

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-022

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

Signature of Applicant _____

Date _____

2/24/20

Hardship Statement 2546 Stelzer Road

The site is composed of three different taxing districts which means that the site cannot be combined into one overall parcel. The site is also divided in half by a large retention basin. In laying out the site several variances are necessary to accommodate the retention basin and the three different taxing districts. The city's development policy also encourages bringing forward the building along major roads while placing the parking behind those buildings. Adjustments are being made to the building setbacks along Codet Road, Stelzer Road and I-270 and the parking setback along Codet Road and I-270.

In addition, internal perimeter yards are being eliminated because the site cannot be combined into one overall parcel and the density is set at a maximum of 480 dwelling units with a minimum of 954 parking spaces of which 120 are in garages. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Requested Variances

3312.25 Maneuvering: To maneuver across parcel lines to access parking spaces.

3312.27 Parking Setback Line: To reduce the parking setback from 25 to 15 feet along Codet Road, and from 25 to 10 feet from I-270.

3312.29 Parking Space: To allow parking spaces to cross parcel lines provided that the parking space meets the city's minimum dimension.

3312.49 Minimum number of parking spaces required: To permit a minimum of 954 parking spaces of which 120 are in garages with required parking for individual parcels possibly being provided on other parcels within the development.

3333.11 ARLD area district requirements: To permit a maximum of 480 dwelling units with the possibility that individual parcels within the development (which cannot be combined due to different taxing districts) may exceed the maximum density permitted within the ARLD district.

3333.18 Building Lines: To reduce the building setback from 25 to 15 feet along Codet Road, and from 25 to 10 feet for air conditioning units along Codet Road. To reduce the building setback from 60 to 25 feet along Stelzer Road for buildings and from 60 to 13 feet for porches and balconies. To reduce the building setback along I-270 from 25 to 10 feet for garages.

3333.255 Perimeter Yard: To eliminate any internal perimeter yards between the tax parcels.

Jeffrey L Brown

Attorney for the Applicant.

September 15, 2020



CV20-022
2546 Stelzer Rd.
Approximately 33.9 acres

North East Area Commission

"Together we can build a stronger community"

July 6, 2020

Ms. Shannon Pine
Department of Development
Building & Development Services
111 No. Front Street
Columbus, OH 43215

Ms. Pine:

Subject: Z20-020,* property known as 2546 Stelzer Road, Columbus, OH 43219.
The North East Area Commission voted at a public virtual meeting on July 2,
2020, to approve the above application.

Sincerely,



Gordon Porter
Commissioner Porter

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown - Attorney

*Also includes concurrent CV20-022.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

Table with 2 columns and 2 rows containing project details for Metro Development LLC and New Salem Missionary Baptist Church.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 18th day of September, in the year 2020
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 9/4/2025



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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