

STATEMENT OF HARDSHIP

Application No.: CV20-020
 Location: 2492 WEST DUBLIN GRANVILLE ROAD (43235), located at the north of West Dublin Granville Road and east of McVey Boulevard (213-000246; Far Northwest Coalition).
 Existing Zoning: R-Annex
 Proposed Zoning: C-2
 Request: Variance(s) to Section(s):
 3372.704(C) to increase allowable interior lot line setback.
 3372.705(B) to reduce required building width.
 3372.705(F) to reduce required amount of glass.
 Proposal: To develop approximately 7,738 square foot office building.
 Applicant(s): GMD Holdings, LLC
 3600 Olentangy River Road, Building 501, 2nd Floor
 Columbus, Ohio 43214
 Attorney/Agent: Michael Shannon
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054
 Property Owner(s): John and Elizabeth McCabe
 250 West Spring Street, Suite 724
 Columbus, Ohio 43214
 Date of Text: June 3, 2020

The Applicant submits this Statement of Hardship in support of its companion Council Variance Application. The site is located on the north side of West Dublin Granville Road and east of McVey. The site was recently annexed to the City and is currently zoned R-Annex. This Council Variance Application is filed in companion with a Rezoning Application which requests to rezone the property to C-2.

The site is bordered on the north and east by Perry Township and the property is used for religious institution. The site is bordered on the west by Columbus property zoned CPD which permits C-2 uses. To the south across West Dublin-Granville Road are offices in the L-C-4 district and multifamily in the L-ARLD district.

The site is situated within the boundary of the Far Northwest Coalition. The Site is also within the Northeast Quadrant of the Northwest Area Plan. The Plan recommends low-density residential use presumably because, at the time the Plan was drafted, the property was still in Perry Township and was used as a single-family residence. Notably, the Plan recommends office for the property to the west and institutional and mixed-use 1 for the properties to the east and south across West Dublin Granville Road. Also, this property is situated within the West Dublin Granville Road Community Commercial Overlay. Therefore, the Plan's recommendation for low-density residential use is not appropriate for this site and the Applicant's proposed C-2 office uses is appropriate for this site.

The Applicant proposes an approximately 7,738 square foot office building. The development will take care to promote the development standards of the Plan and integrate with the surrounding office and institutional properties. To develop the property as proposed, Applicant respectfully request the following variance:

1. 3372.704(C), Setback requirements. Under this section, the setback for a building or structure from an interior lot line shall be a maximum of 50 feet at the front building line. Applicant requests a variance to increase the permitted interior lot line setback from 50 feet to a maximum of 77 feet from the west interior lot line.
2. 3372.705(B), Building design standards. Under this section, The width of a principal building along a primary building frontage shall be a minimum of 60 percent of the lot width. Applicant requests a variance to reduce the required percentage of width from 60 percent to 52 percent.
3. 3372.705(F), Building design standards. Under this section, for a primary building frontage of a commercial use, a minimum of 40 percent of the area between the height of two feet and ten feet above grade shall be in clear window glass that permits a full unobstructed view of the interior to a depth of at least four feet. Applicant requests a variance to reduce the required percentage of required glass from 40 percent to 25 percent.

The Applicant respectfully asks the City Council to permit the requested variations in yard and design development standards in conjunction with the requested zoning change. The variances are the result of a uniquely shaped lot and they will not seriously affect any adjoining property or the general welfare.

The property's width is greater than its depth. This condition directly correlates to two of the requested variances: (1) building setback to interior lot line and (2) proportion of building width to lot width. This is a unique shape in contrast with a majority of the other commercially zoned properties within this commercial overlay which have greater depth than width.

These variances are necessary for this uniquely shaped property. With the substantial right of way dedication and the smaller depth of the lot, there is no space for parking in the rear. As a result, the building must be constructed at its proposed size and with the proposed interior setback to accommodate side parking. Other commercial properties along this commercial corridor with greater depth can accommodate parking in their rear and do not need to push their building to one side. That is not possible on this property and the site suffers from a hardship.

These requested variances are not substantial. The building width request is only a 8% reduction and the interior setback request is only a 27-foot increase. If this property were the same area but had a greater width than depth, these variances would not be requested. Likewise, if the property's width was smaller, these variances would not be necessary.

The Applicant's goal is to redevelop the site in a manner that is predominantly consistent with overlay standards. The development plan went through many revisions so that the project would comply with as many of the commercial overlay design principles as possible. Many concessions were made pursuant to the commercial overlay standards, but the code required amount of glass would cause the property to lose its return on investment. Given the project's substantial compliance with a majority of the development standards, the Applicant requests this variance to reduce the required amount of glass by 15%.

