



Mayor Michael B. Coleman

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: CV12-033

Date Received: 6/28/12

Application Accepted By: D. Hitt

Fee: _____

Comments: 12315-00000-00364 Case Planner: Dana Hitt 645-2395 dhitt@columbus

gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5335 Hamilton Road

Zip 43230

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: 010-237830

☒ Check here if listing additional parcel numbers on a separate page. 010-237831

Current Zoning District(s): L-M, R

Recognized Civic Association or Area Commission: Northland Community Council

Proposed use or reason for Council Variance request: reduce driveway width - Section 3312.09

Acreage: 6.7

APPLICANT: Name Cardinal Self Storage LLC

Address 1301 Dublin Road, Suite 200

City/State Columbus, OH

Zip 43215

Phone # 469-8222

Fax # _____

Email: _____

PROPERTY OWNER(S): Name Southland Self Storage LLC

Address 1301 Dublin Road, Suite 200

City/State Columbus, OH

Zip 43215

Phone # 469-8222

Fax # _____

Email: _____

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

ATTORNEY / AGENT

☒ Attorney

☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 W. Broad Street, Suite 725

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Cardinal Self Storage LLC By: [Signature]

PROPERTY OWNER SIGNATURE Cardinal Self Storage LLC et al. By: [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

Revised 02/14/11



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: 010237830

Zoning Number: 5335

Street Name: N HAMILTON RD

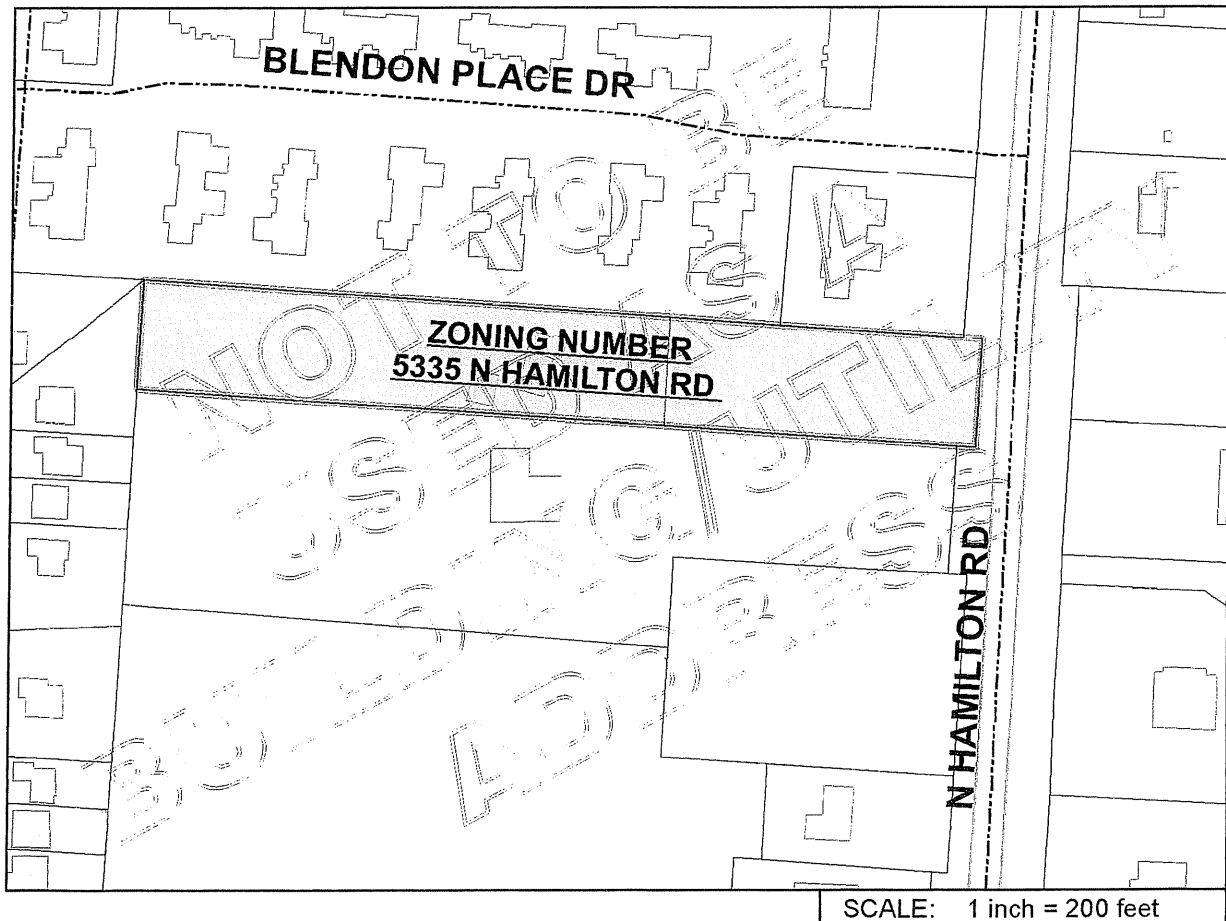
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 4/26/2012



