



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: CV 14-060 / 14315-00000-00816
Date Received: 11/11/14
Application Accepted By: SP + ET Fee: \$2080.00
Comments: Assigned to Eliza Thrush, ecthrush@cityofcolumbus.gov
614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6950 Americana Pkwy. Cols, OH Zip 43068 Ste G

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 (274-106) Manufacturing

Recognized Civic Association or Area Commission: Far East Area Commission

Proposed use or reason for Council Variance request: 3291 sq ft.

Acreage: 3.049

APPLICANT: Name John Wymer

Address 12850 Milnor Rd. City/State Pickerington Zip 43147

Phone # 614/866-8702 Fax # _____ Email: JWymer@oakwoodmgmt.com

PROPERTY OWNER(S): Name KLW Americana LTD.

Address 6950 A Americana Pkwy. City/State Reynoldsburg, OH Zip 43068

Phone # 614/866-8702 Fax # 614/866-6824 Email: _____

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

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name Nolly A. Hedden

Address 6950 Americana Pkwy. Ste A City/State Rey., OH Zip 43068

Phone # 614/866-8702 Fax # 614/866-6824 Email: NHedden@oakwoodmgmt.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE John Wymer

PROPERTY OWNER SIGNATURE John Wymer

ATTORNEY / AGENT SIGNATURE Nolly A. Hedden

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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STATEMENT OF HARDSHIP

CN14-060

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 a Variance to lease space to personal
trainer. Space Vacant 2yrs. Opportunity for 5yr. lease.
It would not adversely affect the surrounding property. It
Would greatly help in the leasing of vacants in the building.
Requesting 3,291 sq. ft. Use Variance for Suite G

Signature of Applicant

, Partner Date 11/4/14

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K&W Americana
6950 Americana Parkway
Reynoldsburg, Ohio 43068

CV 14-060

Age: 30 years

Total Building Square Footage: 26,328

Occupied:

Oakwood occupies 11,903 sq. ft. (A – C, rear D, *rear E temporarily*)

Suite D front VIP Waste 2,091 sq. ft.

Suite E World of Pentecost 2,332 sq. ft.

Suite F is leased to Janz Corporation 3,291 sq. ft.

Suite G **Vacant since 10/31/2012** with lease signed pending approval of variance (personal trainer) 3,291 sq. ft.

Suite H Christian Village Academy 3,123 sq. ft.



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV14-060

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Wymer

of (1) MAILING ADDRESS 6950 Americana Pkwy. Cols, 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 Cols, 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) 11/11/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) K&L Americana LTD.

John D. Wymer

6950 Americana Pkwy.

Cols, OH 43068

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) Far East Area Commission

Larry Marshall

2500 Park Crescent Dr. Cols, OH 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)

Subscribed to me in my presence and before me this

day of

Nov.

in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Holly A. Hedden

My Commission Expires:

1/17/15

Notary Seal Here



Holly A. Hedden
Notary Public, State of Ohio
My Commission Expires 01-17-2015

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K&W Americana LTD
6950 Americana PW
Donald W. Kelley & Assoc
250 E. Broad St. Ste 1100
Columbus, OH 43215

Far East Area Commission
Larry Marshall
2500 Park Crescent Drive
Columbus, Ohio 43232

Farber Development I LLC
Americana PW
Farber Development I LLC
7052 Americana Pkwy
Reynoldsburg, OH 43068

YES Americana Group LLC
6954 Americana Pkwy
YES Americana Group LLC
25 Philips Pkwy
Montvale, NJ 07645
Reynoldsburg, OH 43068
SJHT LTD
6911-929 Americana PW
Barcus Company
Ben F. Hadley Trustee
1601 Bethel Rd
Columbus, OH 43220

GMIP Americana Parkway LLC
7101 Americana Pkwy
GMIP Americana Parkway
C/o Cambridge Hanover
65 Locust Ave STE 200
Reynoldsburg, OH 43068

Americana Parkway Warehouse Limited
6939 Americana PW
Wallace F. Ackley Co
695 Kenwick Rd
Columbus, OH 43209

Trasin Donald S
6900 Americana PW
Donald Trasin
9473 Timberbank Cir
Pickerington, OH 43147

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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 # CN14-060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] John Wymer

Of [COMPLETE ADDRESS] 6950 A Americana Pkwy.

