



## STATEMENT IN SUPPORT

**APPLICATION: CV24- 24-042**

**Location: 4480 DESANTIS COURT. (43214), being 3.3± acres located on the south side of the intersection of West Henderson Road and Knightsbridge Boulevard (010-299637; Northwest Civic Association).**

**Existing Zoning: LC4.**

**Proposed Zoning: ARO**

**Proposed Use: Multi-unit residential use.**

**Applicant(s): Park Madison LLC; c/o Jared Smith; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.**

**Owner(s): Park Madison LLC; 750 Communications Parkway, Columbus, Ohio 43214.**

**Date: April 19, 2024**

The Applicant submits this statement in support of its companion council variance application. The site was rezoned in 2012 from RR and C3 to LC4 to permit the development of the site with an extended stay hotel (Ord. 0003-2012; Z11-026). The site was developed in accordance with the committed site plan and elevations within that ordinance and the extended stay hotel operates today as if it were a traditional apartment complex. The Applicant submitted an application to rezone the property from LC4 to ARO to officially change the use of the existing development from extended stay to an apartment complex. The Applicant does not propose any new development and intends to keep the site as developed. This companion council variance application requests certain area variances to legitimize existing conditions which now require variances resulting from the site's change from a commercial district to a residential district.

To the north across Henderson Road are senior housing units and a sports facility in the CPD, Commercial Planned Development Districts. To the south and east is a self-storage facility zoned in the RR, Rural Residential and C-3 Commercial Districts. To the west is a railroad line beyond which is future apartment development zoned in the AR-District.

The site is within the boundaries of the Northwest Civic Association and the Olentangy West Area Plan (2013) which recommends Community Commercial uses.

The site is developed with four buildings which provide 114 dwelling units and 208 surface and garage parking spaces. The Applicant does not propose any new development. Rather, this companion council variance application requests certain area variances to legitimize existing conditions. Therefore, the Applicant respectfully requests the following:

1. Section 3312.27 – Parking setback line. The Applicant requests a variance to reduce the minimum parking setback line from 25 feet to 10 feet.
2. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 60 feet to 50 feet.
3. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 5 feet.

City Council may permit a variation in the yard, height or parking requirements of any district in conjunction with a change in zoning 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.

The Applicant has unusual and practical difficulties carrying out the ARO development standards because the site is already developed and buildings cannot be moved to meet conflicting standards. The site was previously rezoned in 2012 to a commercial district which did not require side or rear yards, only required a 10 foot parking setback, and did not require a 60 foot building setback from Henderson Road.

The Applicant now requests to rezone the property from a commercial district to an apartment district and this brings with it a different set of development standards. It is impossible to meet those standards because the site is already developed. Therefore, the requested variance will alleviate the Applicants unusual and practical difficulties.

The requested variances will not seriously affect adjoining properties or the general welfare. Applicant does not propose any new development. Rather, the Applicant/Property Owner merely wants to change the use of the existing site from extended stay hotel to apartment for business purposes. The site will operate practically the same before and after the rezoning. Therefore, this rezoning and these variances will not cause any discernable change for adjoining properties or the general welfare.