SCALE: 1 inch = 200 feet



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

GIS FILE NUMBER: 8088



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-033

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC

of (1) MAILING ADDRESS 37 W. Broad Street, Suite 725, Columbus, OH 43215

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 5335 Hamilton Road

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) 6/27/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Southland Self Storage LLC et al

1301 Dublin Road, Suite 200

Columbus, OH 43215

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

Cardinal Self Storage LLC

469-8222

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

(5) Northland Community Council

c/o Dave Paul

P.O. Box 297836, Columbus, OH 43229

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

Subscribed to me in my presence and before me this

(8) [Signature] day of JUNE, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature] 9/4/15

My Commission Expires:



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

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

Additional Property Owners

Arthur Wedemeyer
5335 N. Hamilton Road
Columbus, OH 43230



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

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:

A proposed driveway is separated by a tax parcel line which reduces the width of the driveway from an overall width of 30 feet to 10 feet on the north parcel and 20 feet on the south parcel.

The two tax parcels cannot be combined thereby creating a technical issue about the driveway width. The granting of this variance will not seriously affect any adjoining property or the general welfare.

Signature of Applicant By: Cardinal Self Storage LLC

Date 6/27/12

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

LEGAL DESCRIPTION

Situated in the County of Franklin, State of Ohio and Township of Blendon and bounded and described as follows:

Parcel I

Located in Lot Number Seventeen (17) of the DeWolf Tract, as shown in Chancery Record 295, page 4, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach as recorded in Deed Book 1510, page 5, and bounded and described as follows: Beginning at a point in the west line of the Walter L. Erlenbach Farm, said point being 116.55 feet south of the northwest corner of said farm (being the southwest corner of the Benjamin F. Green Farm); Thence S. 89 deg. 08' E. 560.62 feet, parallel with the north line of the Walter L. Erlenbach Farm to a point (said point being N. 89 Deg. 08' W. 373.88 feet from the centerline of Beecham Road) thence south parallel with the centerline of Beechman Road 116.55 feet to a point; thence parallel to the north line of the Walter L. Erlenbach Farm (south line of the Benjamin F. Green Farm); N. 89 Deg. 08' W. 560.62 feet to a point in the west line of the Walter L. Erlenbach Farm; thence along the west line, north 116.55 feet to the place of beginning, containing 1.5 acres more or less.

Parcel II

Located in Lot Number Seventeen (17) of the DeWolf tract, as shown in Chancery Record 295, page 4, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach as recorded in Deed Book 1510, page 5 and bounded and described as follows: Beginning at a point in the west line of the Walter L. Erlenbach Farm, said point being 233.1 feet south of the northwest corner of said farm, (being the southwest corner of the Benjamin F. Green Farm) thence S. 89 Deg. 08' E. 560.62 feet, parallel with the north line of the Walter L. Erlenbach Farm to a point (said point being N. 89 Deg. 08' W. 373.88 feet from the centerline of Beecham Road) thence south parallel with the centerline of Beecham Road 116.55 feet to a point; thence parallel to the north line of the Walter L. Erlenbach Farm (south line of the Benjamin F. Green Farm) N. 89 Deg. 08' W. 560.62 feet to a point in the west line of the Walter L. Erlenbach Farm; thence along the west line, north 116.55 feet to the place of beginning, containing 1.5 acres more or less.

