

Landscape Plan - 155 Park Road

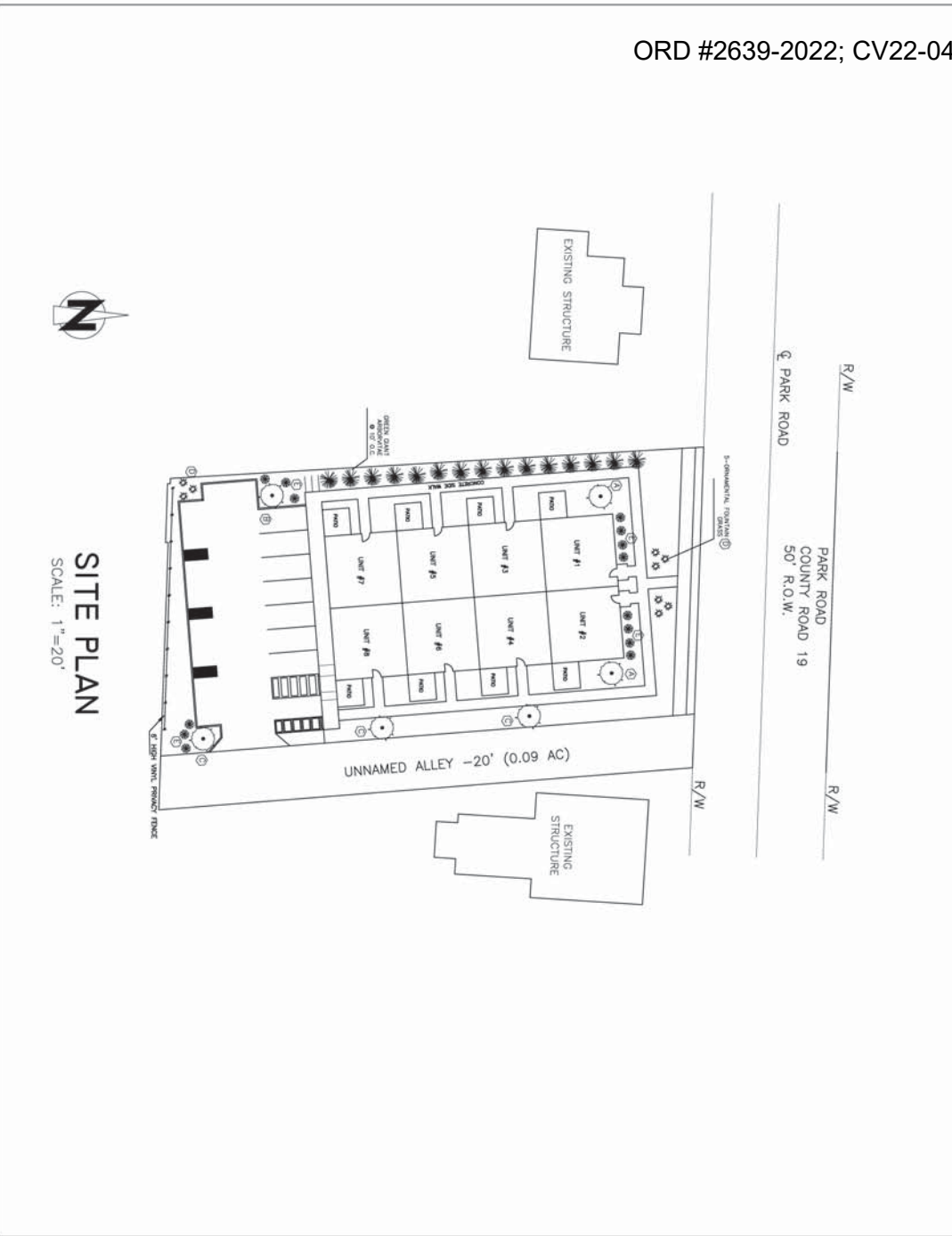


TABLE OF PLANT MATERIAL.

