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GR
230 W. Spring St., Suite 255
Columbus, Ohio 43215
614.298.2122

AD
2631 Erie Avenue, Suite 25
Columbus, Ohio 43208
614.221.0144

**East Village
The Site Plan**

Charterden Ave - 12th St. Columbus, Ohio 43201

North



S101

4.28.08



Statement of hardship

Dana Hitt
AICP, Council Activities
645-2395

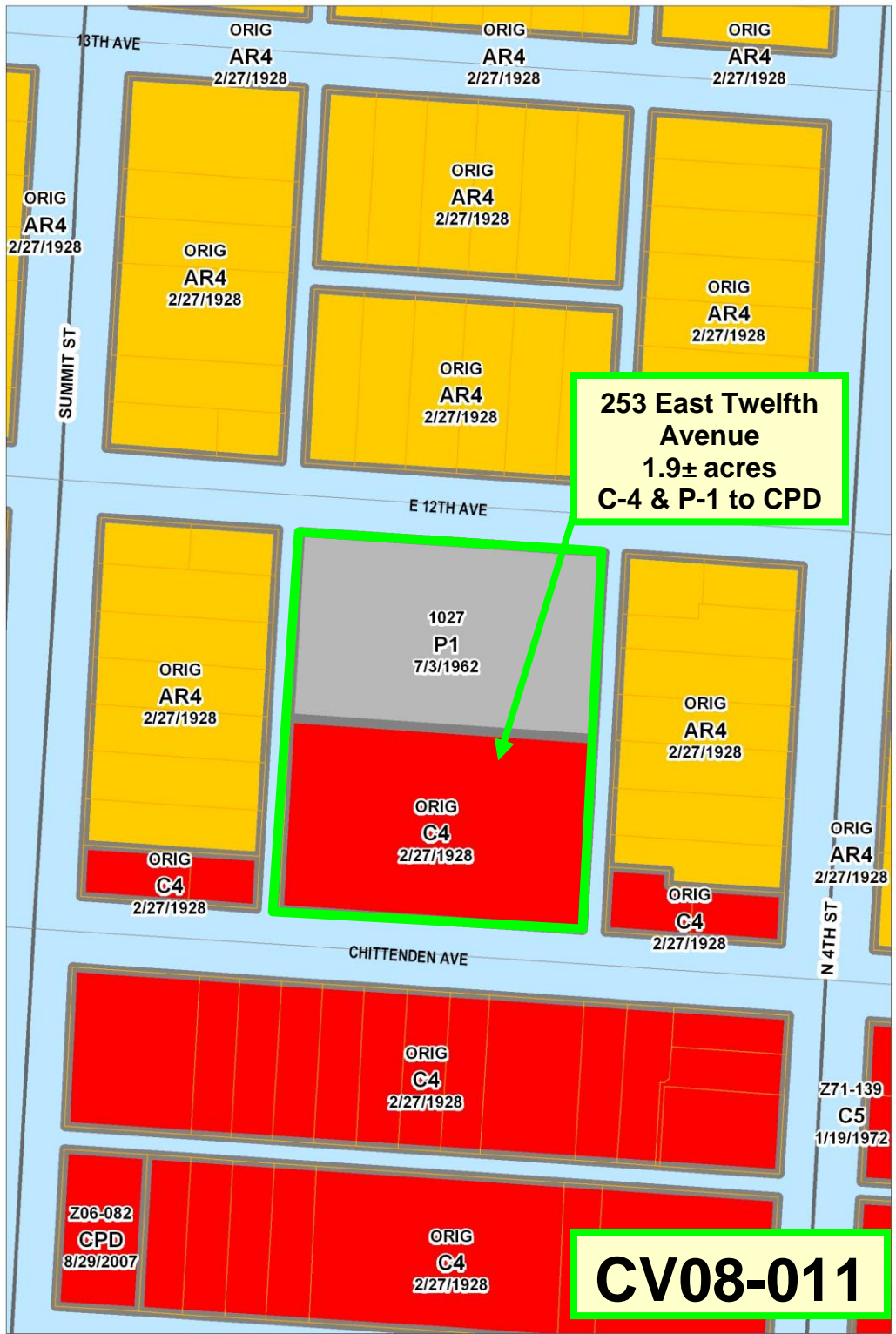
Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