Parcel III

Located in part of Lot Number Seventeen (17) of the DeWolf tract, Chancery Record 295, page 5, Clerk's Office, Franklin County, Ohio, and being part of the land conveyed to Walter L. Erlenbach by deed of record in Deed Book 1510, page 5, Recorder's Office, Franklin County, Ohio, and bounded and described as follows: Beginning at a point in the centerline of Hamilton Road, (formerly Beecham Road), said point being the southeasterly corner of a 2.5 acre tract conveyed to Karl. A. and Mary R. Wedemeyer by deed of record in Deed Book 2147, page 564, Recorder's Office, Franklin County, Ohio, and being also north 615.05 feet from a spike at the intersection of said centerline with the centerline of Thompson Road; thence along the southerly line of said 2.5 acre tract and parallel to the northerly line of the original Walter Erlenbach Farm, N. 89 Deg. 08' W. 373.88 feet to the northeasterly corner of parcel one, containing 1.5 acres, as conveyed to Russell W. and Helen Campbell by deed of record in Deed Book 2570, page 542, Recorder's Office, Franklin County, Ohio; thence along the easterly lines of parcels one and two owned by Russell W. Campbell and Helen Campbell, south 233.1 feet to the southeasterly corner of said parcel two; thence across the said original Walter Erlenbach Farm and parallel to the northerly line thereof, S. 89 Deg. 08' E. 373.88 feet to a point in the centerline of said road, north 233.1 feet to the place of beginning, containing 2 acres, more or less.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL NUMBER III THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the State of Ohio, County of Franklin, Blendon Township, being in Lot 17, the DeWolf tract of record in Chancery Record 295, page 4, and being part of the David L. Clark and Mary K. Clark tract of record in Deed Book 3664, page 742, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found Franklin County Engineer's monument box at the centerline intersection of Hamilton Road and Thompson Road, thence along the centerline of Hamilton Road, North 381.99 feet to a set P.K. nail at the southeast corner of parcel 3 conveyed to the Evangelical Friends Church, Easter Region (Official Records Volume 8677, page C09, said Recorder's Office) and the true point of beginning of this description:

Thence across said Clark tract and along the south line of said Parcel III, North 89 Deg. 08' W., 354.19 feet to a point in the west line

of said Clark tract; thence across said parcel 3, and along the west line of said Clark tract, north 00 Deg. 12' West, 95.80 feet to a found $\frac{3}{4}$ inch solid iron pin at the northwest corner of said Clark tract; thence continuing across said Parcel III, and along the north line of said Clark tract, South 89 Deg. 21' East, Passing a found solid copper bar at 316.19 feet, a total distance of 354.51 feet to a set P.K. nail in the centerline of said Hamilton Road at the northeast corner of said Clark tract; thence along the east line of said Clark tract (centerline of said Hamilton Road), south 97.14 feet to the point of beginning containing 0.785 acre. The basis of bearings is the centerline of Hamilton Road assumed north. Set iron pipes are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted.

