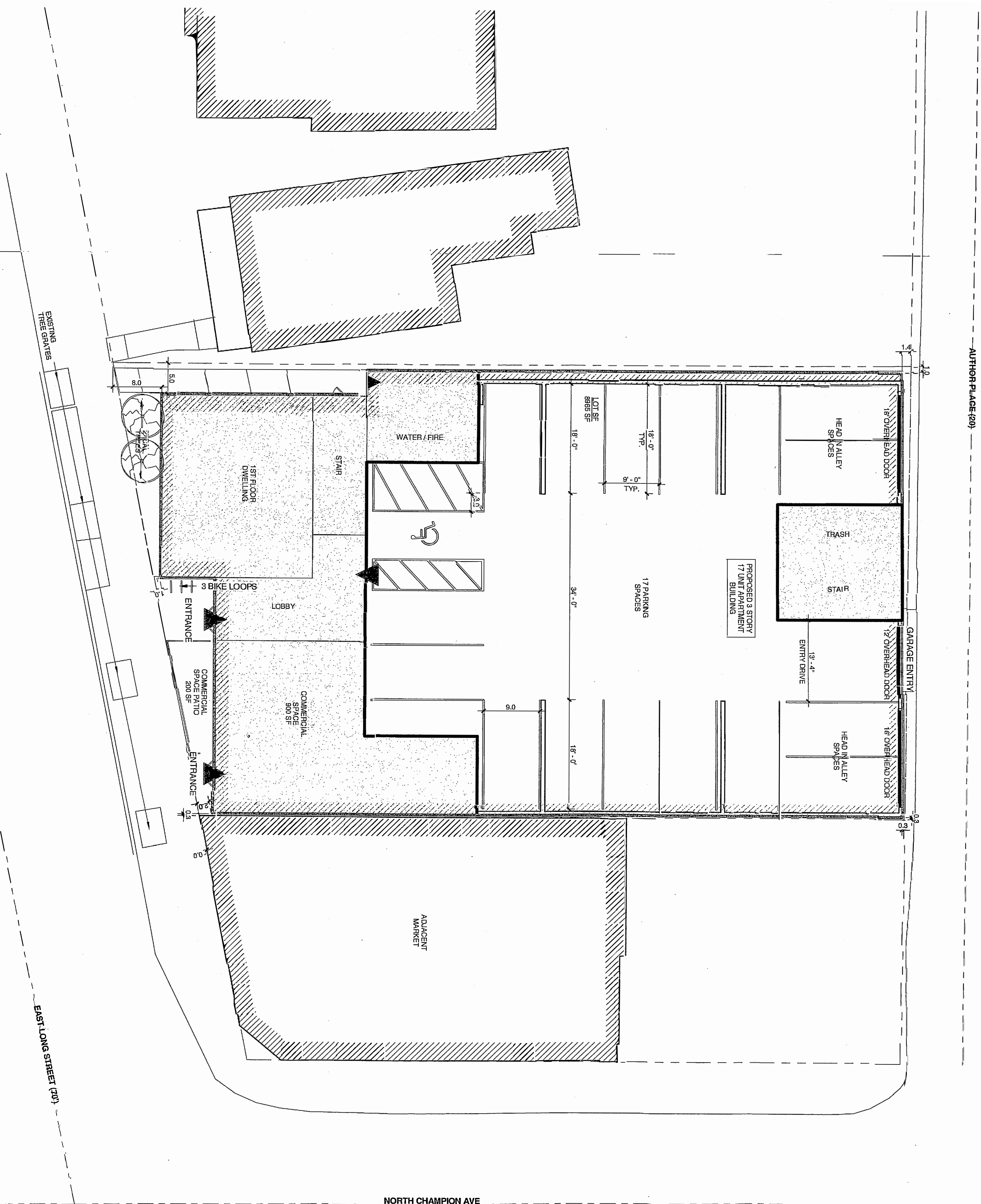


PROJECT NAME:  
**E LONG APARTMENTS**  
 DEVELOPER:  
**OBRIEN DEVELOPMENT LLC**  
 COLUMBUS OHIO

ARCHITECT:  
**COLUMBUS DESIGN CO.**  
 WESTERVILLE OHIO

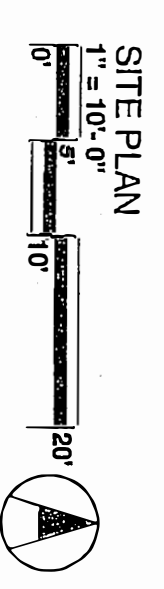
**SITE DATA TABLE**

ADDRESS	1218-1222 EAST LONG STREET COLUMBUS OHIO 43203
PARCEL NO.	010-031063, 010-042577
HEIGHT DISTRICT	H-35
AREA	20 AC +/-, 8955 SF +/-
A. ZONING (PROJECT IS IN THE EAST LONG STREET UCC)	R2F RESIDENTIAL
EXISTING PROPOSED VARIANCE #	AR-3, APARTMENT RESIDENTIAL CV21-017
REZONING #	Z1-H-013
B. BUILDING PROPOSED USE	17 DWELLING UNITS (1 GROUND FLOOR) 900 SF RESTAURANT W/ 200 SF PATIO
HEIGHT	40'-0"
LOT COVERAGE	8300 SF - 82%
REAR YARD SETBACKS	0% AS NOTED
C. PARKING	@ 1.5 = 26 SPACES @ 1 PER 75 SF x .75 = 9 @ 1 PER 150 SF x .75 = 1 36 SPACES 17 COVERED SPACES
D. SITE REFUSE:	PRIVATE - MIN. 9 CY/WEEK 1 TREE / 10 DU REQUIRED 2 PROVIDED



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at this time. Final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
*David B. Perry*  
 Date: 04/14/2021  
 Donald Plank, Attorney for Applicant  
*Donald Plank*  
 Date: 04/14/2021



Final Received 4/14/2021; CV21-017

# 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

## 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 Exhibit B

Signature of Applicant Obrien Development Company LLC  
by David B. Perry Agent Date 2-21-21

Signature of Attorney Donald Plank Date 2/21/21

## Exhibit B

### Statement of Hardship

#### CV21-017, 1218 – 1222 E Long Street, Columbus, OH 43205

The 0.20 +/- acre (8,840 SF) site is located at the north side of E. Long Street, 42 +/- feet west of N. Champion Avenue. The site consists of two (2) tax parcels (PID: 010-031063, 1218 E. Long Street; 010-042577, 1222 E Long Street). 1218 E. Long Street is a vacant lot. 1222 E Long Street has a one story commercial building in poor condition. The building will be razed with the proposed development.

The parcels are zoned R-2F from the Model Cities area rezoning. Surrounding land uses include a broad range of residential uses, commercial uses and public uses (City of Columbus Fire Station). Rezoning application Z21-013 is pending to rezone the site from R-2F to AR-3 for construction of a three (3) story, 17 unit apartment building with a 17 space enclosed at grade parking garage. This variance application is submitted for applicable variances related to the proposed use. The site plan title "E. Long Apartments", dated 04/14/2021, hereafter "Site Plan", is submitted as the site development plan.

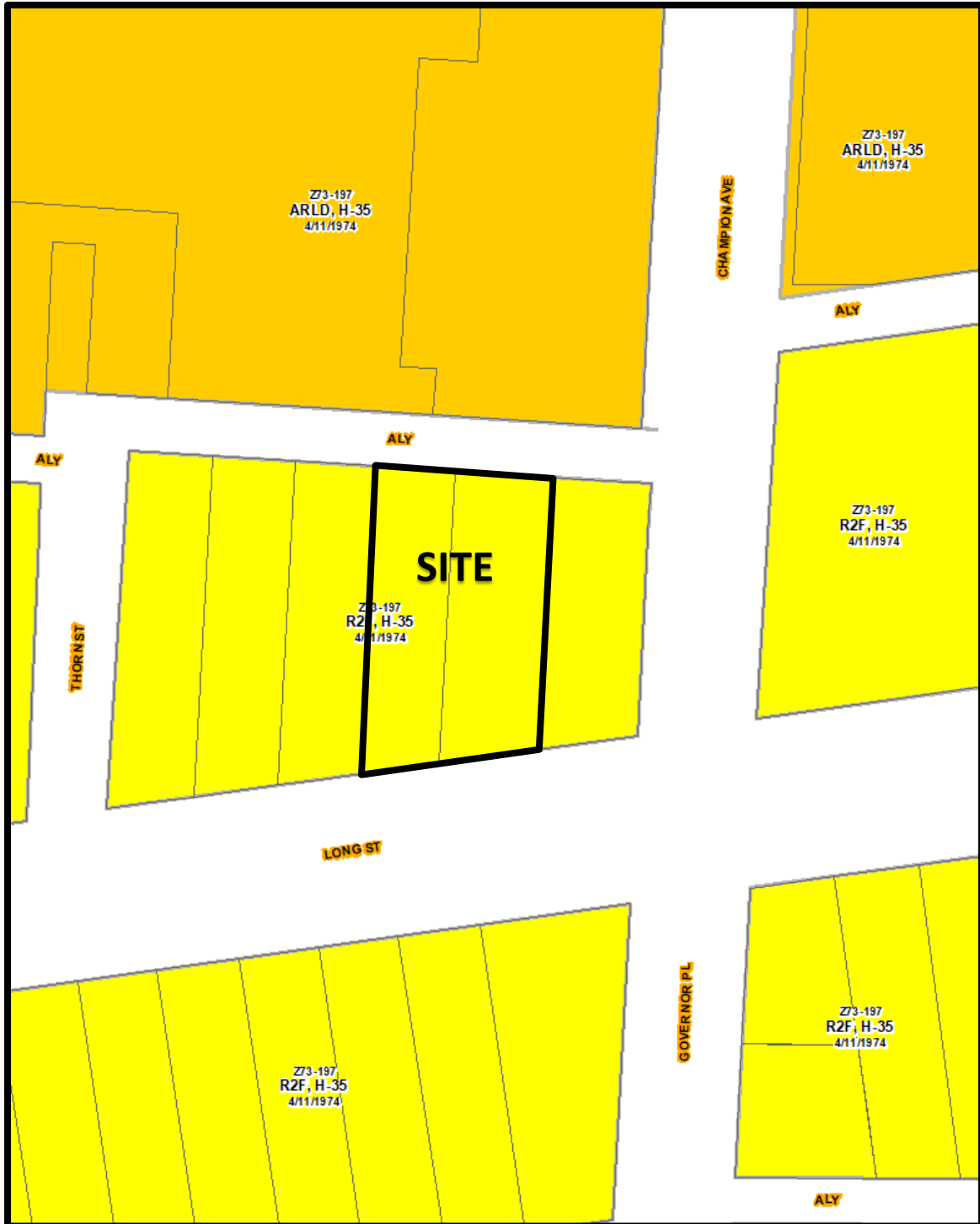
The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses and development of new housing.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections applied to urban development, for which closer building setbacks and higher building coverage are typical and encouraged.

