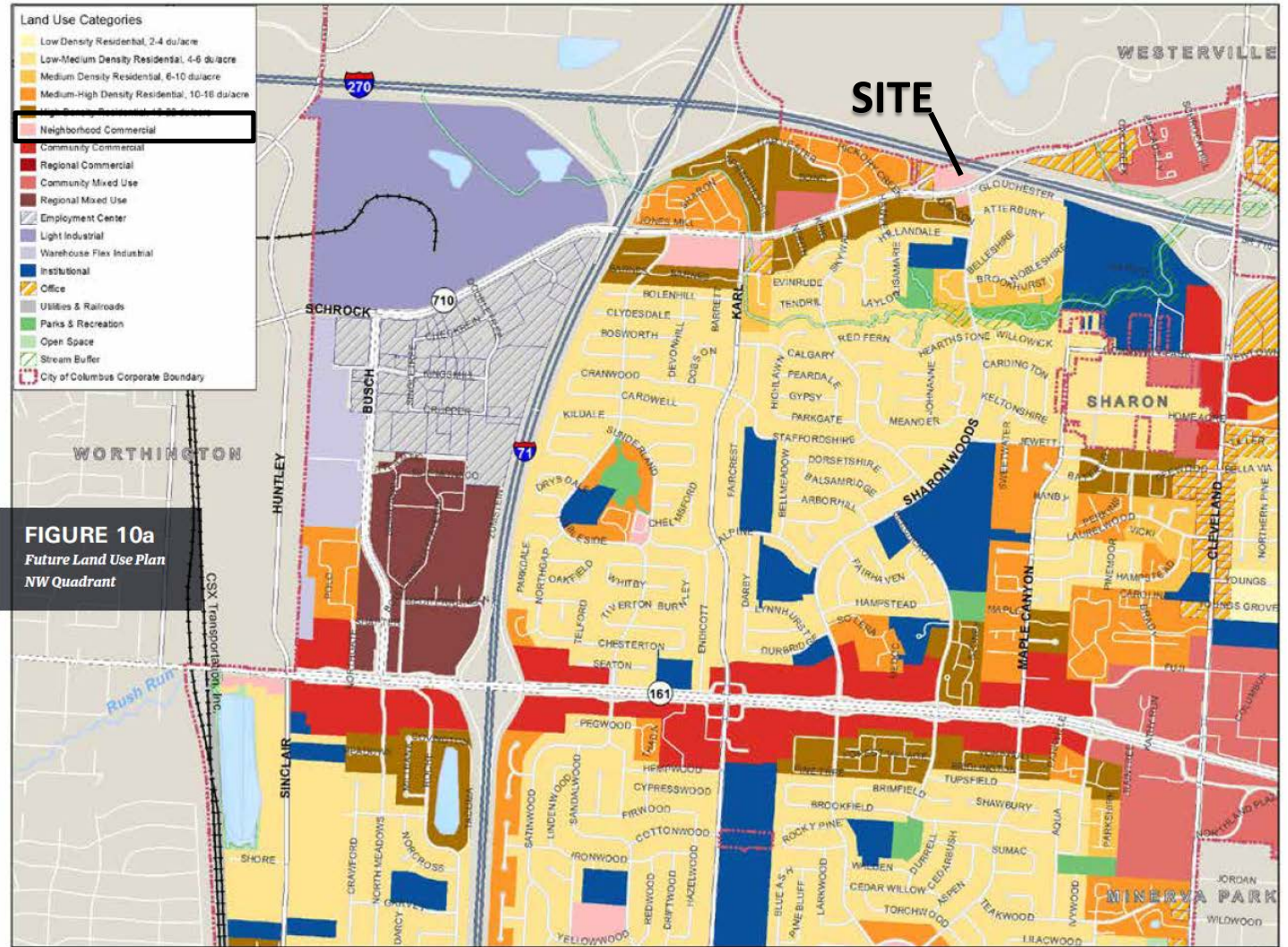
CU 17-010

EXISTING



CV17-010
1960-70 Schrock Road
Approximately 2.73 acres

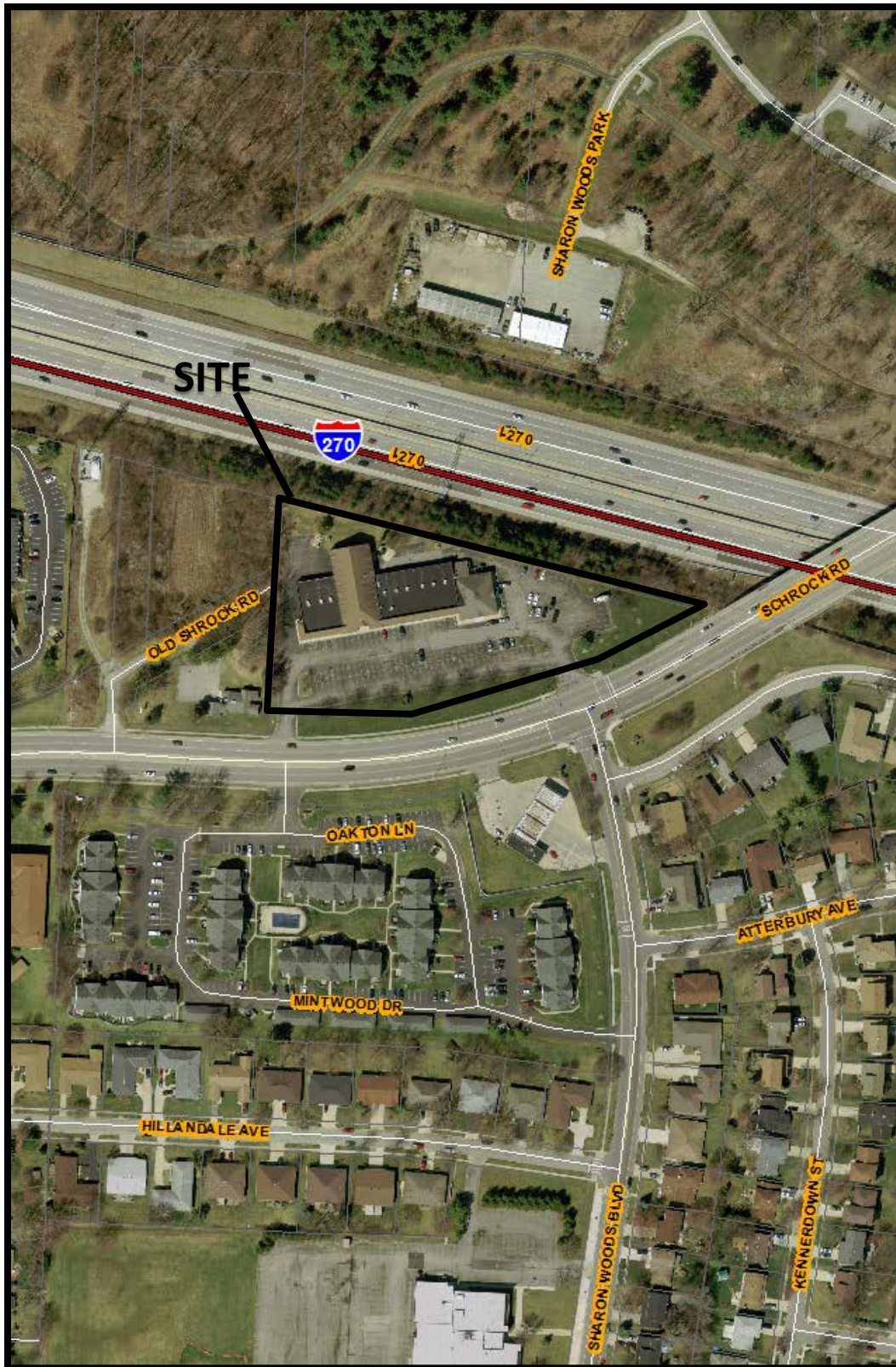
Northland I Area Plan
 "Neighborhood Commercial" Recommended



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



CV17-010
 1960-70 Schrock Road
 Approximately 2.73 acres



CV17-010
1960-70 Schrock Road
Approximately 2.73 acres