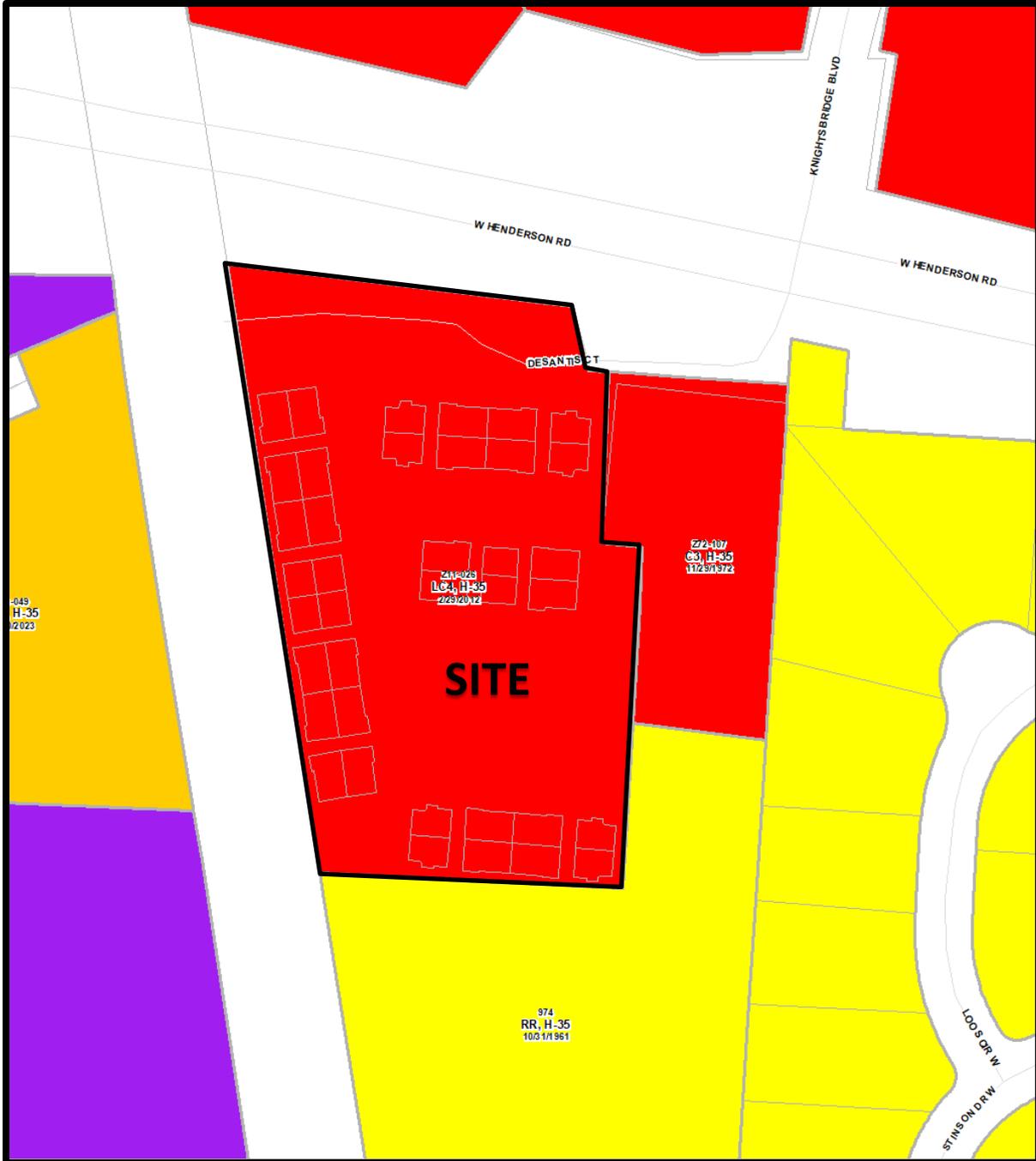
The Applicant respectfully requests that City Council weigh these factors in its consideration and grant the requested variances.

