

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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

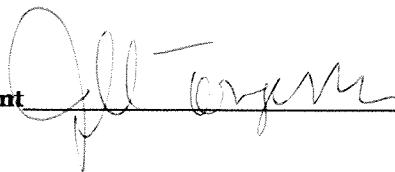
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

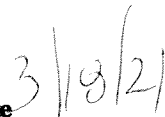
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached appendix 1

Signature of Applicant



Date



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

CV20-062A

STATEMENT OF HARDSHIP

Property Address: 3111 Hayden Road

Applicant: Metro Development LLC

The subject property is located along Hayden Road and was rezoned in 2020 to L-AR-2 to allow for a multi-family apartment community. A companion Council Variance was approved as well. The applicant is seeking to amend the Council Variance to add a variance for the height district from 35 feet to 60 feet to correct an error in the ordinance.

The approved rezoning and council variance ordinance incorporates several building elevations showing a four-story apartment building 58 feet in height which were approved by staff, the Northwest Civic Association, Development Commission and City Council. However, the rezoning ordinance inadvertently stated that the height district will be 35 feet.

The purpose of this Council Variance is to grant a variance in the height district from 35 feet to 60 feet to correct the error in the rezoning ordinance so that the listed height district matches the approved building elevations. There are no changes to the approved site plan, building elevations or limitation text as a result of this amendment.

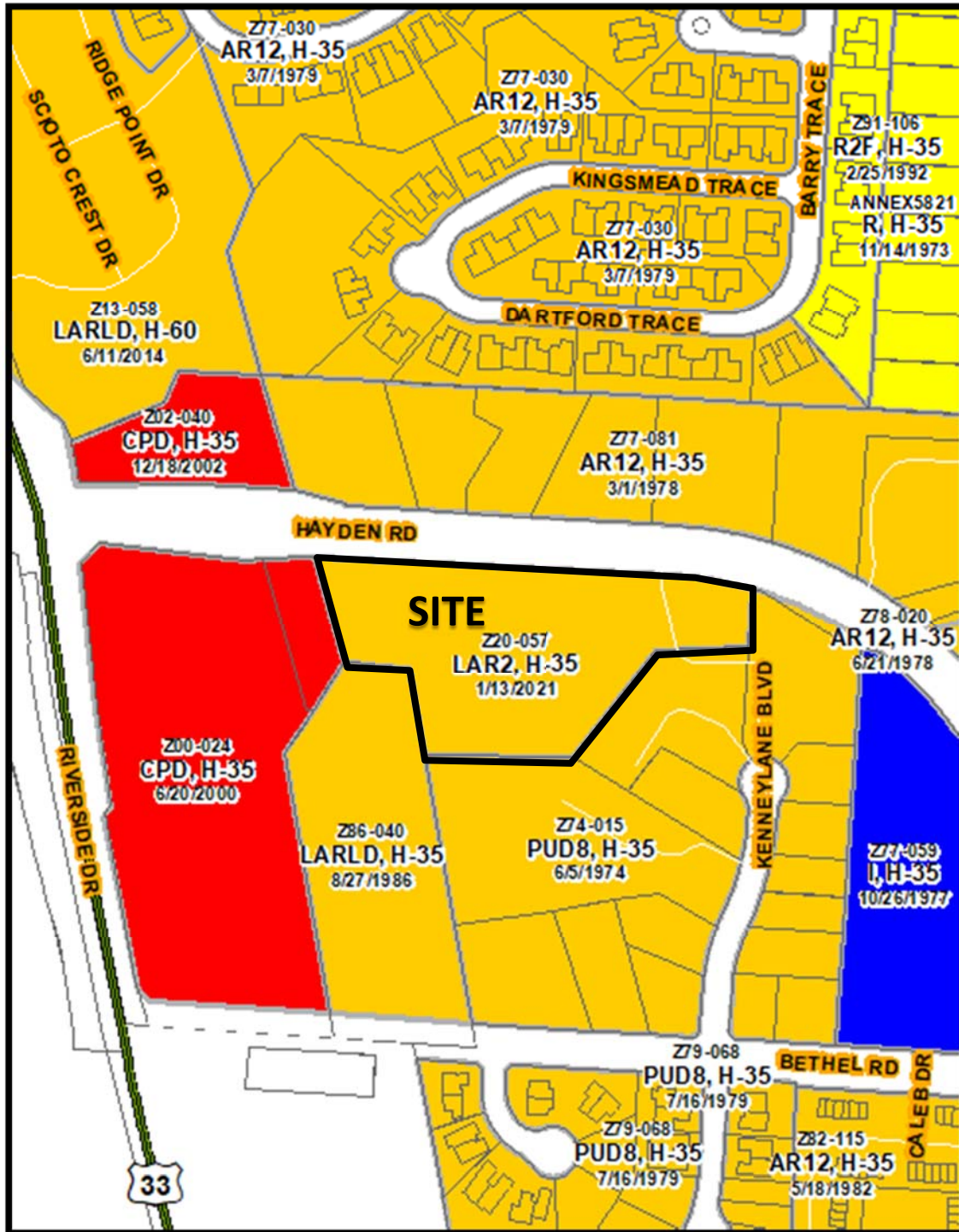
Based upon the above, the Statement of Hardship is amended as follows:

The applicant is requesting the following variances: a variance to 3333.18 and 3312.27 to reduce the front perimeter yard setback along Hayden Road to 5'; a variance to reduce the setback along the western property line to 3' and along the southwest corner of the site to 10' as shown on the Site Plan. The applicant is also requesting a variance to 3312.21(A) to place the required interior parking lot trees around the perimeter of the site and a variance to 3309.14 to allow for 60-foot buildings.

The proposed multi-family development will utilize the existing development area of the existing Sawmill Athletic Club. There is already a significant tree lawn along Hayden Road, and existing parking areas shall be removed from the Hayden Road R.O.W., increasing the greenspace along Hayden Road, as well as existing open space and trees that will be preserved along the western and southern property lines. The requested decrease in the required perimeter yard will not have any impact on the neighboring properties or their view. The requested height variance is consistent with the height of other existing buildings in the area.



Jill S. Tangeman, Esq.
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Columbus, Ohio 43215
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Email: jstangeman@vorys.com



CV20-062A
3111 Hayden Rd.
Approximately 5.37 acres



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3111 Hayden Rd.
Approximately 5.37 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: _____

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-062A

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 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 (include 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. Metro Development LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 c/o Joe Thomas Jr. 614-540-2400 0 Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 18th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Teresa J. Simcik

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.
TERESA L. SIMCIC
Notary Public, State of Ohio
My Commission Expires June 23, 2022

Notary Seal Here



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