



ANDREW J. GINTHER, MAYOR

# 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.

**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 B

Signature of Applicant *Thrive Companies by* Date 05/07/2024  
*David B. Perry, Agent*

Signature of Attorney *[Signature]* Date 05/07/2024

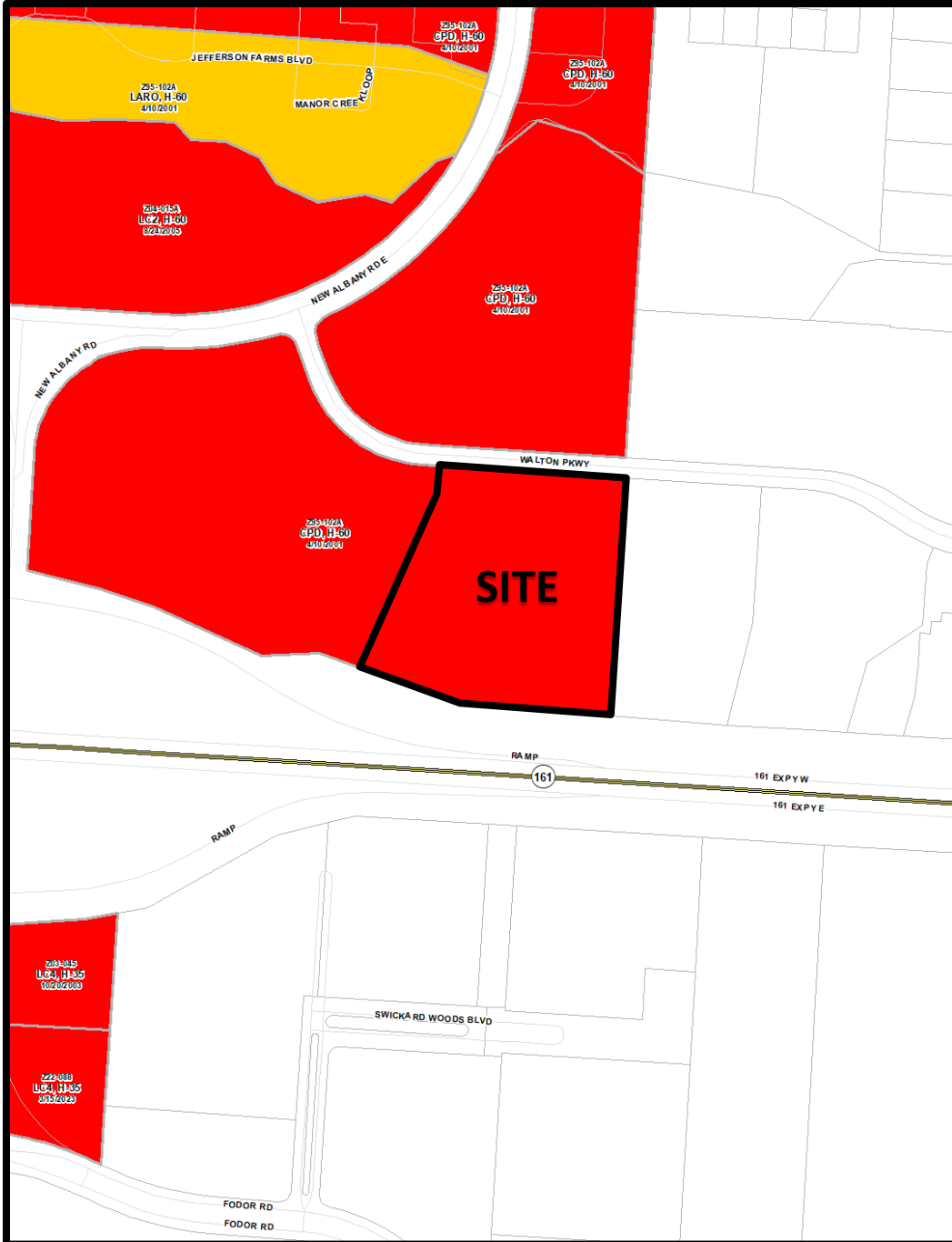
**Exhibit B**  
**Statement of Hardship**  
**CV23-095, 7745 Walton Parkway**

