

CV11-002 Final Plan
 Received 3/16/11



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

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 attached.

Signature of Applicant Michael E. Zatzky Date 6/8/11
attorney for applicant

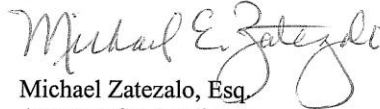
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Attachment to Statement of Hardship

The Columbus Metropolitan Housing Authority ("Applicant") owns the property commonly known as 540 W. Broad Street, Columbus, Ohio 43215, Parcel Number 010-0536662 ("Property"). The Property is approximately 2.81 acres, more or less, and is currently zoned M and C-4. The Property has or will be combined the following ten (10) Parcels currently owned by Byers Realty LLC and West Broad Street Partners LLC: 010-0536662; 010-007338; 010-007786; 010-007787; 010-007788; 010-004640; 010-018930; 010-007631; 010-019814; and 010-092144.

With respect to the variances requested below, the requests are necessary due to the irregular shape of the lot, conflicting provisions within the M and C-4 zoning districts, and overlay standards which generally apply to single family construction, which would not apply to a multi-family development. The variances are necessary to correct the practical difficulties which result there from. The proposed variances will not seriously or adversely affect any of the adjacent property owners and the proposed project will be an asset to the surrounding neighborhood.

Very truly yours,



Michael Zatezalo, Esq.
Attorney for Applicant

Proposed Use or reason for Council Variance request:

3309.14 – Height Districts: to permit a building to be erected in excess of 35 feet in an H-35 District.

3312.49 – Minimum number of parking spaces: To permit an apartment building with .26 parking spaces per unit

3312.49(C) – Minimum number of parking spaces: To permit an apartment building with .26 parking spaces per unit.

3312.49(C) - Minimum number of parking spaces: To permit retail space of less than 10,000 square feet with 1 parking space per 400 square feet.

3356.03 C4 – permitted uses: To permit a residential apartment building above a commercial space

3363.01 M – manufacturing districts: To permit a residential apartment building

3372.406(B) – Design Standards (Residential): to permit a building without a 30” high porch/stoop

3372.406(C) – Design Standards (Residential): to permit windows in building frontages that are not double hung

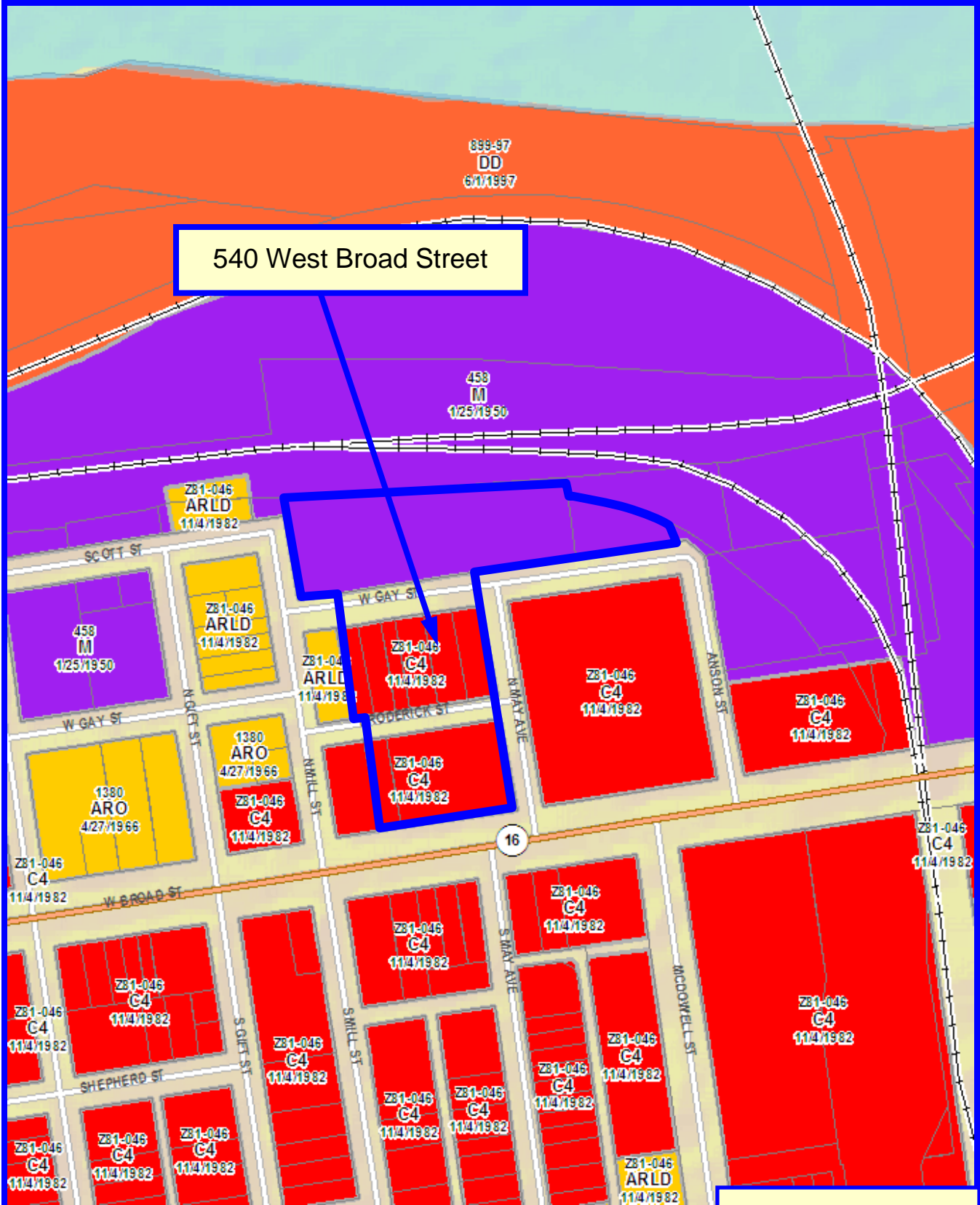
3372.406(H) – Design Standards (Residential): To permit no foundation exposure of rusticated block

3372.407(D) – Parking and circulation: To permit a parking aisle between the building and a street right of way

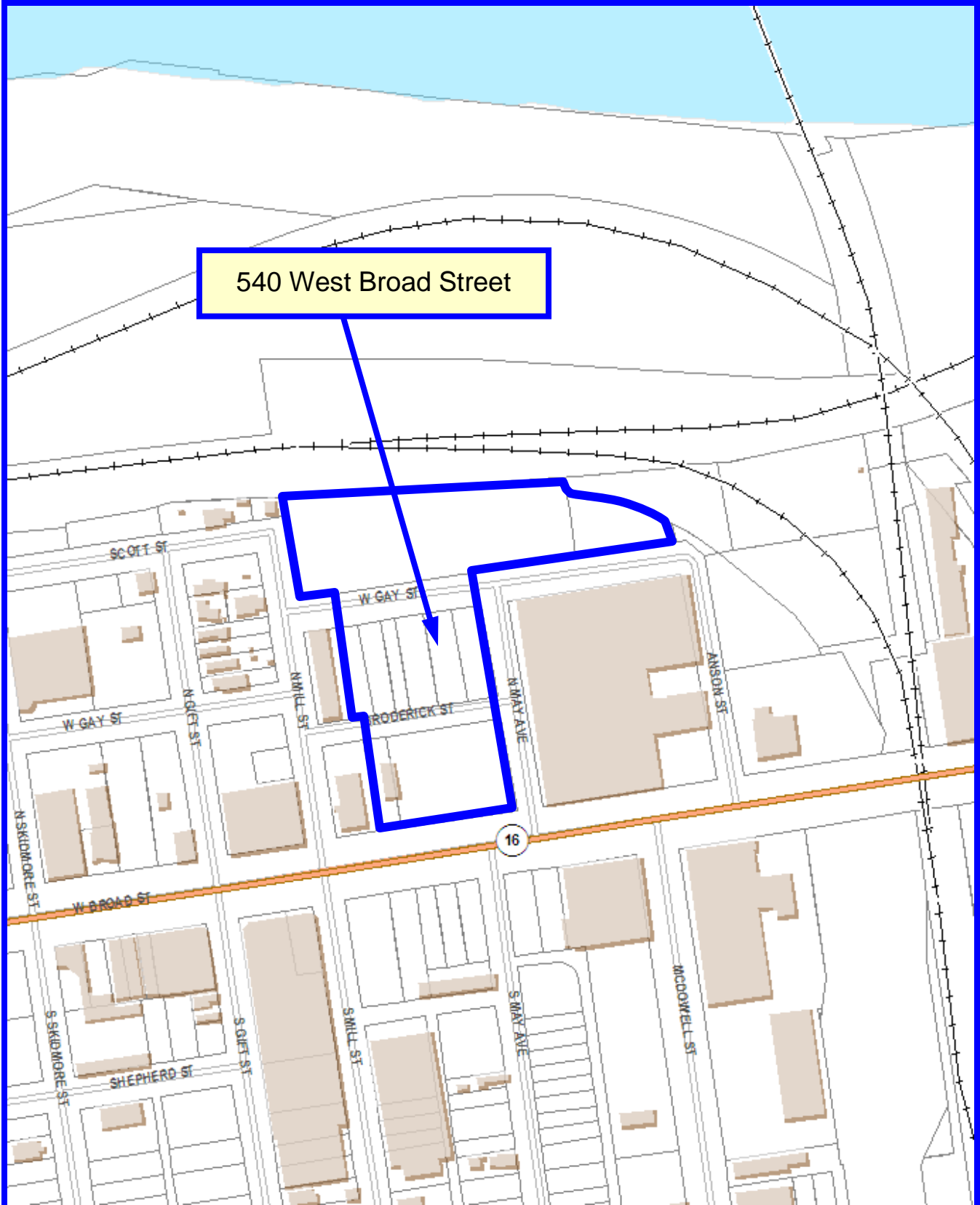
3372.604(B) - Setback requirements: To permit parking lots to be located on the side of the principal building and contain greater than 50% of the parking

3372.607 - Landscape and screening, to permit landscaping substantially similar to that as denoted in the proposed site plan.

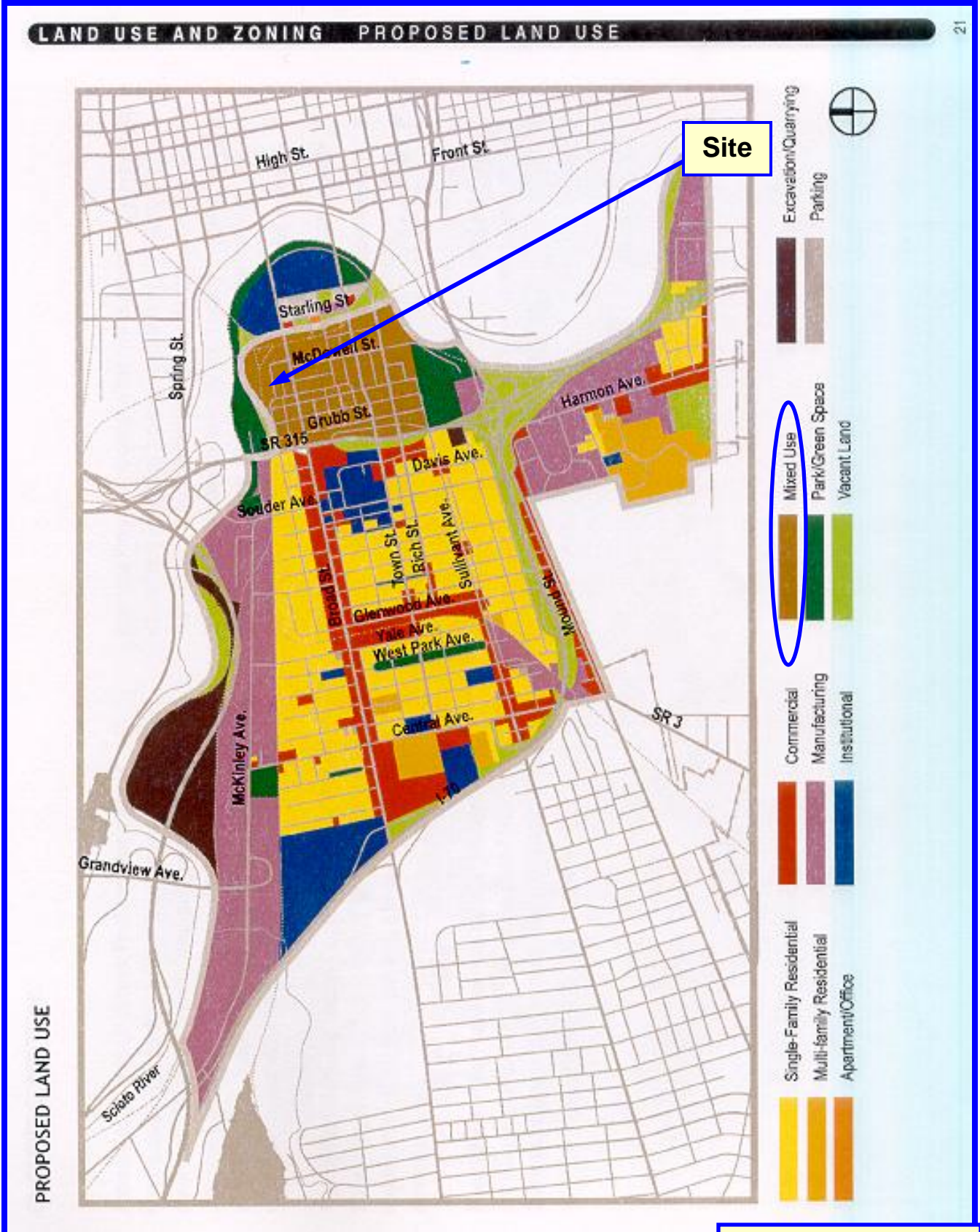
3372.609(A) - Parking and circulation: to permit a parking aisle between the building and a street right of way



CV11-002



CV11-002



CV11-002



540 West Broad Street

CV11-002

April 16, 2011

To Shannon Pine or Whom it may Concern,

The Franklinton Area Commission voted on April 12, 2011 to support the CMHA zoning application for 540 West Broad Street. A hard copy will be mailed to you, also.

Franklinton Area Commission Meeting

Meeting Location: Franklinton Branch Library

1061 West Town Street

Minutes

Tuesday, April 12, 2011

6:30: Call the meeting to order: Vice-Chair, Matt Egner. Jim Sweeney took minutes.

Commissioners in attendance: Philip Johnson, Rebecca Hunley, Joanne Ranft, Chris Winchester, Jennifer Flynn, Allan Brown, Adrienne Corbett, Bruce Warner, Brenda Dutton, Judy Box, Pauline Edwards, Matt Egner, David Hooie, Jim Sweeney

Franklin Station, 540 West Broad Street: CMHA representatives

Jeff Porter, George Barardi, and Bryan Brown described the 2.81 acre development plan. They are not changing the zoning but are asking for a variance to minimum parking spaces required for this use in a C-4 district. There will be an easement for a walking/biking path along the back of the site. There will be a total of 48 spaces including 17 spaces dedicated to the commercial space. Motion to approve: Jim, Second: Judy. David abstained. Unanimous "Yes"

The Franklinton Area Commission is an advisory group to the City of Columbus made up of Franklinton neighborhood residents, businesses and service organizations that benefit the people of Franklinton.

Carol J. Stewart, Chair
Franklinton Area Commission
192 South Princeton Avenue
Columbus, Ohio 43223
279-9382
cjstewart@aol.com



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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 # CV11-002 (11315-00000-00006)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael Zatezalo

Of [COMPLETE ADDRESS] 65 E. State Street, 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 formats

Name of business or individual : **Columbus Metropolitan Housing Authority**
Business of individuals address
Address of corporate headquarters : **880 E. 11th Avenue**
City, State, Zip : **Columbus, Ohio 43211**
Number of Columbus based employees : **235**
Contact name and number : **Stephen J. Havens 9614) 421-6195**

If applicable, check here if listing additional parties on a separate page [required]

SIGNATURE OF AFFIANT Michael E. Zatezalo
Subscribed to me in my presence and before me this 8th day of June, in the year 2011
SIGNATURE OF NOTARY PUBLIC Kelly L. Marullo
My Commission Expires: May 20, 2013



KELLY L. MARULLO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
May 20, 2013
Recorded in

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

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