



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

STATEMENT OF HARDSHIP

Application #: CV19-006

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):

Please see attached

Multiple horizontal lines for providing details on variances requested.

Signature of Applicant [Handwritten Signature]

Date 1/28/2019

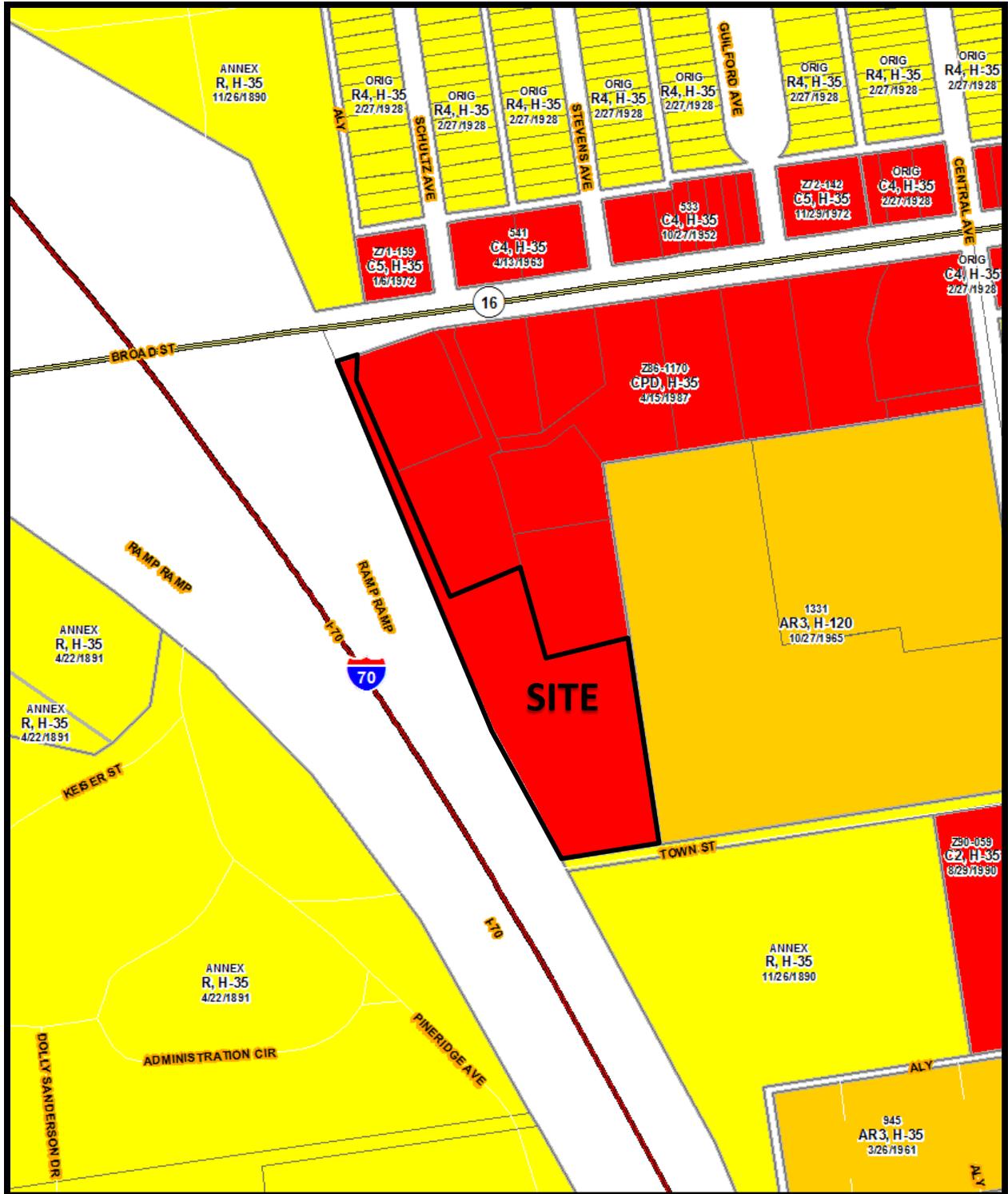
PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