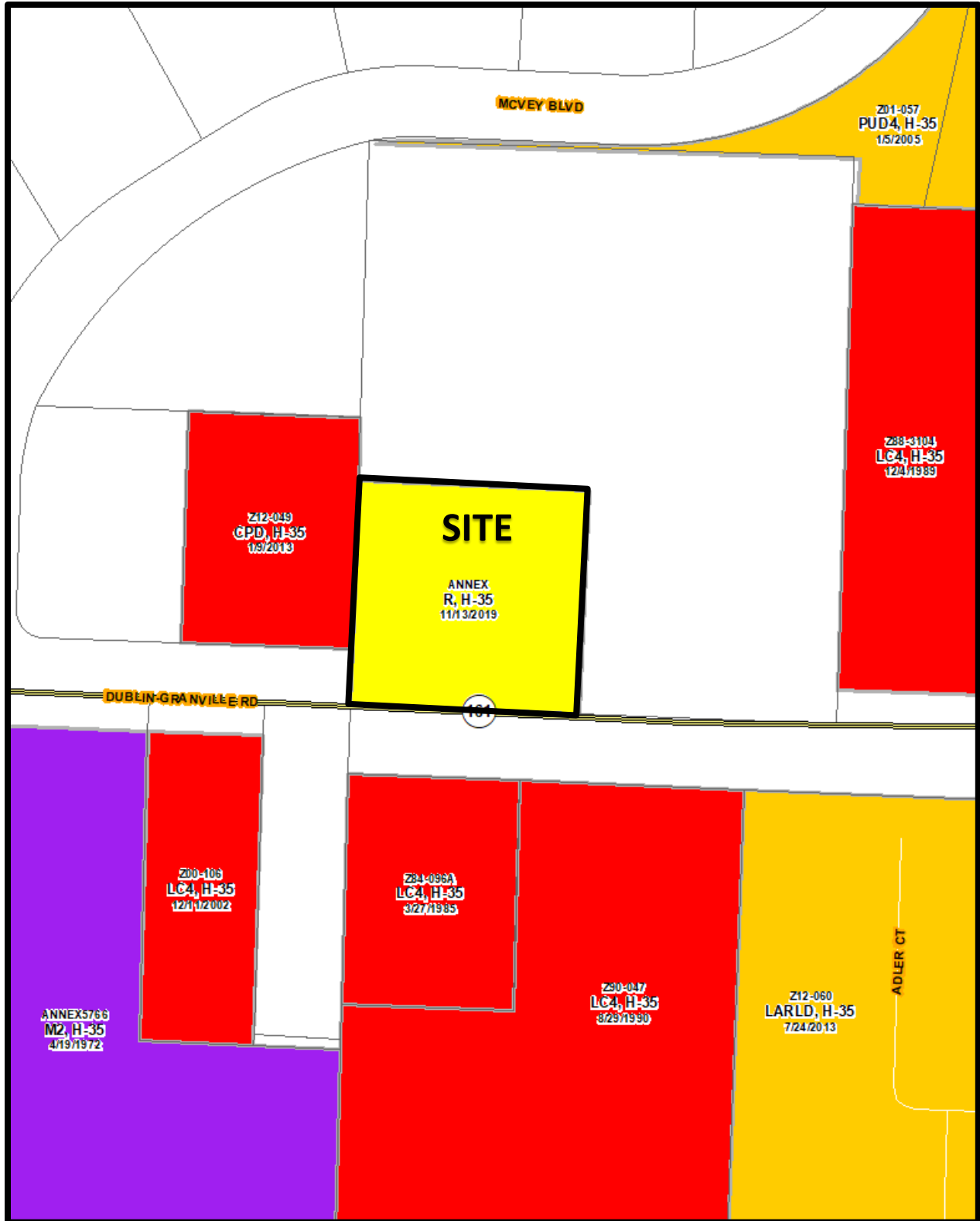
Further, the Applicant conditions this ordinance upon participation in driveway consolidation with the property to the west with parcel number 219-291664 for the purpose of accommodating access to West Dublin-Granville Road via a shared driveway should an appropriate cross-access easement become available.

The requested variances are not substantial, nor will they cause substantial detriment to the neighborhood nor adjoining properties. The variances will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

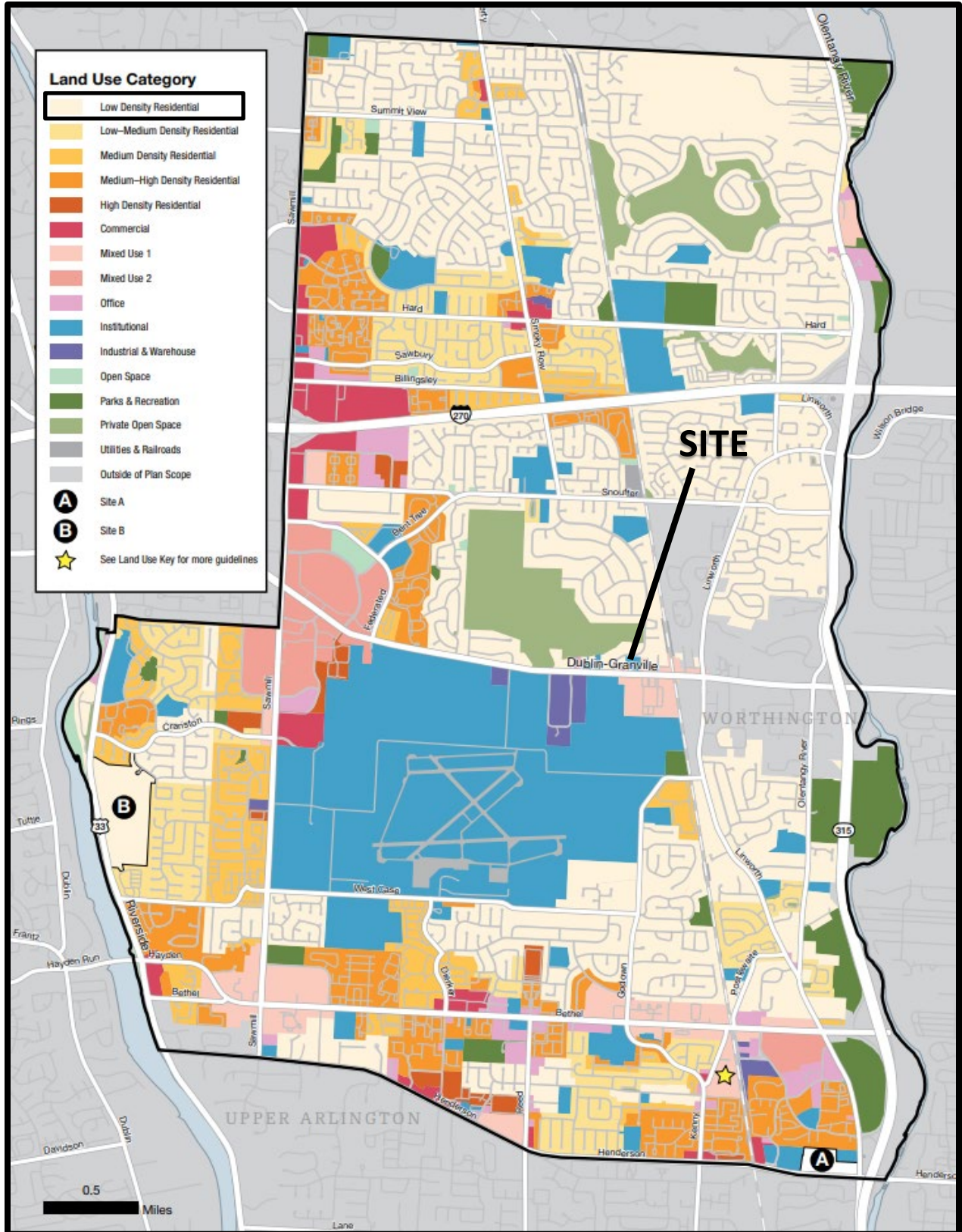
Respectfully Submitted,



Michael Shannon
Attorney for Applicant



CV20-020
2492 W. Dublin-Granville Rd.
Approximately 0.90 acres



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

Case Number: CV20-020
Address: 2492 WEST DUBLIN-GRANVILLE ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: APRIL 28, 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:

GIVEN THE PRESENTATION PROVIDED BY THE APPLICANT TO THE FNWC, THE BOARD WELCOMES THE PROPOSED DEVELOPMENT TO THE FAR NORTHWEST AND RECOMMENDS APPROVAL.

Vote: 5 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative: 
SIGNATURE
PRESIDENT
RECOMMENDING GROUP TITLE
202-631-3370
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

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV20-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of David Hodge

Subscribed to me in my presence and before me this 12th day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Eric J. Zartman

My Commission Expires:

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

Notary Seal Here

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

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 all checks payable to the Columbus City Treasurer