

12 and Hdd - others
9/19/2014

Units
 105 Total Units
 86 (1) Bedrooms
 19 (2) Bedrooms

Parking Required
 1.5 per unit
 1.5 * 105 = 158

Total Parking Spaces
 165 Total Spaces including
 6 Handicap spaces

Total Site Area
 127,587 sf
 2.929 acres
 35.8 unit/acre

Bike Rack Requirement
 2 plus (180 / 20 = 9)
 11 spaces required
 6 U-racks proposed (12)

① SITE PLAN
 1" = 30'

CV14-026 Final Received 9/19/14

Statement of Hardship**1281 Edgehill Road**

The applicant is requesting two variances in conjunction with a rezoning request from the M, Manufacturing district to the AR-2, Apartment Residential district. This is an infill site, surrounded on both sides by M, Manufacturing zoned properties with a Goodwill distribution center property to the north, and a National Church Residences health and human care facility and an industrial type use to the south. Given the nature of the surrounding land uses, and the type of redevelopment occurring in this neighborhood, both the rezoning request and these development standard variances are appropriate.

The variances requested are:

C.C. 3333.18, Building lines.

This section requires buildings to be setback a minimum of ten (10) feet from the right-of-way, the applicant is requesting a setback of six (6) feet on both Norton and Edgehill Roads, which setback is consistent with the setbacks on adjacent properties both to the north and south of the site.

C.C. 3333.255, Perimeter yard.

This section requires a perimeter yard that is ten (10) percent of the average lot width, and therefore in this instance approximately nineteen (19) feet. The application requests to vary this requirement to zero, the southern twenty (20) feet of the property consists of an easement area with adjacent property owners rendering its use as a drive aisle ideal. Further, as mitigation to this request, and as a buffer between the property to the north the developer has committed to install landscaping in areas along the north property line as reflected on the Site Plan.

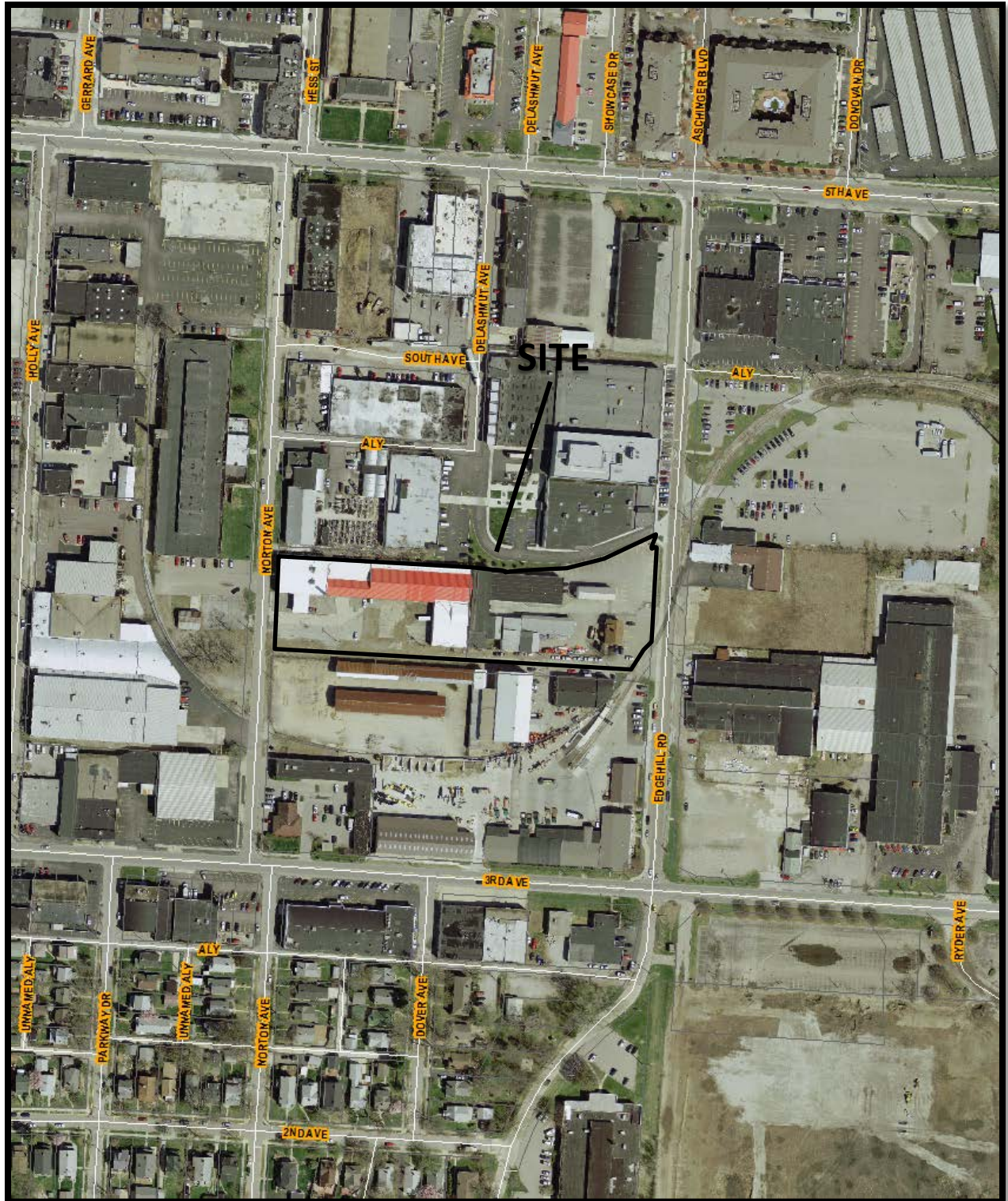
This M zoned property currently consists of either pavement or rooftop and the applicant seeks to redevelop the property consistent with other development in this area and incorporating some landscaping in setback areas, the parking lot, and between the centrally located buildings. As provided above, this developer encounters practical difficulties in strict compliance with these development standards. The grant of these variances 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, or welfare of the inhabitants of the City of Columbus.

The applicant commits to the site plan submitted, to ensure a high quality development, complimentary to the property, and consistent with area development. The applicant respectfully requests the grant of these variances.

Continental Bell, Ltd.

Signature of Applicant: By: Dan Hays attorney
Date: September 19, 2014

CV14-026
1281 Edgemoor Road



CV14-026
1281 Edgehill Road

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number

214-021 / CV 14-026

Address

1281 Edgemoor Rd

Group Name

5th by Northwest

Meeting Date

6/2/14

Specify Case Type

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

Recommendation
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

4 approve / 3 absent

Vote

4 yes

Signature of Authorized Representative

SIGNATURE

5th X 7th W Commission

RECOMMENDING GROUP TITLE

614-477-3801

DAY TIME PHONE NUMBER

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

**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

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 # CV14-026

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 460, Columbus, Ohio 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. 1281 Edgehill LLC 911 Henry St. Columbus, OH 43215 0 Columbus based employees	2. Link Holdings LLC 1286 W. Lane Ave. Columbus, OH 43221 0 Columbus based employees
3. Continental Bell, Ltd. 1200 Glenn Ave. Columbus, OH 43212 0 Columbus based employees Donald H. Plas / 989-5643	4.

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

SIGNATURE OF AFFIANTSubscribed to me in my presence and before me this 29th day of April, in the year 2014SIGNATURE OF NOTARY PUBLIC Natalie C. TimmonsMy Commission Expires: 9/4/15

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

Project Disclosure Statement expires six months after date of notarization.

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