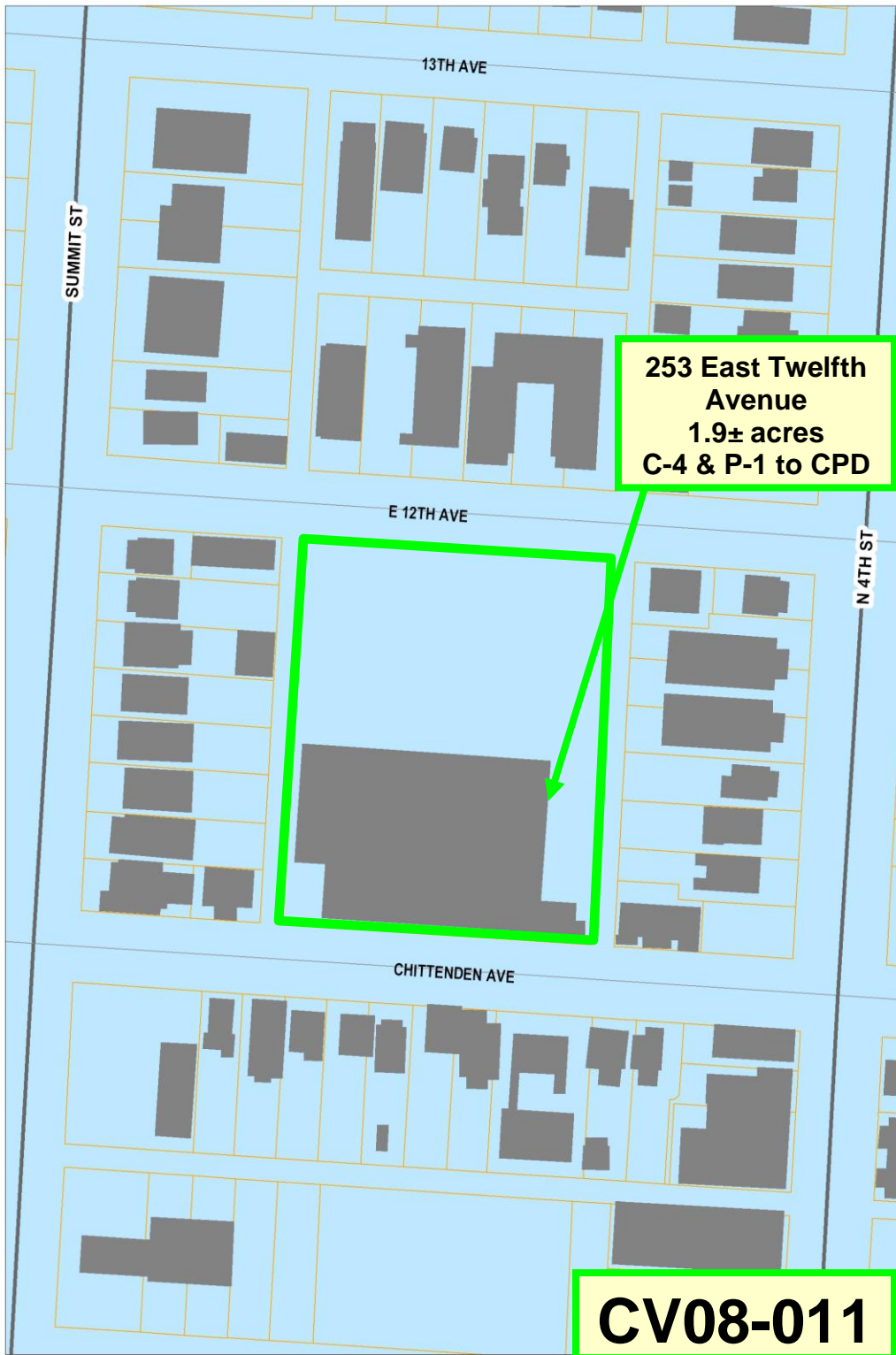
The site is located in the south east corner of the University Area District and just north of the Weinland Park Area. This site is a crucial redevelopment site for both areas, and will revitalize a large void in the urban fabric. The development team has worked diligently with both the University Area and the Weinland Park Area Commissions to develop a plan that is supported by the community. The commercial planned development and proposed plan have recently been approved by unanimous vote by the UAC, UARB, and the Columbus Development Commission. We are pending final approval by Columbus City Council.

The plan and CPD text comply with the zoning code at the time of this submittal, however a change to the code was recently approved by Columbus Development Commission which will prohibit first floor parking below residential. If this is approved, our development plan will be considered a non conforming use due to the timing of both applications.

We are asking for a variance to the zoning code, in anticipation of the new legislation, to allow parking below residential units, and to allow for residential uses on the first floor. This request is keeping with the plan that has been presented, approved and recommended by all neighborhood and community groups.

The proposed plan keeps commercial uses on the first floor along Chittenden Ave, as recommended by the Weinland Park Redevelopment Plan, and the UAC. The use variance would allow parking below the residential buildings along the alley, and allow first floor residential uses along 12th Ave. All neighborhood groups recognize the inherent residential character of 12th Ave, and acknowledge that commercial uses are inappropriate for this street. The allowance for first floor uses would allow for a sales office, building common gathering areas, and community spaces to be located on the first floor.





Hitt, Dana

From: Hupman, Ron [RHupman@OHLIQ.com]
Sent: Friday, June 06, 2008 10:04 AM
To: Hitt, Dana
Subject: 253 E. 12th Ave.

Dana,

I apologize for taking so long to send this.

At its regular meeting on May 21, 2008, the UAC unanimously adopted a resolution recommending approval, contingent on passage by city council of pending legislation, of the additional variances to permit first floor parking in a C3 zoning district and also to permit first floor residential use. Please let me know if you have questions or need anything more.

Ron

Ronald L. Hupman

Office of the Ohio Insurance Liquidator
50 West Town Street,
3rd Floor, Suite 350
Columbus, Ohio 43215
Direct Dial 614-485-6234
Fax 614-487-9418
rhupman@ohliq.com

The Office of the Ohio Insurance Liquidator has begun operations at its new location in downtown Columbus. Our new address is 50 W. Town Street, Third Floor – Suite 350, Columbus, OH 43215. Please update your records to reflect this change. All phone numbers remain the same.

Ronald L. Hupman
Office of the Ohio Insurance Liquidator
1366 Dublin Rd.
Columbus, OH 43215
(614) 485-6234
(614) 487-9418 Fax
rhupman@ohliq.com

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-011

Being first duly cautioned and sworn (NAME) Tim Wlelsh
of (COMPLETE ADDRESS) 1838 Ridgerview Rd. Columbus, OH 43221
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

1. <u>John C. Hanks</u> <u>2205 Tremont Rd</u> <u>Columbus, OH 43221</u> <u>0</u> <u>452-2373</u>	2. <u>Tim Wlelsh</u> <u>1838 Ridgerview Rd.</u> <u>Columbus, OH 43221</u> <u>1 employee</u> <u>571-0654</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

T. Wlelsh

Subscribed to me in my presence and before me this 4 day of February, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Jenna L. Gallas

My Commission Expires:

13 May 2012

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

Notary Seal Here



JENNA L. GALLAS
Notary Public, State of Ohio
My Commission Expires May 13, 2012
Recorded in Franklin County