

## STAFF REPORT

BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
DECEMBER 20, 2011

4. **Application No.:** 11310-00586  
**Location:** 7433 ALTA VIEW BLVD. (43085), located at the southwest corner of Worthington Woods Blvd. and Alta View Blvd.  
**Area Comm./Civic:** Far North Columbus Communities Coalition  
**Existing Zoning:** M-2, Manufacturing District  
**Request:** Variance(s) to Section(s):  
3367.15, M-2 manufacturing district special provisions.  
To reduce the building setback from 50 feet to 30 feet.  
3367.15, M-2 manufacturing district special provisions.  
To reduce the parking setback from 50 feet to 0 feet.  
3367.29, Storage  
To reduce the setback for the open storage of materials along a major thoroughfare from 125 feet to 0 feet and from any lot line 25 feet to 0 feet.
- Proposal:** To expand an existing self storage facility.  
**Applicant(s):** The Ellis Company, c/o David Hodge, Smith 7 Hale, LLC  
37 West Broad Street, Ste 725  
Columbus, Ohio 43215
- Property Owner(s):** SS Alta View LLC  
PO Box 320099, PTA-SI #2004  
Alexandria, VA 22320
- Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov

### RELEVANT DATA

- The subject site is developed with two parcels; one is undeveloped and the second is developed with existing storage facilities. To the west are railroad tracks, to the south and east are manufacturing uses and to the north are multi-family residential developments and a daycare.
- The applicant requests 3 variances; 1) to reduce the building setback from 50 feet to 30 feet along Worthington Woods Blvd. 2) to reduce the parking setback from 50 feet to 0 feet along Worthington Woods Blvd. 3) to reduce the setback for the open storage of materials along a secondary thoroughfare (Worthington Woods Blvd.) from 125 feet to 0 feet and from any lot line 25 feet to 0 feet.
- The applicant proposes to maintain and expand an existing storage facility and to develop the adjacent undeveloped parcel with a new building to be used as an office and climate controlled self storage facility.
- 3367.15, M-2 manufacturing district special provisions- Any building or structure of any type, shall be located not less than 50 feet from the street line. Off-street parking and loading facilities, together with suitable accesses and maneuvering areas, shall be provided in accordance with the provisions of Chapter 3342, provided, however, that no portion of the required 50-foot buffer shall

be used for either off-street parking or loading spaces. 3367.29, Storage- The open storage of materials other than junk, waste products, salvage or wrecked automobiles may be permitted in the M-2 manufacturing district when located at least 100 feet from any residential or apartment residential district and not in advance of the building setback line as herein established: Secondary thoroughfare 50-foot to 80-foot right-of-way setback line 125 feet from center line and not less than 25 feet from any other lot line.

- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested. However, one access point will be permitted for this development rather than the two access points that are currently proposed.
- As of the writing of this report, no recommendation from the Far North Columbus Communities Coalition has been received.

### **CITY DEPARTMENTS' RECOMMENDATION: APPROVAL**

#### **SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:**

Staff can recommend approval of this request. The applicant seems to be constrained by a small lot with unusually large setback from the wider than usual right-of-way of Worthington Woods Blvd. Without variances, it seems as though no manufacturing use could occur. The substantial setback from the street and the grade differential between the property and Worthington Woods Blvd. provide screening that will shield the storage along the roadway and the reduced setback to the railroad right-of-way to the east is of no concern.

**THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.**

**PROPOSED HEARING TIME:** 6:00 p.m. p.m. agenda

**STAFF REPRESENTATIVE:** Jamie Freise, 645-6350  
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