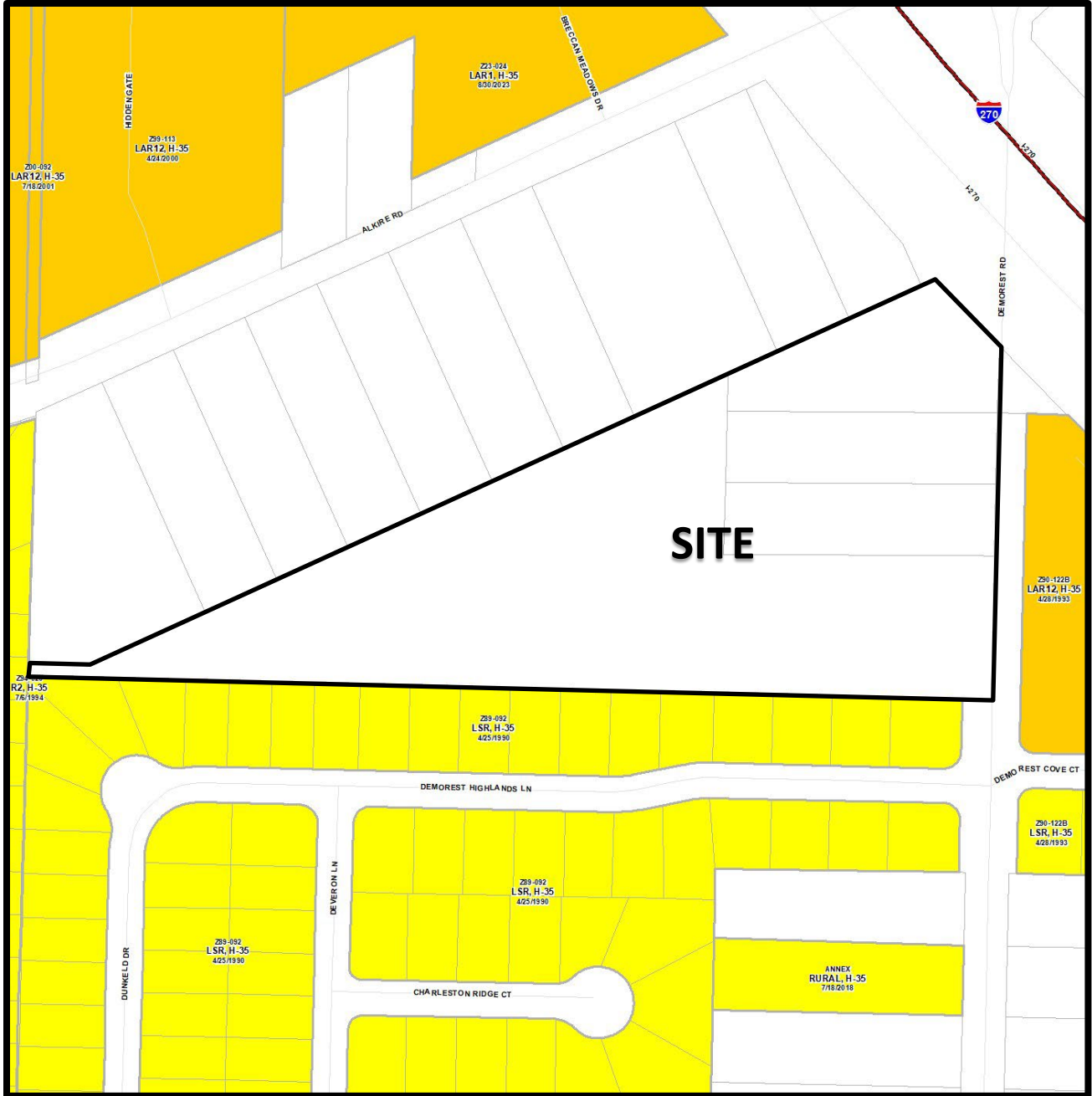


Hardship Statement

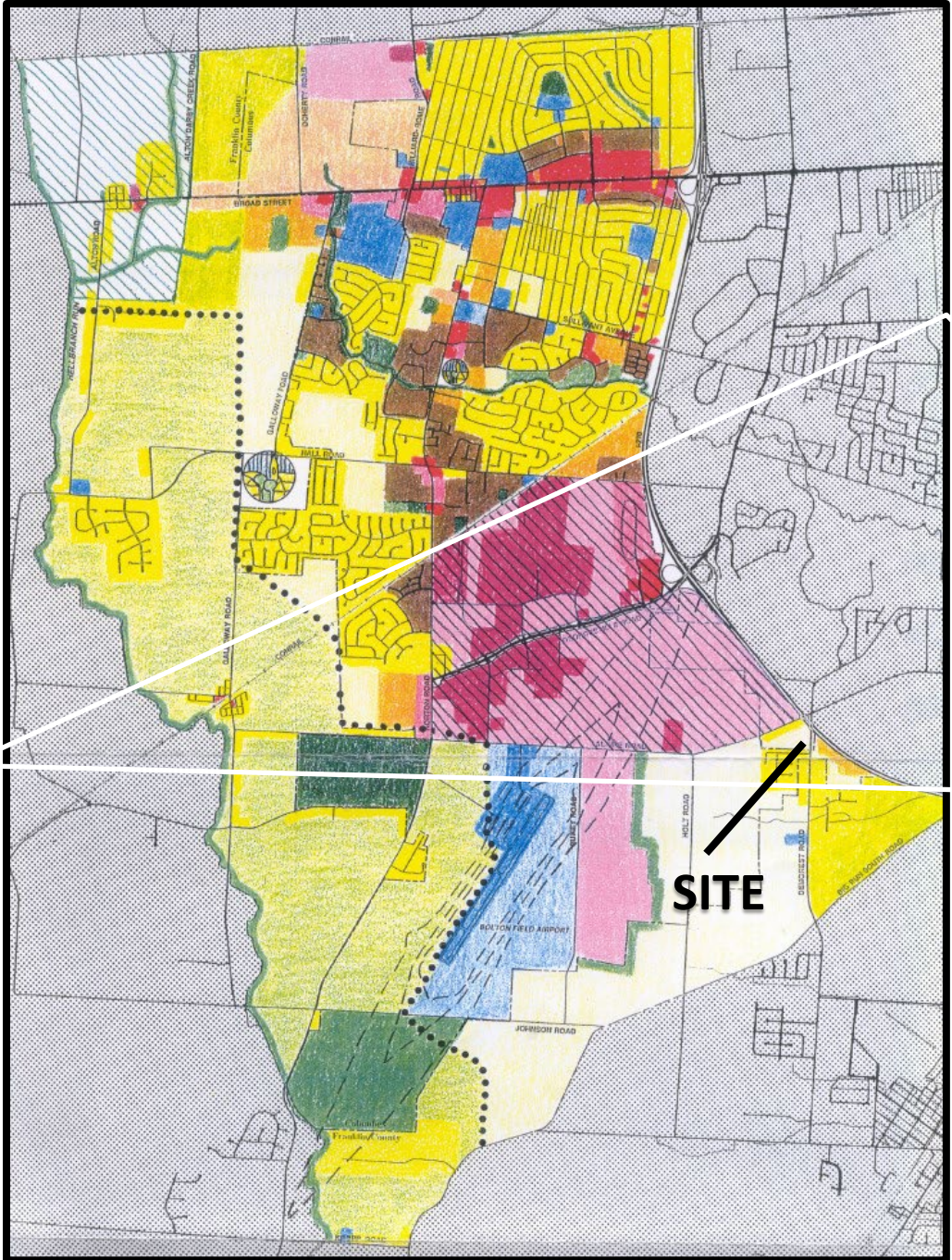
The applicant is proposing a multi-family development on the west side of Demorest Road. The applicant wants to be able to place parking to the side and behind the buildings proposed along the Demorest Road frontage. In order to bring the buildings forward on the site, a variance to Section 3333.18 Building lines is necessary to reduce the building setback from 40 to 25 feet along Demorest Road. As part of that development, the applicant provides garages on the site. Due to the pitched roof on the garages the applicant needs to increase the building height from 15 to 16 feet. The increase in height provides for better drainage of the garage's roof. The applicant is requesting to increase the height of the garages from 15 to 16 feet (3333.35(G) Private Garage).

The requested variances will not seriously affect adjoining properties or the general welfare. 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 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.

Jeffrey W. [Signature]
attorney for applicant
1/4/24



CV24-001
2005 Demorest Rd.
Approximately 8.8 acres



CV24-001
2005 Demorest Rd.
Approximately 8.8 acres



CV24-001
2005 Demorest Rd.
Approximately 8.8 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 CV24-001

Address 2005 Demorest Road

Group Name Westland Area Commission

Meeting Date February 21, 2024

Specify Case Type

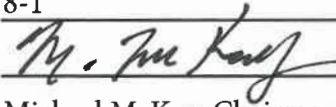
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The Council Variance request was handled separately from the associated re-zoning request (Z24-001).

Vote 8-1

Signature of Authorized Representative 

Recommending Group Title Michael McKay, Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

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.

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 #: CV24-001

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.

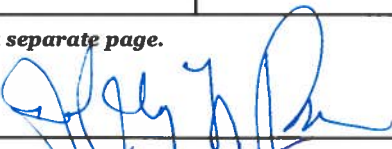
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215
deposes and states that (he/she) is the ~~APPLICANT, AGENT, OR~~ 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)

1. Jackie Lee McNabb c/o Gayle Penix 614-774-6378 2005 Demorest Road Grove City, OH 43123. no Columbus based employees	2. Metro Development LLC Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082. Columbus based employees 65
3.	4.

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 January, in the year 2024


SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
My Commission Expires
Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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