Item	Quantity
A. AUTUMN BLAZE RED MAPLE - 2" CALIPER	2
B. THORNLESS HONEYLOCUST - 2" CALIPER	1
C. SILVER LINDEN - 2" CALIPER	3
D. ORNAMENTAL GRASS - 2 TO 3 GALLON	9
E. SEA GREEN JUNIPER 24" - 36"	14
F. GREEN GIANT ABORVITAE - 6 FT	15

SITE PLAN
SCALE: 1"=20'



William F...
7-22-2022

	Mr. Chris Jacobs 171 Oak Street COLUMBUS, OHIO 43228	155 PARK ROAD COLUMBUS, OHIO
	WILLIAM J. FAZZONI, P.E. 171 OAK STREET COLUMBUS, OHIO 43202 (614) 325-2462	DATE REVISION DATE: 7/22/2022 PROJECT: LANDSCAPE PLAN

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 Exhibit A.

Signature of Applicant

 *Attorney*

Date

6/5/23/22

CV22-044

Exhibit B

Council Use Variance – 155 Park Road, Columbus, Ohio

Background

Applicant is the owner of the two (2) parcels of real property located at 155 Park Road, Columbus, Ohio 43235, known as Franklin County Auditor Tax Parcel Id. No.'s: 250-002538 and 250-002545 (collectively, the "Property"). The Property is unimproved and was in the R-12, Urban Residential, District under the Franklin County Zoning Regulations until the Property was annexed into the City of Columbus in June 2022. After discussions with the City Department of Building and Zoning Services, Applicant is requesting to rezone the Property to the ARLD, Apartment Residential District, and has filed this application in conjunction with the rezoning application in order to develop an eight (8) unit apartment development on the Property, as depicted on the site plan, dated July 22, 2022.

The Property is within the boundaries of the Far North Area Plan, which recommends a Mixed Use Community for the Property and surrounding neighborhood. The Mixed Use Community recommendation promotes a residential density between ten (10) and sixteen (16) units per acre. The proposed development includes eight (8) apartment units (17 units per acre), twelve (12) parking spaces, concrete sidewalk, screening, and landscaping. The Property is surrounded by a one hundred and four (104) unit condominium complex to the north, an alley and commercial building to the east, a vacant parcel to the south, and a single-family residence to the west.

Area Variances Requested

1. Zoning Code Section 3312.21(D)(1) provides that, for headlight screening, screening shall be provided in a landscaped area at least four feet (4') in width and shall consist of a fence, landscaped earth mound of 3:1 slope, wall, planting or combination thereof installed, repaired, replaced, and maintained to a total height of no less than three feet (3') above the parking lot grade and to an opacity of not less than seventy-five percent (75%). Applicant is requesting a variance from this Section for the western portion of the parking lot, which extends to two feet (2') from the property line.
2. Zoning Code Section 3333.18 provides that where a building is to be erected or extended on a subject lot or parcel and there are buildings on both of the contiguous lots or parcels, the minimum building setback from the property right-of-way line shall be the average of the buildings on contiguous lots or parcels, but in no case less than ten feet (10'). The buildings on the adjacent properties are located sixteen feet (16') and twenty-four and one-half feet (24.5') from the existing Park Road right-of-way line. Therefore, the minimum building setback on the Property is twenty and one-quarter feet (20.25') from the current Park Road right-of-way line. Applicant is requesting an eight and one-quarter foot (8.25') variance in order to permit a minimum twelve-foot (12') building setback from the proposed Park Road right-of-way line. This variance request is technical in nature and solely due to the City's request for fifteen feet (15') of additional right-of-way. The

front of the proposed building has a greater setback from the current Park Road right-of-way line than the adjacent buildings.

Practical Difficulties Standard

1. Whether the property will yield reasonable return or whether there can be any beneficial use of the property without the variances.

The requested variances are reasonable in consideration of the layout of the adjacent properties and the neighborhood development patterns. In an infill development, the proposed parking layout is warranted and is compatible with the general character of the neighborhood. Applicant does not own or control adjacent properties and is unable to provide the code required parking, setbacks, maneuverability, and screening in addition to the requested dedication of fifteen feet (15') for additional Park Road right-of-way. Applicant is providing an aesthetically pleasing product with ample interaction with Park Road and easy access to the nearby park. The product will be a nice, diverse housing stock offering in the neighborhood and will help increase property values for properties in the neighborhood.

2. Whether the variances are substantial.

The requested variances are not substantial. The variances requested are the most minimal deviations necessary in order to offer an attractive development with adequate parking for the operation of a multi-family residential development that will provide ample living space for the residents. The screening variance will provide better on-site circulation for motorists and easy access for pedestrians. While the majority of the parking lot screening meets the requirements under Zoning Code Section 3312.21(D)(1), a portion of the screening does not meet the four foot (4') width requirement. Further, the Property was previously improved with a single-family residence that included a garage and driveway with zero setback from the south property line. The building setback variance is technical in nature and is only required due to the City's request for fifteen feet (15') of additional Park Road right-of-way. The location of the building on the Property matches the intent of the Zoning Code and is in-line with the location of adjacent buildings.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variances.

The adjacent property to the east (across the alley) has a zero foot (0') side yard parking area setback and less than eight feet (8') for the building setback. Additionally, numerous other properties in the neighborhood located south of Park Road have minimal screening buffers and building and parking setbacks. The variance from the screening requirement is minimal and will not inhibit headlight screening. The requested variances are standard for this type of infill development.

4. Whether variances would adversely affect delivery of governmental services.

There will be no adverse effect on the delivery of governmental services to the Property if these variance requests are approved. There are adequate public services and facilities, as well as

utilities to the Property, and fire and police safety responders and vehicles will have adequate ingress-egress and maneuverability in and out of the Property.

