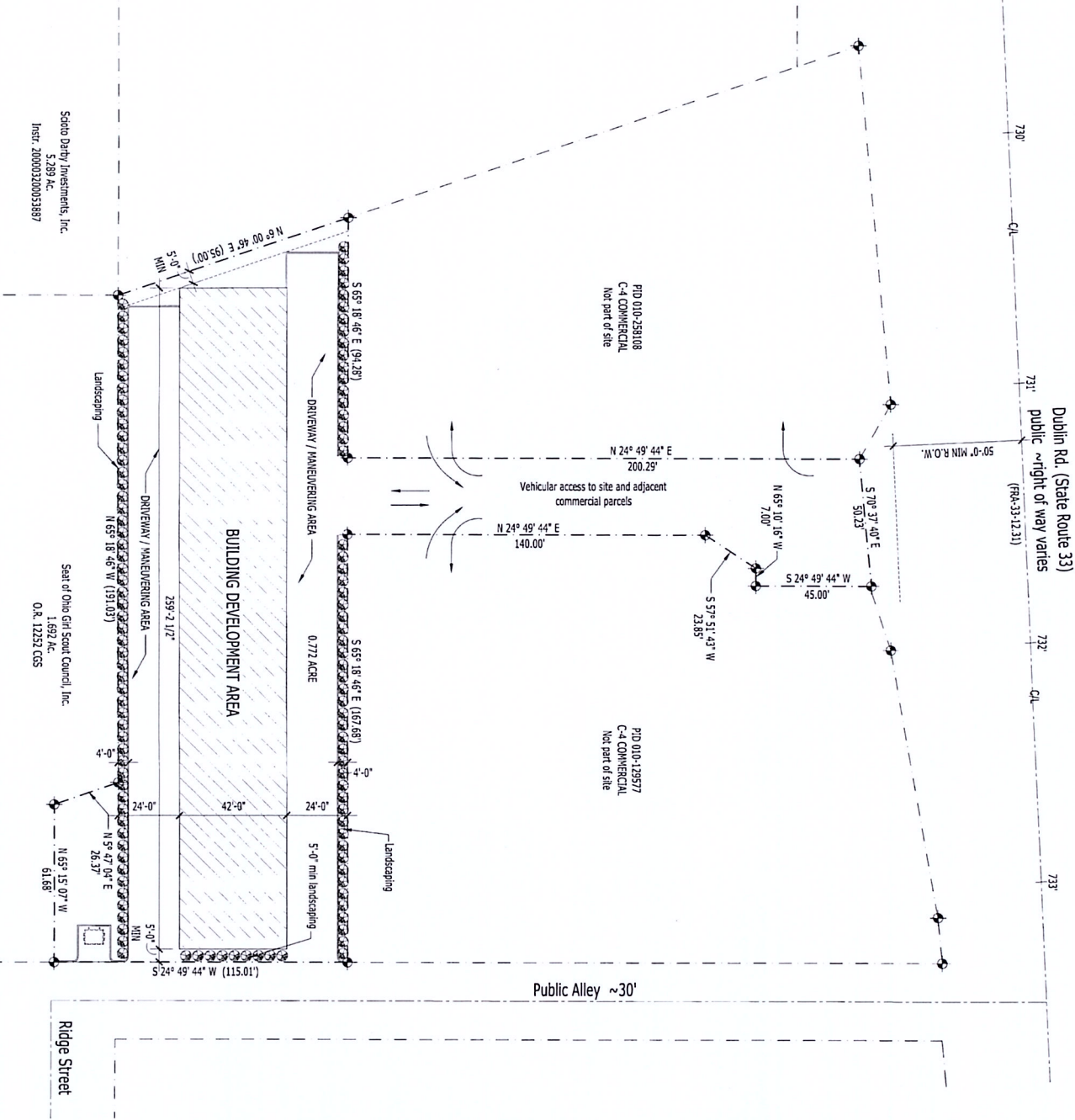


The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed for site development. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Signature *Donald Plank* Date *6/17/14*  
Donald Plank, Attorney for Applicant

