



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV12-026/12315-00000-00307
Date Received: 6/5/12
Application Accepted By: S. Pine Fee: \$2080
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6950 Americana Pkwy Col. OH Zip 43068
Is this property currently being annexed into the City of Columbus Yes No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 540199369
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M2 (=74-106) Manufacturing

Recognized Civic Association or Area Commission: _____

Proposed use or reason for Council Variance request: 6582 sqft. E-Use (daycare)

Acreage: 3.05

APPLICANT: Name John D Wymer
Address 12850 Milnor Rd City/State Pickerington Zip 43147
Phone # 614-866-8702 Fax # _____ Email: Jwymer@Oakwoodmynt.com

PROPERTY OWNER(S): Name K+W Americana LTD
Address 6950 A Americana Parkway City/State Reynoldsburg Zip 43068
Phone # 614-866-8702 Fax # 866-6824 Email: _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name Rose Oberst
Address 6420 E. Main St City/State Reynoldsburg Zip 43068
Phone # 440-4624 Fax # 322-9703 Email: RoseinTime@aol.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-026

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME John Wymer
of (1) MAILING ADDRESS 6950 Americana PKWY Col, OH 43068

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 6950 Americana PKWY Col, OH 43068
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/5/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

K&W Americana LTD
(4) John Wymer
6950 Americana PKWY
Col OH 43068
See other owners Attached

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

John Wymer (614) 866-8702

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

(5) Parsons Area Commission
Larry Marshall
2506 Park Crest DR Col Oh ~~43068~~ 43232
614-3278 ~~43232~~

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.

SIGNATURE OF AFFIANT

(8) John Wymer Partner

Subscribed to me in my presence and before me this 1 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Rose Oberst

My Commission Expires:

11-17-14



ROSE S OBERST
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-17-14

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APPLICANT

John D. Wymer
12850 Milnor Rd.
Pickerington, OH 43147

PROPERTY OWNER

K&W Americana LTD
6950 Americana PKWY
Reynoldsburg, OH 43068

SURROUNDING PROPERTY OWNERS

Everflow Waterproofing Inc.
7017 Americana PKWY
Reynoldsburg, OH 43068

Farber Development I LLC
7052 Americana PKWY
Reynoldsburg, OH 43068

GMIP Americana Parkway LLC
7001 Americana PKWY
Reynoldsburg, OH 43068

Wakefield Properties LLC
7077 Americana PKWY
Reynoldsburg, OH 43068

YES Americana Group LLC
6954 Americana PKWY
Reynoldsburg, OH 43068



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CV12-026

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:

I request 6582 Sq Ft of my building be zoned for E-use (daycare) It would not adversely affect the surrounding property. It would greatly help in the leasing the vacancy in the building.

Signature of Applicant John D. Porter Date 6/1/12

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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 # CV12-026

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] John Wymet

Of [COMPLETE ADDRESS] 6950 A Americana Parkway

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 formats

- 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. Bob Weiler 10 W. High St. Ste 401 Col. OH 43215	2. John Wymet 6950 A Americana Parkway Reynoldsburg, OH 43068
3. Donald Kelley & Assoc. 250 E. Broad St. Ste 1100 Col. OH 43215	4.

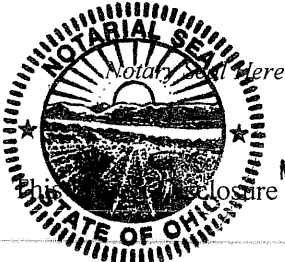
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC Rose S Oberst

My Commission Expires: 11-17-2014



ROSE S OBERST
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-17-14

This disclosure Statement expires six months after date of notarization.

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W12-026



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 5/30/12



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



City of Columbus Zoning Plat

CUI2-026

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: 540199369

Zoning Number: 6950

Street Name: AMERICANA PKWY

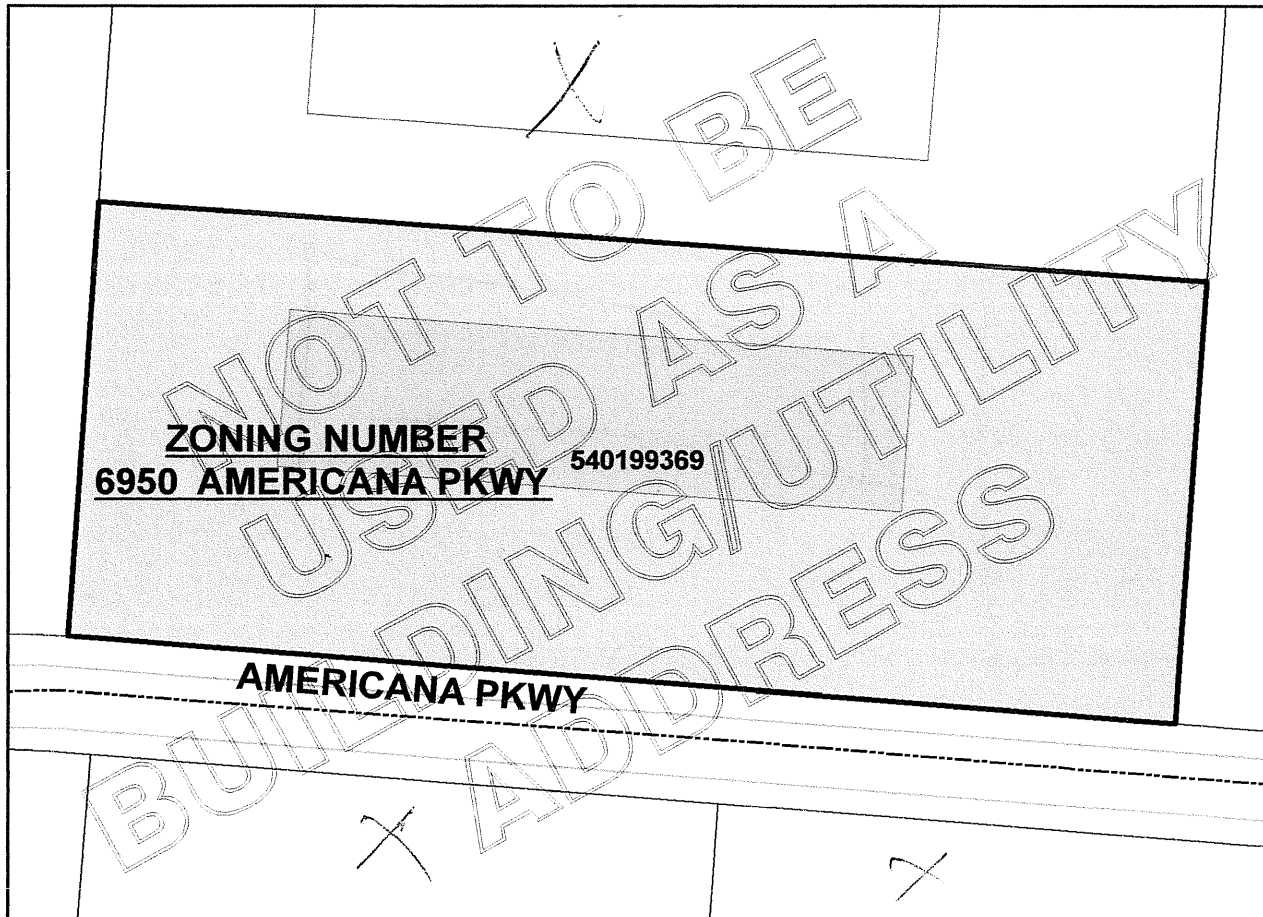
Lot Number: N/A

Subdivision: N/A

Requested By: OAKWOOD MGT (ROSE OBERST)

