



# 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

Application # CV24- 036

### 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.

**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 Dora Lofts Apartments, LLC  
by Don B. Perry, Agent Date 06/03/2024

Signature of Attorney Donald Plank Date 06/03/2024

**Exhibit B****Statement of Hardship****CV24-036, 1598 – 1614 Greenway Avenue, Columbus, OH 43203**

The 0.41 +/- ac site (PID: 010-050855, 010-024796, 010-050798, 010-023950, 010-042883) is located on the north side of Greenway Avenue, 365' +/- east of Taylor Avenue. The site and a large area of the Near East Area Commission area was rezoned to the R-3, Residential District as part of the 1974 Model Cities rezoning. The R-3 area has a variety of residential uses including multi-family uses. Application Z24-013 is pending to rezone the site to the AR-2, Apartment Residential District. Applicant proposes to build an 18 dwelling unit apartment building. This application is submitted for applicable variances for the proposed development in conjunction with the rezoning. The site plan titled "1598 – 1614 Greenway Avenue – Zoning", dated 06/03/2024, hereafter "Site Plan" is the site development plan.

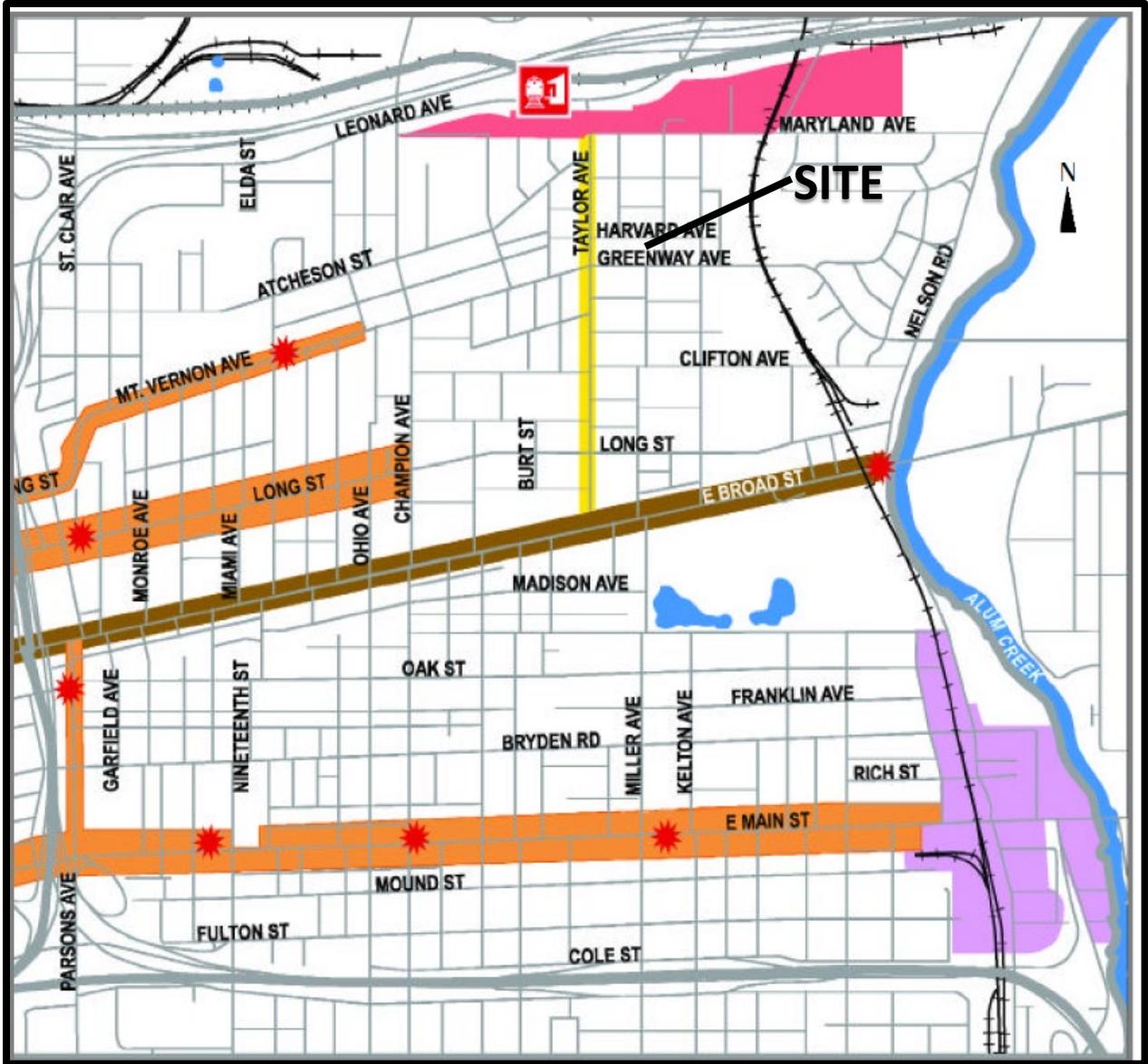
Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The site is in a dynamic urban environment seeing substantial redevelopment and new construction. The proposal is consistent with a wide range of housing options as well as providing housing to help address the shortage of housing in the City of Columbus. The proposed variances will not impair an adequate supply of light and air, unreasonably increase congestion of the public streets, endanger the public safety, unreasonably diminish property values or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

Applicant requests the following variances:

- 1). Section 3312.21(D)(1)(b), Landscaping and Screening, to reduce the east and north parking lot setbacks from 4' to 3' and 2.5', respectively. .
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 27 spaces (1.5 spaces/ DU) to 24 spaces (1.33 spaces/DU).
- 3). Section 3312.21(A), Landscaping and Screening, to reduce interior parking lot trees from 3 to 2, subject to an additional tree being provided in the perimeter of the parking lot.
- 4). Section 3333.18(F), Building Lines, to reduce the Greenway Avenue building setback line from 14' to 5'.
- 5). Section 3333.22, Maximum Side Yards Required, to reduce total building side yard from 16' to 10'.
- 6). Section 3333.23, Minimum Side Yard Permitted, to reduce the east and west building side yards from 5.83' to 5', and to reduce the west side yard for the dumpster enclosure from 5' to 2'.
- 7). Section 3333.25, Side or Rear Yard Obstruction, to permit a transformer (electric) in the west side yard.



CV24-036  
1598-1614 Greenway Ave.  
Approximately .41 acres



Z24-013  
R-3 to AR2  
1598-1614 Greenway Ave.  
Approximately .41 acres



CV24-036  
1598-1614 Greenway Ave.  
Approximately .41 acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z24-013 & CV24-036

**Address** 1598 - 1614 GREENWAY AVENUE

**Group Name** NEAR EAST AREA COMMISSION

**Meeting Date** 5/9/2024

- 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** 8/5/1

**Signature of Authorized Representative** [Signature]

**Recommending Group Title** Chair

**Daytime Phone Number** 614 403 2225

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24- 036

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) Donal Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. Dora Loft Apartments, LLC; 304 Woodland Avenue, Unit 1D Columbus, OH 43203 Number of Columbus-based employees: Zero (0) Contact: Aaron McDaniel, (614) 378-2752</p>	<p>2. City of Columbus, Land Bank; 845 Parsons Avenue Columbus, OH 43206 Number of Columbus-based employees: 10,000+ Contact: John Turner, (614) 645-2551</p>
<p>3. Central Ohio Community Improvement Corporation, 845 Parsons Avenue, Columbus, OH 43206 Number of Columbus-based employees: Contact: Curtis L. Williams, (614) 724-4938</p>	<p>4. _____ _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Donal Plank*

Sworn to before me and signed in my presence this 15<sup>th</sup> day of March, in the year 2024

*MaryAlice Wolf*  
SIGNATURE OF NOTARY PUBLIC

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



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

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