



# Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV15-046

### Section 3307.10 Variances by City Council

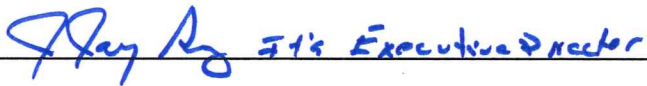
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

**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 requested as detailed below:**

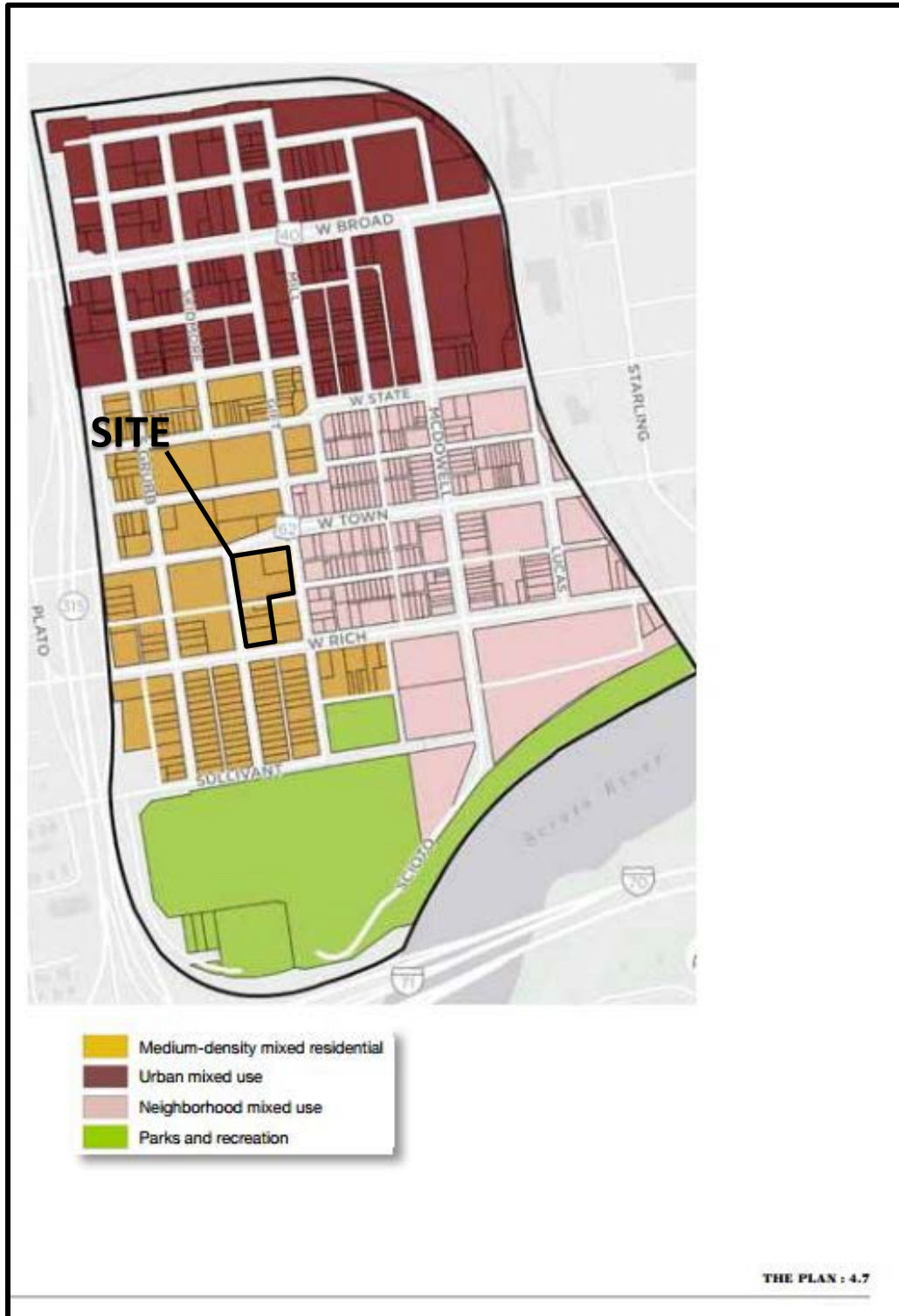
**Applicant Pilot Dogs, Inc. ("Pilot Dogs") is an Ohio non-profit corporation that, since its founding in 1950, has had a mission to provide guide dogs for the blind. Since 1952, Pilot Dogs has been headquartered at 625 West Town Street in the East Franklinton neighborhood. Pilot Dogs does not charge for its services, which include providing each client a pilot dog, four weeks of in-residence training, and round-trip transportation to Columbus. Although Pilot Dogs conducts its administrative and training operations at its 625 W. Town Street headquarters, the kennels where the guide dogs live while not on-site at headquarters is located several miles away on Stimmel Road. The time and expense needed each day to transport numerous dogs between the kennels and headquarters poses a hardship on Pilot Dogs. In order to alleviate this hardship, Pilot Dogs seeks a variance to construct and operate a multi-use building on recently acquired land directly adjacent to its headquarters at 625 W. Town Street. This new building would house additional administrative offices and state-of-the art veterinary medical suites and kennels. If the proposed variance is granted, surrounding property owners will not be adversely affected. First, Pilot Dogs' day-to-day operations in the neighborhood will not change. Second, the state-of-the art building represents a significant investment, and will add to--not detract from--the East Franklinton neighborhood. Third, the new building would not be a commercial enterprise, and, as the shuttling of dogs to and from the kennels would cease, would have the net effect of reducing traffic in the neighborhood.**