Issued By: Adyana Amarion

Date: 3/6/2012



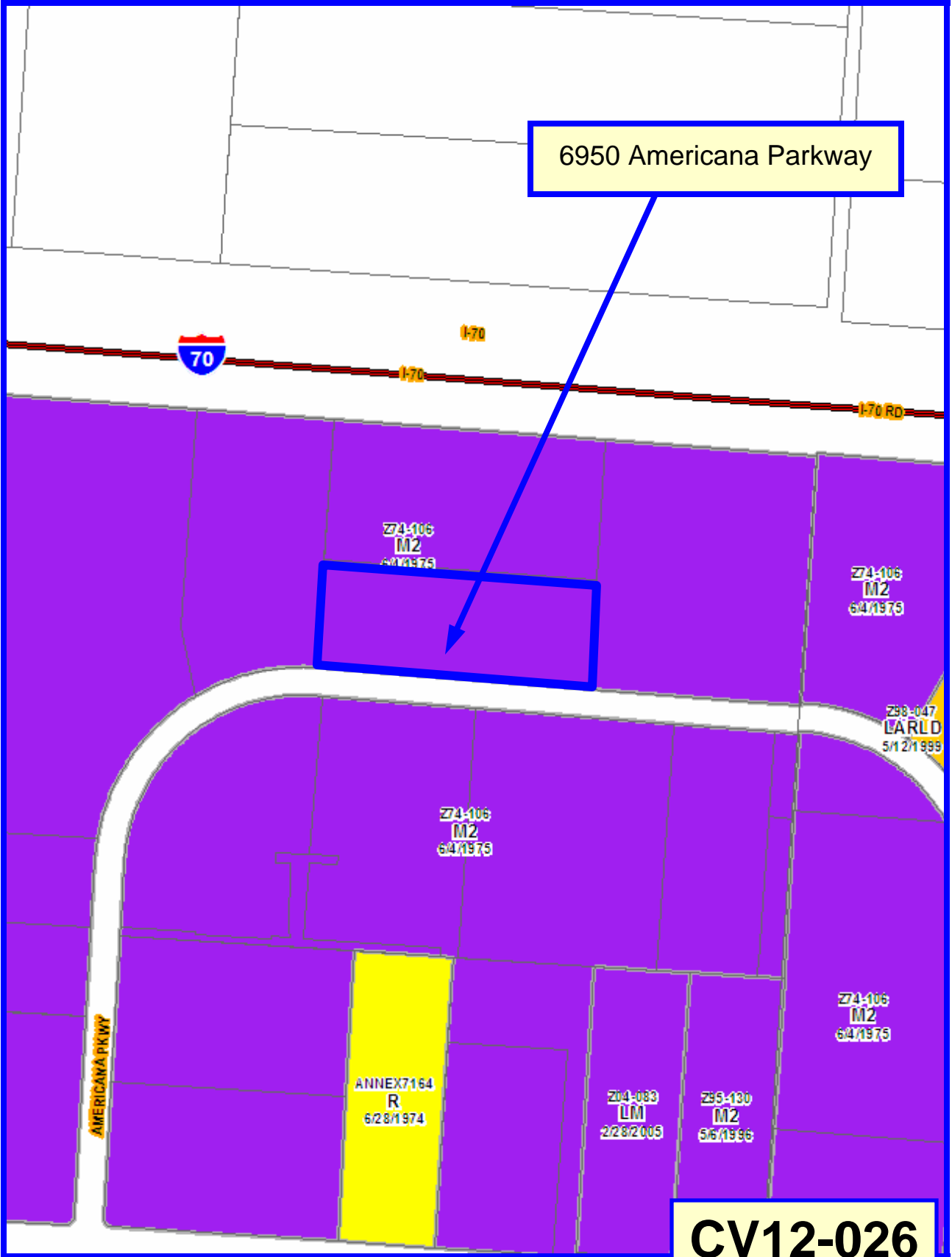
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 7130