<b>SITE DATA</b>	
Address:	1131 Dublin Rd., Columbus, OH 43215
PID:	010-258109
Area:	0.772 acres (33,628 s.f.)
Existing Zoning:	C-4, Commercial District
Proposed Zoning:	AR-O, Apartment Residential Office
Multi-Family Residential and/or office	
Dwelling Units:	14 (MAX)
Density:	18.2 DU/acre
Parking:	Per code required



Soto Deity Investments, Inc.  
5,389 Ac.  
Inst. 20000320003887

Seat of Ohio Girl Scout Council, Inc.  
1,692 Ac.  
O.R. 12252 CDS

CV13-033  
06/17/2014

Site Plan Layout for:  
**1131 Dublin Rd.**  
Columbus, OH 43215  
Project Number: 2014-002

client review  
permit  
bid  
construction  
revisions

**BUCKEYE**  
REAL ESTATE  
4411 Old Worthington Rd.  
Columbus, OH 43231  
614-294-5511

**Barret Jardine & Associates**  
architectural & design  
2501 Woodland Ave.  
Columbus, OH 43227  
614-845-6700  
740-200-1145





## 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](http://www.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.

**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 requested as detailed below:**

See Exhibit B

Signature of Applicant

*Donald Plank*

Date

*6/4/2014*

Attorney for Applicant and Property Owner

**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



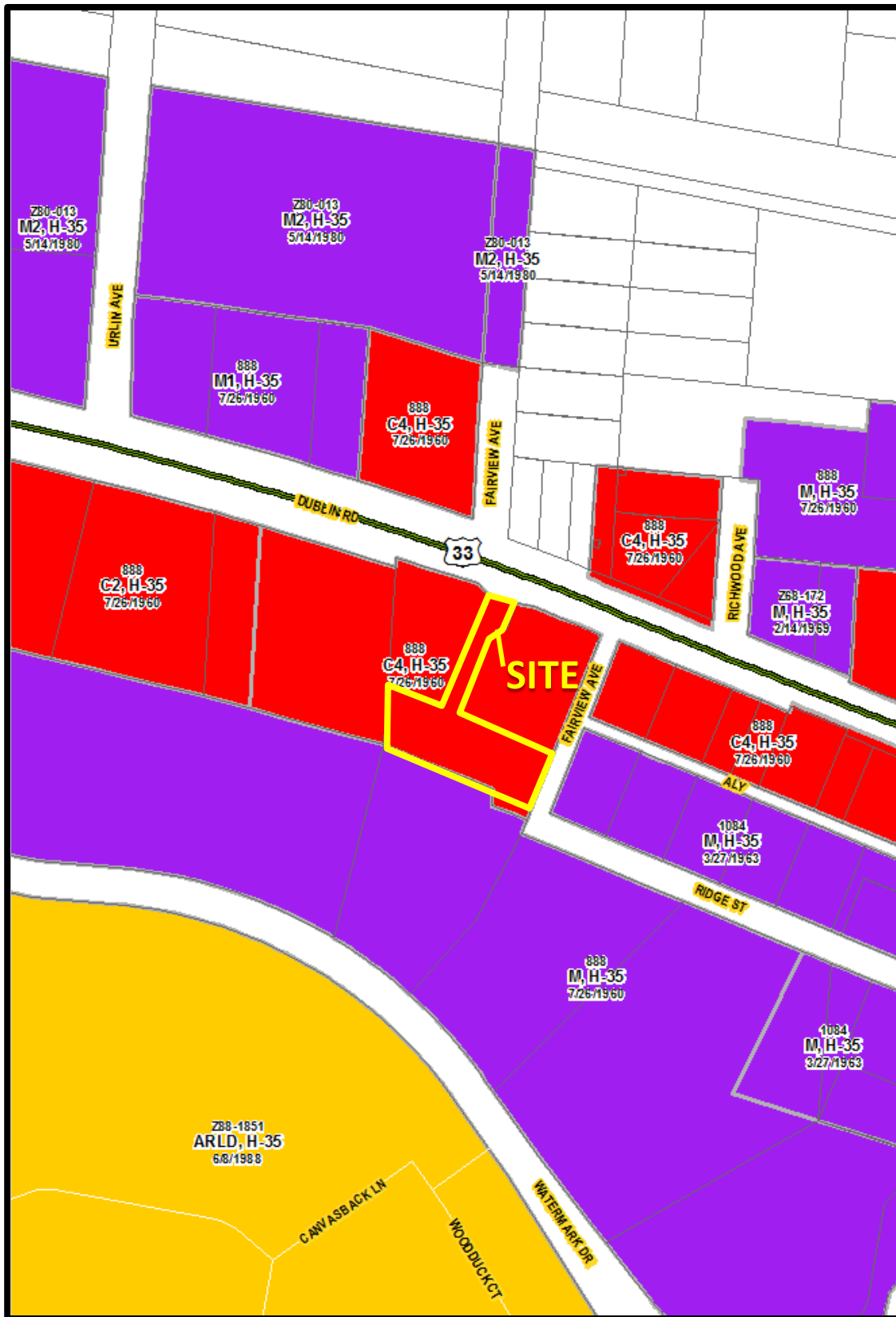
**EXHIBIT B****Statement of Hardship****1131 Dublin Road, Columbus, OH 43215****Council Variance # CV13-033**