5. Whether property owner purchased property with knowledge of zoning restrictions.

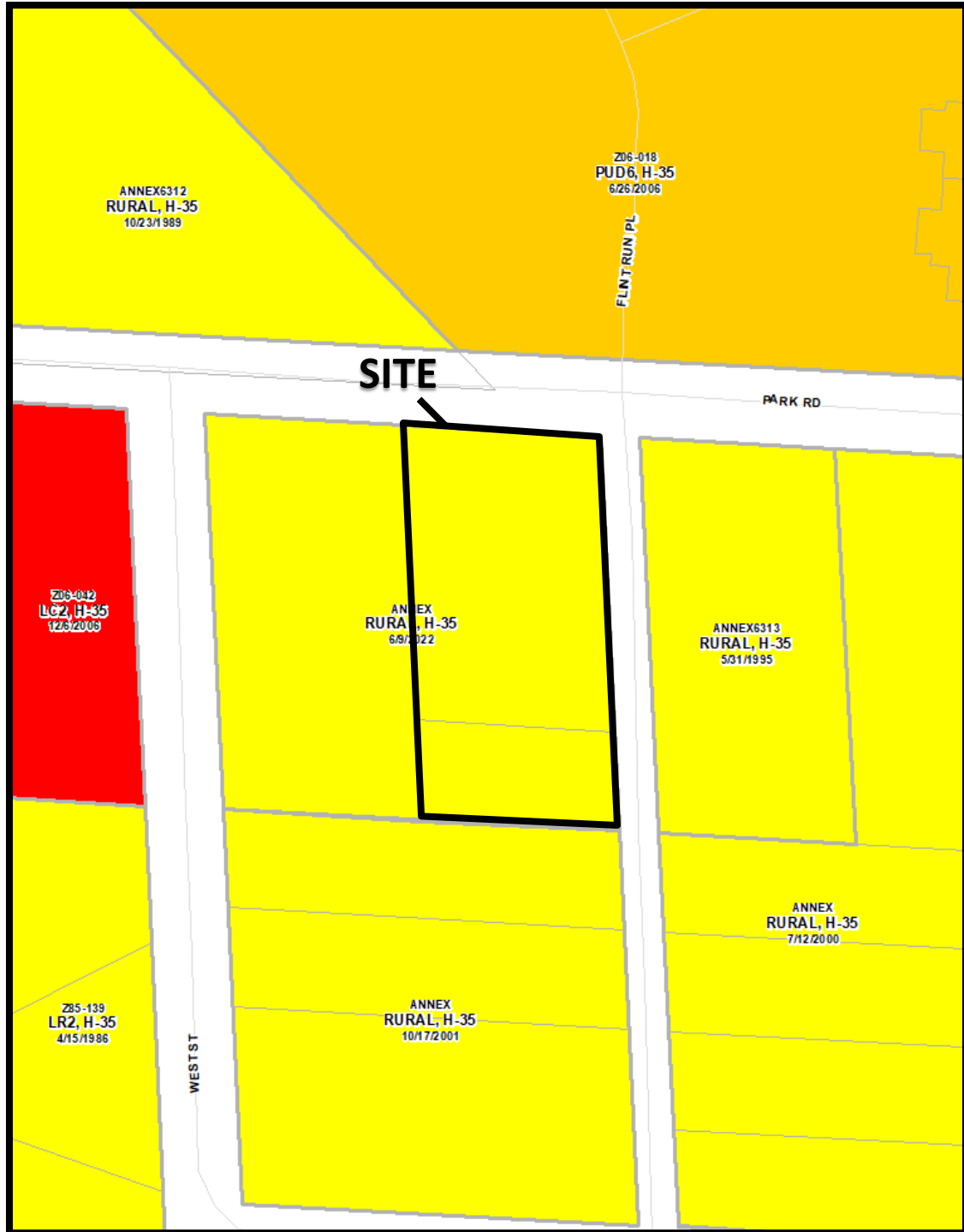
The Property was recently annexed into the City of Columbus in order to obtain water and sewer services. The Applicant did not know the type of project that he desired to develop on the Property until those plans were firmed up recently, by and through the submission of this application.

6. Whether the property owner's predicament feasibly can be obviated through some method other than variance.

The size, location, and access to the Property make it virtually impossible to develop without a variance. The proposed development matches the essential character of the neighborhood, adheres to the best practices for infill development, and will not be detrimental to the adjacent properties.

7. Whether the spirit and intent behind the zoning requirements will be observed and substantial justice done by granting the variances.

The spirit and intent behind the zoning requirements will be observed and substantial justice will be done by granting the variances. Significant screening will be installed between the parking lot and the west and south Property boundary lines. The screening will meet the opacity and height requirements under Zoning Code Section 3312.21(D)(1). The building setback variance is due to actions undertaken by the City, not the Applicant, and will match the Zoning Code's desire to have buildings with compatible setbacks.



7J&&!(
155 Park Rd.
Approximately 0.46 acres

Far North Area Plan (2014)

