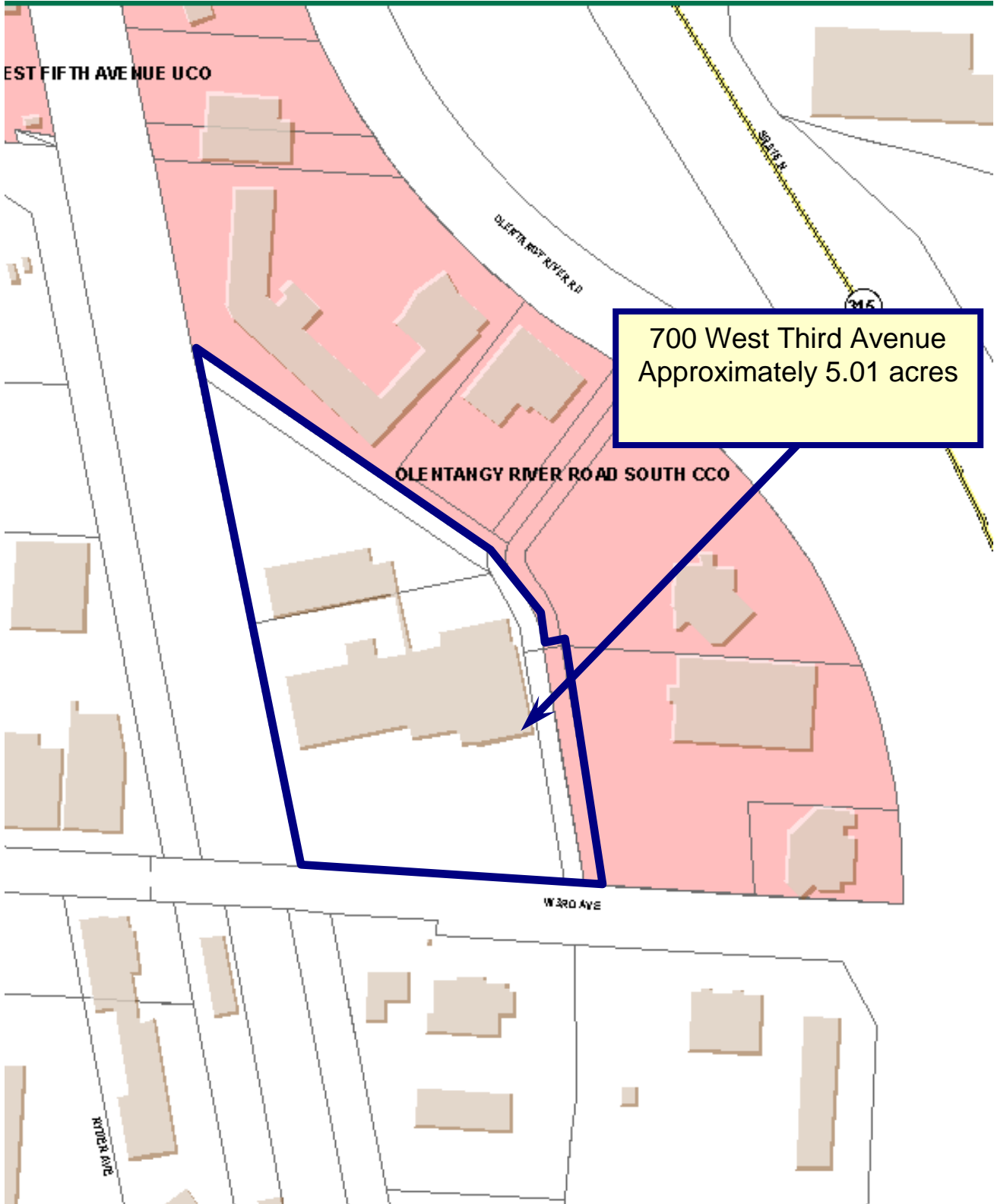


**REVISED HARDSHIP STATEMENT
CV 11-013**

The applicant has filed a Rezoning Application #Z11-007 for the subject property. Sub-area B of the proposed rezoning application request a rezoning of L-AR-O for an apartment complex. Due to the irregular shape and topography of the lot, the applicant has a practical difficulty in meeting the Code required building and parking setbacks. Applicant therefore requests a Building Setback Variance from Sec. 3333.18 to reduce the required building setback from 30 ft to 12.3 and a variance to the Parking Setback in 3312.27(a) from the required parking setback from 25 ft. to 4.27 ft.

Additionally, applicant has proposed interior courtyards in lieu of other greenspace requirements in the L-AR-O. For this reason applicant requests a variance from CCC Sec. 3333.24 to reduce the required rear yard from 25% to 0%.

Finally, due to site constraints, applicant requests a variance from CCC Sec.3312.29 to reduce 51 on site parking spaces from 9 ft. in width to 8.5 ft. in width.



700 West Third Avenue
Approximately 5.01 acres

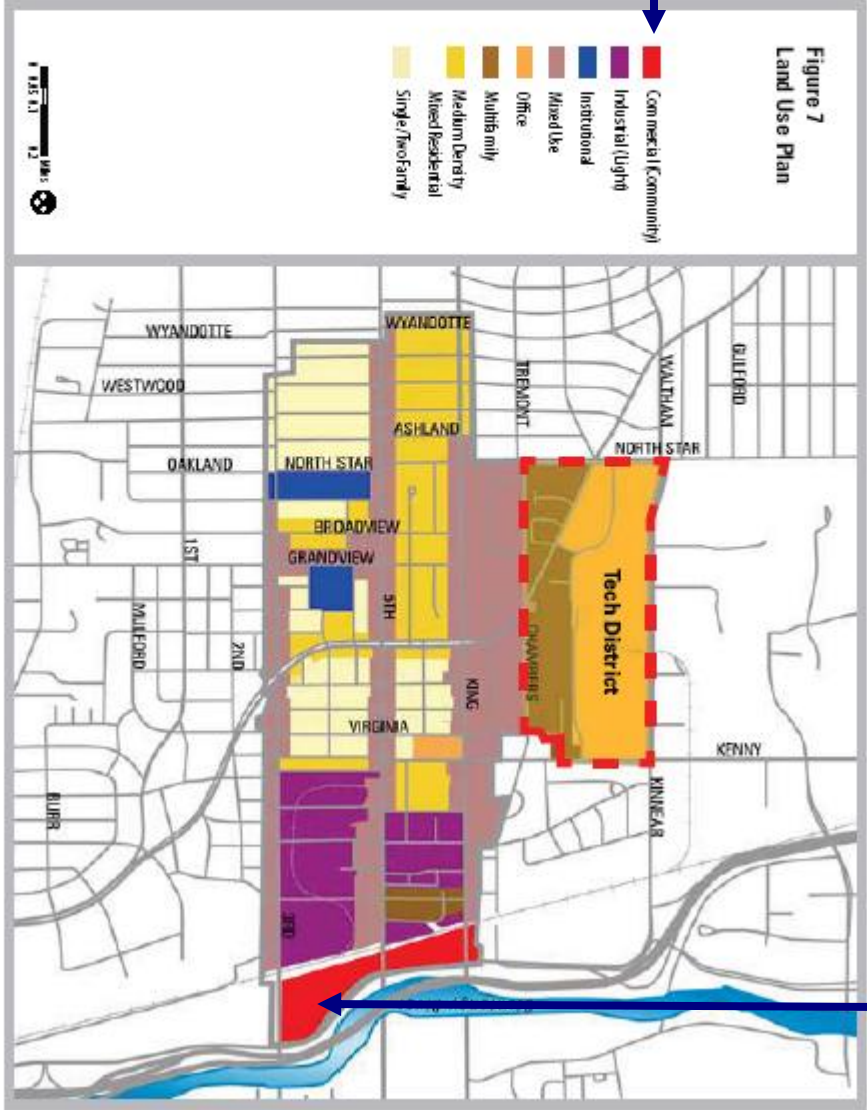
CV11-013

FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN

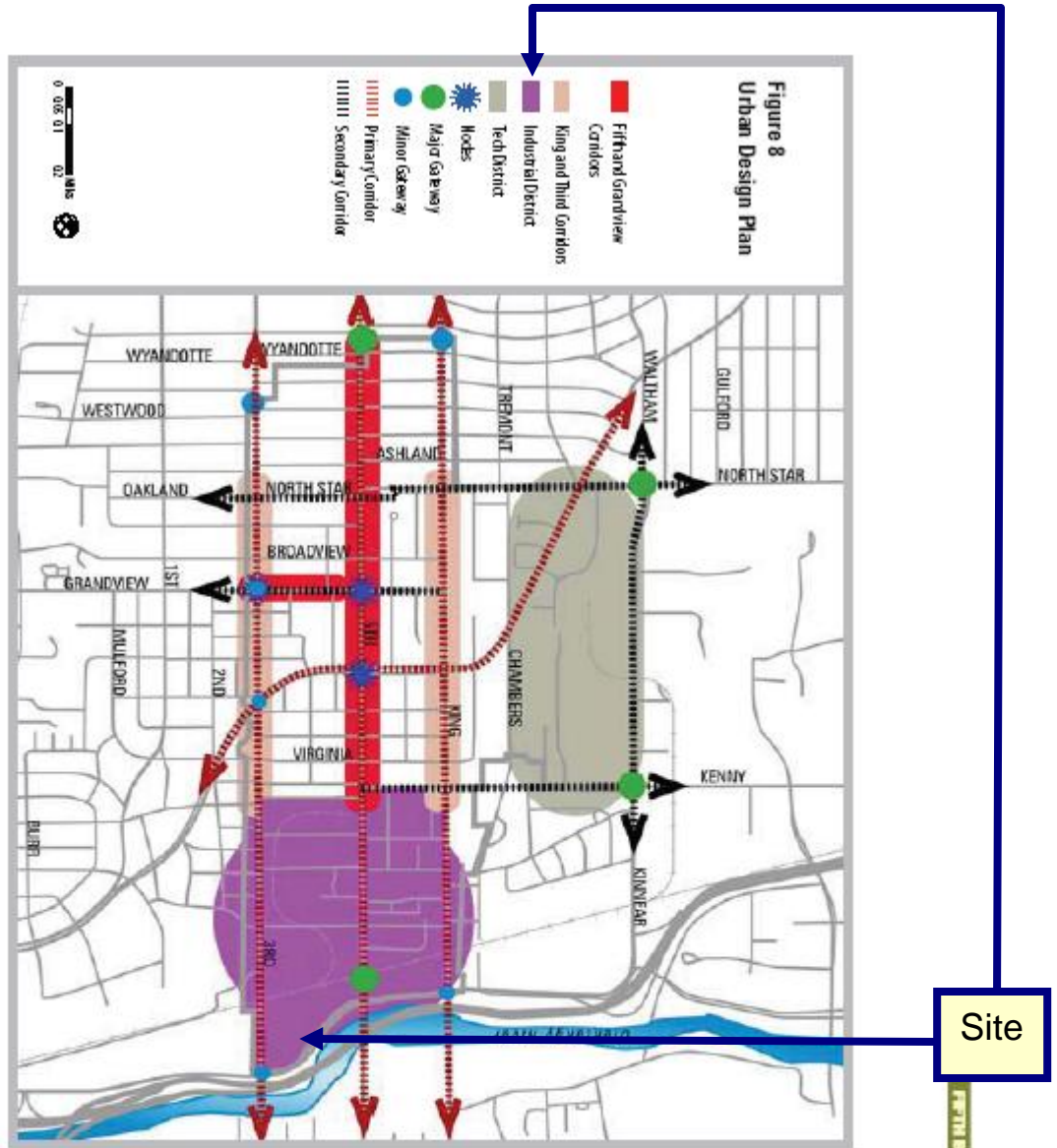
Policy:
Mixed use development should be common on Fifth Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



Site



Site

FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN

- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with Single-Two Family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Olenang, River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services, is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.



City of Columbus
Mayor Michael B. Coleman

**Department of Development
Building Services**

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: 5th x Northwest Sealant Meeting Date: 6-7-11

Case Number: CV11-013 Case Type: Council Variance Rezoning

Zoning Address: 700 W Third Ave Applicant: Northstar Realty + Edward Dev.

Person(s) Representing Applicant at Meeting: Michael Shannon Esq

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

1.	_____	<input type="checkbox"/>	<input type="checkbox"/>
2.	_____	<input type="checkbox"/>	<input type="checkbox"/>
3.	_____	<input type="checkbox"/>	<input type="checkbox"/>
4.	_____	<input type="checkbox"/>	<input type="checkbox"/>
5.	_____	<input type="checkbox"/>	<input type="checkbox"/>
6.	_____	<input type="checkbox"/>	<input type="checkbox"/>
7.	_____	<input type="checkbox"/>	<input type="checkbox"/>
8.	_____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 5 Against 0

Signature / Title of Authorized Representative: David Shalter

Daytime Phone Number: 614-488-1110

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV11-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael T. Shannon, Esq.

Of [COMPLETE ADDRESS] 500 S. Front St., Ste. 1200, 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 formats

- 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. Olentangy Ventures I and II, LLC 150 E. Broad St., Ste. 100 Columbus, Ohio 43215	2. North Star Realty 150 E. Broad St., Ste.100 Columbus, Ohio 43215
3. Edwards Development Companies 495 S. High St., Ste. 150 Columbus, Ohio 43215	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of May, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer