

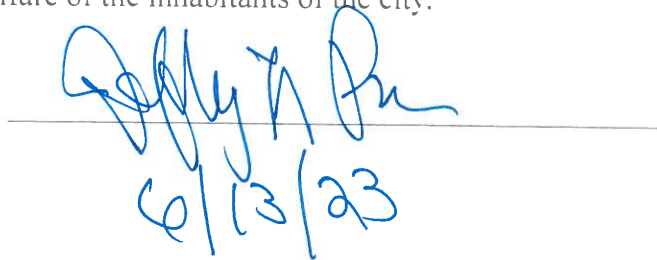
Hardship Statement

The applicant is proposing a multi-family development on the north side of Alkire Road. The site is an irregular shape due to the angle of I-270 along the east property line and an existing multi-family development to the west. The site is also crossed by two streams which limits the developable area due to the stream conservation protection zone.

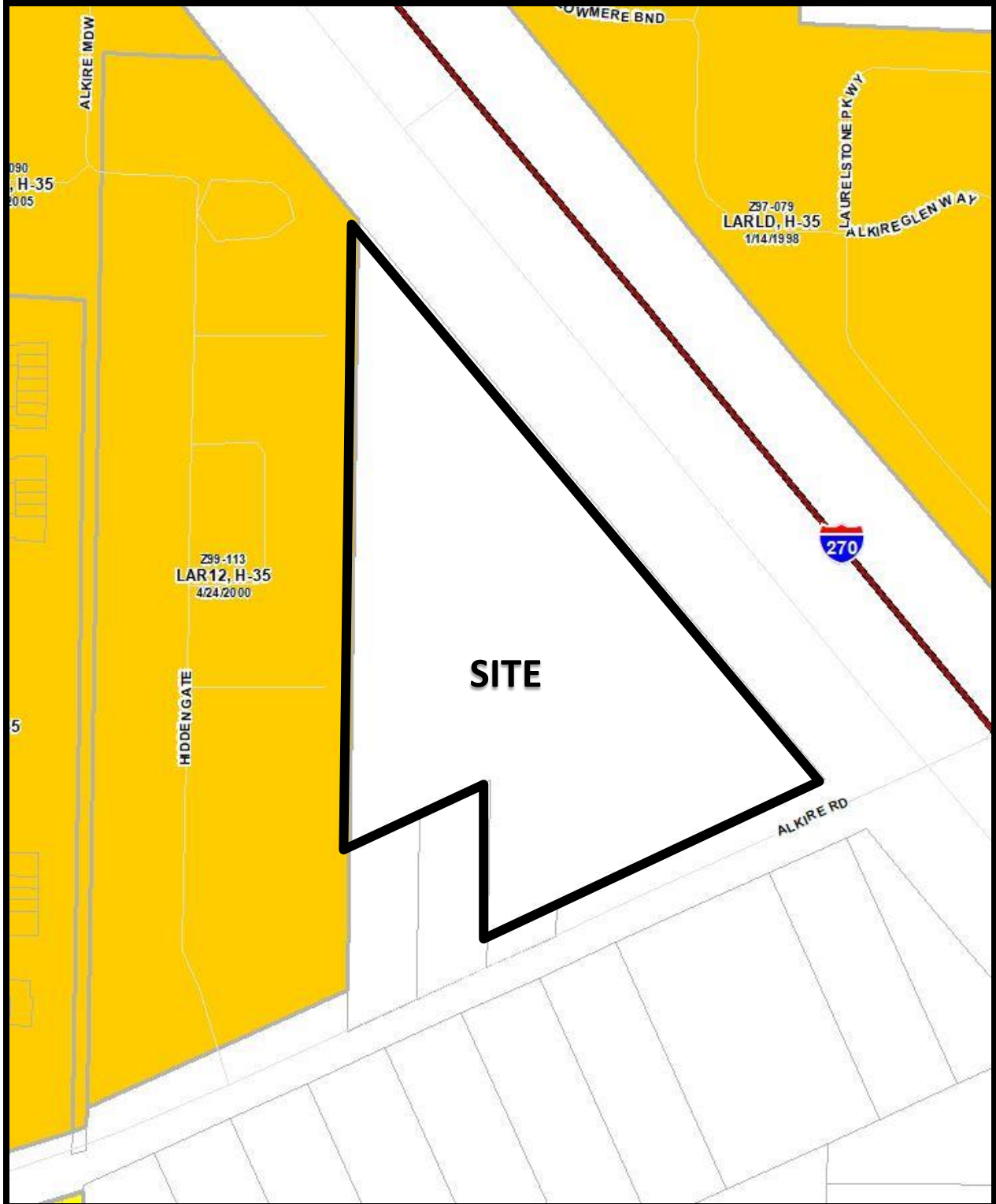
The applicant is requesting a reduction in the building setback along I-270 from 25 to 5 feet and along Alkire Road from 50 to 15 feet for the hot box / water vault (Section 3333.18 Building Lines); a reduction in the perimeter yard along the west property line from 25 to 15 feet (Section 3333.255 Perimeter Yard) and to increase the height of the garages from 15 to 16 feet (3333.35(G) Private Garage).

The irregular shape of the site along with two stream conservation protection zones creates the need for the building and perimeter yard reduction. The proposed garages have a pitched roof and the one foot increase in height helps with the roof runoff.

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.



6/13/23



CV23-036
4300 Alkire Road
Approximately 6.4 acres



CV23-036
4300 Alkire Road
Approximately 6.4 acres

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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 _____

Signature of Authorized Representative* _____

Recommending Group Title _____

Daytime Phone Number _____

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.

*Technical issue with signature. E-mail confirmation of information received.

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 #: CV23-036

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

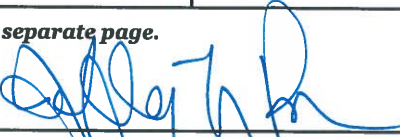
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215

deposes and states that (he/she) is the ~~APPLICANT, AGENT, OR 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. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road Ste 100 Westerville, OH 43082 65 Columbus based employees</p>	<p>2. Bible Truth Tabernacle Allen Evans 614-275-0560 P.O. Box 44035 Columbus, OH 43204 2 Columbus based employees.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 13th day of April, in the year 2023


SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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