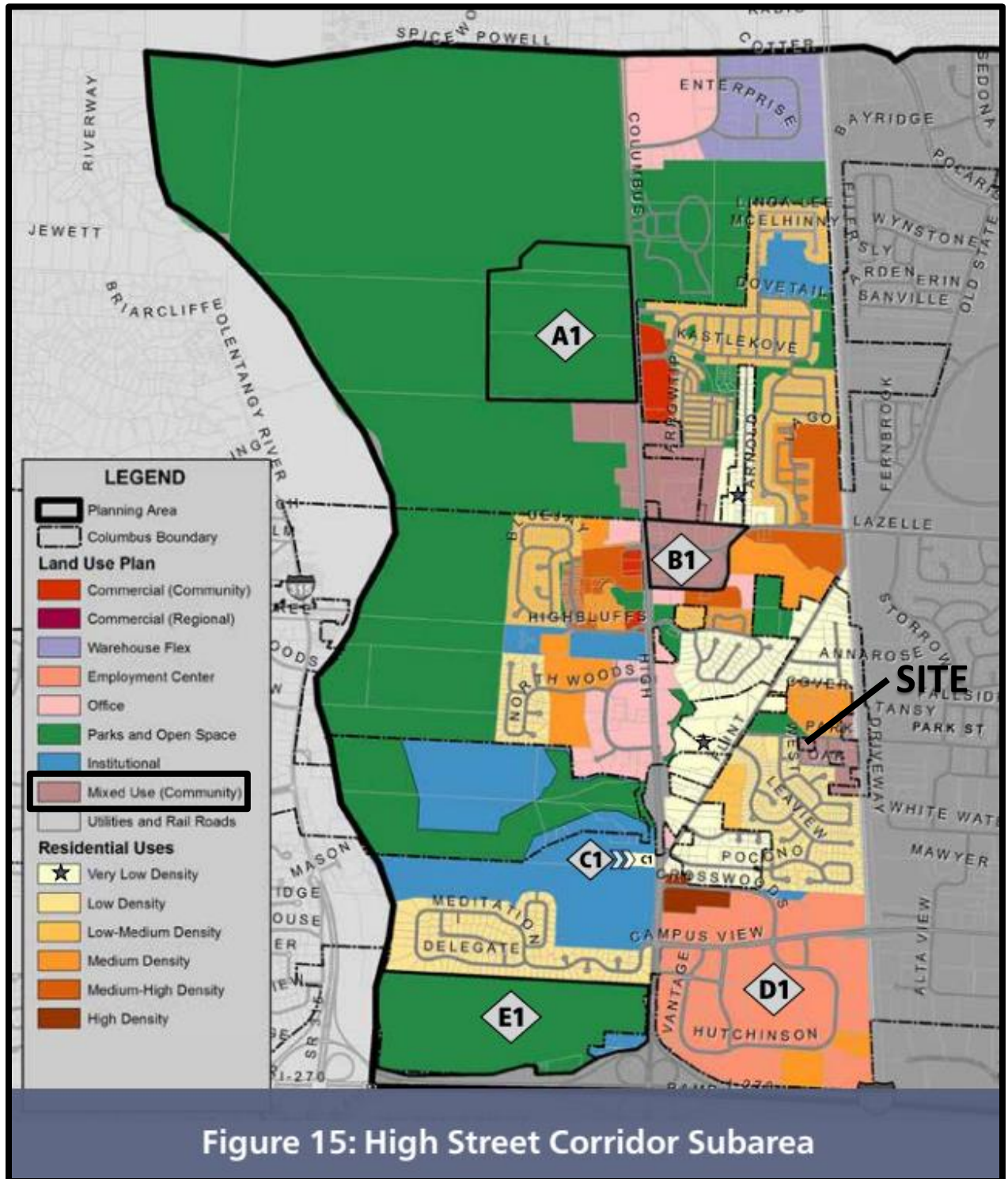


Figure 15: High Street Corridor Subarea

7J&&\$(
155 Park Rd.
Approximately 0.46 acres



7J&&!\$(
155 Park Rd.
Approximately 0.46 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number Z22-032 & CV22-044

Address 155 Park Road

Group Name Far North Columbus Communities Coalition

Meeting Date Aug, 2, 2022

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:

Vote was a tie: 4-4. Those in favor thought the developer made sufficient changes in response to the concerns expressed by the neighbors at our July meeting, and that such a development was true to the Far North Plan and the spirit of the City's efforts to provide affordable housing. Those opposed agreed with the neighbor's distaste for an 8 unit multi-family development at this site.

Vote 4-4

Signature of Authorized Representative *James Palmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/832-9083

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-044

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) Craig Moncrief
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Christopher Jacobs 171 Oak Street, Columbus, Ohio 43235 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 23 day of May, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/24 Notary Seal Here
My Commission Expires
Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-

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