The site (PID: 010-292742) is 10.165 +/- acres located on the south side of Walton Parkway, 650' +/- east of New Albany Road East and also located on the north side of SR 161 near the SR 161 / New Albany Road interchange. Applicant has submitted rezoning application Z23-052 to rezone to the L-AR-2, Limited Apartment Residential District for development of the site with an apartment complex. This variance application is submitted as a companion variance to the rezoning application for variances applicable to the proposed site plan. The site plan titled "Z23-052, 7745 Walton Parkway, Moore's Edge - Zoning Site Plan", dated May 7, 2024, hereafter "Site Plan" is submitted as the site development plan.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The site has extensive landscaped area and recreational space internal to the apartment buildings and is adjacent to office buildings to the east and west. There is existing buffering of the adjacent parking lot to the east and buffering will be provided to the west. The goal is to integrate the uses in the mixed-use area by providing housing at the site for both current and future housing needs in the area. Parking is provided in excess of one (1) space per bed rather than 1.5 spaces per unit. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, The variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3312.21, Landscaping and Screening, to reduce interior parking lot trees from 47 to 21, subject to site landscaping as depicted on the Site Plan.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 530 spaces at 1.5 / DU to 468 spaces (1.3 / DU). See Site Plan.
- 3). Section 3333.255, Perimeter Yard, to reduce the east and west perimeter yards from 25' to 3' and 10', respectively, and to permit driveway crossing(s) of the east and west perimeter yards with the connecting driveways. See Site Plan.



CV23-095  
7745 Walton Pkwy.  
Approximately 10.17 acres



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7745 Walton Pkwy.  
Approximately 10.17 acres

**THE ROCKY FORK-BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
September 21, 2023  
RECORD OF PROCEEDINGS**

**Z23-052 and CV23-095 (7745 Walton Parkway)**

Review and action regarding a Columbus application to rezone, with variances, a site generally located south of Walton Parkway, north of SR-161, and east of New Albany Rd.

**Acreeage:** 10.165 +/-  
**Current Zoning:** CPD, Commercial Planned District  
**RFBA District:** Office District  
**Proposed Zoning:** L-AR-2 (H-60)  
**Applicant(s):** Thrive Companies, c/o Dave Perry  
**Property Owner(s):** New Albany Company, LLC

**STAFF COMMENTS:**

The proposal was considered for conceptual review at the June 15, 2023 meeting, where the staff and panel's comments surrounding tree preservation, bicycle parking, landscaping/screening, building heights, vehicular traffic, connectivity to surrounding parcels as well as the impact on the school district were noted. The applicant has taken steps to address this feedback in their revised site plan.

Staff finds the proposed land use and density to be appropriate based on the location and the emerging development patterns in the area. Additionally, staff finds the site design to be generally appropriate as the applicant has taken steps to adhere to the Accord design standards by including active open and green space toward the center of the development, maintaining existing trees within the right of way and eastern edge, and adding additional trees throughout the site.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance application within the Accord study area as presented.

**RESULT:**

This motion was approved (4-1-0)

|                 |     |
|-----------------|-----|
| Ms. Boni        | Yes |
| Mr. Brubaker    | Yes |
| Mr. Chappellear | No  |
| Mr. Herskowitz  | Yes |
| Mr. Paul        | Yes |

THE CITY OF  
**COLUMBUS**  
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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV23-095

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) Charles Campisano  
of (COMPLETE ADDRESS) Thrive Companies; 842 North 4th Street, Suite 200, Columbus, OH 43215  
deposes and states that they are 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:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

|  |  |
|--|--|
| <p>1. Thrive Companies; 842 North 4th Street, Suite 200, Columbus, OH 43215<br/>Number of Columbus-based employees: 149<br/>Contact: Charles Campisano, (614) 496-8275</p> | <p>2. New Albany Company, LLC; 8000 Walton Parkway, Suite 120, New Albany, OH 43054<br/>Number of Columbus-based employees:<br/>Contact: Jamie McNally, (614) 939-8000</p> |
| <p>3. _____<br/>_____</p>  | <p>4. _____<br/>_____</p>  |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12<sup>th</sup> day of April, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Kellie L. Banyay  
Notary Public, State of Ohio  
My Commission Expires 07/06/26

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