

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-037 Date Received: 6/17
Application Accepted by: ET Fee: \$1760
Comments: Assigned to Eliza Thrush, 645-1341, ec-thrush@Columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5265 Gender Road Zip: _____

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: 490-181144

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

Current Zoning District(s): C-4

Area Commission or Civic Association: Greater South East Area Commission

Proposed Use or reason for Council Variance request:

To allow outdoor storage of RV's, Boats, Trailers, etc... as a part of a personal storage facilities.

Acreage: 1.3381 acres

APPLICANT:

Name: J. Johnson Investments LLC Phone Number: 989-3010 Ext.: _____

Address: P.O. Box 145 City/State: Carroll, OH Zip: 43112

Email Address: _____ Fax Number: _____

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

Name: J. Johnson Investments LLC Phone Number: 989-3010 Ext.: _____

Address: P.O. Box 145 City/State: Carroll, OH Zip: 43112

Email Address: _____ Fax Number: _____

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

Name: Jackson B. Reynolds, III Phone Number: 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

Council Variance Application

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

CV15-037

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:

The owner and applicant is seeking to add outdoor storage of RV's, boats, trailers,

vehicles, etc.. on a 1.3± acre tract that was originally zoned C-4 then a CV under case C05-017, was approved to allow the expansion of an existing personal storage facility that was approved under CV97-037. The outdoor storage of vehicles etc..

was specially prohibited under the 2005 council variance and therefore the owner/ applicant is seeking to specifically permit the use of the 1.31 acres for the outside storage of vehicles etc... The council variance is being requested as in the past the

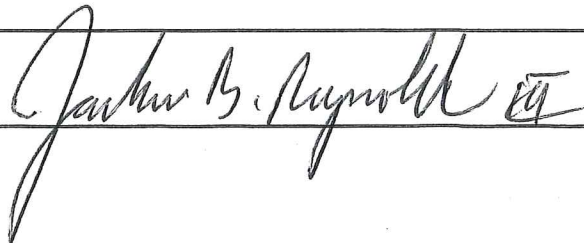
C-4 zoning category is more appropriated for the area than an manufacturing zoning district and there is no desire for any other manufacturing uses other than the outdoor storage of vehicles etc... or the expansion of the personal storage units

north as provided for in the 2005 council variance case. The site has been developed with a small strip center and an automobile dealership on the same C-4 zoned property.

The outdoor storage area will be screened with an opaque fence around the perimeters of the 1.3± acres and by the existing buildings. The requested variance will not negatively impact the surrounding areas as the existing personal storage units

and other activities have not created any issues for neighboring properties.

Signature of Applicant



Date

6/15/15

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

Council Variance Application

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

AFFIDAVIT (See instruction sheet)

Application Number: CV15-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

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
5265 Gender Road

(2) per ADDRESS CARD FOR PROPERTY _____
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/17/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) J. Johnson Investments LLC
P.O. Box 145

C. Carroll, OH 43112

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

J. Johnson Investments LLC
989-3010

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

(5) Greater South East Area Commission
c/o Ava Johnson
2500 Park Crescent Drive
Columbus, 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.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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

APPLICANT/PROPERTY OWNERAREA COMMISSIONATTORNEY

Johnson J Investments LLC
P.O. Box 145
Carroll, OH 43112

Greater South East Area Commission
Attn: Ava Johnson
2500 Park Crescent Drive
Columbus, OH 43232

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY
OWNERS

Marvin L Jr. & Marcia L Johnson
4942 Brice Creek Drive
Canal Winchester, OH 43110

Michelle D Cottrell
4934 Brice Creek Drive
Canal Winchester, OH 43110

Dallas A & Patricia A McManes
4926 Brice Creek Drive
Canal Winchester, OH 43110

Robert M Yoho
4918 Brice Creek Drive
Canal Winchester, OH 43110

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Michael G & Donna J Hanrahan
6226 Bay Brook Drive
Canal Winchester, OH 43110

Georges Creek L P
c/o Columbus Housing Partners
3443 Agler Road
Columbus, OH 43219

Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, OH 43211

Ronald E Auck
Carolynn R Thomas
6527 Whims Road
Canal Winchester, OH 43110

Earl W & Jennifer S Boorn
5014 Brice Creek Drive
Canal Winchester, OH 43110

Paige Craig
5006 Brice Creek Drive
Canal Winchester, OH 43110

Harold P Karnes
4998 Brice Creek Drive
Canal Winchester, OH 43110

Storage One LLC
P.O. Box 145
Carroll, OH 43112

Tiger Construction Inc.
650 Winchester Pike
Canal Winchester, OH 43110

Brian W & Cheryl L Fraley
4990 Brice Creek Drive
Canal Winchester, OH 43110

Kimberly Y Sellers
4982 Brice Creek Drive
Canal Winchester, OH 43110

Quinton & Celeste Alcorn
4974 Brice Creek Drive
Canal Winchester, OH 43110

John B Calvert
4966 Brice Creek Drive
Canal Winchester, OH 43110

Anna J Beckett
4958 Brice Creek Drive
Canal Winchester, OH 43110

Stanin Capital III LLC
c/o Jone Staninovski
1354 Elkhorn Drive
Blacklick, OH 43004

johnson-gender.lbl (nct)
6/9/15 S:Docs/s&hlabels/2015

Council Variance Application

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

CV15-037

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 # CV15-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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. J. Johnson Investments LLC P.O. Box 145 Carroll, OH 43112 Jim Johnson - 989-3010 10 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 12th day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/15



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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



City of Columbus Zoning Plat

CVIS-037^N



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: 490181144

Zoning Number: 5265

Street Name: GENDER RD

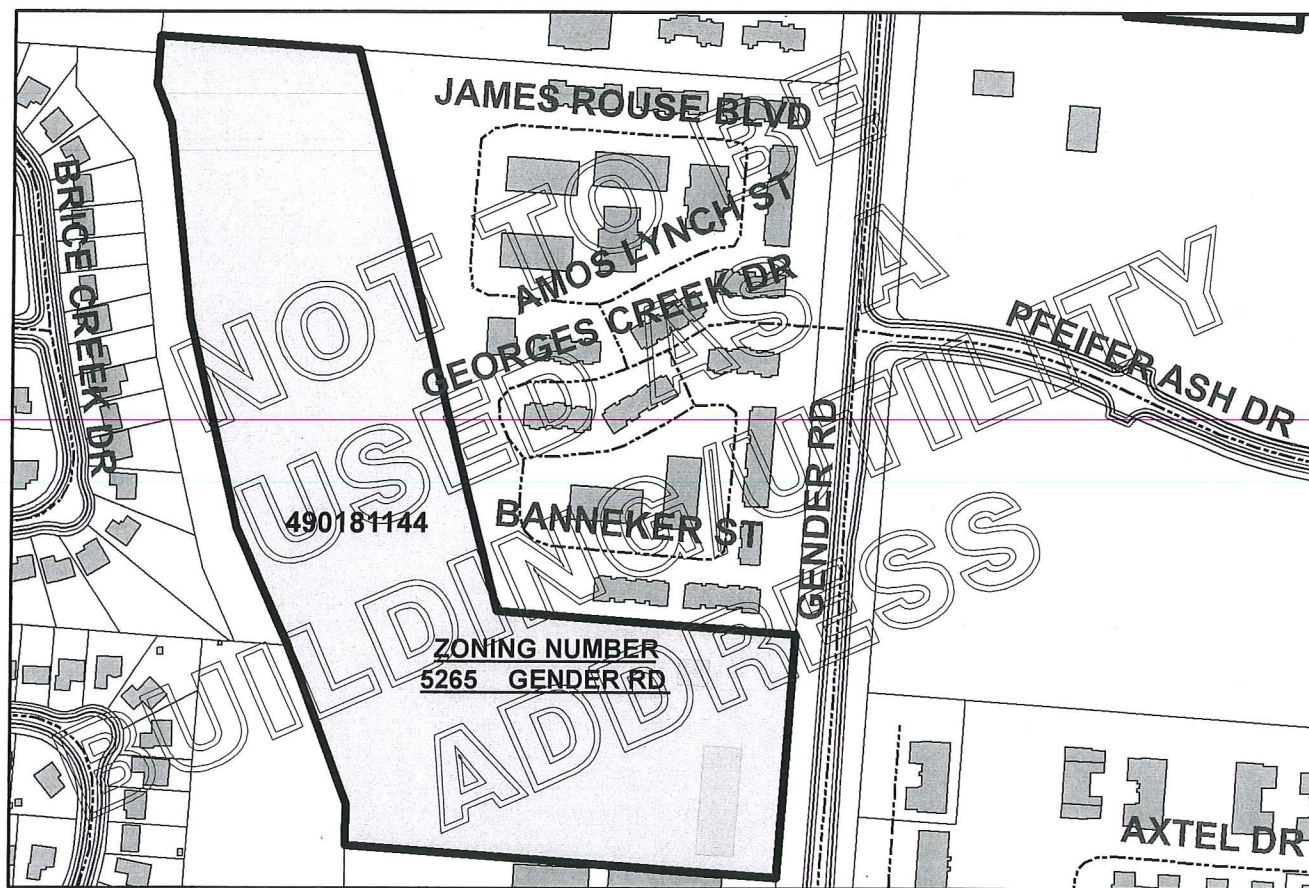
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Edyana Amisano