Signature of Applicant  Ray Ay Jr's Executive Director Date July 28, 2015

**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 checks payable to the Columbus City Treasurer

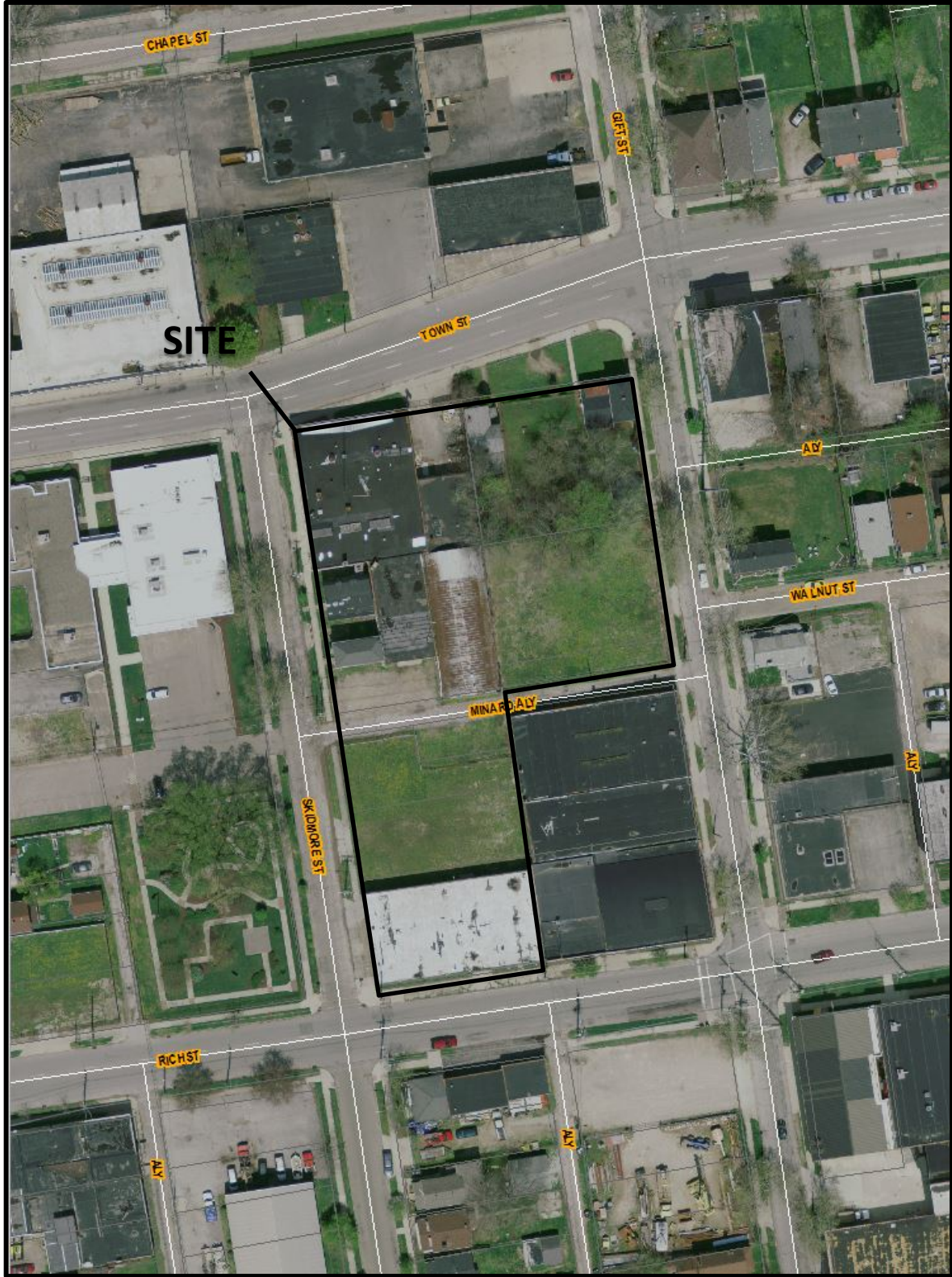


CV15-046  
577 West Town Street  
1.06 Acres



CV15-046  
577 West Town Street  
1.06 Acres  
*East Franklinton Creative Community District Plan*  
(2012)





CV15-046  
577 West Town Street  
1.06 Acres



## Franklinton Area Commission

P.O. Box 23315 Columbus, Ohio 43223

9.10.15

Re: Pilot Dogs application for a Council Variance.

The members of the Franklinton Area Commission support the good work of Pilot Dogs and voted in unanimous support of their request to kennel their dogs, 24/7, at the new facility bordered by Town, Skidmore and Gift Streets.

A handwritten signature in black ink, appearing to read "Judy Box", with a long horizontal line extending to the right.

Judy Box.  
Chair.

Chairperson: Judy Box, 614-377-0429  
Vice Chairperson: Matthew Egner, 614.638.3653  
Secretary: Trent Smith, 614-746-0287  
Treasurer: Allan Brown 614-268-0902



# EAST FRANKLINTON REVIEW BOARD

## RECOMMENDATION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 577 W TOWN  
**PROPERTY OWNER:** 15-09-001  
**APPLICANT:** PILOT DOGS, INC.  
**REQUEST:** COUNCIL VARIANCE FOR USE (CV15-046)  
**HEARING DATE:** 09/15/2015

The East Franklinton Review Board hereby certifies that the application for the above referenced property and a copy of this recommendation are on file with the city's Planning Division. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3323:

- |                                     |                       |                          |                |
|-------------------------------------|-----------------------|--------------------------|----------------|
