

DEPARTMENT OF BUILDING AND ZONING SERVICES 111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Sections requested for variance: 3323.19 - Uses: Accessory Kennel use & 3389.032 Animal Kennel or Animal Shelter, which are not permitted under the Dodge Park Subdistrict.

The existing sites are both used for offices for Pilot Dogs. The proposed expansion of both facilities would be an extension of those uses and very similar uses to what was approved in a previous variance for the building located at 577 West Town Street. This adjacent property was approved for the same request 2015 (File #2582-2015).

Pilot Dogs has been a part of the East Franklinton Community since 1950, and with the approval of this variance, they plan to expand their operations within their existing campus.

Signature of Applicant



Date 05/02/2024

May 15, 2024

Joseph Rose
City of Columbus, Department of Building and Zoning Services
111 N. Front Street, Columbus, OH 43215

Dear Mr. Rose,

Please find below the updated statement of hardship for the Pilot Dogs Council Variance (CV23-107). These updates are to address the staff comments issued on October 23, 2023.

Statement of Hardship:

Sections requested for variance:

- 3323.19 – *Uses: Business or Medical Use > 5,000 sf, Student Dorms, Accessory Kennel use & Outdoor Runs, which is not permitted under the Dodge Park Subdistrict. (CV15-046; Ord#2582-2015) covers similar needs / uses previously approved.*
- 3389.032 – *Animal Kennel or Animal Shelter, for exterior dog runs proposed.*

The existing sites are both used for offices for Pilot Dogs. The proposed expansion of both facilities would be an extension of those uses and very similar uses to what was approved in the previous variance for the building located at 577 West Town Street.

The building located at 625 West Town Street will be the Student Residence. This building will contain 17 student dorm rooms, classrooms and amenities. Student's who are training with a guide dog or undergoing orientation and mobility training will stay in this building for between one to three weeks, while the Pilot Dogs staff trains them with their Pilot Dog.

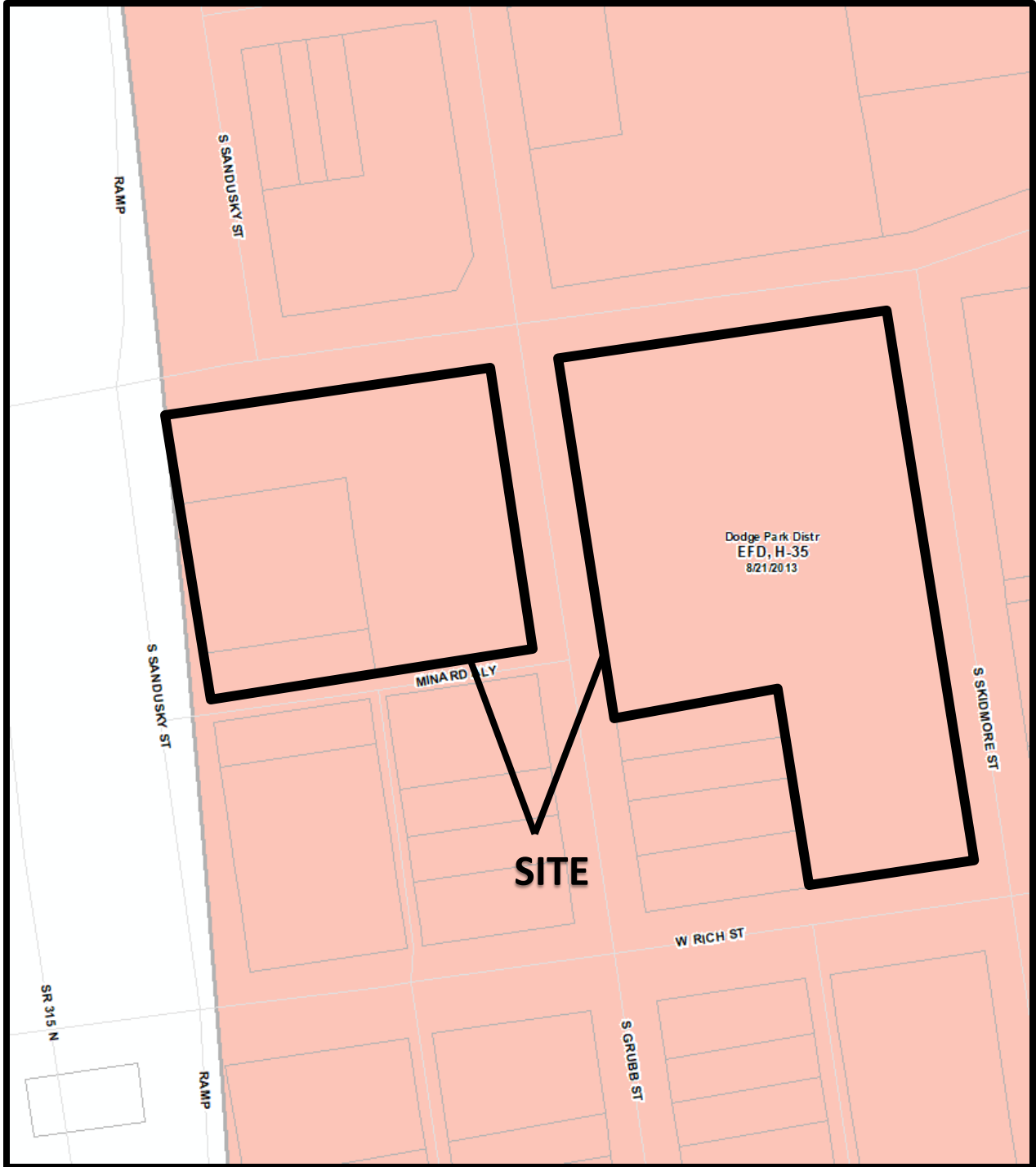
The building located at 657 West Town Street will be the Puppy Palace. This building will be used for whelping and caring for young puppies up to 8 weeks old. Once they're 8 weeks old they'll be adopted by a 'Co-Pilot' and will live off site until they are old enough to return and undergo training in the building located at 577 West Town Street.

Pilot Dogs is a non-profit has been a part of the East Franklinton community since the 1950's. These two buildings have been used for these same proposed uses for years and with the approval of this variance they plan to expand their operations within their existing campus to provide better service to those in need.

Please let me know if there are any additional questions or concerns. Thank you.



Dustin Todd
Archall Architects
(614) 469-7500
dtodd@archall.com



CV23-107
625 & 657 W. Town St.
Approximately 2.64 Acres



CV23-107
625 & 657 W. Town St.
Approximately 2.64 Acres



CV23-107
625 & 657 W. Town St.
Approximately 2.64 Acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Approval is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 625 & 657 W Town St.

APPLICANT'S NAME: Pilot Dogs Incorporated - Jim Alloway (Owner)/Dustin Todd - Archall Architects (Applicant)

APPLICATION NO.: EF-23-10-001

MEETING OR STAFF APPROVED DATE: 10-25-2023

The East Franklinton Review Board hereby certifies that the application for the above referenced property and a copy of this Certificate of Approval are on file with the city's Planning Division. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3323 and the East Franklinton Creative Community District Plan:

- Approved: Board** **or Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS: To approve the Council Variance application as submitted

Motion By: Sweeney/Way (5-0-0)

Drawings Required

This Certificate of Approval is only valid for work performed in accordance with the motion so passed and approved by the Board, and shall accompany plans submitted for zoning clearance and/or building permits.


Nolan M. Harshaw

10/27/2023
Date

Staff Notes:

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-107

Address 625 & 675 W. TOWN ST.

Group Name FRANKLINTON AREA COMMISSION

Meeting Date 11/14/23

Specify Case Type

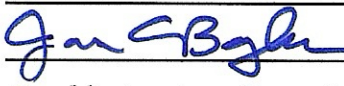
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The FAC voted unanimously in favor of this request.

Vote Unanimous

Signature of Authorized Representative 

Recommending Group Title Franklinton Area Commission

Daytime Phone Number 614-406-4371

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-107

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dustin Todd
of (COMPLETE ADDRESS) 49 East Third Avenue, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Pilot Dogs, Jim Alloway, 614-221-6367 625 West Town Street, Columbus, OH, 43215 30 Employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 3rd day of May, in the year 2024


SIGNATURE OF NOTARY PUBLIC

January 9, 2027 Notary Seal Here
My Commission Expires



KYLE E. MILLER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Jan. 9, 2027

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