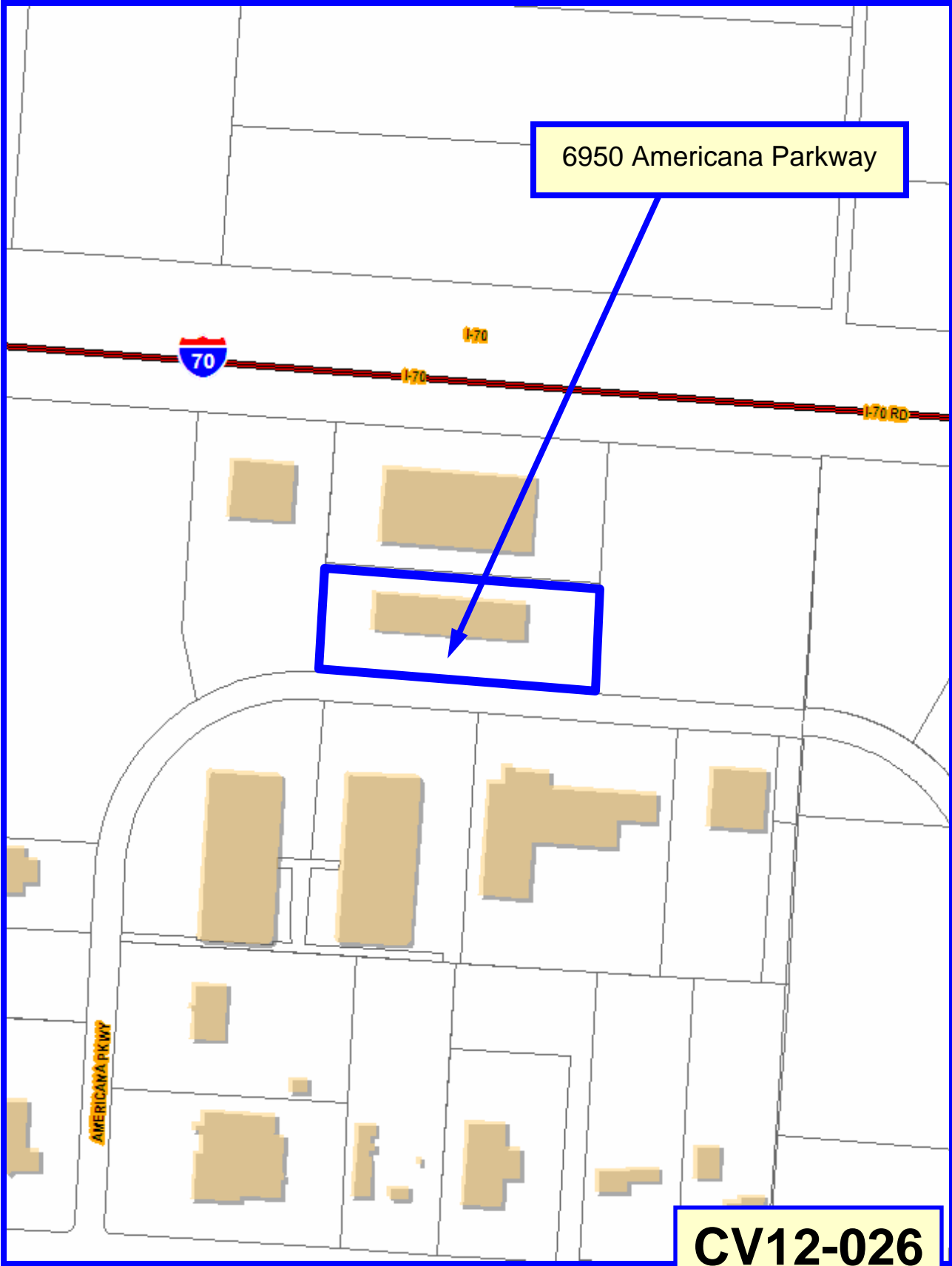


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

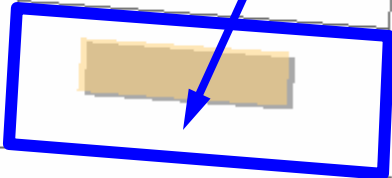
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