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 1010 High St. Ste 401 Columbus, OH 43215 614/221-4286	2. John Wymer 6950 A Americana Pkwy. Rey., OH 43068 614/806-8702
3. Donald W. Kelley 250 E. Broad St. Ste 1100 Columbus, OH 43215 614/228-5775	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of Nov., in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

Holly A. Hedden
Notary Public, State of Ohio
My Commission Expires 01-17-2015

This Project Disclosure Statement expires six months after date of notarization.

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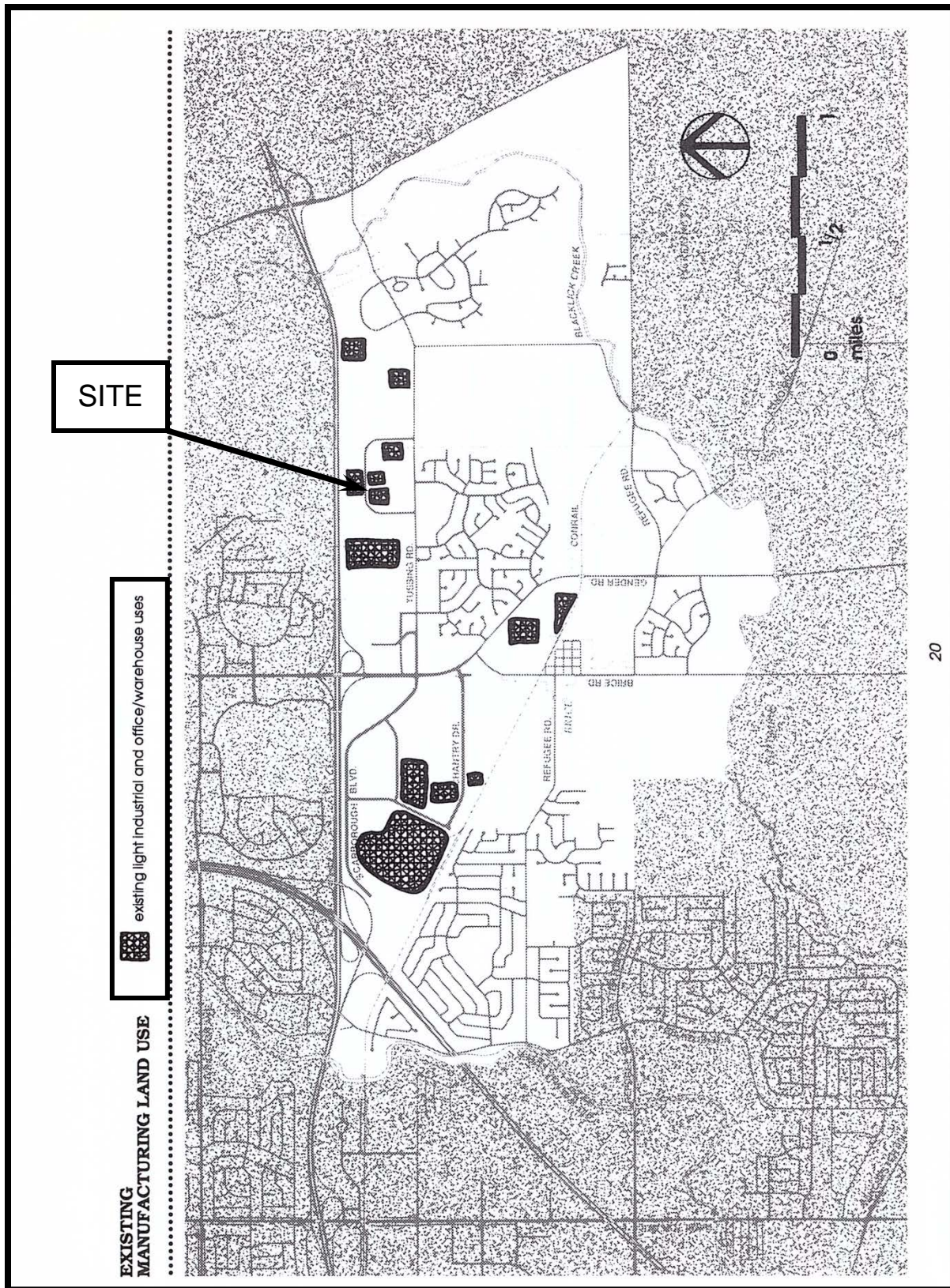




6950 Americana Parkway, Suite G
Approximately 3.049 acres



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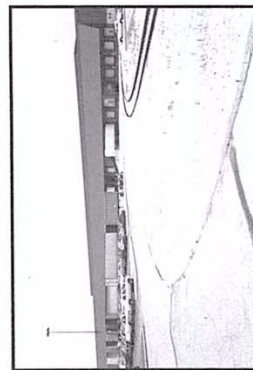


CV14-060
 6950 Americana Parkway, Suite G
 Approximately 3.049 acres
 Brice/Tussing Area Plan (1990)

- between residential and commercial development.
- ☐ Designate a route for truck traffic that minimally impacts traffic circulation, entering the commercial node on the west side of Brice Road.

APPLICABLE CITY POLICIES

- * Zone major commercial developments of five or more acres in planned or limited districts to ensure that development meets proper standards.
- * Encourage location of retail commercial development at major intersections rather than along arterial roads.



MANUFACTURING

LAND USE

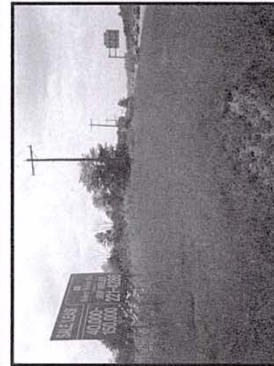
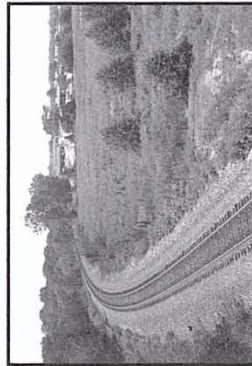
OBJECTIVES

- ☐ Locate industrial uses within specifically designated areas.
- ☐ Provide adequate buffering between manufacturing uses and neighboring land uses.
- ☐ Discourage intrusion of industrial uses into existing and future residential and commercial areas.
- ☐ Encourage high quality industrial development by establishing development standards.
- ☐ Utilize freeway orientation.

CURRENT CONDITIONS

Much of the land north of the railroad tracks is zoned for manufacturing uses. J.C. Penney's Distribution Center, the oldest and largest industrial site in the area, is located on the west side of Brice Road abutting the expansive commercial uses to the east. Close proximity to Interstate 70 and the railroad make this site