Date: 6/11/2015



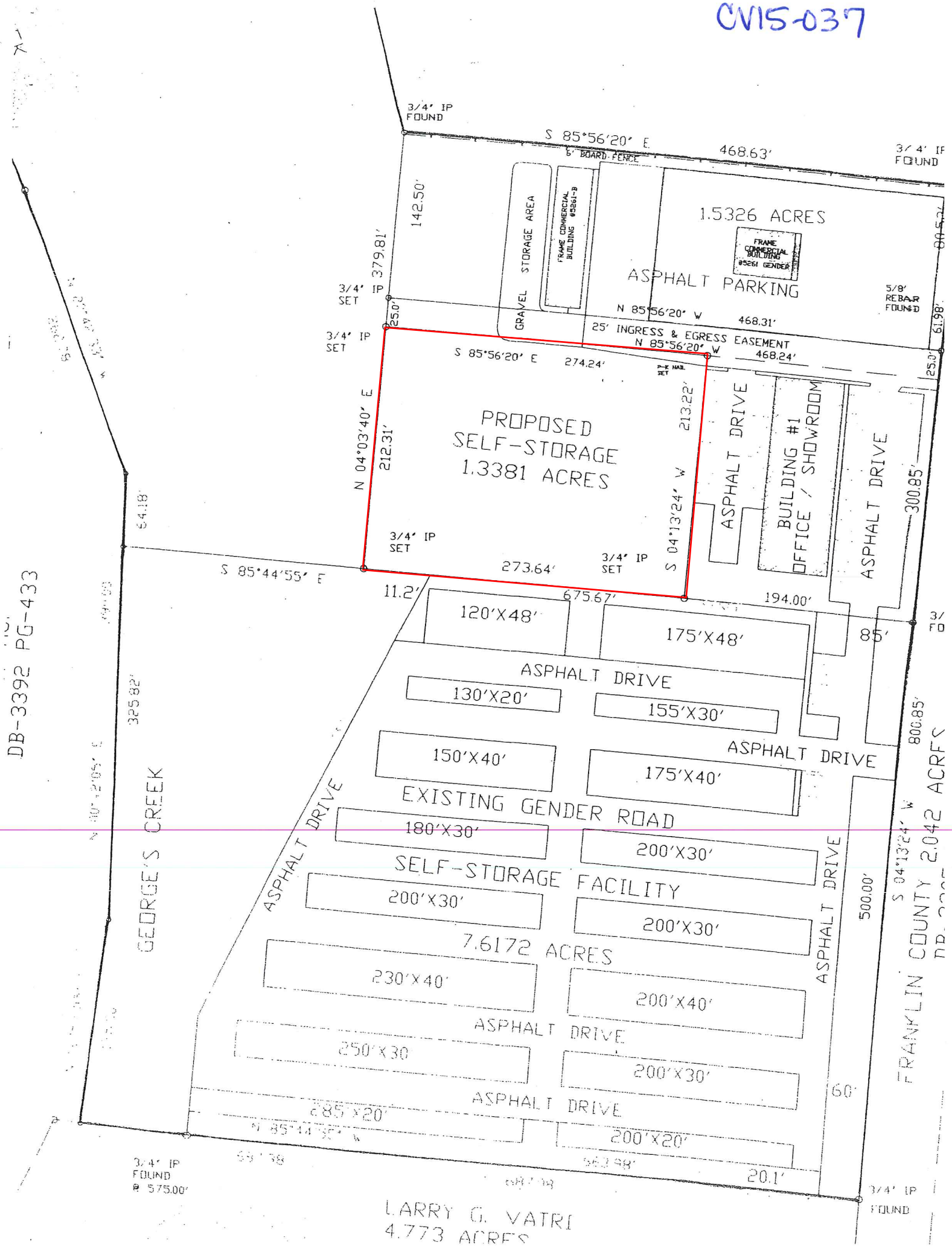
SCALE: 1 inch = 300 feet

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

GIS FILE NUMBER: 36275



DB-3392 PG-433



Zoning Description for a 1.3381 Ac. Tr. In
Sec. 13, Twp. 11, Rge. 21, Congress Lands,
City of Columbus, Franklin County, Ohio for:

J. Johnson Investments, LLC

Situated in the City of Columbus, County of Franklin, State of Ohio and in the West Half of Sec. 13, Twp. 11, Rge 21, Congress Lands and being a part of a 21.166 acre tract conveyed to J. Johnson Investment LLC, as recorded in Inst. # 200101040002942, Records Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a 3/4" iron pipe found in East line the of said 21.166 acre tract at the N E corner of a 7.6172 acre tract, on the westerly R/W line of Gender Road, being the westerly line of the Franklin County Commissioners, 2.042 acre tract, D.B. 3205, Pg. 674, which bears S 85 deg. 36' 12" E, 2656.82 feet & S 04 deg. 13' 24" W, 300.85 feet from the FCE Mon. 9979, thence N 85 deg. 44' 55" W, 194.00 feet, into said 21.166 acre tract, to a 3/4" pipe set, the true point of beginning, thence N 85 deg. 44' 55" W, 273.64 feet, into said 21.166 acre tract, to a 3/4" pipe set;

thence N 04 deg. 03' 40" E, 212.31 feet, into said 21.166 acre tract to a 3/4" pipe set in the South line of a 25 foot ingress & egress easement;

thence S 85 deg. 56' 20" E, 274.24 feet, in said 21.166 acre tract, with the South line of the 25 foot easement, to a 3/4" pipe set;

thence S 04 deg. 13' 24" W, 213.22 feet into said 21.166 acre tract, to the place of beginning;

to contain 1.3381 acre be the same more or less all subject to all legal easements, restrictions conditions as the same may be of record.

Basis of bearings: The C/L of Gender Road as S 04 deg. 13' 24" W from FCE Road Improvement Plan Dated 1972.

This description is to used for zoning purposes only and not to be used for fee transfers.

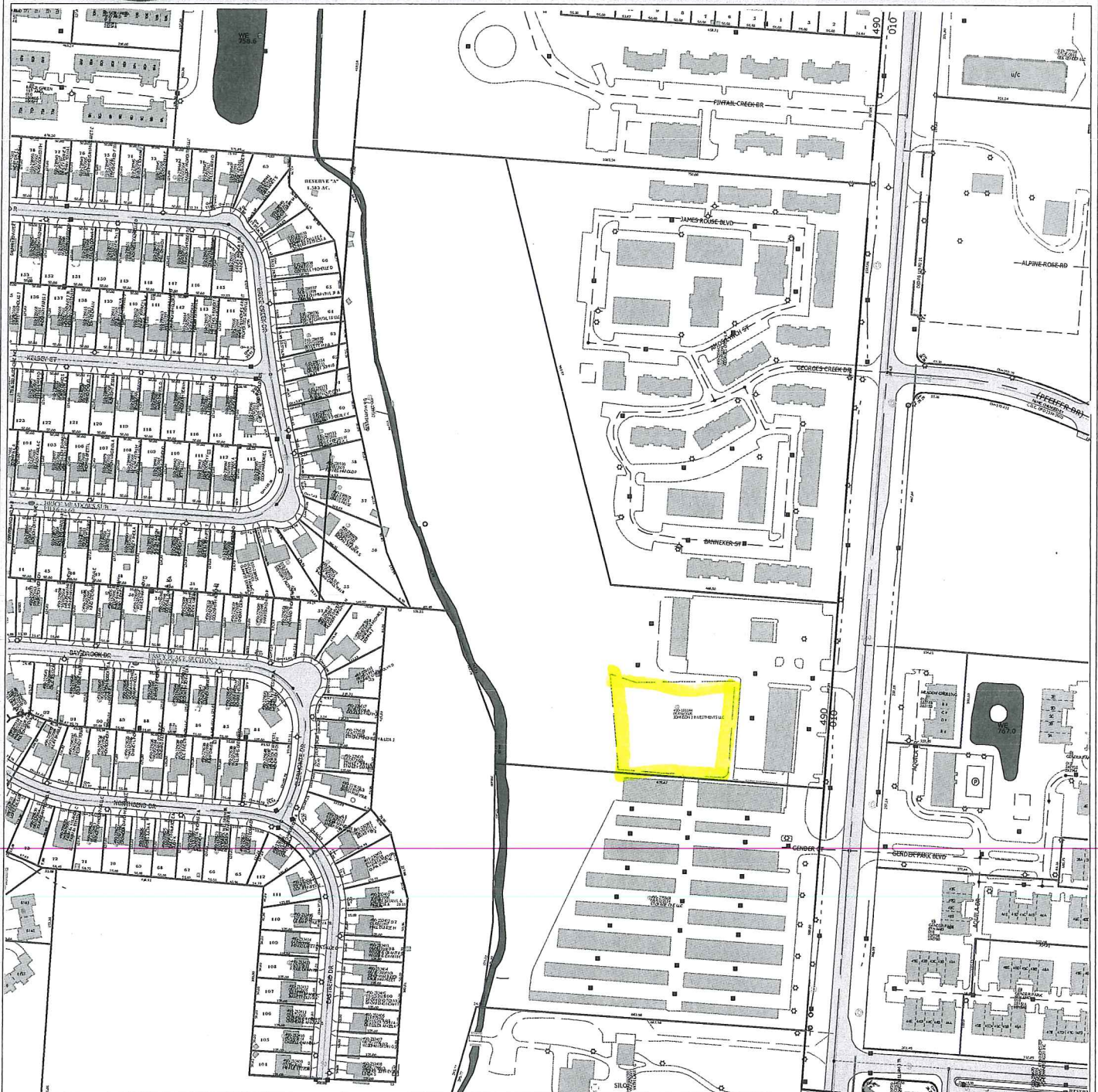
CV 15-037



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/5/15



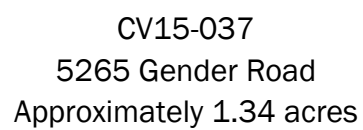
Disclaimer

Scale = 300

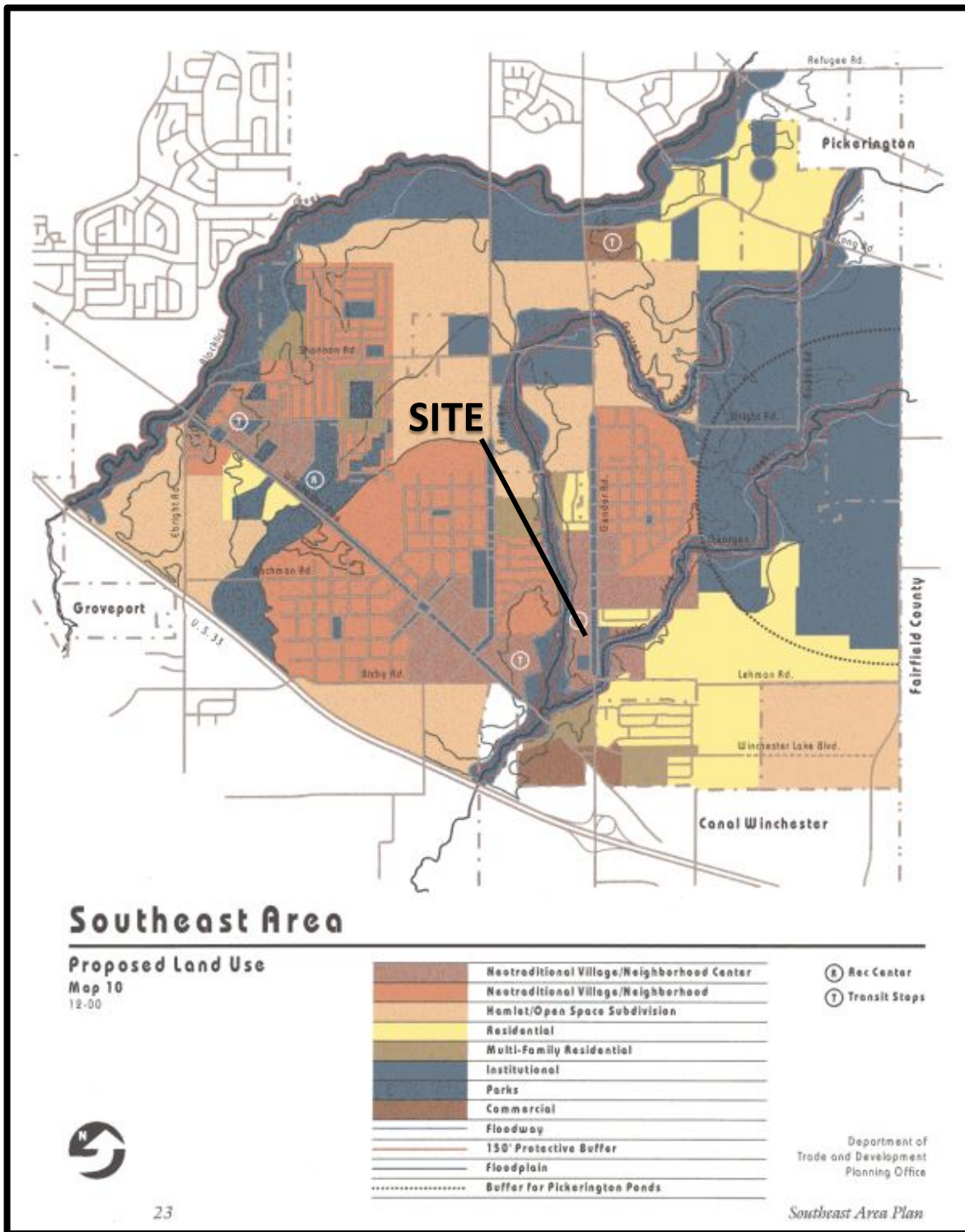


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

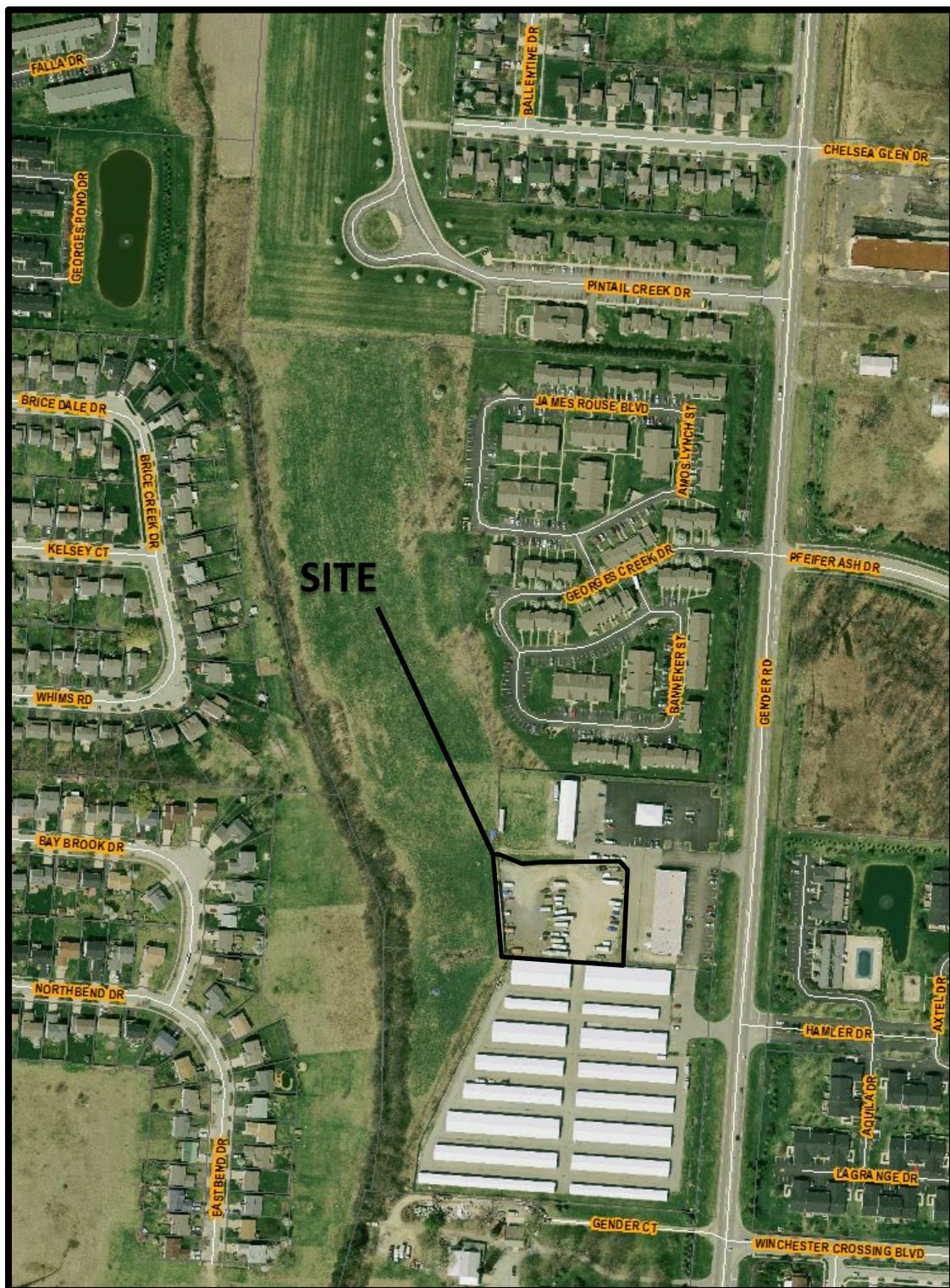
Real Estate / GIS Department



Approximately 1.34 acres



CV15-037
5265 Gender Road
Approximately 1.34 acres
Southeast Area Plan (2000)



CV15-037
5265 Gender Road
Approximately 1.34 acres