

STATEMENT OF HARDSHIP

Property Address: 9480 South Old State Road
Property Size: +/- 6 acres
Parcel Number: 31834402003000
Applicant: Bell Properties, Ltd.
c/o Crabbe, Brown & James, LLP
Michael T. Shannon, Esq.
500 S. Front St., Suite 1200
Columbus, Ohio 3215
mshannon@cbjlawyers.com
Current Owner: Korean Presbyterian Church of Columbus
9480 South Old State Road
Columbus, Ohio 43035
Date of Text: July 6, 2016

This Council Variance is requested in conjunction with a change of the Site's zoning classification. Applicant's rezoning application requested a change from R, Rural to L-R-2F, Limited Residential, to permit a residential condominium development. The development as proposed provides for twenty-three (23) lots with condominium twin-singles on each lot for a maximum of forty-six (46) dwelling units

The subject property site ("Site") is located in north Columbus, Ohio, near the intersection of South Old State Road and Polaris Parkway. The Site's address is 9480 South Old State Road (Parcel No: 31834402003000). The Site is currently occupied by the Korean Presbyterian Church of Columbus and the proposed development is six (6) acres measured from the west property line.

The site is bordered on the east (across South Old State Rd) by L-M parcels, on the north by thirty-eight (38) apartments in the L-AR12 District, and a Telecommunications Tower Zoned R, on the south by Orange Township property zoned Planned Commercial Office Districts, and on the west by railroad tracks and R-2 parcels across the railroad tracks.

The Site is located within the Far North Columbus Communities Coalition Civic Group and is subject to the Far North Area Plan. The Far North Area Plan recommends low-medium density residential and institutional uses.

Applicant requests a variance from Columbus City Code § 3332.25(B), which section requires the sum of the widths of each side yard to equal or exceed 20 percent of the width of the lot, provided that not more than 16 feet need be so devoted. Applicant requests a variance to reduce the required sum of the widths of each side yard to equal or exceed ten (10) feet.

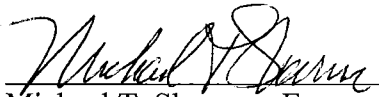
The requested variance is not substantial. For a majority of Lots within this proposed development, this variance would allow a reduction of average side yard width from six or seven feet to five feet. In the most extreme case, this variance would allow a reduction of average side yard width from eight feet to five feet. Significantly, this variance would not reduce the five-foot minimum side yard permitted by CCC § 3332.26(C)(3).

This variance will not substantially alter the character of the neighborhood. The proposed development will effectively become its own neighborhood and each will be subject to the requested variance. The only neighboring residential development is an apartment development adjacent north.

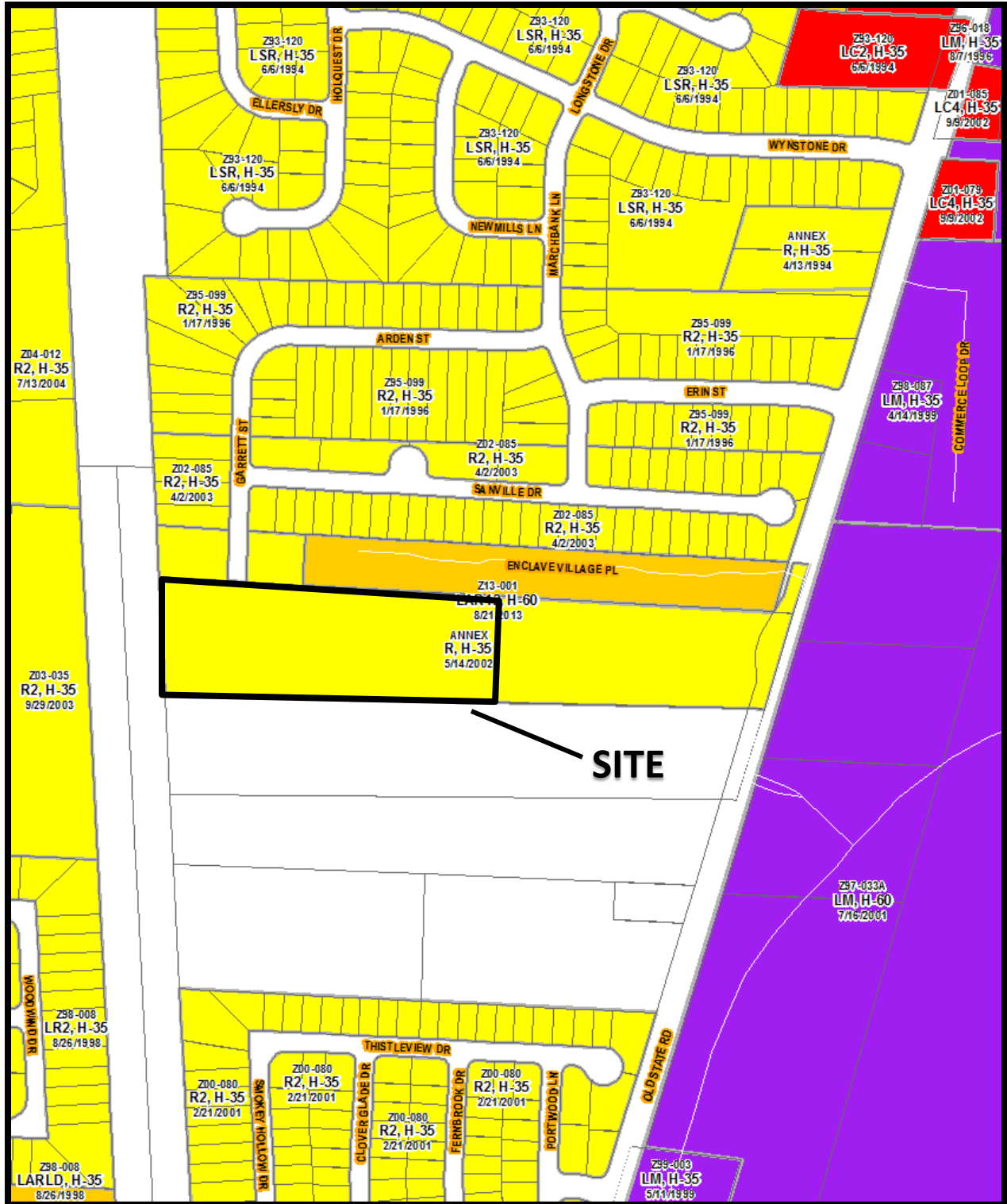
The variance would not adversely affect the delivery of governmental services, impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the citizens of Columbus. Further, the spirit and intent of the maximum side yard will be required because the requested variance is a minimal reduction and the Lots will maintain the code required minimum permitted side yard.