1551 W. Broad St., Columbus, Ohio 43223
Council Variance Application
CV19-006

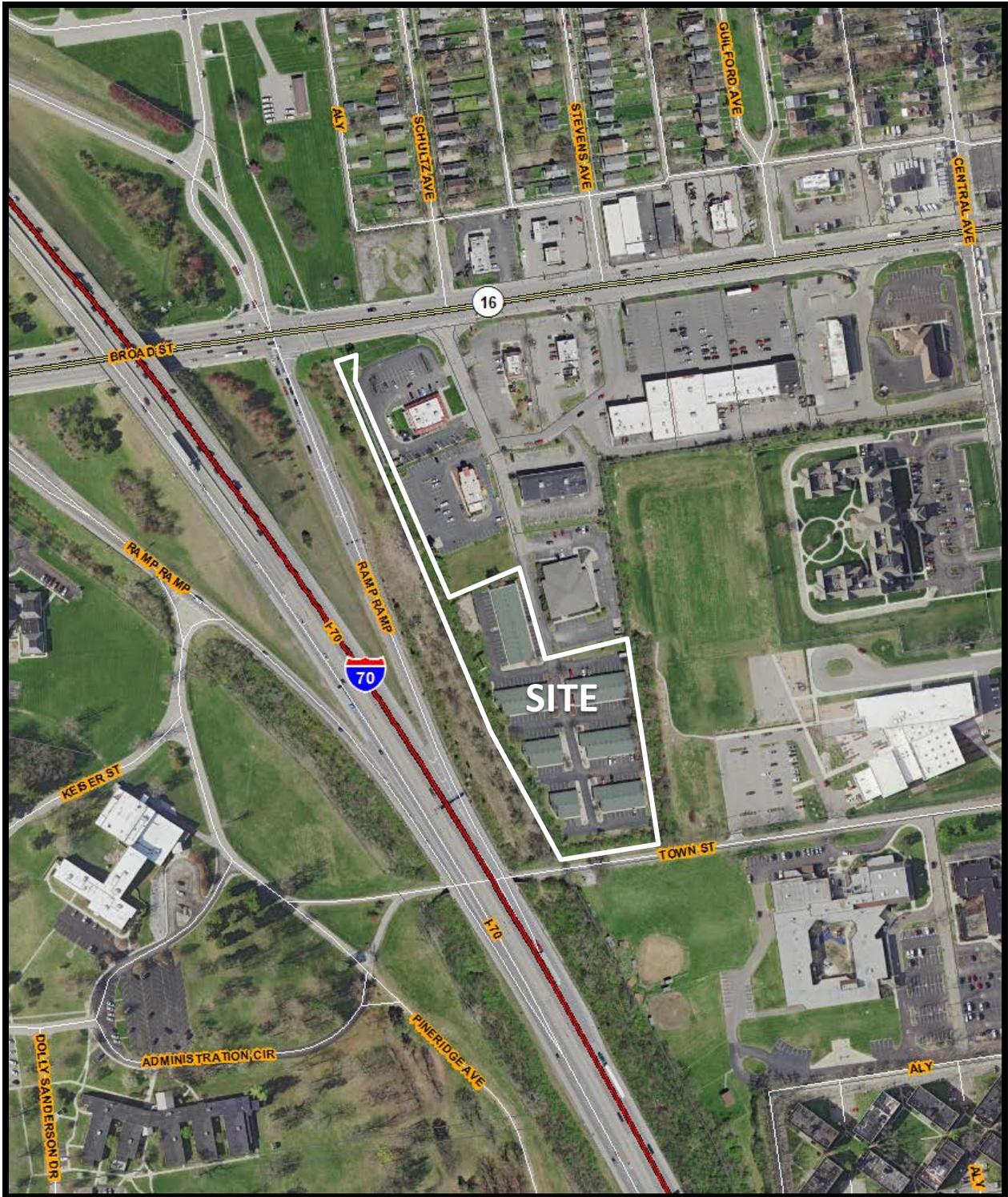
Statement of Hardship

We request the following variances, as to otherwise comply would be both a financial hardship and impractical considering the intended use of the development. Additionally, none of the variances requested would adversely affect the supporting property owners.

- 3312.09 – We request a variance from the 20ft wide aisle in two locations on the property, per the site plan. The locations are the northwest and southwest aisles.
- 3312.25 – We request a variance from the maneuvering requirements in two locations on the property, per the site plan. The locations are northwest and southwest of the parking spaces.
- 3312.35 – We request a variance to allow a 14-passenger van, intended for the transportation of residents of the apartment complex, to be parked on the property. The location of the parking is included on the site plan.
- 3312.49 – We request a variance to allow a reduction in parking requirements from 158 total spaces including 6 ADA spaces to 130 total spaces including 5 ADA spaces.
- 3333.255 – We request a variance to reduce the perimeter yard of from 25 feet to between 0 and 14 feet as shown on the site plan.



CV19-006
1551 West Broad Street
Approximately 4.29 acres



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1551 West Broad Street
Approximately 4.29 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

Case Number:

CV19-006

Address:

1551 W. Broad St

Group Name:

Franklin Area Commission

Meeting Date:

March 12, 2019

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:

Approved As Submitted

Vote:

UNANIMOUS

Signature of Authorized Representative:

W B Warner zoning chair

SIGNATURE

Franklin Area Commission

RECOMMENDING GROUP TITLE

614-581-6419

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.



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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 #: CU19-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Diana Turoff, President and CEO
of (COMPLETE ADDRESS) 175 S. Third St., Ste. 1200, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows containing business details for 1. 1551 West Broad, LLC, 2. FFRED Holdings, LLC, 3. Ohio Community Development Finance Fund, and 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Diana Turoff

Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Andrew P. Swary

My Commission Expires:



ANDREW P. SWARY, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date
Sec. 147.03 R.C.

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

Notary Seal Here

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