Respectfully submitted,

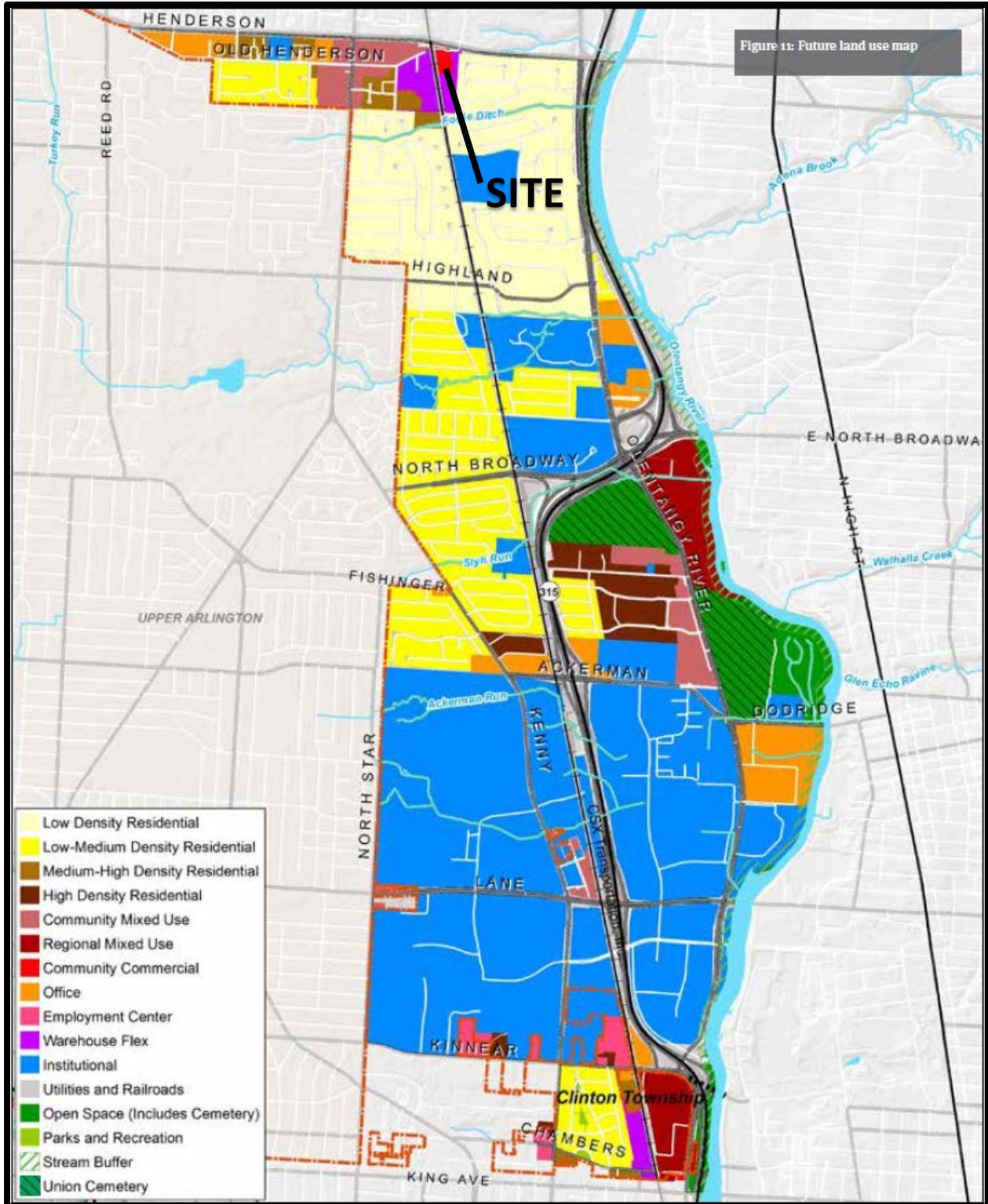


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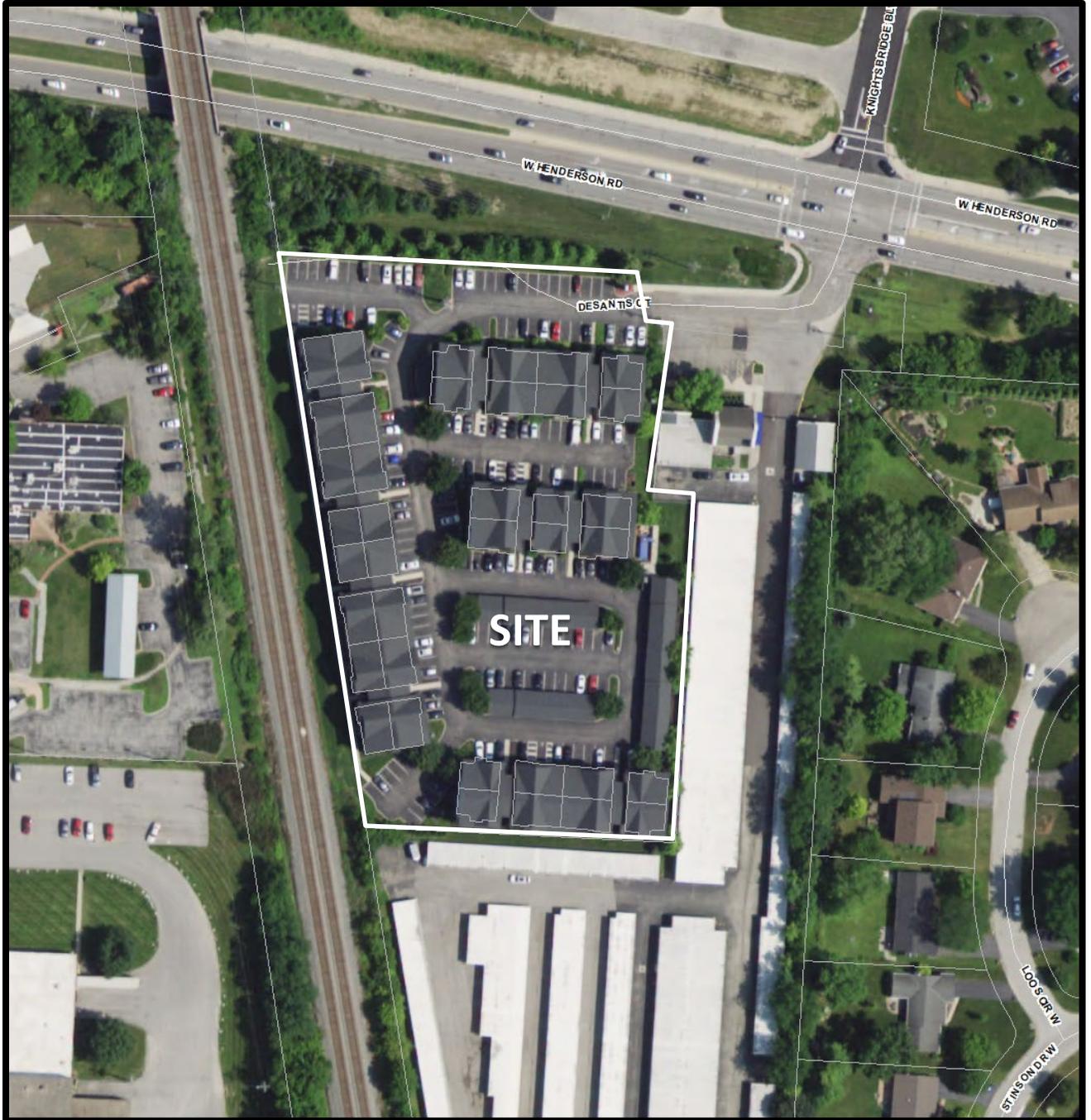
David Hodge, Attorney for Applicant



CV24-042  
4480 DeSantis Ct.  
Approximately 3.3 acres



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

**Case Number** Z24-014 / CV24-042

**Address** 4480 DESANTIS COURT

**Group Name** NORTHWEST CIVIC ASSOCIATION

**Meeting Date** 1 May 2024

**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:**

Trustees are in favor of both the rezoning and the associated council variance. Among other considerations, this change will make it easier and more affordable for both the property owner and the tenants to obtain insurance.

**Vote** 6-0 recommend approval

**Signature of Authorized Representative** Monica Tuttle, Zoning Chair Digitally signed by Monica Tuttle, Zoning Chair  
DN: cn=Monica Tuttle, Zoning Chair, o=NWCA, ou, email=NWCAZoning@gmail.com, c=US  
Date: 2024.05.06 20:23:37 -04'00'

**Recommending Group Title** Northwest Civic Association

**Daytime Phone Number** 614-565-2407

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

# Council Variance Application

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 #: CV24-042

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) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that they are 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:

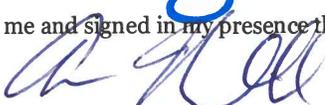
For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. Park Madison LLC 750 Communications Parkway Columbus, Ohio 43214 Zero Employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

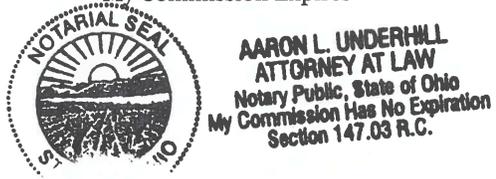
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 4th day of April, in the year 2024

 My Commission Expires N/A Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



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