



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV13-005

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.

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 requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank

Date

2/4/2013

1374 King Avenue LLC
BY: Donald Plank, Attorney

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



CV13-005

FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

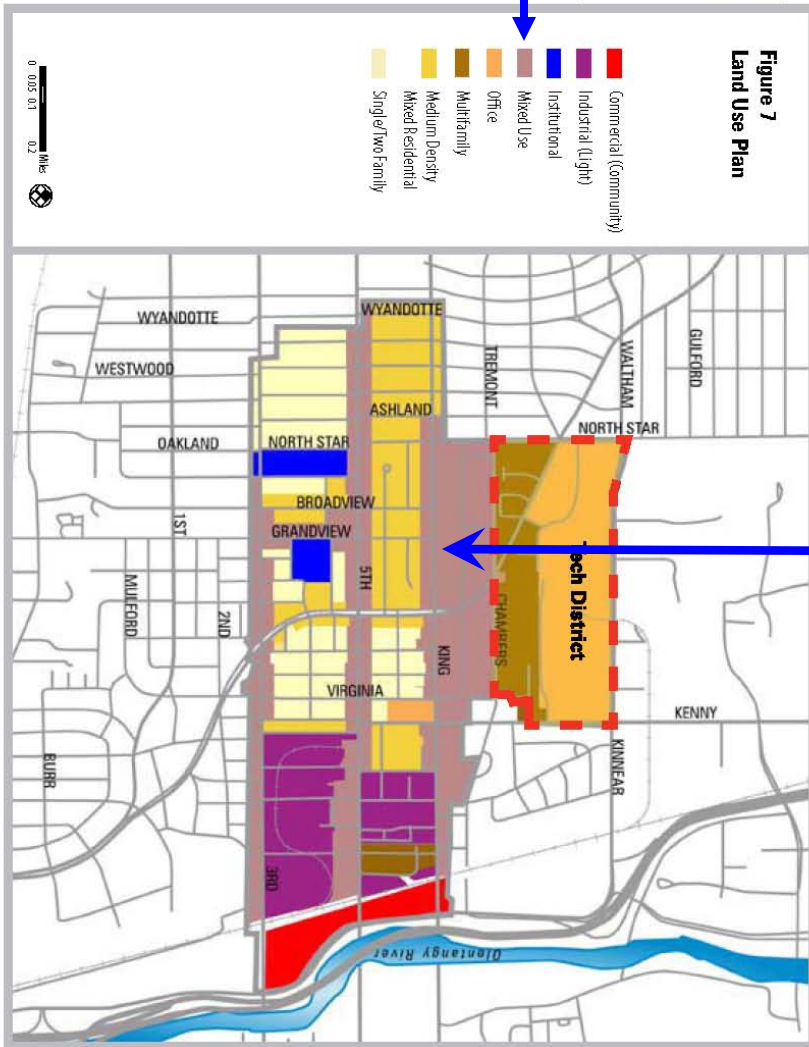
1376 King Avenue

Development should be common on Fifth Street's primary corridors and include multifamily, neighborhood-scale retail, offices, and other uses that contribute to a walkable environment.

Lines/Strategies

Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.

★ Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



PLAN RECOMMENDATIONS/Principle 1

CV13-005



1376 King Avenue



CV13-005



STANDARDIZED RECOMMENDATION FORM

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Rezoning Z13-010, Council Variance CV13-005

Address 1374 King Avenue, Columbus, OH

Group Name 5th by Northwest Area Commission

Meeting Date May 7, 2013

Specify Case Type

BZA Variance / Special Permit

Council Variance CV13-005

Rezoning Z13-010

Graphics Variance / Plan / Special Permit

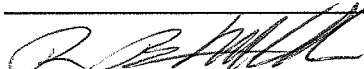
Recommendation Approval

(Check only one) Disapproval

NOTES:

Vote

Signature of Authorized Representative


SIGNATURE

RECOMMENDING GROUP TITLE

614 256-1944
DAYTIME PHONE NUMBER

Please FAX this form to **Zoning** at (614) 645-2463 within **48 hours** of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV13-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] DONALD PLANK

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, Columbus, OH
deposes and states that he is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY 43215
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 formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. 1374 King Avenue LLC PO Box 163216 Columbus, OH 43216 # of Columbus Based Employees: 0 Contact: Scott Owens. 614-404-	2. -----
3. -----	4. -----

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 4th day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

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