the following **REAL PROPERTY**: Situated in the County of Franklin

in the State

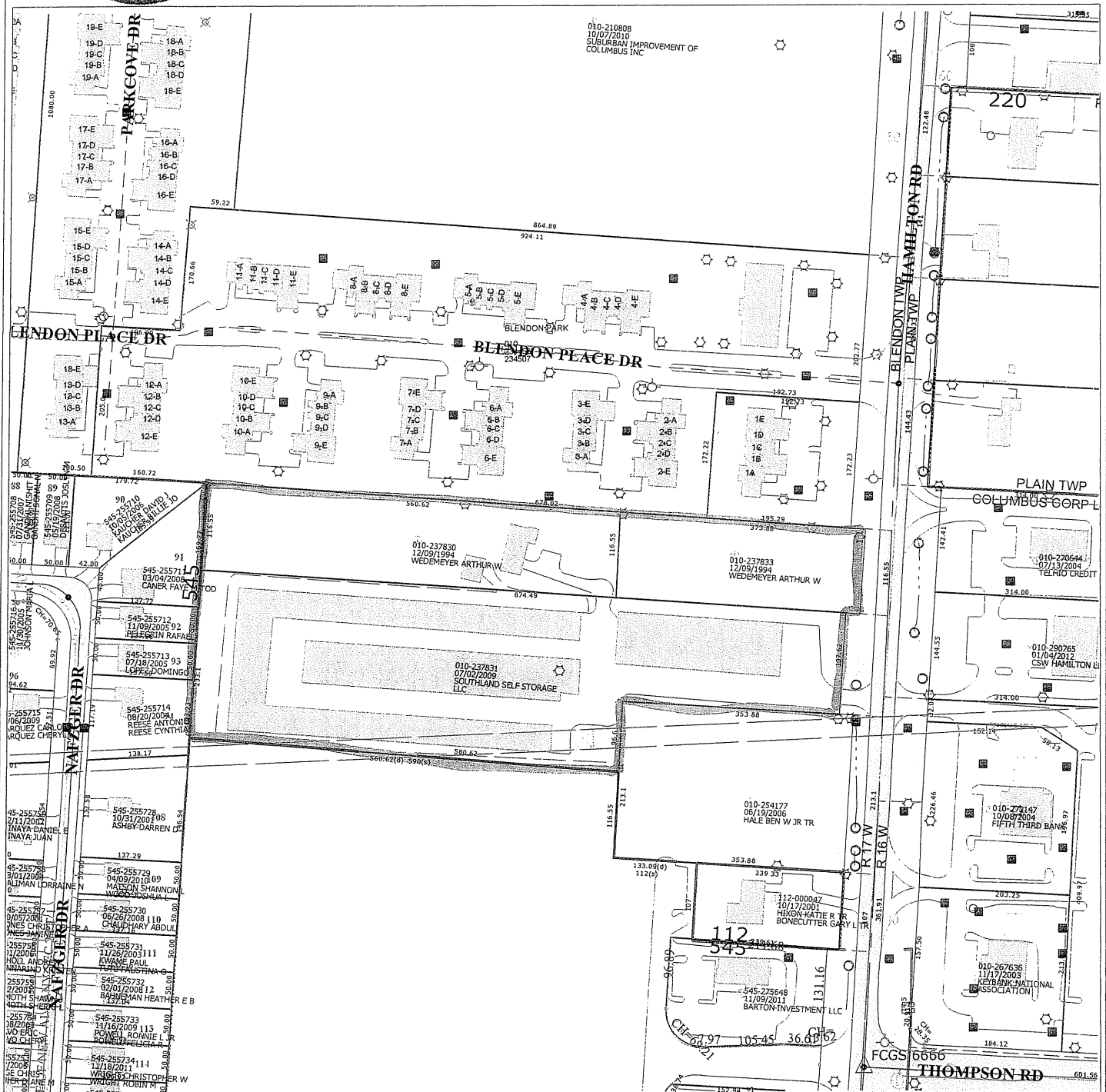
of Ohio and in the Township of Blendon : (2) Located in Lot Seventeen (17) of the DeWolf Tract, as shown on Chancery Record 295, pg. 4, Clerk's office, Franklin Co. Ohio, and being part of the land conveyed to Walter L. Erlenbach as recorded in D.B. 1510, Pg. 5, and bounded and described as follows: Beginning at a point in the center of Hamilton Rd. said point being 615.05' north of a spike in the center of the intersection of Thompson Rd. and Hamilton Rd. Thence parallel to the No. line of the Walter Erlenbach Farm (So. line of the Benjamin F. Green Farm) No. 89°08' West 934.5 Ft. to a point. Thence No. parallel with the center line of Hamilton Rd. 116.55 ft. to a point in the No. line of the Walter Erlenbach Farm, thence S. 89°08' East 934.5 ft. along the No. line of Walter Erlenbach Farm to a point Center of Hamilton Rd. Thence S40. along the center line of Hamilton Rd. 116.55 ft. to the place of beginning two and one half (2½) acres more or less.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 4/26/12



Disclaimer

Scale = 200



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



APPLICANT

The Ellis Company
1301 Dublin Road, Suite 200
Columbus, OH 43215

ATTORNEY

David L. Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

Shawn E Litterini
5901 Blendon Place Drive
Gahanna, OH 43230

Jedidiah S Zayner
5895 Blendon Place Drive
Gahanna, OH 43230

Anietra Y & Roberta Lea Hamper
5887 Blendon Place Drive
Gahanna, OH 43230

Thomas S Hammer-Huber
5875 Blendon Place Drive
Gahanna, OH 43230

Joey J Hall
5869 Blendon Place Drive
Gahanna, OH 43230

Sharon E Bauer
5861 Blendon Place Drive
Gahanna, OH 43230

PROPERTY OWNER

Arthur Wedemeyer
5335 North Hamilton Road
Columbus, OH 43230

Southland Self Storage LLC
1301 Dublin Road, Suite 200
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Edward A Beggrow II
5899 Blendon Place Drive
Gahanna, OH 43230

Danny L Price
5893 Blendon Place Drive
Gahanna, OH 43230

Wendy A Beasase
5885 Blendon Place Drive
Gahanna, OH 43230

Steven Yee
5873 Blendon Place Drive
Gahanna, OH 43230

Thomas S & Rebecca J Smith
5867 Blendon Place Drive
Gahanna, OH 43230

Erick S Carter
6996 Cunningham Drive
New Albany, OH 43054

AREA COMMISSION

Northland Community Council
c/o Mr. Dave Paul
P.O. Box 297836
Columbus, OH 43229

ellis-hamilton2012.lbl (nct)
4/30/12 F:Docs/s&hlabels/2012

Samantha J Patuto
5897 Blendon Place Drive
Gahanna, OH 43230

Terri R Oliver
5889 Blendon Place Drive
Gahanna, OH 43230

Muhammet & Phet H Alemdar
5883 Blendon Place Drive
Gahanna, OH 43230

Julie C Stebbins
5871 Blendon Place Drive
Gahanna, OH 43230

Hawitha C Richardson
5863 Blendon Place Drive
Gahanna, OH 43230

Barbara L Caldwell
5857 Blendon Place Drive
Columbus, OH 43230

Julie A Koruna
5849 Blendon Place Drive
Gahanna, OH 43230

Kaeri E King & Kim E Grimes
5847 Blendon Place Drive
Gahanna, OH 43230

Nicholas K Pearson &
Kylie N Congini
5845 Blendon Place Drive
Gahanna, OH 43230

David M Chick
5843 Blendon Place Drive
Gahanna, OH 43230

Lisa M McCoy
5841 Blendon Place Drive
Gahanna, OH 43230

Janis M Blades
5837 Blendon Place Drive
Gahanna, OH 43230

Logan Z Bravard
5835 Blendon Place Drive
Gahanna, OH 43230

Alicia Ghiz
404 West 11th Avenue
Huntington, WV 25701

Cheryl A Horn
5831 Blendon Place Drive
Gahanna, OH 43230

Susan J & Edgar M Sanders
16780 Ginger Lane
Fort Myers, FL 33908

Kelly G Byrnes
5817 Blendon Place Drive
Gahanna, OH 43230

Benjamin A Dils & Denise M Bush
5815 Blendon Place Drive
Gahanna, OH 43230

Domingo Lopez
4292 Nafzger Drive
Gahanna, OH 43230

Jason A Frankle
5375 Hamilton Road
Gahanna, OH 43230

Anubhav Kapoor
5377 Hamilton Road
Gahanna, OH 43230

Brett A Wood
5379 Hamilton Road
Gahanna, OH 43230

Cheryl L Chever
5381 North Hamilton Road
Gahanna, OH 43230

Telhio Credit Union Inc.
96 North 4th Street
Columbus, OH 43215

CSW Hamilton LLC
P.O. Box 1853
Westerville, OH 43086

Norma F Connett
5420 North Hamilton Road
Columbus, OH 43230

David J & Billie Jo Kaucher
5674 Winsor Woods Drive
Gahanna, OH 43230

Faye M Caner
4304 Nafzger Drive
Gahanna, OH 43230

Rafael Pelegrin
4298 Nafzger Drive
Gahanna, OH 43230

Darren Ashby
4272 Nafzger Drive
Columbus, OH 43230

Fifth Third Bank
21 East State Street
Columbus, OH 43215

Ben W. Hale, Jr. Tr.
20 South Third Street
Columbus, OH 43215

Keith Hoagland
1022 East Adams Street
Springfield, IL 62703

Lurie Family LP
20 South Third Street, 2nd Floor
Columbus, OH 43215

Herbert & Sharon Matheny
5726 Blendonbrook Lane
Gahanna, OH 43230

Antonio & Cynthia Reese
3117 Hines Road
Columbus, OH 43236



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

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 # CV12-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 W. Broad Street, Suite 725, 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 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. Southland Self Storage LLC 1301 Dublin Road, Suite 200, Columbus, OH 43215 Cole Ellis - 469-8222 2 employees	2. Cardinal Self Storage LLC 1301 Dublin Road, Suite 200, Columbus, OH 43215 Cole Ellis - 469-8222 12 employees
3. Arthur Wiedemeyer 5335 North Hamilton Road Columbus, OH 43230	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



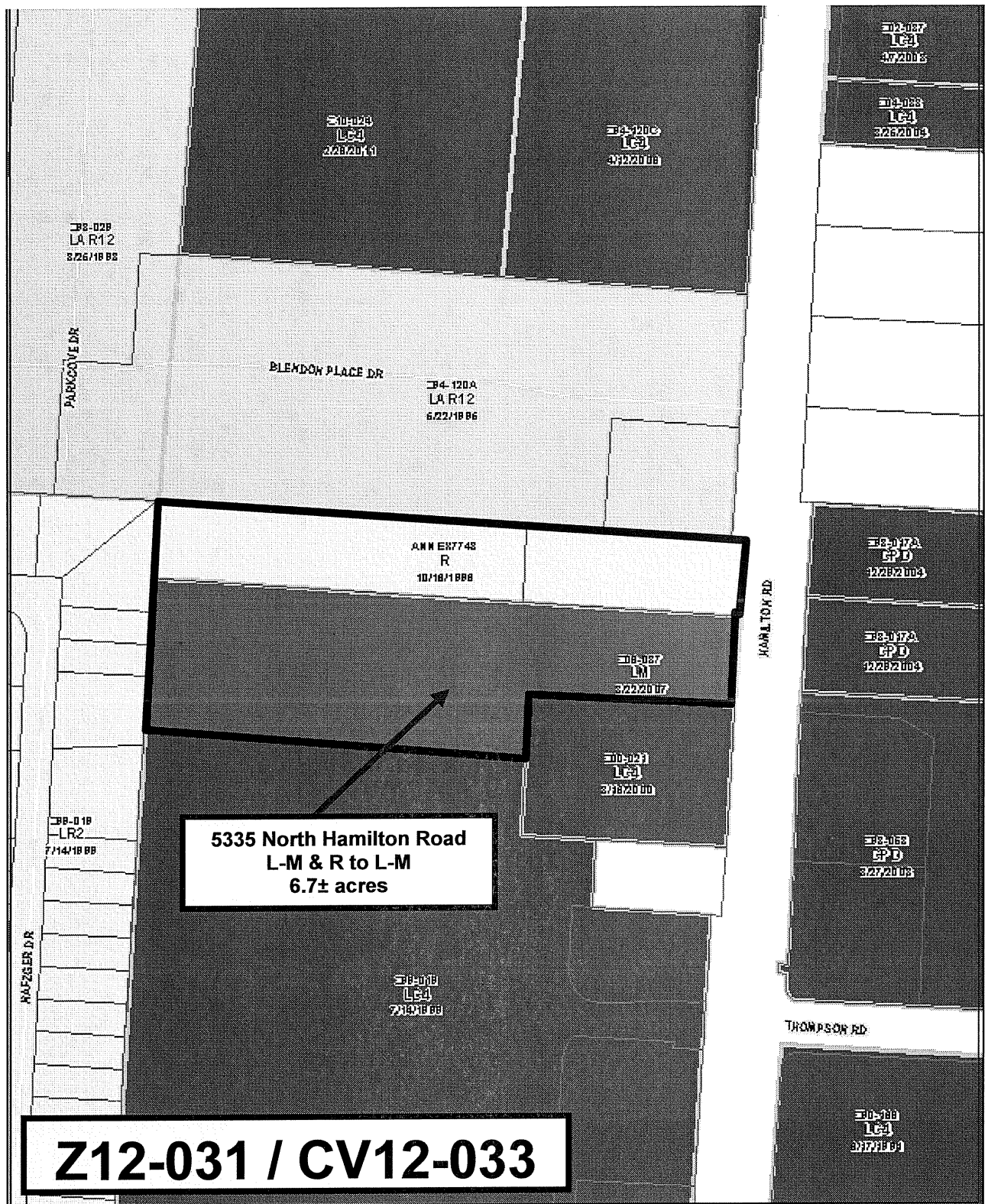
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

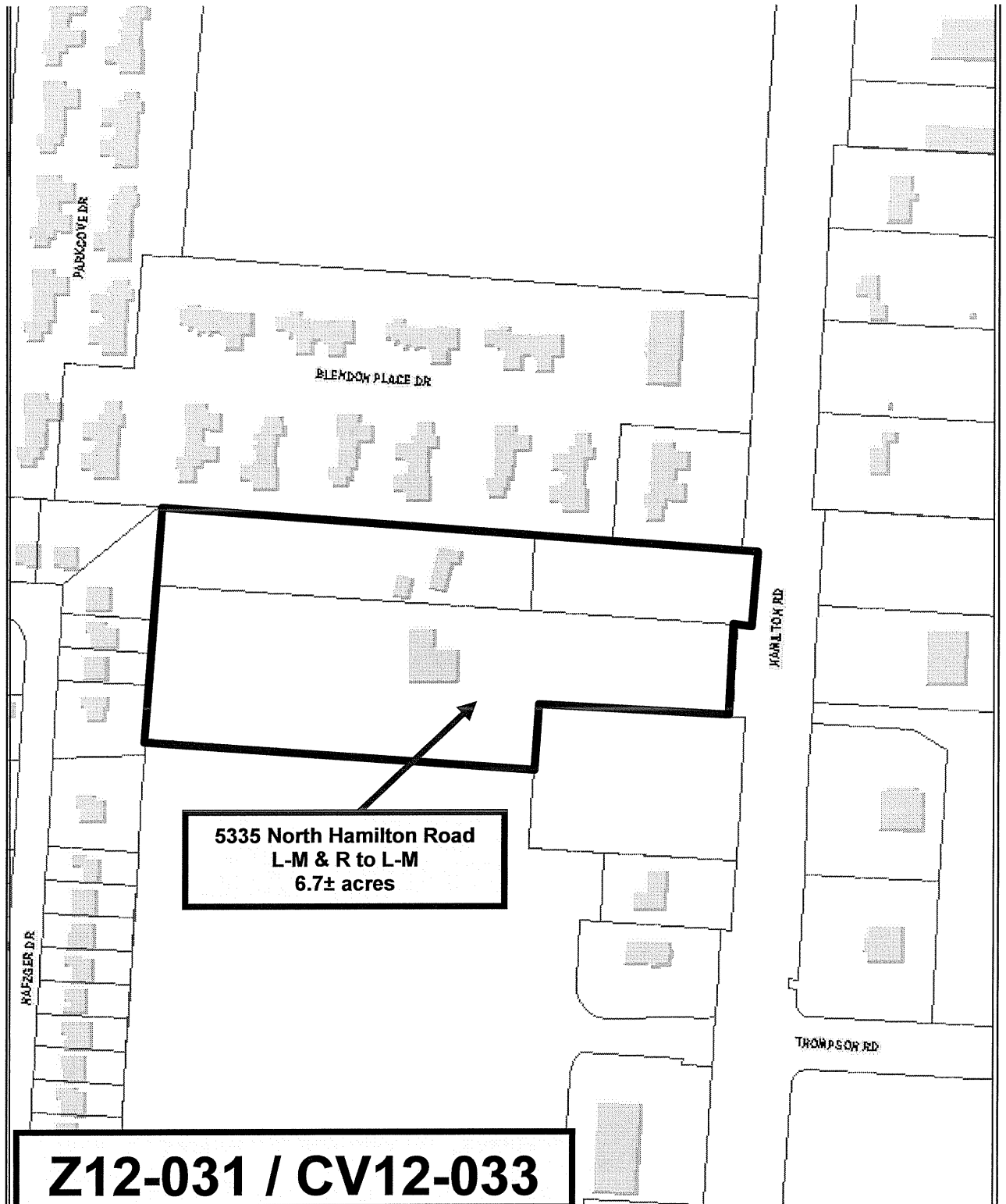
Project Disclosure Statement expires six months after date of notarization.

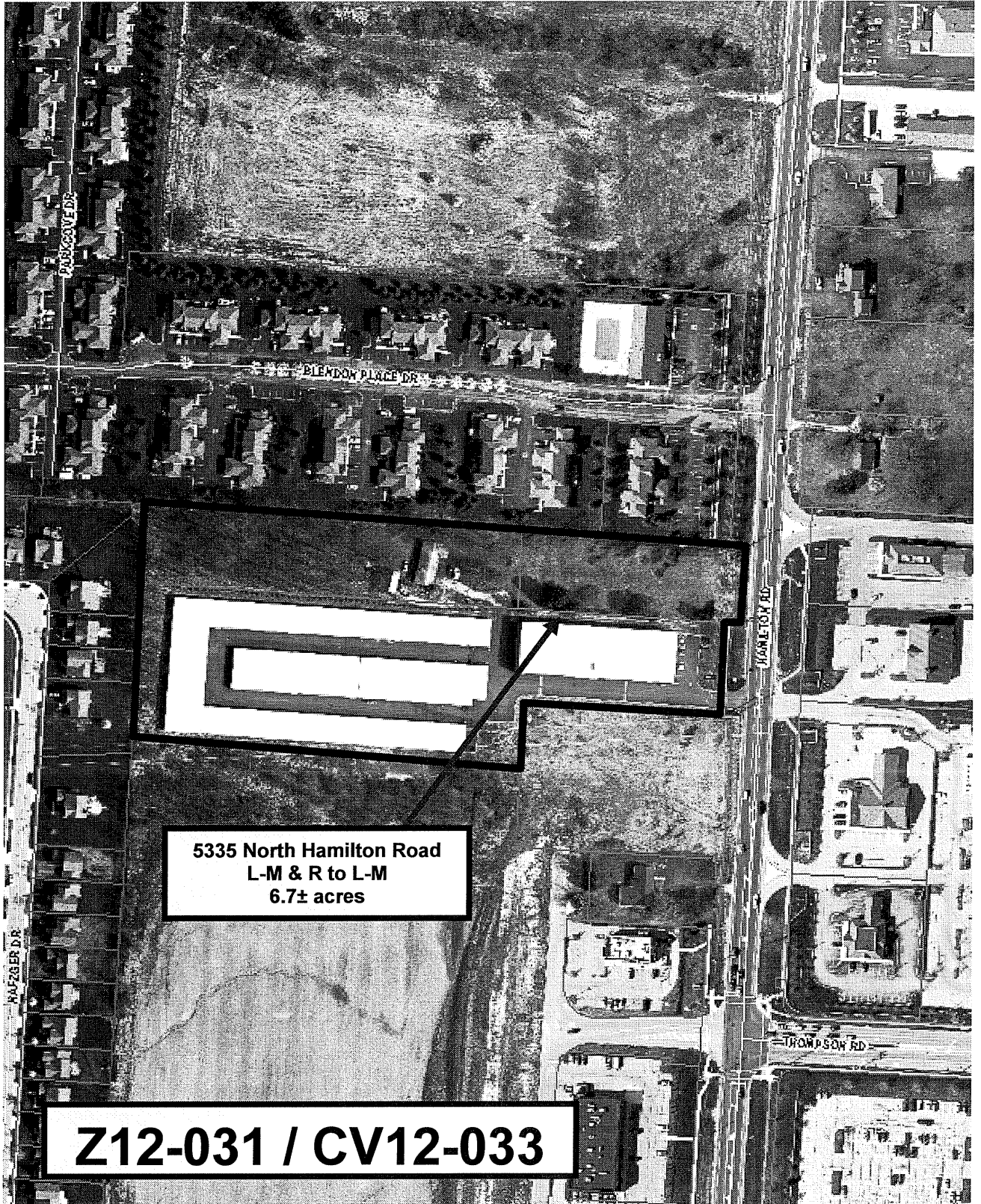
PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer







5335 North Hamilton Road
L-M & R to L-M
6.7± acres

Z12-031 / CV12-033