The undersigned, being the owners of the subject properties, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions and commitments regarding the development of the subject property.

Respectfully Submitted,

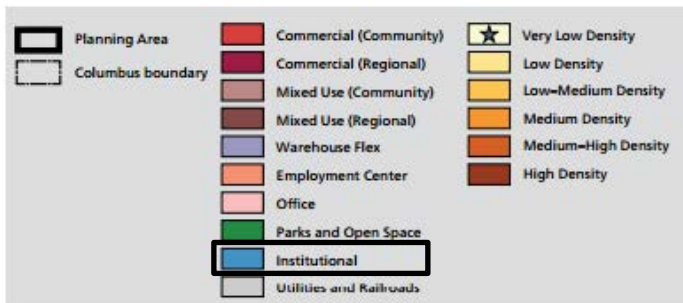
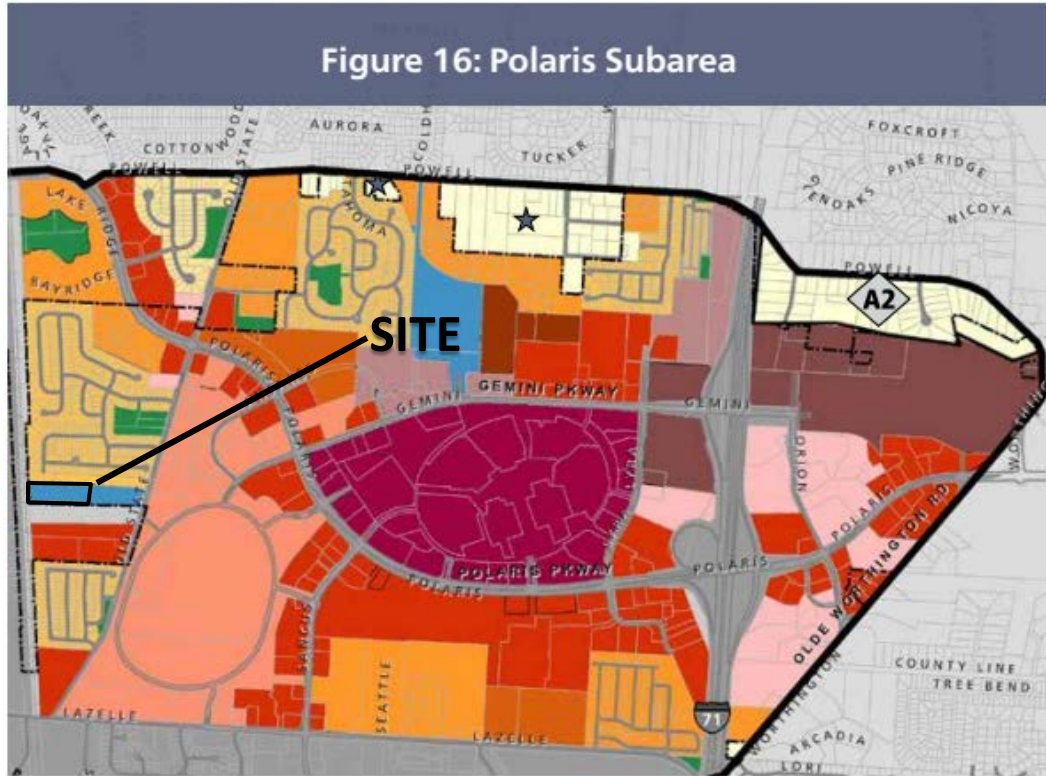


Michael T. Shannon, Esq.
Attorney for Applicant



CV16-048
9480 South Old State Road
Approximately 6.00 acres

Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

★ Refer to page 43 for supporting text.

CV16-048
 9480 South Old State Road
 Approximately 6.00 acres



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9480 South Old State Road
Approximately 6.00 acres



STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 215-610 + CV16-048

Address _____

Group Name For North Columbus Communities Coalition

Meeting Date 8-2-2016

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES: Motion to accept as written was passed
unanimously.

Vote 14-0

Signature of Authorized Representative James Palmisano

SIGNATURE
President- FNCCC

RECOMMENDING GROUP TITLE
614-832-9083

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CV16-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Bell Properties, Ltd. P.O. Box 819 Dublin, Ohio 43017 Tom Bell 614-761-7500	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 11th day of July, in the year 2016

Carol A. Stewart
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires
CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08/28/2019



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer