



*John Taylor*  
4/6/22

**SITE DATA**

TOTAL ACRES	± 15.41 ACRES
TOTAL UNITS	208
EXISTING UNITS	160
PROPOSED UNITS	48
TOTAL PARKING	403 SPACES
EXISTING SURFACE PARKING	243 SPACES
EXISTING GARAGE PARKING	46 SPACES
PROPOSED SURFACE PARKING (EXCLUDES RELOCATED)	96 SPACES
PROPOSED GARAGE SPACES	18 SPACES
OPEN SPACE PROVIDED	± 1.00 AC.

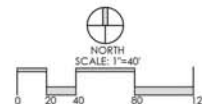
**ILLUSTRATIVE PLAN- SUBAREA 2**

**BROOKFIELD VILLAGE EXP.**

PREPARED FOR BRG/METRO DEVELOPMENT

DATE: 3.15.22

CV22-009; Final Received 4/6/2022



**Faris Planning & Design**

LAND PLANNING LANDSCAPE ARCHITECTURE  
4874 Cemetery Hill Blvd., OH 43026  
p (614) 457-1944 www.farisplanninganddesign.com

**STATEMENT OF HARDSHIP**

**Property Address:** 3855 Alkire Road

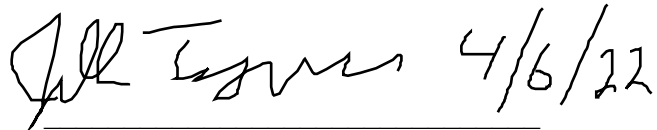
**Applicant:** Alkire Woods LLC

**Application:** CV22-009

Alkire Woods was zoned in 2004 to a PUD-6 to permit a single family residential subdivision. In 2009, the property was rezoned PUD-6 and L-AR-12 to allow for a single family residential subdivision and a multi-family apartment complex. The applicant is now seeking to rezone the property to allow for the construction of 48 additional multi-family units in Subarea 2. Subarea 1 shall remain a PUD-6, with the same standards as set forth in the existing rezoning to accommodate the existing single family lots and Subarea 2 shall be rezoned to L-ALRD to accommodate the existing multi-family development and the construction of the 48 additional multi-family units.

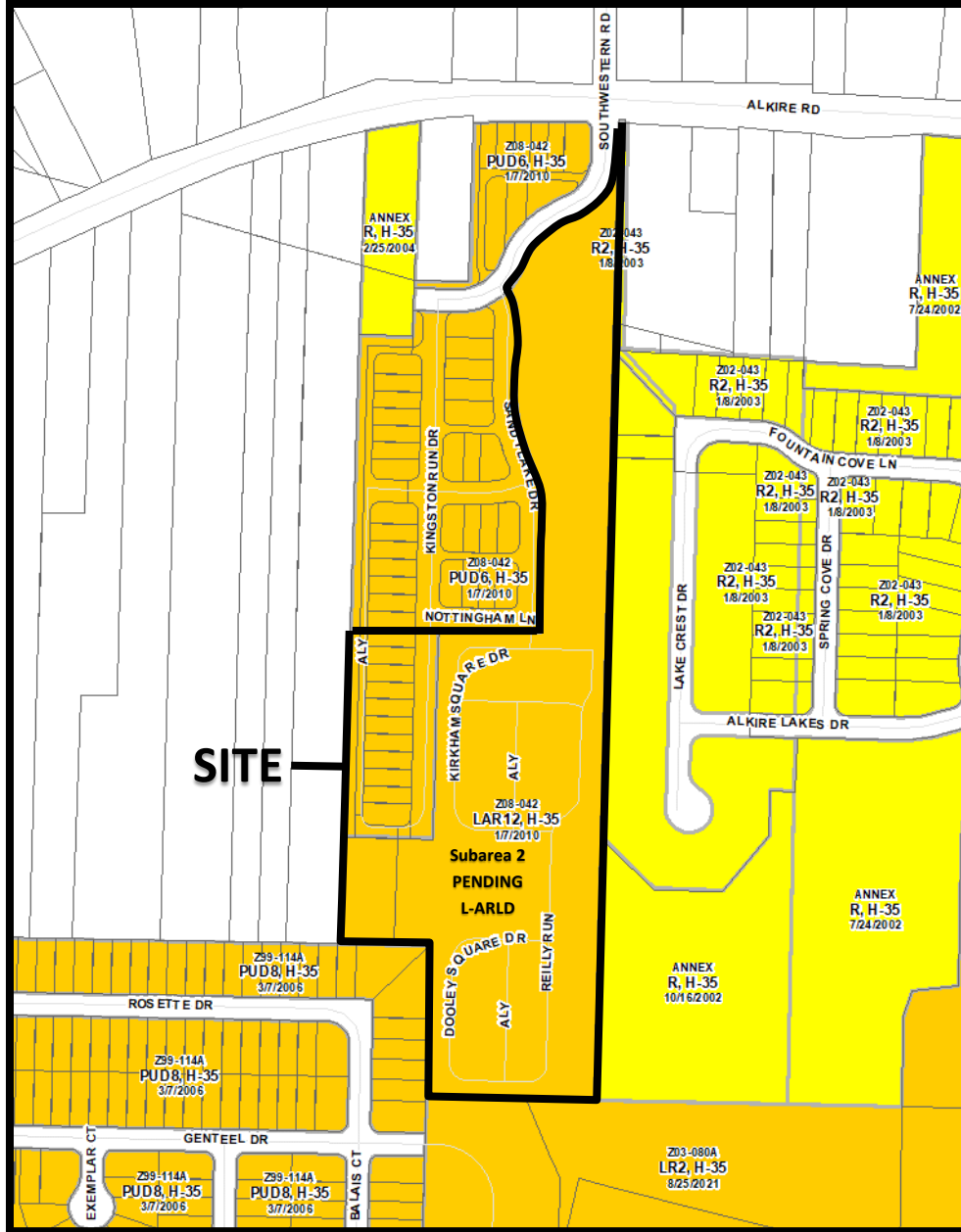
The parcels that will now be part of Subarea 2 cannot be combined with the existing parcels in Subarea 2 because they are in different taxing districts. An exhibit showing the parcels that cannot be combined is attached hereto. As a result, the applicant is requesting a variance from the perimeter yard and setback requirements under 3332.255 to eliminate any setback requirements between the parcels in Subarea 2 so they can operate as one multi-family development.

Granting the variance allows the development to be constructed and maintained as shown on the Site Plan approved by the Greater. The grant of the variance will not be injurious to the neighboring properties nor have any negative impact on city services.

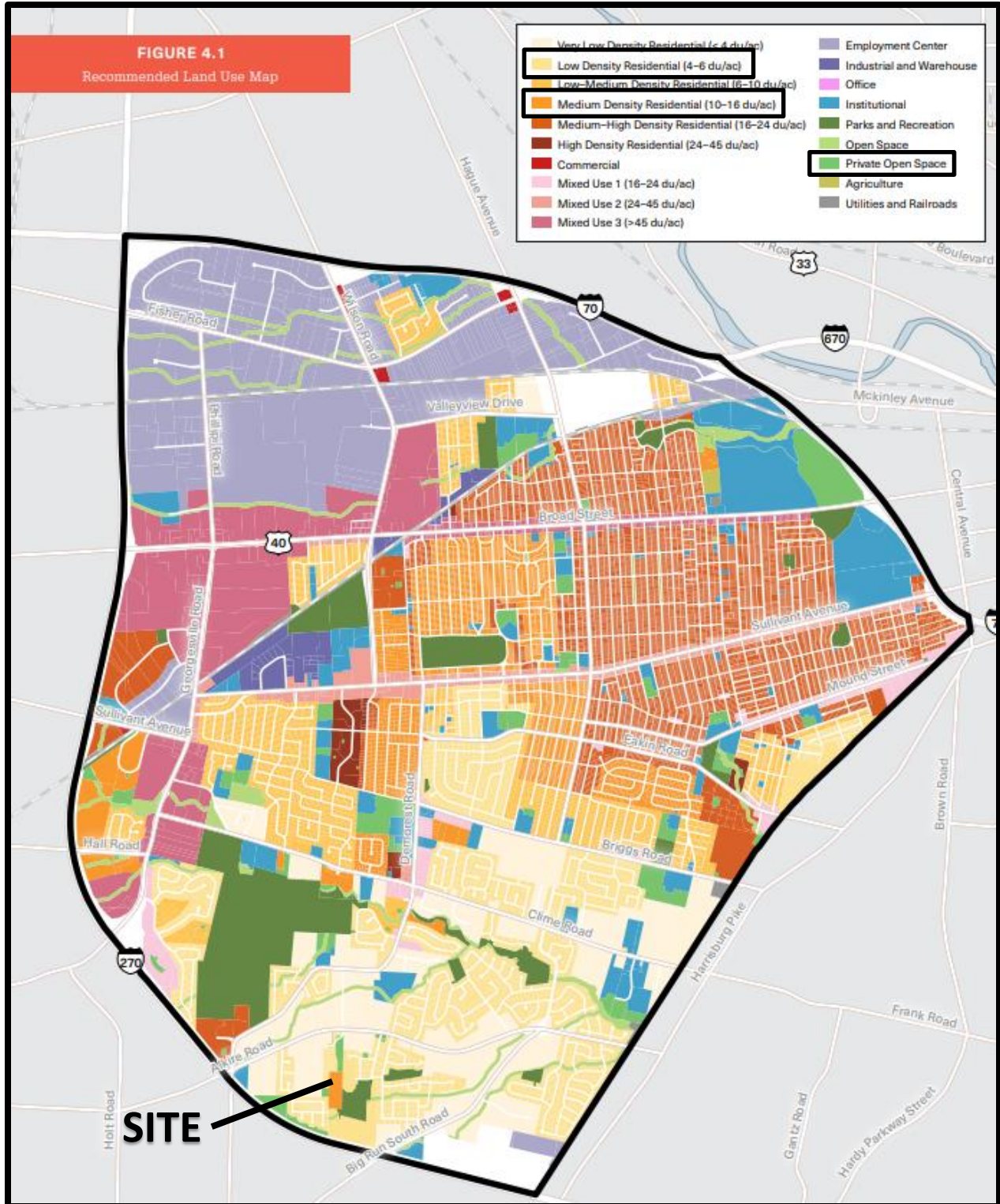


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Vorys, Sater, Seymour and Pease LLP  
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Columbus, Ohio 43215  
Phone: 614-464-5608  
Fax: 614-719-4638  
Email: jstangeman@vorys.com



CV22-009  
 3855 Alkire Rd.  
 Approximately 15.41 acres



CV22-009  
3855 Alkire Rd.  
Approximately 15.41 acres



CV22-009  
3855 Alkire Rd.  
Approximately 15.41 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 CV22-009

Address 3855 Alkire Rd

Group Name Greater Hilltop Area Commission

Meeting Date April 5 2022

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:**

No change from last recommendation. Same building plan and design.

Vote 12-0

Signature of Authorized Representative 

Recommending Group Title Zoning Chair

Daytime Phone Number 614-364-6486

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

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z21-084 & CV22-009

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) Jill S. Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43082

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)

1. Alkire Woods LLC c/o Joe Thomas 470 Olde Worthington Rd., Suite 100 Westerville, OH 43082 / 0 Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman, Esq.

Sworn to before me and signed in my presence this 8<sup>th</sup> day of February, in the year 2022

[Signature]  
SIGNATURE OF NOTARY PUBLIC

12/04/2022  
My Commission Expires

Notary Seal Here



Jennifer J Mehaffie  
Notary Public, State of Ohio  
My Commission Expires 12-04-22

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