



### 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](http://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:**

The site was granted a council variance in 1984 (#912-84) which provided for one use within the existing single family structure. The owner/applicant would like to expand the list of permitted uses that would be allowed to operate on the property. The area along Olentangy River Road has changed over the last 30 years and the addition of additional C-2 uses for th site is appropriate. The list of uses requested in this case is carefully considered to issue that surrounding properties are not negatively impacted and that the home and yard maintains it single family character. The site's exterior will remain unchanged and will be served by 13 surface parking spaces and two (2) located inside the garage for a total of 15 parking spaces.

The additional uses will not harm surrounding values and is not in contravention of the comprehensive plan.

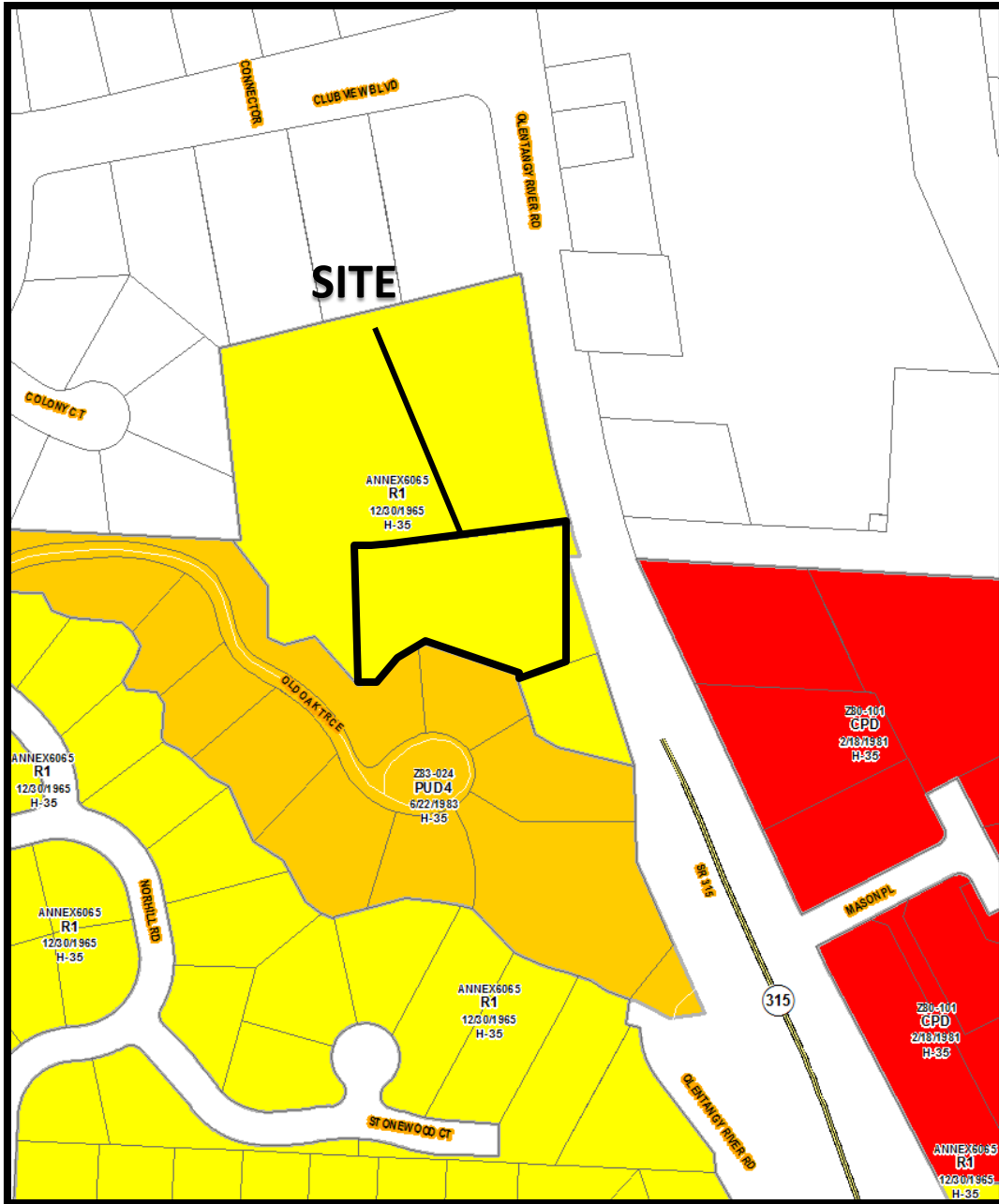
Signature of Applicant

Date

3/10/14

Permitted Uses  
7801 Olentangy River Road

Court Reporting and Stenotype Services  
Document Preparation Services  
Dentists, Chiropractors, Optometrists and Podiatrists  
Speech Therapists, and Audiologists  
Title Insurance Carriers  
Insurance Agencies  
Accounting and Bookkeeping Services  
Advertising Services  
Administrative and General Management Consulting Services  
Architectural, Drafting, Engineering and Graphic Design Services  
Certified Public Accountants  
Computer Web Design and Marketing Services  
Computer Programming and Systems Design Services  
Financial Planner  
Human Resources and Executive Search Consulting Services  
Interior Design Services  
Industrial Design Services  
Lawyers and Legal Services  
Management and Consulting Services  
Marketing Consulting  
Mortgage Broker  
Notaries  
Payroll Services  
Public Relations Agencies  
Real Estate Agents and Brokers  
Tax Preparation Services  
Title Abstract and Settlement  
Translation and Interpretation Services  
Art Studios (No retail sales)  
Photography Studios, Commercial and Portrait  
R-1 Residential Uses



CV14-012  
7801 Olentangy River Road  
Approximately 1.46 acres



CV14-012  
7801 Olentangy River Road  
Approximately 1.46 acres

**Pine, Shannon L.**

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**From:** John Murley <jmurley@columbus.rr.com>  
**Sent:** Tuesday, May 20, 2014 9:35 PM  
**To:** 'Jack Reynolds'  
**Cc:** Pine, Shannon L.  
**Subject:** RE: 7801 Olentangy River Road Recommendation

Jack,

The Far Northwest Coalition approved your request to amend the Council Variance for the property located at 7801 Olentangy River Road to allow additional permitted uses as presented. The FNWC would echo the prohibition of a call center being located on the subject property. Please let me know if you have any questions.

Thanks,  
John Murley  
President, FNWC

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**From:** Jack Reynolds [<mailto:JReynolds@smithandhale.com>]  
**Sent:** Thursday, May 15, 2014 10:32 AM  
**To:** John Murley  
**Cc:** Pine, Shannon L.  
**Subject:** 7801 Olentangy River Road Recommendation

John , Shannon Pine is working on our council variance ordinance and is looking for the recommendation from the Far Northwest Coalition to finish up the document and I promised to reach out to you see if I could have you forward the group's recommendation to her. Thanks for your help.

Jack Reynolds  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215  
(614) 221-4255

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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 # CV14-012

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds, III

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 460, Columbus, OH 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. See Smiley Properties LLC 7801 Olentangy River Road Columbus, OH 43235 0 employees Dr. Chris Smiley - 846-7574	2.
3.	4.

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 10<sup>th</sup> day of March, in the year 2014

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

*Jackson B. Reynolds III*  
*Natalie C. Timmons*  
9/4/15



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer