

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

Thrive Communities by Dawn B. Perry, Agent

Date 2-22-21

Signature of Attorney

[Handwritten Signature]

Date 2-22-21

Exhibit B

Statement of Hardship

CV21-025, 990 Dublin Road, Columbus, OH 43215

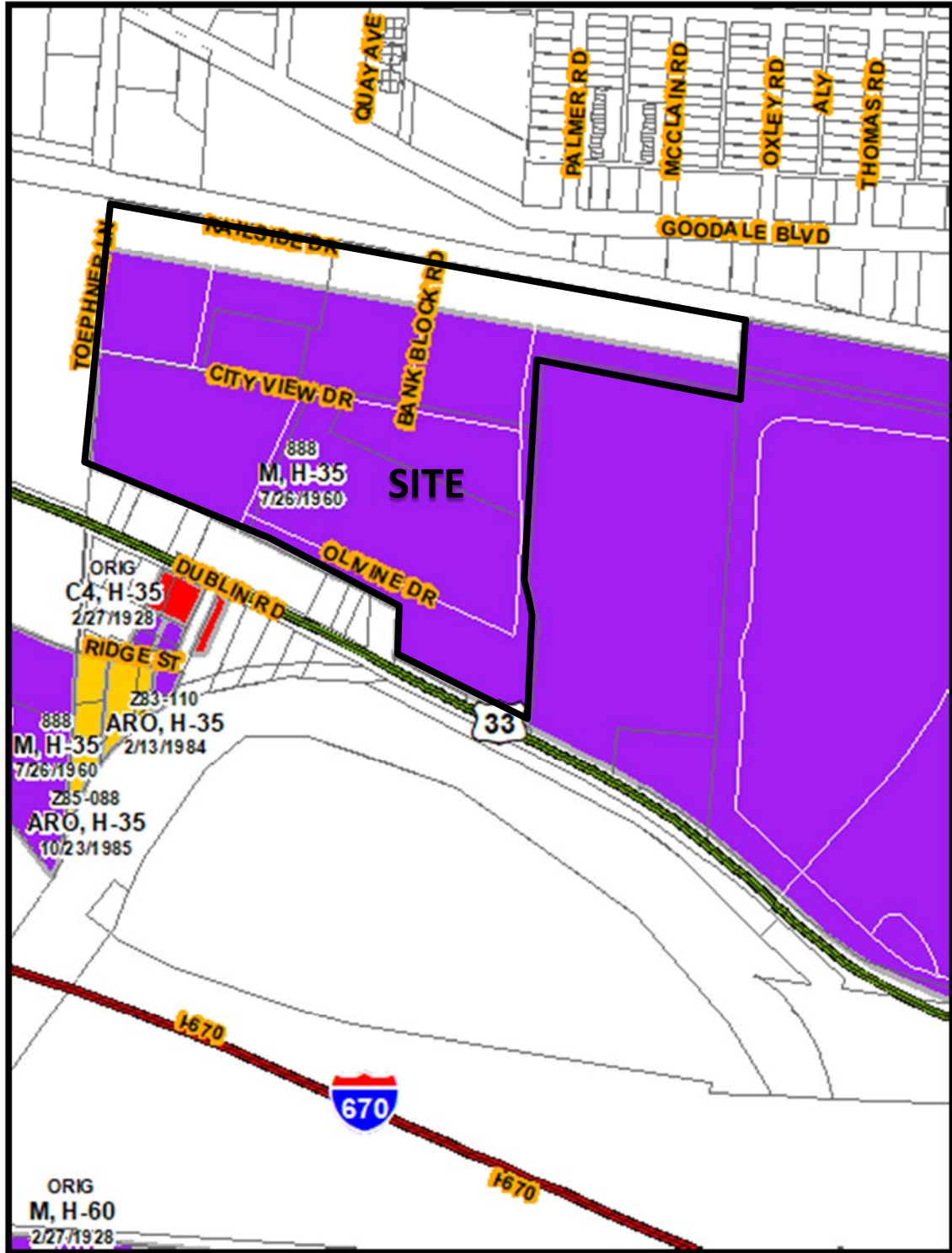
The site is 39.609 +/- acres on the west side of Dublin Road 640 +/- east of Grandview Crossing Way (private street) and 1,950 +/- feet east of Grandview Avenue. The site is part of the 54 +/- acres Grandview Crossing mixed use development. 14.5 acres of the site is located in the City of Grandview Heights. The Columbus area of the site is zoned M, Manufacturing and is subject to CV18-004 (Ordinance 1998-2019, passed July 29, 2019). Rezoning application Z21-021 has been submitted to rezone the site to the CPD, Commercial Planned Development District.

This Council Variance application is submitted to permit ground level dwelling units in the CPD, Commercial Planned Development District as part of the Grandview Crossing Mixed Use development.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code Section because there is no means other than a variance to permit ground level residential use in a commercial zoning district. Land uses are depicted on the plan titled "Zoning Site Plan Grandview Crossing", dated 06/25-2021, hereafter Site Plan, referenced in the CPD rezoning with application Z21-020.

Applicant requests a variance from the following section of the Columbus Zoning Code:

Section 3356.03, C-4 Permitted Uses, to permit ground level dwelling units.



CV21-025
990 Dublin Rd.
Approximately 39.61 acres



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-025

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) Joseph M. Reidy
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200, 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)

1. 810 Grandview LLC, 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	2. 810 Grandview Crossing Office I LLC, 842 N 4th St, Ste 200, Cols, OH 43215; #Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682
3. 810 Grandview Crossing Apts I LLC, 842 N 4th St, Ste 200, Cols, OH 43215; #Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	4. Thrive Companies, 842 N 4th St, Ste 200, Cols, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682

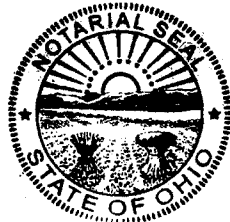
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Joseph M. Reidy*

Sworn to before me and signed in my presence this 23rd day of February in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

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.