



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

CV20-011

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 Exhibit B

Signature of Applicant: Woodley Lopper Companies, Inc. Date: 1-27-2020
Signature of Attorney: Donald Plank Date: 1/27/2020

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

Exhibit B

Statement of Hardship CV20-011

1836 Lockbourne Road, Columbus, Ohio 43207

The site is located at the northeast corner of Lockbourne Road and Smith Road and includes property totaling 3.340 acres on the east and west sides of Smith Court (public street). The undeveloped 3.340 acre site is zoned L-M, Limited Manufacturing (Z14-006). Applicant proposes to develop the site with multi-family and single family housing. Applicant has submitted rezoning application Z20-005 requesting the AR-1, Apartment Residential (2.304 +/- ac) and R-3, Residential (1.036 +/- ac) districts. This Council Variance application is submitted as a companion application to the rezoning application for applicable variances related to the proposed multi-family and single family residential uses.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed development is consistent with uses and development standards in an area of Columbus developed prior to the Zoning Code and with new urban development in general with placing buildings closer to the street with parking located behind buildings. The requested variances are not substantial, will not alter the character of the neighborhood, will not affect the delivery of government services, the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances.

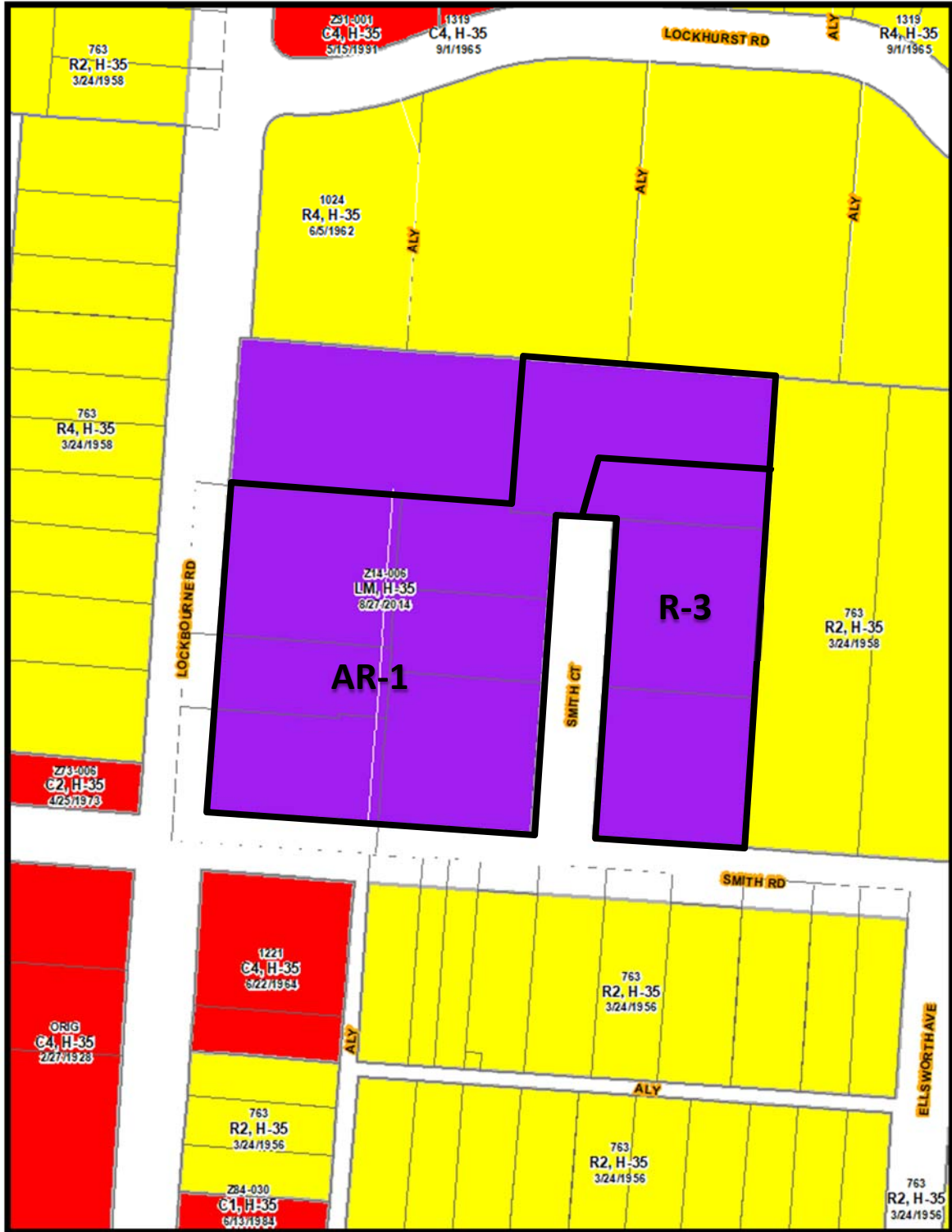
AR-1, Apartment Residential District:

1. Section 3309.14(A), Height Districts, to increase permitted height of the proposed building from 35 feet to 40 feet.
2. Section 3312.27(2), Parking Setback Line, to reduce the parking setback line on the west side of Smith Court from 25 feet to 15 feet.
3. Section 3321.05(B)(2), Vision Clearance, to reduce the 30-foot clear vision triangle at the northeast corner of Lockbourne Road and Smith Road from 30' x 30' to 13' x 13' based on Lockbourne Road right of way net of conveyance of 50 feet from centerline to City of Columbus.
4. Section 3312.21(A)(2), Landscaping and Screening, to reduce the radius of one (1) interior parking lot tree island from four (4) feet to three (3) feet.

5. Section 3333.18(A)(C), Building Lines, to reduce the Lockbourne Road building setback line from 50 feet to one (1) foot, net of Lockbourne Road right of way conveyance to City of Columbus totaling 50 feet from centerline and to reduce the Smith Road building setback line from 25 feet to ten (10) feet.
6. Section 3333.24, Rear Yard, to reduce Rear Yard from 25% of parcel area to 21%.

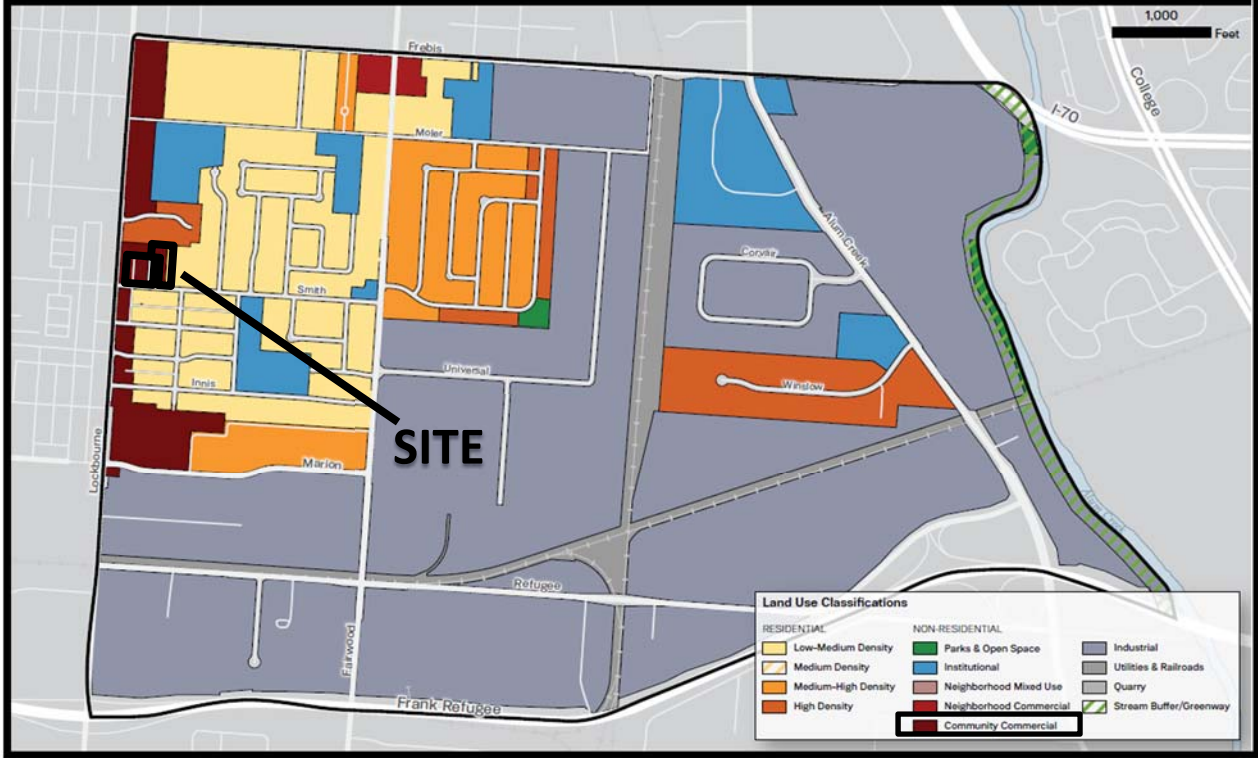
R-3, Residential District:

1. Section 3332.05, Area District Lot Width Requirements, to reduce lot width from 50 feet to 40 feet for six (6) of the proposed seven (7) single family lots. The corner lot at Smith Road and Smith Court will be 50 feet wide.
2. Section 3332.13, R-3 Area District Requirements, while the lots actually exceed 5,000 SF, Section 3332.18(C), limits area calculation to lot width x three times the lot width (40'x120') in calculating area, so, for purposes of the Section, lot area is reduced from a minimum of 5,000 SF to 4,800 SF.
3. Section 3332.19, Fronting, requires a dwelling to front upon a public street, while the north lot of the seven (7) single family lots will have 25 feet of frontage on the terminus of Smith Court and the lot south of the north lot will front on Smith Court for 20 feet of the 40 foot lot width.
4. Section 3332.21(B), Building Lines, to reduce the Smith Road building setback for the south single-family lot from 25 feet to 15 feet.



CV20-011
1836 Lockbourne Rd.
Approximately 3.34

FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



CV20-011
1836 Lockbourne Rd.
Approximately 3.34



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1836 Lockbourne Rd.
Approximately 3.34



Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Case Number: Z20-005, CV20-011

Address: 1836 Lockbourne Road

Group Name: Columbus Southside Area Commisison

Meeting Date: May 26, 2020

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)

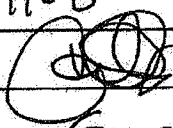
- Approval
- Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

11-0



SIGNATURE

SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 X1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 - 011

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, 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

<p>1. City of Columbus, Land Redevelopment; 845 Parsons Avenue; Columbus, OH 43206; # of Columbus based Emps: 10,000+; Contact: John Turner, 614-645-2551</p>	<p>2. Woda Cooper Companies, Inc.; 500 South Front St, 10th Fl; Columbus, OH 43215; # of Columbus based Emps: 131 Contact: Joseph McCabe, (614) 396-3223</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

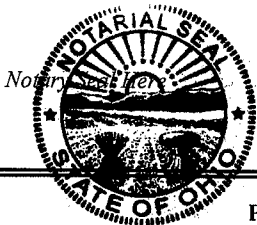
Subscribed to me in my presence and before me this 1st day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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



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

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Please make all checks payable to the Columbus City Treasurer