



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: CV13-019 / 13315-00000-00211
Date Received: 4/2/13
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) 6845 Commerce Court Zip 43004
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: 010-229132
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M-2
Civic Association or Area Commission: Far East Area Commission
Proposed use or reason for Council Variance request: Permit retail sales of furniture
Acreage: 3.3 +/-

APPLICANT: Name Comfy Couch Company c/o David Thompson

Address 4056 Morse Road City/State Columbus, OH Zip 43230
Phone # 614-416-8872 Fax # _____ Email: _____

PROPERTY OWNER(S): Name RDT Partnership

Address c/o Randall Sickmeier 12225 Fedder Ct. City/State Pickerington, OH Zip 43147
Phone # _____ Fax # _____ Email: _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Jeffrey L. Brown
Address 37 W. Broad St. City/State Columbus, OH Zip 43215
Phone # 614-221-4255 Fax # 614-221-4409 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Comfy Couch Company by: [Signature]
PROPERTY OWNER SIGNATURE RDT Partnership 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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-019

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS Smith & Hale, LLC 37 W. Broad St., 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 6845 Commerce Ct.

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) 4/2/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) RDT Partnership

c/o Randall Sickmeier

12225 Fedder Ct.

Pickerington, OH 43147

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

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

(5) Far East Area Commission Jennifer Chamberlain

696 Cedar Run Drive

Blacklick, OH 43204

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)

day of

April

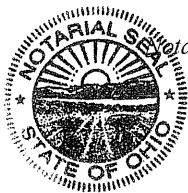
in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

9/4/15



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

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CW13-019

APPLICANT

Comfy Couch Company
c/o David Thompson
4056 Morse Rd.
Columbus, OH 43230

PROPERTY OWNER

RDT Partnership
6845 Commerce Court Dr.
c/o Randall Sickmeier
12225 Fedder Ct.
Pickerington, OH 43147

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad St.
Columbus, OH 43215

AREA COMMISSION

Far East Area Commission
c/o Jennifer Chamberlain
696 Cedar Run Dr.
Blacklick, OH 43204

SURROUNDING PROPERTY OWNERS

Banberry Acquisitions LLC
S/O Sunbelt Rentals #145
PO Box 410328
Charlotte, NC 28241

Ganim Storage LLC.
6449 Lake Trail Dr.
Westerville, OH 43082

Singh Investments, LLC
6820 Commerce Court Dr.
Blacklick, OH 43004

Sebastian Bohls Family LP
7777 Wills Run Ln.
Blacklick, OH 43004

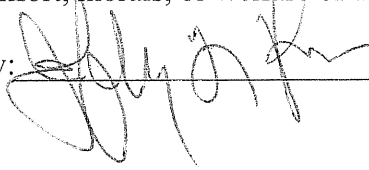
Rock Bridge Apartments LLC.
Corelogic Commercial
1 Corelogic Dr. 4-3-389
Westlake, TX 46262

C13-019

Council Variance Application

Historically the property has been used as an appliance warehouse. Customers of builders and the general public would go to the warehouse and purchase new appliances. The applicant wants to use the site for a furniture warehouse for its' growing company. The applicant also wants to be able to sell furniture to the general public at this location. The existing M-2 does not permit retail sales. The granting of this 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.

Comfy Couch Company, by:



Date:

4/1/13



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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 # C13-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith & Hale, LLC 37 W. Broad St., 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. Comfy Couch Company 4056 Morse Road Columbus, OH 43230	2. RDT Partnership c/o Randall Sickmeier 12225 Fedder Ct. Pickerington, OH 43147
3. 22 Columbus based employees David Thompson	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



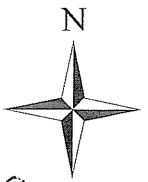
Natalia C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

Project Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat



C413-019

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: 010229132

Zoning Number: 6845

Street Name: COMMERCE COURT DR

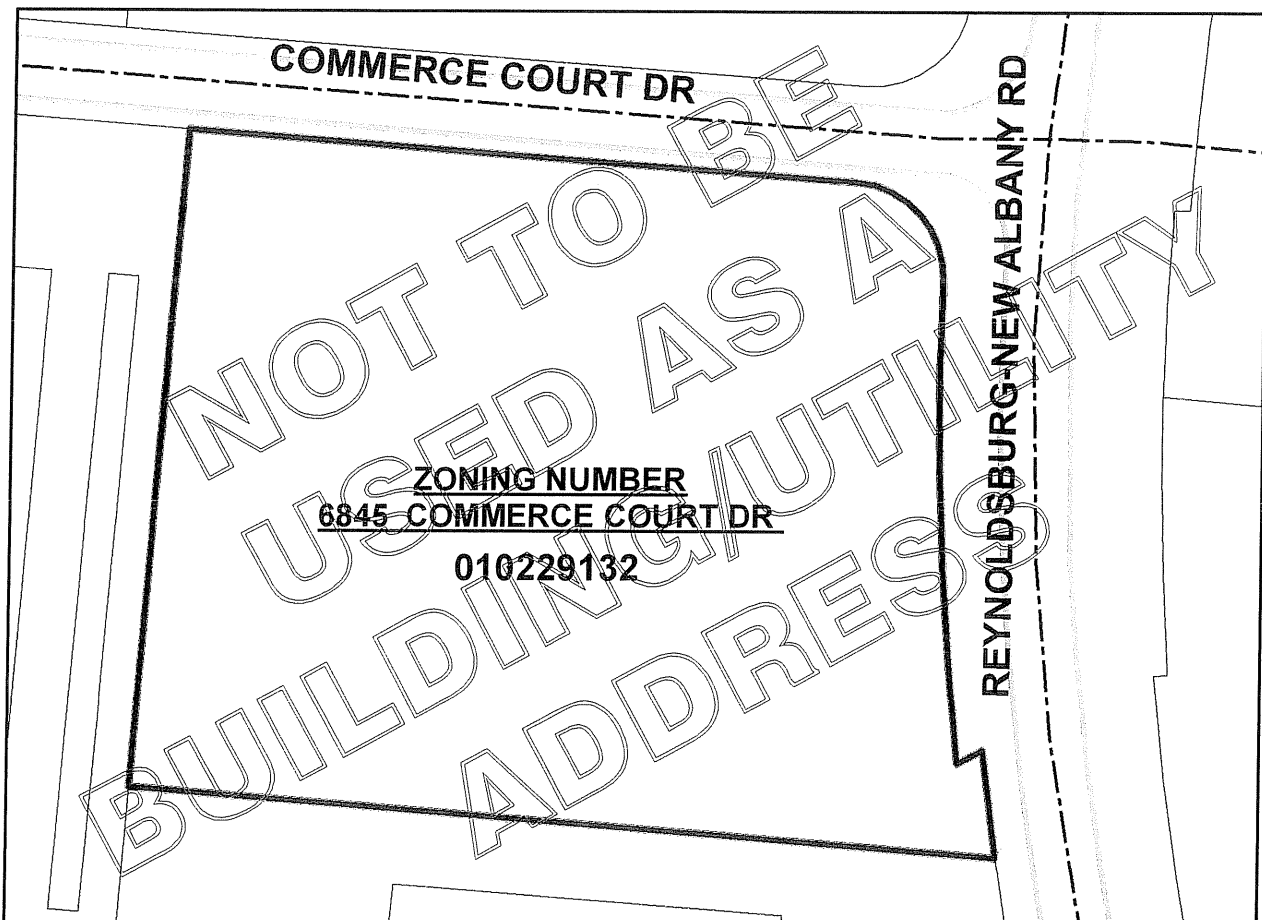
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 3/21/2013



