

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 Exhibit "B"

Signature of Applicant



Date

10/3/16

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

Exhibit B

Statement of Hardship

CV16-066

871 Ingleside Avenue, Columbus, OH 43215

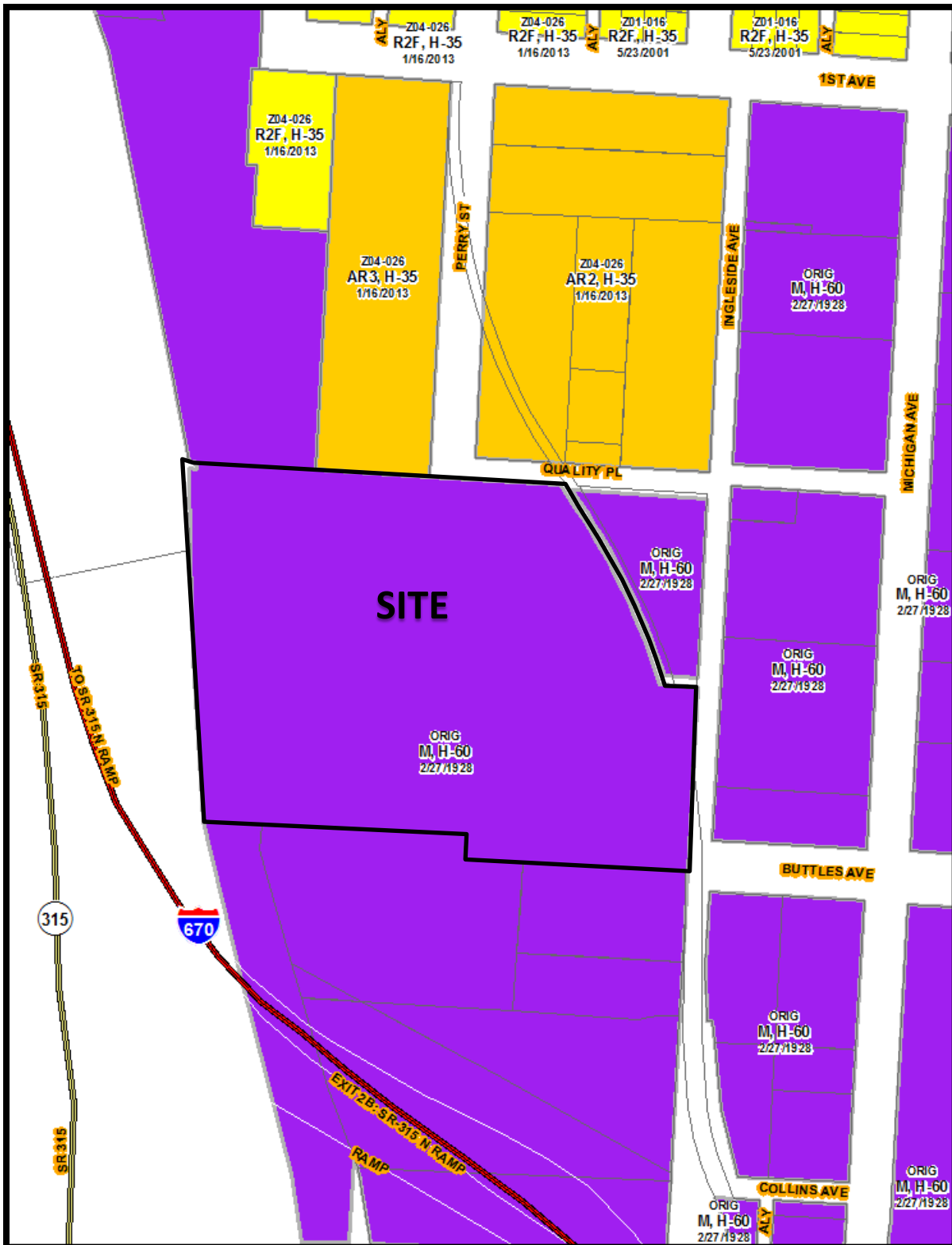
The site (PID: 010-005889) is 7.022 acres located at the terminus of Perry Street, and abutting the south side of Quality Place (30') and the west side of Ingleside Avenue (30'). The property is presently zoned M, Manufacturing but rezoning application Z16-066 is pending to rezone the site to the AR-2, Apartment Residential District for development of a two (2) building 247 dwelling unit apartment complex, as depicted on the submitted site plan ("Ingleside Apartments", 12/15/2016). This Council Variance application is submitted in conjunction with the pending rezoning application for a variance to perimeter yard, as noted below.

"Perimeter Yard" (3333.255) is a perimeter green setback. On large greenfield sites, perimeter yard works well to provide perimeter green space up to the maximum 25' width. However, perimeter yard wasn't contemplated for urban redevelopment sites and many urban redevelopment sites for multi-family development have a single building per parcel and are therefore subject to "Rear Yard" rather than Perimeter Yard. In this case, with two (2) apartment buildings proposed, the site is subject to Perimeter Yard. Due to the irregular shape of the site, a driveway easement along the south property line for the property to the south, abutting two (2) alleys, the Olentangy River abutting the site to the west that effectively provides open space and applicant's willingness to provide a bikeway easement to the City of Columbus along the river corridor, it is a hardship and practical difficulty to provide a 25' perimeter yard, as well as unusual for an urban redevelopment.

