



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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

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 discovered after your application is approved, a new application 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):

See attached.
[Multiple blank lines for text entry]

Signature of Applicant [Handwritten Signature] Date 11/1/2016

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

**STATEMENT OF HARDSHIP**

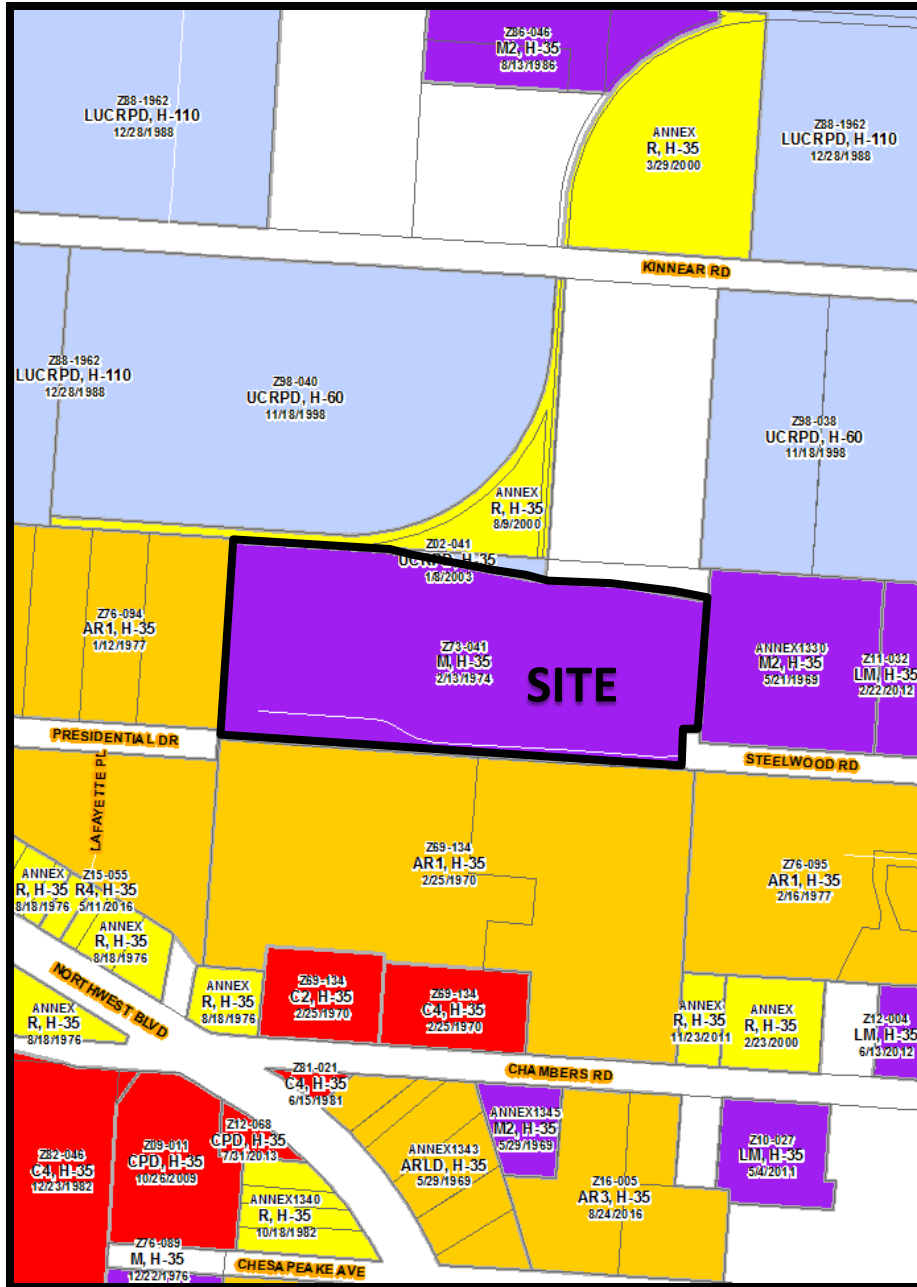
**Property Address:** 1234 Steelwood Road

**Applicant:** The Griff LLC

The subject site is 7.95 +/- acres on Steelwood Road, west of Kenny Road, which is being rezoned by the Applicant to AR-1 (Application Z16-075). The Applicant is requesting a variance from 3333.23 to allow the setback on the north property line to be reduced from 5' to 0'. The Applicant is also requesting a variance from Section 3333.24 to be reduced from 25% to 10%.

The subject site is currently zoned M and has already been developed with an extended stay hotel structure. In the M district, the development was permitted to have a zero (0) parking and building setback to the north and east. The applicant is seeking a rezoning of the property to AR-1 as a result of pending changes to the City of Columbus zoning code that would make the extended stay hotel a non-conforming use. The requested variances are necessary as a result of the change in zoning classifications from M to AR-1.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.



CV16-074  
1234 Steelwood Road  
Approximately 7.95 acres



CV16-074  
1234 Steelwood Road  
Approximately 7.95 acres



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z16-75 and CV16-074

Address 1234 Steelwood Road

Group Name Fifth by Northwest Area Commission

Meeting Date March, 2017

- Specify Case Type
[ ] BZA Variance / Special Permit
[X] Council Variance
[X] Rezoning
[ ] Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
[X] Approval
[ ] Disapproval

NOTES: Approved based upon developer following through with agreed upon mitigation and any other efforts that may arise to improve ingress/egress of arterial traffic in area.

Vote 6-0

Signature of Authorized Representative

Handwritten signature and title: 5th NW Area Commission
614 256-1944

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

## 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 # CV16-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, 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. The Griff LLC  
470 Olde Worthington Rd.  
Westerville, OH 43082  
c/o Joe Thomas #614-540-2400  
0 Columbus employees
- 2.

Check if listing additional parties on a separate page.

Jill Tangeman  
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15<sup>th</sup> day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC Deanna Cook

My Commission Expires: NA

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**Please make all checks payable to the Columbus City Treasurer**