SCALE: 1 inch = 100 feet



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

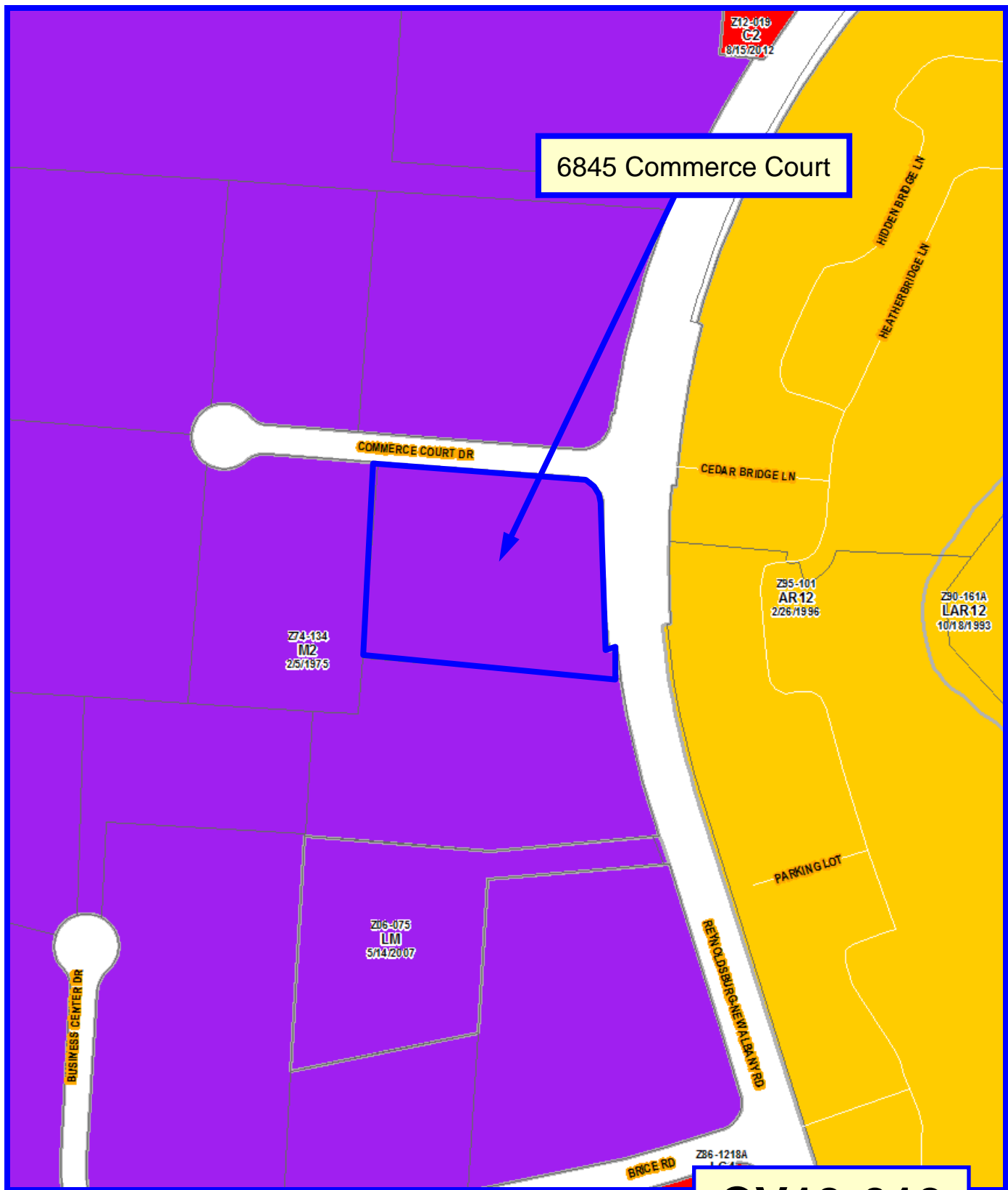
GIS FILE NUMBER: 13110

LEGAL DESCRIPTION

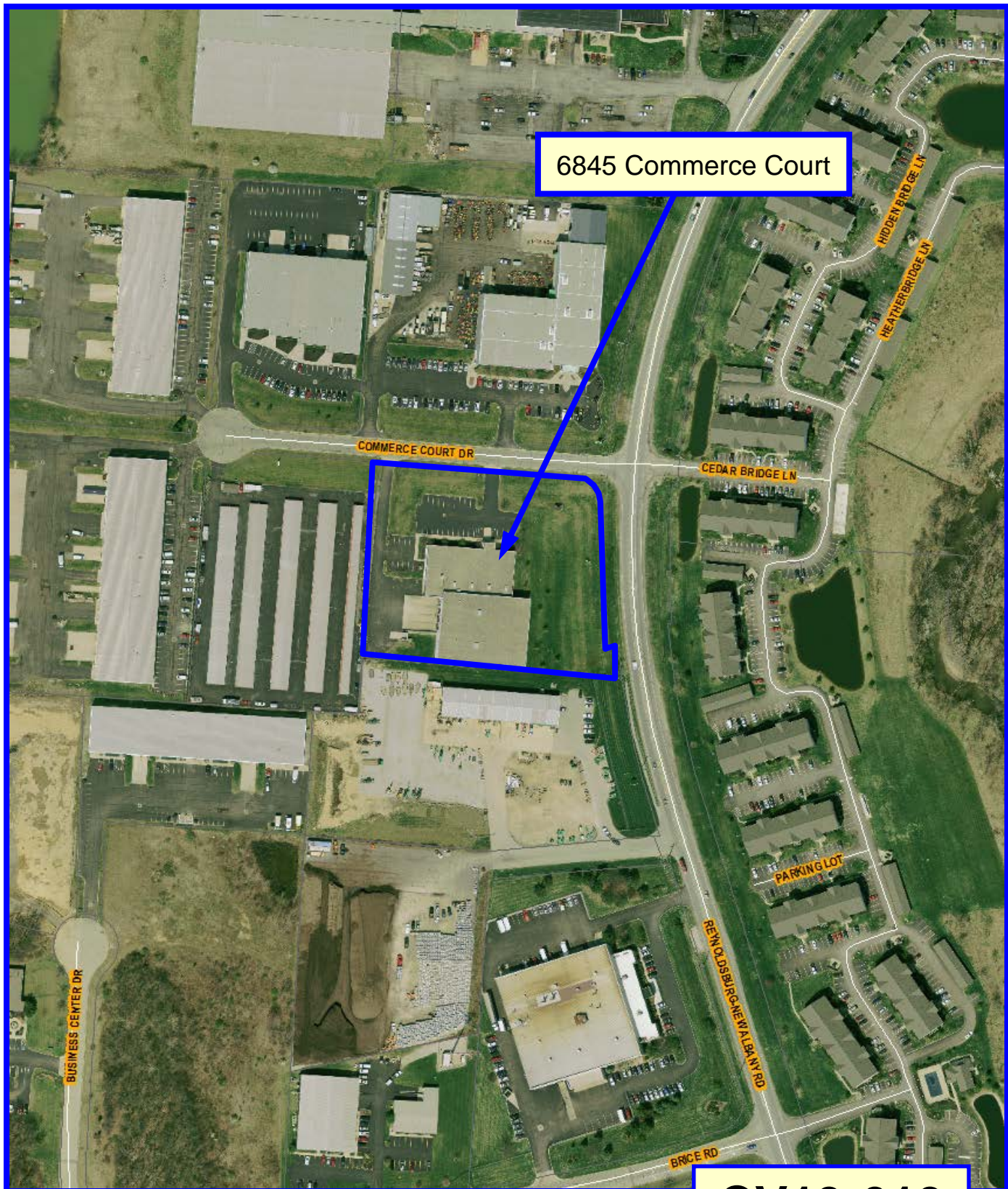
CW13-019

Situated in the City of Columbus, County of Franklin and State of Ohio:

Being Lot Number Three (3), in RESUBDIVISION OF LOT NUMBER 2, EAST BROAD STREET BUSINESS CENTER, as the same is numbered and delineated upon the recorded plat, thereof, of record in Plat Book 80, page 69, Recorder's Office, Franklin County, Ohio.



CV13-019



6845 Commerce Court

CV13-019