The 0.772 acre site, located on the south side of Dublin Road, abutting the west side of Ridge Street, and 800' +/- feet west of Grandview Avenue is zoned C-4, Commercial. The area is characterized by older commercial development zoned C-4, the Watermark Business Park zoned M but developed with large office uses and the Arbors of Watermark apartment complex zoned ARLD. This application is a companion variance application to rezoning application Z13-048, 1131 Dublin Road, by which applicant proposes to rezone the site from C-4 to AR-O for construction of a fourteen (14) dwelling unit apartment building and/or office use. While the C-4, Commercial District permits dwelling units located above a ground floor commercial use, the ground floor of the apartment building will be accessory parking for the residents. The present C-4 zoning also permits office use. Both multi-family and office use are entirely appropriate for the site and area. Certain variances are for multi-family development. The location is desirable for housing due to its close proximity to many employment options and easy vehicular access by Dublin Road and I-670. The McKinley-Dublin Road Area Plan, while not adopted yet, supports the development of housing and recognizes the need for more residents in the area to support the community.

Applicant requests the following variances:

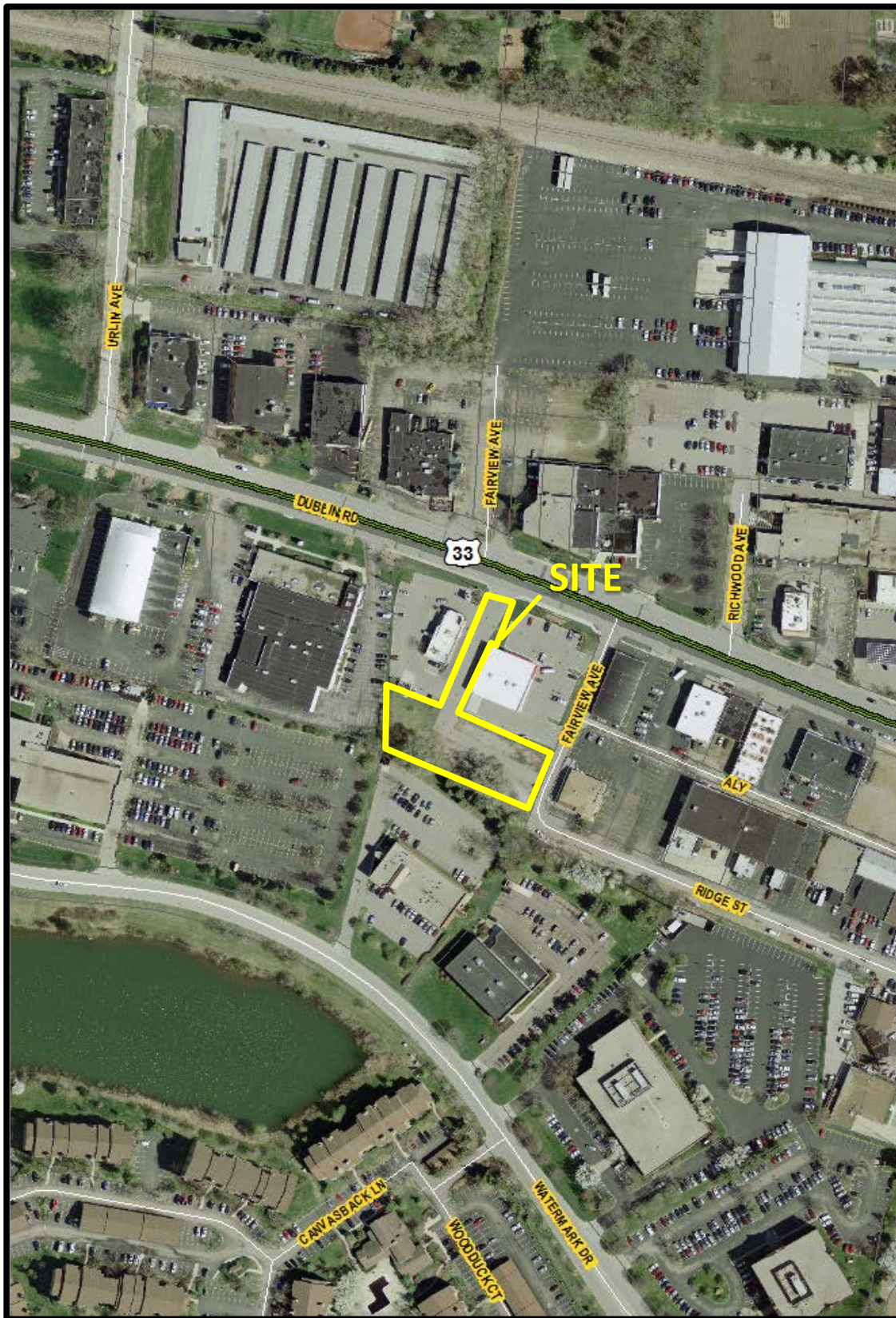
- 1) 3333.04, Permitted Uses in the AR-O Apartment Office District, to permit the continued use of the Dublin Road curbcut and driveway for commercial vehicular access to two (2) adjacent commercially developed parcels that share the curbcut/driveway and vehicular use for either or both office and/or multi-family use.
- 2) 3333.18, Building Lines, to permit a dumpster and bulk item pad in the 25 foot building setback of at the terminus of Ridge Street, by reducing the Ridge Street building setback from 25 feet to 10 feet
- 3) 3333.24, Rear Yard, to reduce rear yard from 25% of the parcel area (8,407 sq. ft.) to 5% (1,681 sq. ft.) and to permit a dumpster box and bulk refuse pad in the rear yard adjacent to the terminus of Ridge Street.
- 4) 3312.21, Landscaping and Screening, which Section requires tree planting on the interior of the parking lot, while applicant will provide all required trees but adjacent to the parking and circulation areas rather than with interior islands.
- 5) 3312.25, Maneuvering, to permit the dumpster and bulk refuse pad to be accessed from the terminus of Ridge Street with box/pad located on-site but accessed only from Ridge Street with maneuvering in Ridge Street.





CV13-033  
1131 Dublin Road  
010-258109  
Approximately 0.772 acres





CV13-033  
1131 Dublin Road  
010-258109  
Approximately 0.772 acres



**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](http://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 # CV13-033

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] DONALD PLANK

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E Rich Street, FL 3, 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 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. Clydeco, Ltd 48 E 15th Avenue Columbus, OH 43201 Contact: Wayne Garland (614) 294-5511 # Columbus Based Employees: 0	2. Wayne A. Garland, Jr. 48 E 15th Avenue Columbus, OH 43201 Contact: Wayne A. Garland (614) 294-5511 # Columbus Based Employees: 0
3. -----	4. -----

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

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 14th day of JUNE, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

Barbara A. Painter  
AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
 Notary Public, State of Ohio  
 My Commission Expires AUGUST 3, 2015

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

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 Please make all checks payable to the Columbus City Treasurer