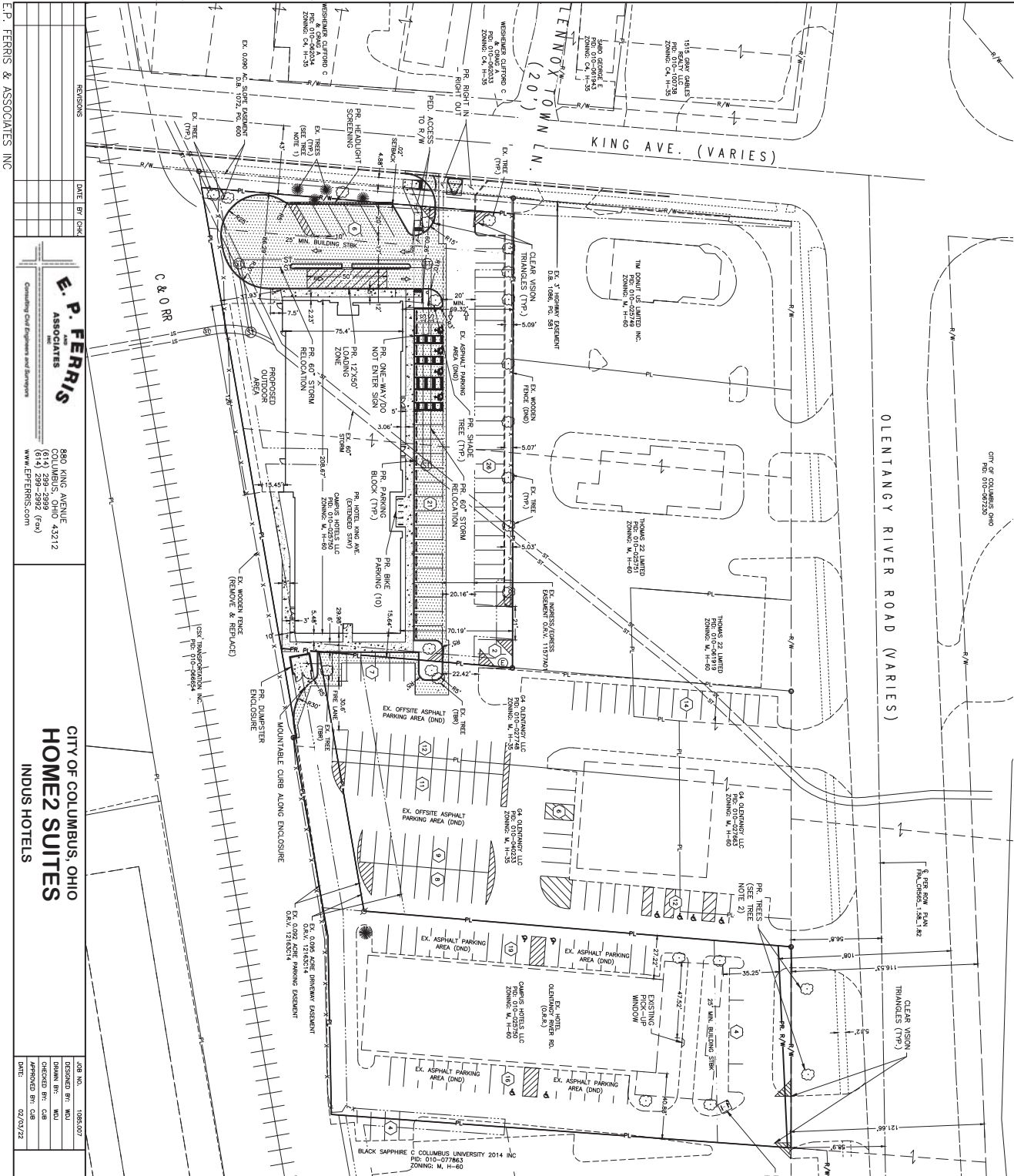


M:\1085007\_Veristyle\DWG\Production Drawings\Zoning Site Plan\1085007\_Home2Suites\_TSP.dwg --1 LAST EDITED BY CUNNINGHAM ON 6/13/22



LEGEND  
 10' CLEAR VISION TRIANGLE PER 321.05  
 PROPOSED PAVEMENT AREAS (12,100 S.F.)  
 VEHICLE PARKING COUNT

NOTES  
 THE PROPOSED PROJECT WILL CONFORM WITH ZONING CODE REQUIREMENTS FOR THE HOTEL USE.  
 1. THE PROPOSED PROJECT WILL CONFORM WITH ZONING CODE REQUIREMENTS FOR THE HOTEL USE.  
 2. THIS PLAN SHOWS THE PROPOSED PROJECT WITH 'NEW' AREAS AND SMALL COURTYARD WITH CITY OF COLUMBUS AND FRANKLIN COUNTY.  
 ALL NEW ACCESSIBLE AREAS LABELED WITH 'NEW' ARE 'E' PER ROW PLAN. (MACQUEEN, L.S.K., 1.82)

*Robert R. Binkley*  
 22

GENERAL ZONING INFORMATION		
ADDRESS	1443 OLDTOWNY RIVER ROAD	
PANEL NUMBER	010-02150	
ZONING CLASSIFICATION/DISTRICT	M - MANUFACTURING	
HEIGHT DISTRICT	H-80	
PROPOSED BUILDING HEIGHT	50'	
FLOOD INSURANCE RATE MAP NUMBER	390460000A (REV. 03/14/2008)	
FLOOD FLOOD ESTIMATION (FEI)	N/A	

PARKING CALCULATION			
USE	AREA	REQUIREMENT	CALCULATED
PR. HOTEL	117 KERS	1.5:1 KEY	176
EX. HOTEL	55 KERS	1:1 KEY	55
EX. HOTEL SWAP	300 S.F.	1:175 S.F.	2
PROPOSED BIKE PARKING	176 SPACES	42 SPACES + 2 SPACES (RELOCATION)	178
PROVIDED BIKE PARKING	43 SPACES (27 PR., 28 BO.)	5 SPACES (RELOCATION)	48
TOTAL PROVIDED PARKING	177 SPACES	177 SPACES	177
REQUIRED ADA PARKING	4 SPACES (1 VAN)	4 SPACES (1 VAN)	4
REQUIRED ADA PARKING	2 SPACES (1 VAN)	2 SPACES (1 VAN)	2
REQUIRED BIKE PARKING (PR. HOTEL)	9 BIKE PARKING SPACES	9 BIKE PARKING SPACES	9
REQUIRED BIKE PARKING (PR. HOTEL)	3 BIKE PARKING SPACES	3 BIKE PARKING SPACES	3
PROVIDED BIKE PARKING (PR. HOTEL)	10 BIKE PARKING SPACES	10 BIKE PARKING SPACES	10
REQUIRED BIKE PARKING (OT)	4 BIKE PARKING SPACES	4 BIKE PARKING SPACES	4
PROVIDED BIKE PARKING (OT)	8 SHADE TREES (3 RAMP AREAS)	8 SHADE TREES (3 RAMP AREAS)	8
PROVIDED SHADE TREES	11 (7 EX. SHADE TREES, 4 PR. SHADE TREES)	11 (7 EX. SHADE TREES, 4 PR. SHADE TREES)	11

- TREE NOTES**
- TREES IN THIS AREA ALONG THE ROAD FRONTAGE ARE TO BE REMOVED. THESE (2) TREES MUST BE REPLANTED WITH TWO NEW TREES OF EQUAL OR GREATER SIZE AND SPECIES. THESE (2) TREES SHALL BE PLANTED WITHIN THE SAME AREA AS THE REMOVED TREES AND SHALL BE PLANTED IN THE SAME SPECIES AND SIZE.
  - THIS AREA ALONG THE OLDTOWNY RIVER ROAD TO BE REMOVED TREES (4) IN: FRANKLIN COUNTY (2) AND FRANKLIN COUNTY (2).