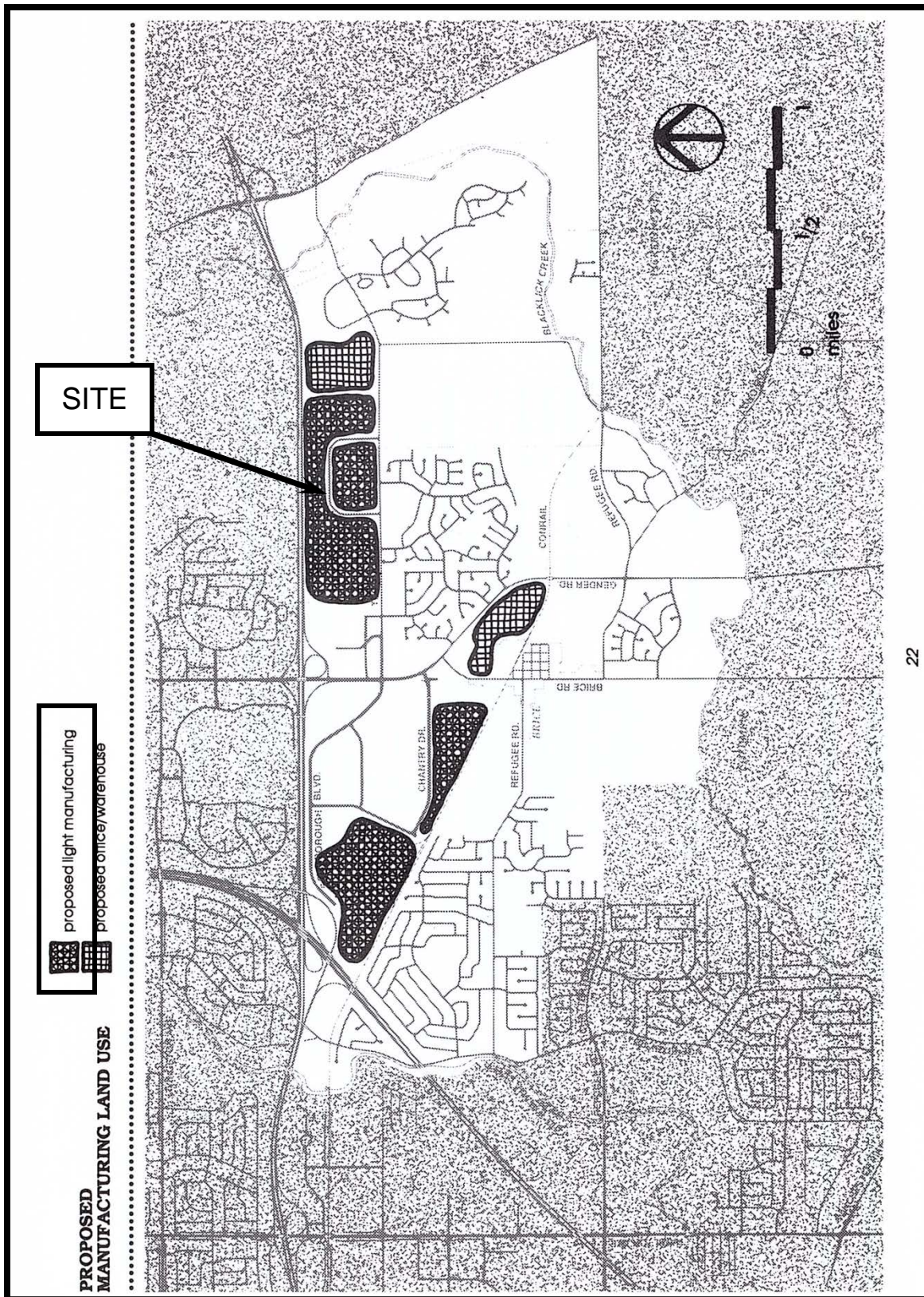
ideal for its current use. Another area, east of Brice Road and north of Tussing Road, is also developing as a light manufacturing district. Several warehouses and an industrial office park are located there. Sites located along this corridor benefit from close access to Interstate 70 and deep large lot development potential.



ISSUES

The area along the north side of Tussing Road is most appropriately designated as an industrial corridor for light manufacturing and office uses. In addition, commercial uses located near the intersection of Tussing and Brice Roads would be appropriate. However, newly constructed housing is located within this corridor, near State Route 256. Several small areas have non-conforming farm homes, remnants from the previous agricultural community.

As development continues eastward along this corridor, meticulous buffering of industrial sites, locating near the newly constructed residential complex west of State Route 256, should be required.



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Approximately 3.049 acres
Brice/Tussing Area Plan (1990)

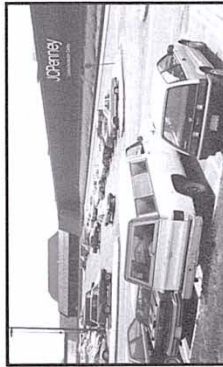
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FUTURE MANUFACTURING DEVELOPMENT

Undeveloped and appropriately zoned land is available for manufacturing development. Freeway access and railroad spurs attract these types of uses. Light manufacturing should be encouraged to locate in areas designated for manufacturing uses, providing the community with a sound economic base and jobs.

The location of these uses in areas other than those specifically identified for manufacturing uses should be discouraged. At the

same time, high quality development through the establishment of development standards, particularly for freeway-oriented uses, should be encouraged.



MANUFACTURING LAND USE RECOMMENDATIONS

- ☐ Designate the area between Interstate 70 and Tussing Road as a manufacturing corridor.

This corridor will provide prime industrial sites that generate jobs.

- ☐ Encourage high quality industrial development utilizing freeway orientation. (Development standards.)
- ☐ Provide adequate buffering between manufacturing uses and neighboring residential uses to the east.
- ☐ Provide office development as an appropriate transitional use between manufacturing and residential uses.

APPLICABLE CITY POLICIES

- * Encourage a pleasing view from the highway when development occurs along the Interstate system.
- * Use zoning to protect residential neighborhoods from intrusion by manufacturing uses.
- * Reserve prime manufacturing sites for manufacturing uses.