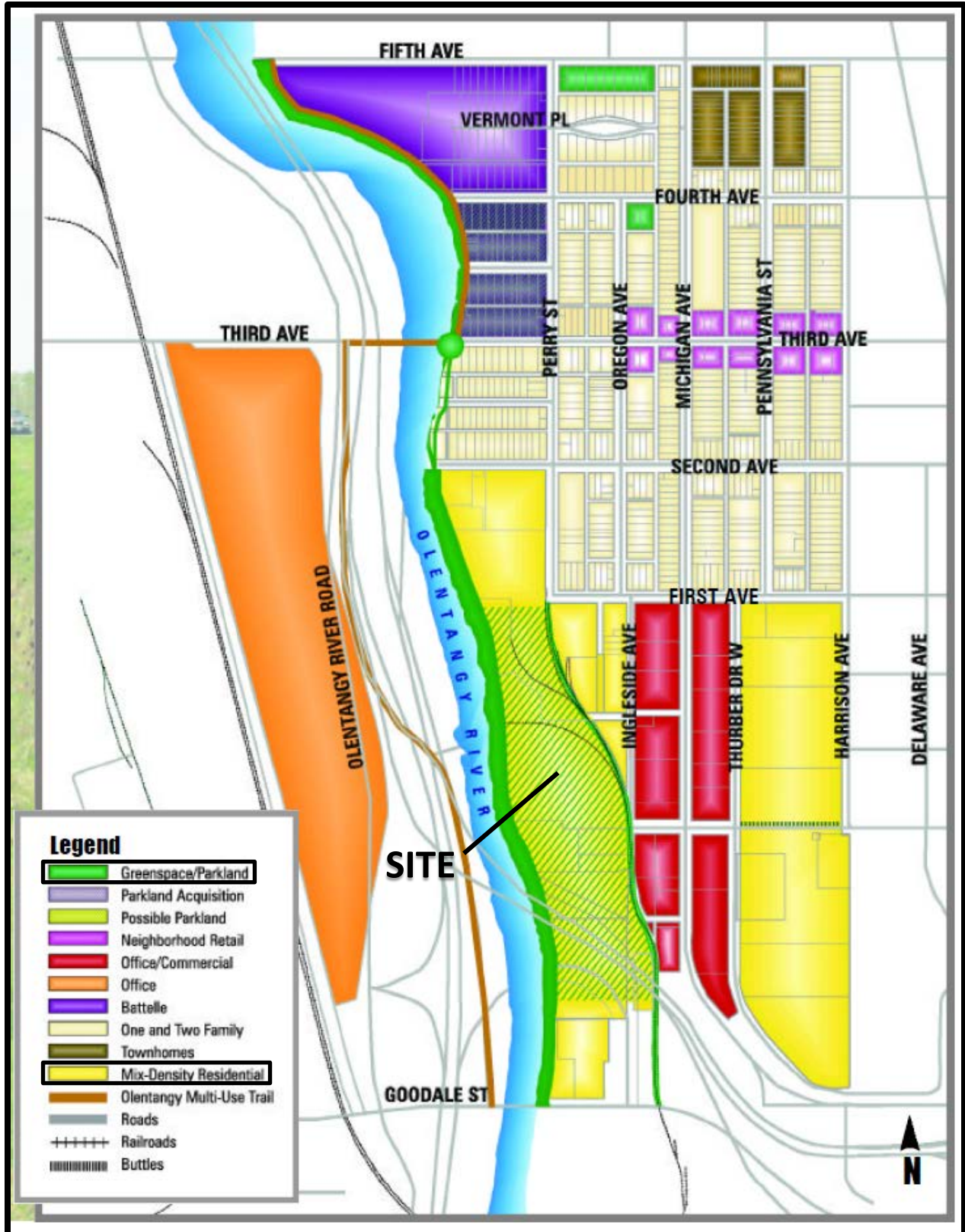
Applicant requests the following variance:

- 1) Section 3333.255, Perimeter Yard, to reduce the perimeter yard from 25' along the north, east and south property lines to 0' – 10', as depicted on the Site Plan.

12-15-2016



CV16-066
871 Ingleside Avenue
Approximately 7.03 acres



CV16-066
871 Ingleside Avenue
Approximately 7.03 acres



CV16-066
871 Ingleside Avenue
Approximately 7.03 acres

Priebe, Kelsey R.

From: Jacob Sukosd <jake_osu@hotmail.com>
Sent: Monday, November 28, 2016 11:56 AM
To: Priebe, Kelsey R.
Subject: CV16-066 - Harrison West Society response

Kelsey,

On Wednesday, November 16th, the Harrison West Society voted 14-2 to support the variances requested in application CV16-066.

The Society's approval is contingent upon the applicant resolving the concerns of City staffers, that was outlined in the document dated 10/24/16.

Discussions with the developer last week showed progress on expanding the greenspace and alignment of the bike trail, while maintaining the proposed variances and parking ratio. These are positive developments for the plan which was voted on and approved.

Please let me know if you have any questions.

Jacob Sukosd
Harrison West Society
Chair, Planning and Development Committee

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 # CV16-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, 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

<p>1. Pickett Companies 88 East Broad, Suite 1740 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Scott Pickett (614) 264-4400</p>	<p>2. Barley Equities III, LLC 11150 Santa Monica Boulevard, Suite 1425 Los Angeles, CA 90025 # of Columbus Based Employees: 0 Contact: John Berry (972) 982-8652</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 3rd day of October, in the year 2016

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

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



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018