| <input type="checkbox"/>            | Zoning Change Request | <input type="checkbox"/> | Special permit |
| <input checked="" type="checkbox"/> | Variance              | <input type="checkbox"/> | Other          |
| <input type="checkbox"/>            | Change of Use         |                          |                |

**TYPE(S) OF ACTION(S) REQUESTED:**

**RECOMMENDATION:**

- Recommend Approval     Recommend Approval with Conditions     Recommend Denial     No Action Taken

**CONDITONS:**

This recommendation is for consideration by designated regulatory authority for the actions requested as indicated.

09/17/2015

**Jackie Yeoman**

Date

East Franklinton Review Board/Development Department/Planning Division  
 50 W Gay St, Columbus OH 43215  
[jeYeoman@columbus.gov](mailto:jeYeoman@columbus.gov) | 614 645 0663





# Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
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## 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.

APPLICATION # CV15-046

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jay Gray, in his capacity as Executive Director of Pilot Dogs, Inc.  
of (COMPLETE ADDRESS) 625 West Town Street, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

<p>1. <b>Pilot Dogs, Inc.</b> 625 West Town Street Columbus, Ohio 43215 33 Columbus based employees Jay Gray, 614-221-6367</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Jay Gray, Inc's Executive Director

Sworn to before me and signed in my presence this 28<sup>th</sup> day of July, in the year 2015

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Never  
My Commission Expires

**ERIN STOCK, Attorney at Law**  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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

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