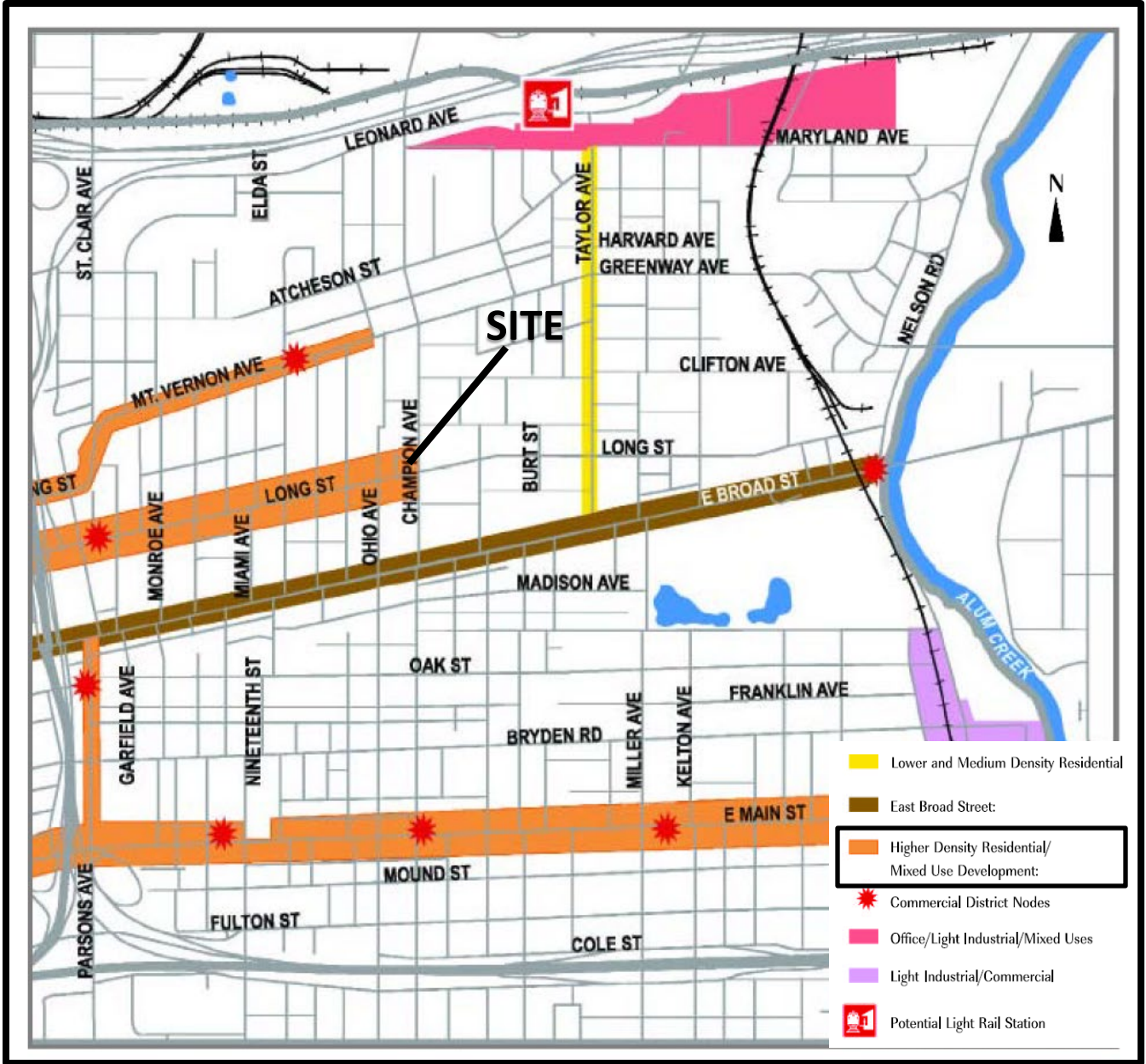
Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3333.03, AR-3, Apartment Residential District, to permit 900 SF of commercial space for office, retail or restaurant uses and an accessory seasonal commercial patio (200 SF).
- 2). Section 3309.14, Height Districts, to permit a 42' building height in the H-35 Height District.
- 3). Section 3312.13(B), Driveway, to reduce the width of a 2 way driveway from 20 feet to 13' (12' overhead door).
- 4). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking from 36 spaces to 17 spaces for the residential and commercial uses.
- 5). Section 3333.15(C), Basis of Computing Area, to increase lot coverage from 50% to 92%.
- 6). Section 3333.18(F), Building Lines, to reduce the E. Long Street calculated building setback from 10 feet (min). to 1 foot.
- 7). Section 3332.24, Rear Yard, to reduce rear yard from 25% of lot area to 0%.

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CV21-017  
1218 - 1222 East Long St.  
Approximately 0.20 acres



CV21-017  
1218 - 1222 East Long St.  
Approximately 0.20 acres





CV21-017  
1218 - 1222 East Long St.  
Approximately 0.20 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
 (PLEASE PRINT)

**Application Number** Z21-013 / CV21-017

**Address** 1218 - 1222 E Long Street

**Group Name** Near East Area Commission

**Meeting Date** April 8, 20321

- 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:**

**Vote** 11-0-0

**Signature of Authorized Representative** Kathleen D. Burtz

**Recommending Group Title** CHAIR NEAR EAST COMMISSION

**Daytime Phone Number** 614-582-3053

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 #: CV21-017

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. 1218 E Long LLC; 1275 Olentangy River Rd, Ste 150, <u>Columbus, OH 43212</u>; # Cols based emps: Zero (0) Contact: Tom OBrien, (614) 560-9279</p>	<p>2. OBrien Development Company, LLC, Suite 120, Columbus, OH 43201; # Cols based emps: Zero (0); Contact: Tom OBrien, (614) 560-9279</p>
<p>3. -----</p>	<p>4. -----</p>

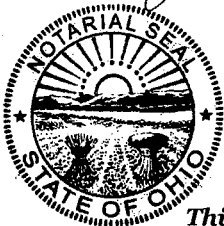
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 22<sup>nd</sup> day of February in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here  
My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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