**E. P. FERRIS & ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS AND ARCHITECTS  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 298-2899 (FAX)  
 WWW.EPFERRIS.COM

**CITY OF COLUMBUS, OHIO**  
**HOME2 SUITES**  
**INDUS HOTELS**

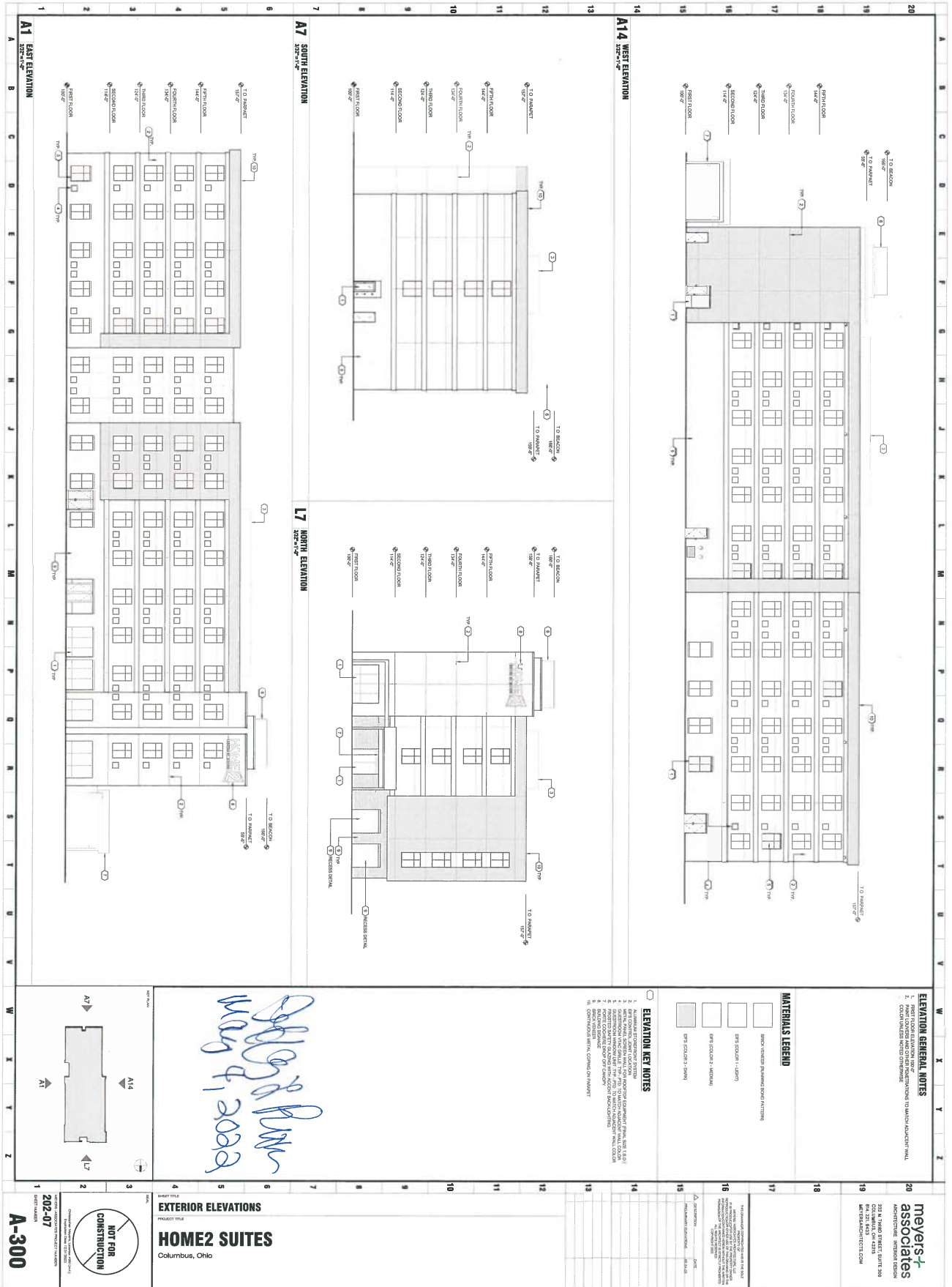
JOB NO.	1085007
DESIGNED BY	WJU
DRAWN BY	WJU
CHECKED BY	CAB
APPROVED BY	CAB
DATE	02/07/22

**ZONING SITE PLAN**

SCALE: 1" = 30'

SHEET NO.	01
TOTAL SHEETS	1

CV21-153; Final Received 6/13/22



**ELEVATION GENERAL NOTES**

1. FIRST FLOOR ELEVATION MATCH TO MATCH-ADJACENT WALL.
2. COLUMN NUMBERS NOTED OTHERWISE.

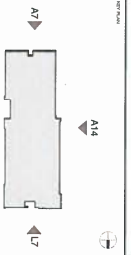
**MATERIALS LEGEND**

- BRICK FINISH FURNISHED BRICK PATTERNS
- EPS (COLLAR) - 1" MIN
- EPS (COLLAR) - 2" MIN
- EPS (COLLAR) - 3" MIN

**ELEVATION KEY NOTES**

1. ELEVATION KEY NOTATION SYSTEM
2. ELEVATION KEY NOTATION SYSTEM
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18. ELEVATION KEY NOTATION SYSTEM
19. ELEVATION KEY NOTATION SYSTEM
20. ELEVATION KEY NOTATION SYSTEM

*Handwritten signature: Jeffrey A. Blum*  
 May 4, 2022



**meyers+**  
**associates**  
 ARCHITECTS INTERIOR DESIGNERS  
 222 N. THIRD STREET, SUITE 200  
 COLUMBUS, OHIO 43215  
 614.261.4523  
 MEYERSASSOCIATES.COM

**EXTERIOR ELEVATIONS**  
 PROJECT TITLE: **HOME2 SUITES**  
 Columbus, Ohio

**NOT FOR CONSTRUCTION**

DATE: 2022-07  
 SHEET NUMBER: **A-300**

# 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

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## 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.

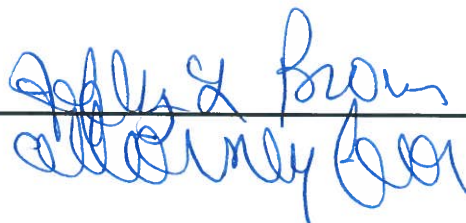
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE 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.**

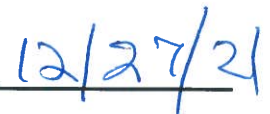
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

see attached sheet.

Signature of Applicant



Date



CV21-153, 1445 Olentangy River Road

### **Hardship Statement**

There are two hotels that exist on this parcel. The applicant wants to demolish the hotel that fronts King Avenue (King) while keeping the parking area east of the existing building and replace it with an extended stay hotel. The hotel that fronts on Olentangy River Road (Olentangy) will remain. The existing hotel has a drive thru window which is used for checking in/out. In addition to that function the drive thru window also will allow guests to obtain breakfast as a get and go service in their automobiles. The applicant wants to split the existing parcel into two parcels each with a hotel on it. The existing parcel has a parking easement across parcels 010-0277748 and 010-040233 which allows 51 shared parking spaces.

The site is zoned M, manufacturing which no longer allows an extended stay hotel but does permit a hotel.

The applicant is requesting a variance for sections 3361.01 to permit an extended stay hotel; section 3363.24 to reduce the building setback from 40 to 36 feet; from 3363.27 to increase the building height from 60 to 66 feet; 3312.11 to eliminate the bypass lane and stacking spaces for existing drive thru; 3312.21 to reduce the number of parking lot trees (6 to 2) and to eliminate the soil and soil radius area for the trees (there are existing trees along the east side of the King Ave. site that will provide shade but do not meet the location requirements for parking lot trees) and to eliminate the parking lot screening along King Avenue; 3312.27 to reduce the parking setback from 10 to zero (existing condition); 3312.49 to reduce the required number of parking spaces from 176 to 128 (the site has a cross parking easement over 51 parking spaces to adjacent to the site); and 3312.51(2) to permit a loading space to occupy a drive aisle (the hotel does not get many deliveries).

The area around the site is developed with commercial and some industrial uses. The site has had two hotels on it for many years. The proposed development would allow for the construction of a new extended stay hotel along King Ave and permit the existing parcel to be split into two -- each having a hotel on parcel. The King Ave parcel is located between railroad tracks and existing development. The granting on these variances will not seriously affect any adjoining property or the general welfare.

### **Variances**

3363.01 M- Manufacturing District: to permit an extended stay hotel (King)

3309.14 Height districts: to increase the building height from 60 to 66 feet

3312.11 Drive-up stacking area: to eliminate a bypass lane and stacking for a drive thru on the Olentangy River Road site

3312.21 Landscaping and screening: to reduce the number of interior parking lot trees from 6 to 2 and to eliminate the minimum soil area as well as the minimum radius of soil area per tree (King) and to eliminate the parking lot screening along King Avenue.

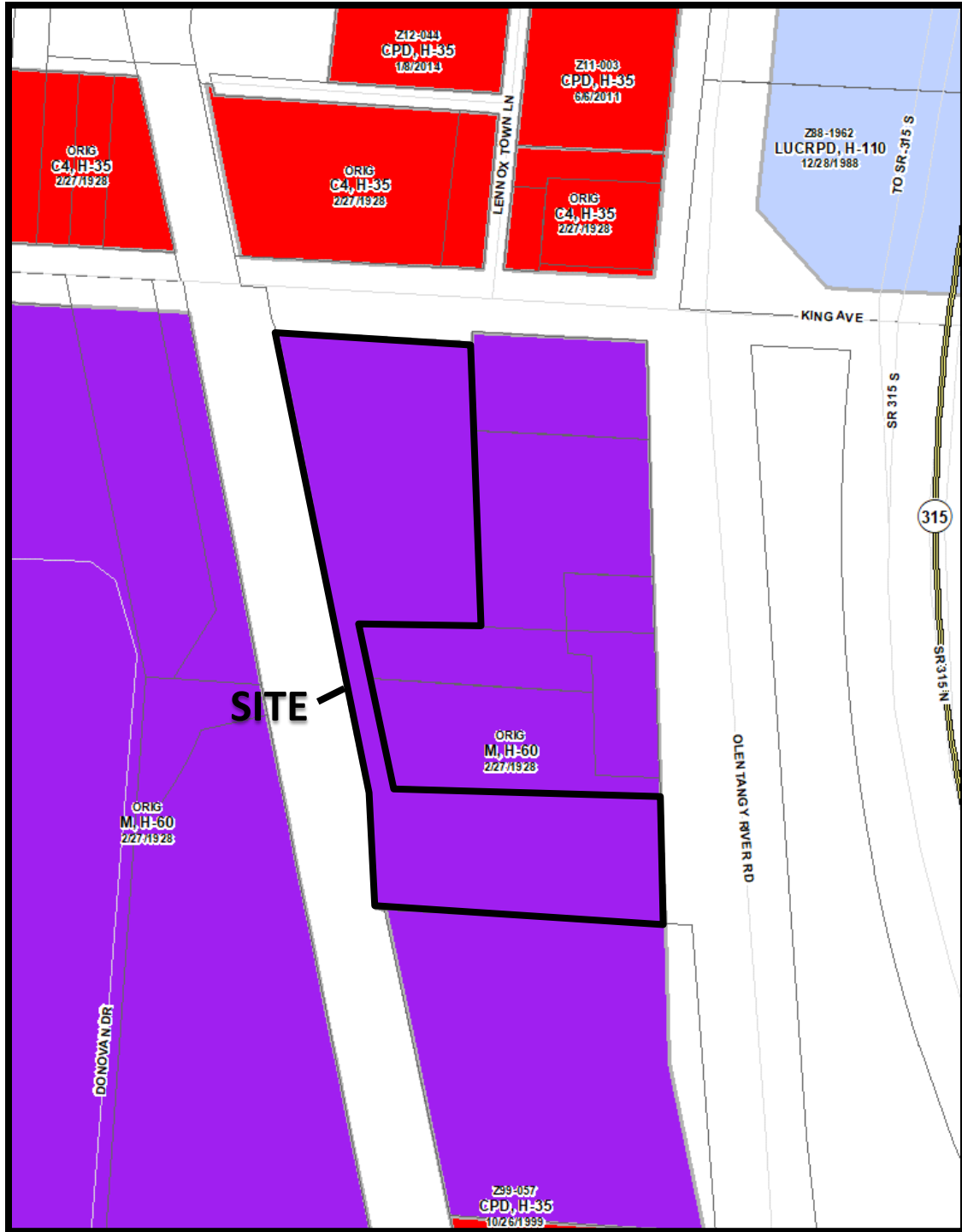
3312.27 Parking setback line: to reduce the parking setback from King Avenue from 10 to 0 feet (existing condition) (King)

3312.49 Minimum numbers of parking spaces required: to reduce the number of parking spaces from 176 to 55 (King) and to reduce the number of parking spaces from 44 to 43 (Olentangy)

3312.51(2) Loading space: to permit the loading space to be in a drive aisle

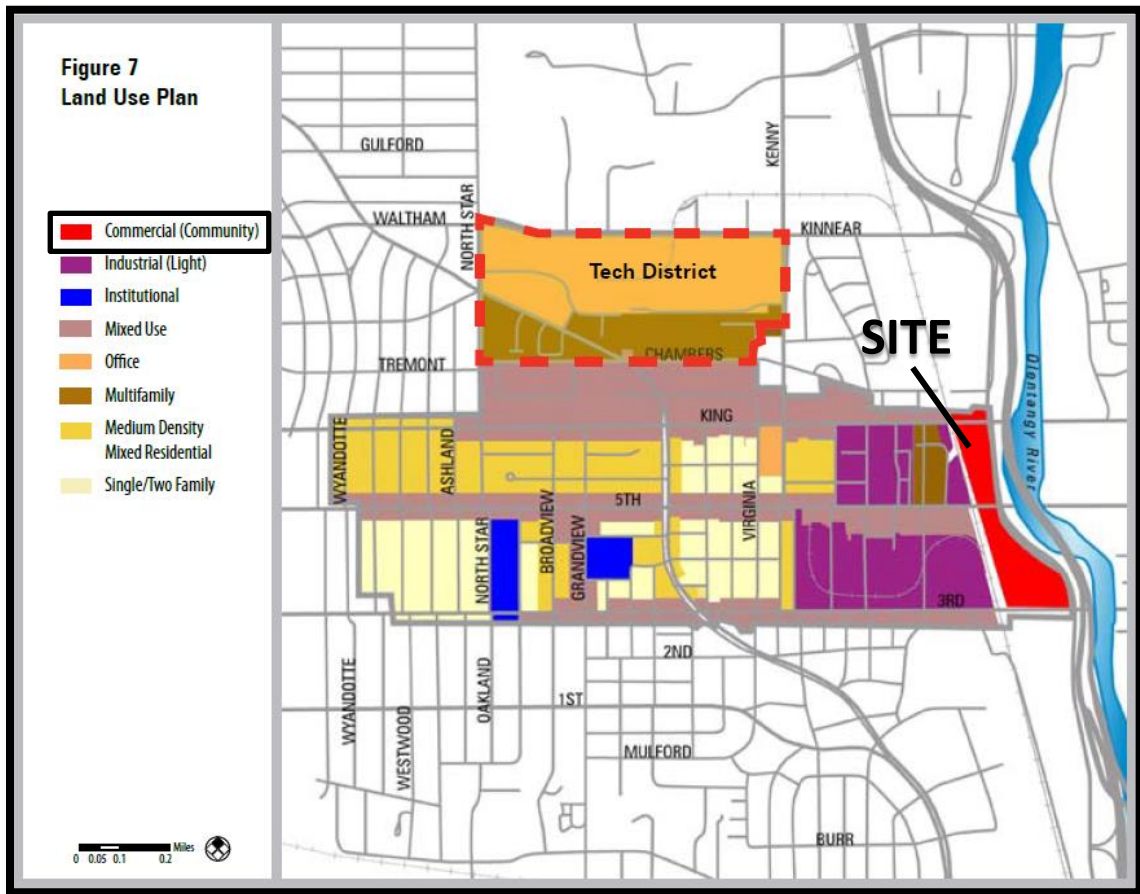
3356.05(E)(2), C-4 district development limitations: to provide 55 parking spaces

3363.24 Building lines in a M-Manufacturing district: to reduce the building setback along King Avenue from 40 to 36 feet

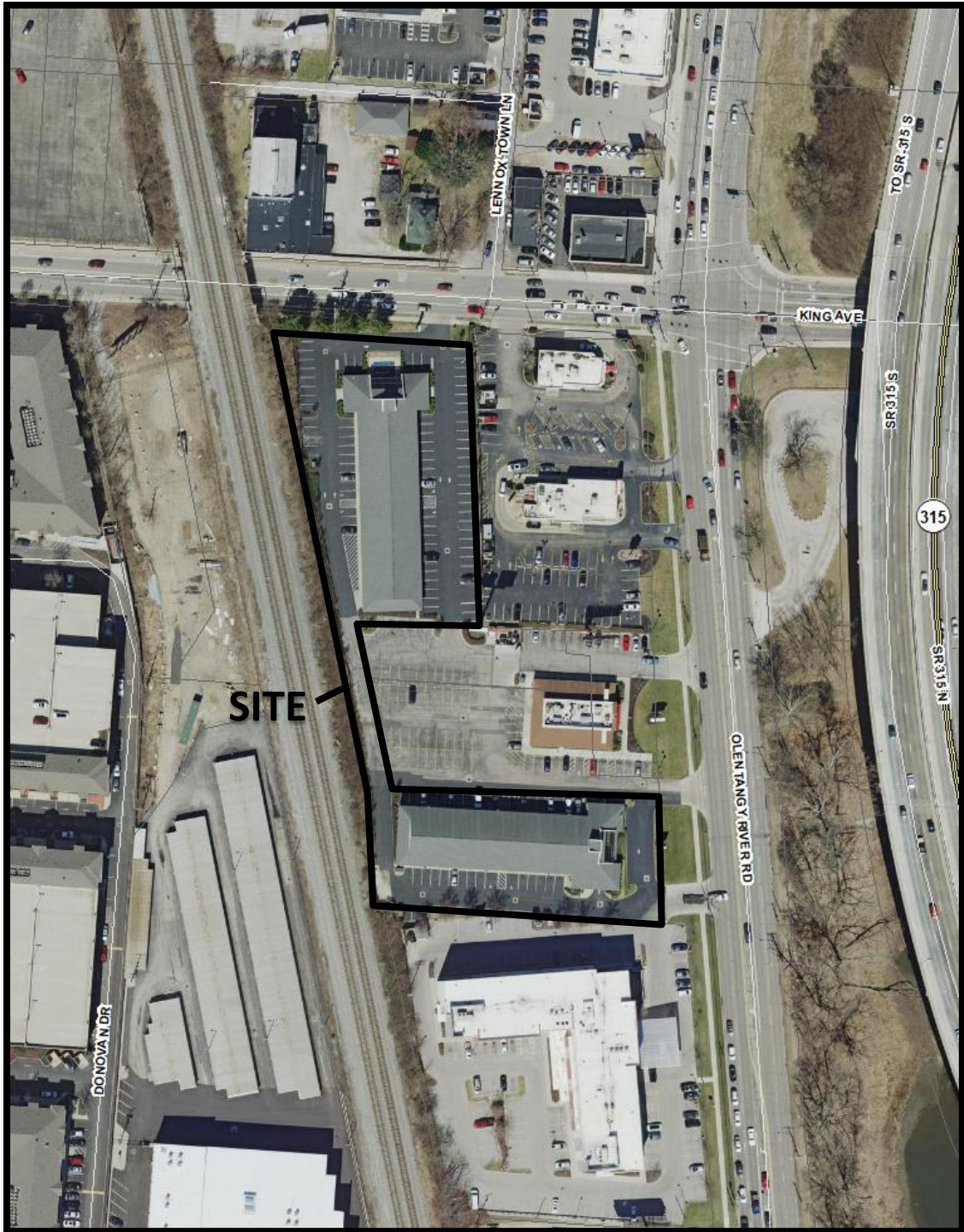


CV21-153  
1445 Olen Tangy River Rd.  
Approximately 2.1 acres

5th by Northwest Area Plan (2009)



CV21-153  
1445 Olentangy River Rd.  
Approximately 2.1 acres



CV21-153  
1445 Olentangy River Rd.  
Approximately 2.1 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 CV21-153  
Address 1445 Quantony Pinner Rd  
Group Name 5th by NW  
Meeting Date 4/5/22  
Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit  
Recommendation (Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

5xNW voted 3-4 to recommend disapproval of this variance.

Vote 3-4 Disapproval  
Signature of Authorized Representative *Justin Davis*  
Recommending Group Title Fifth by Northwest  
Daytime Phone Number 215-740-2835

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 #: CV21-153

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, Suite 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. Campus Hotel LLC David Kozar 1555 Lennox Town Lane, Columbus ,OH 43212 614-824-2742 number of Columbus based employees: 12</p>	<p>2.</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 20<sup>th</sup> day of May, in the year 2022

  
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.***