



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

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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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):

See attached.

Signature of Applicant David Hodge (ESD) Date 12-23-19

CV19-136

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

STATEMENT OF HARDSHIP

Application: 136

Address: 80 South 18th Street

Parcels: 010-019959, 010-037821, 010-062814, 010-052300, 010-052303, 010-019254, 010-002948, 010-055146, 010-22076, 010-001837, 010-019106, 010-005390

Property Size: +/- 2.43 Acres

Current District: CPD, ARLD, and R-3

Proposed District: CPD

Area Commission: Near East Area Commission

Owners: Columbus Area Chapter of the American Red Cross, et al. (See Project Disclosure)

Applicant: Metropolitan Holdings

Attorney: David Hodge

Date: August 25, 2020

This Statement of Hardship is filed in support of a use variance necessary for a companion rezoning application.

The subject property (“Site”) is approximately 2.43 acres and located at the northeast corner of South 18th Street and Oak Street. The Site is bordered by ARLD on the north and west, CPD and R-3 on the east, and R-3 on the south. The site is not subject to a commercial overlay nor a planning overlay and it is not a historic site. The site is within District 3 of the Near East Area Commission and subject to the Near East Area Plan. The Plan does not recommend a specific use for this site.

The Applicant proposes redevelopment of the northeast corner of South 18th Street and Oak Street with a mixed-use development. The development will provide approximately 3,000 square feet of commercial use and 122 dwelling units. This development proposes first floor dwelling units and residential supporting uses. Accordingly, the Applicant respectfully requests the following use variances:

1. 3356.03, C-4 Permitted Uses. This section does not permit first floor residential dwelling units or supporting uses. Applicant requests a council variance to permit first floor residential and residential supporting uses.
2. 3361.02, CPD Permitted Uses. This section does not permit first floor residential dwelling units or supporting uses. Applicant requests a council variance to permit first floor residential and residential supporting uses.

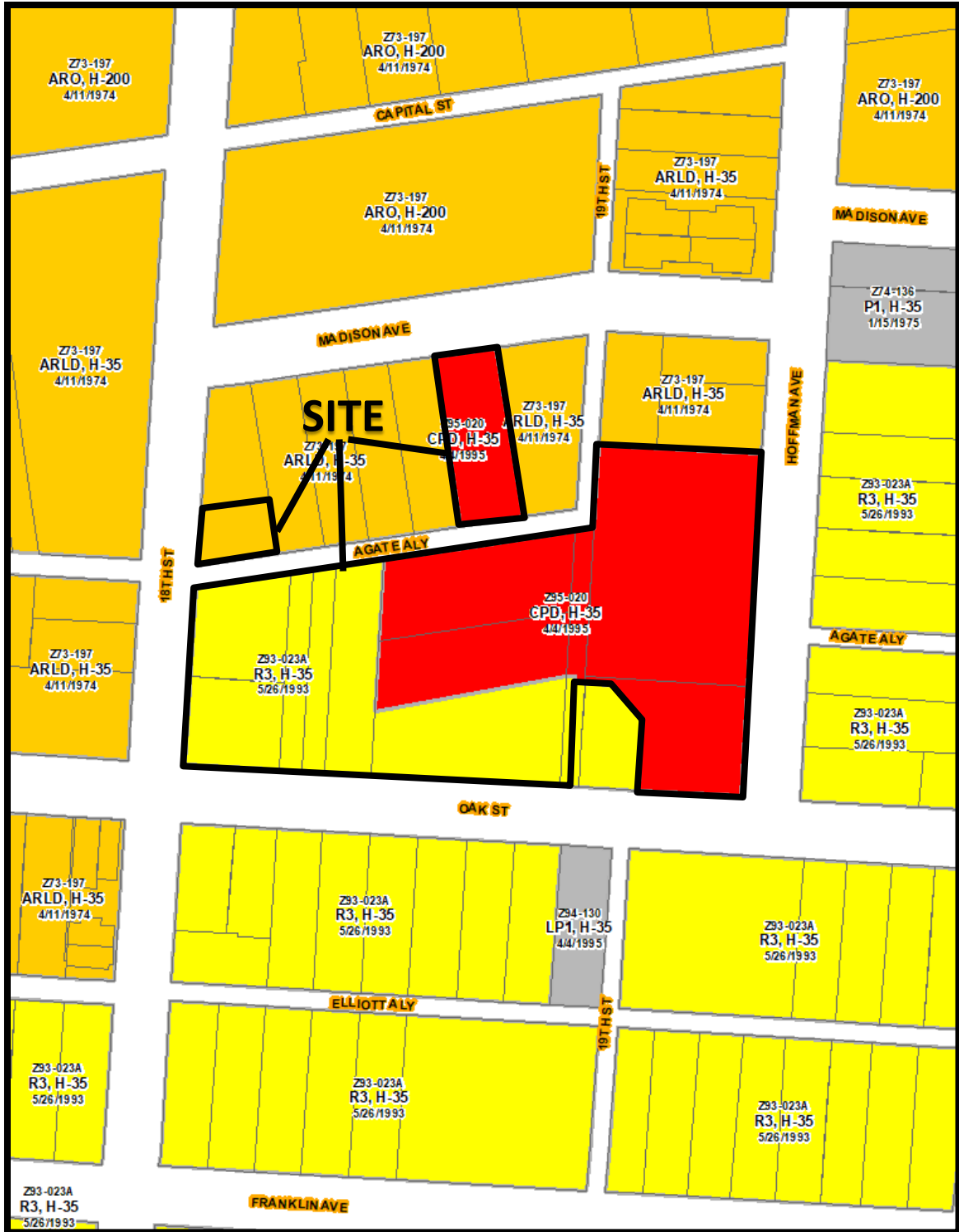
A hardship exists in that the proposed development cannot conform to the zoning district. The development will not adversely affect the surrounding property or surrounding neighborhood but, rather, will alleviate a hardship or difficulty which warrants this variance from the zoning code. The requested variance will not impair an adequate supply of light or 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

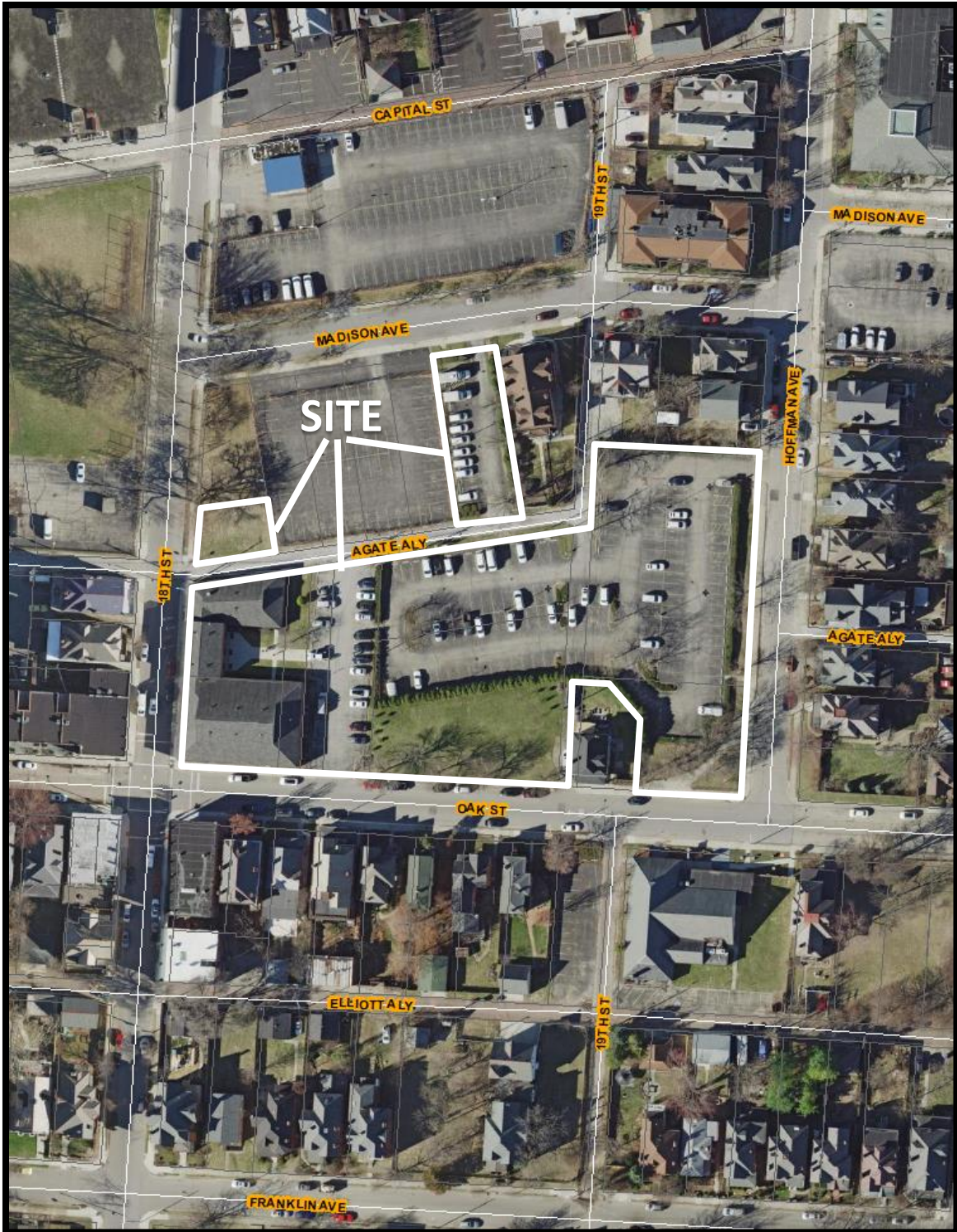
Respectfully Submitted,



David Hodge
Attorney for Applicant



CV19-136
80 S. 18th St.
Approximately 2.43 acres



CV19-136
80 S. 18th St.
Approximately 2.43 acres

Priebe, Kelsey R.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Tuesday, November 17, 2020 12:19 AM
To: Priebe, Kelsey R.
Cc: David Hodge; AnnieJ; Eric Zartman
Subject: [EXTERNAL] Re: Oak / 18th

Importance: High

The Near East Area Commission (NEAC) voted to support applications Z19-099 & CV19-136, 8-6-0. The vote took place at NEAC's October 2020 General Business Meeting (10/08/20) a quorum being present.

Please let me know of any questions.

Thank you.

Chair Bailey

614-582-3053



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CV19-136

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

<p>1. Metropolitan Holdings 1433 Grandview Avenue Columbus, Ohio 43212</p>	<p>2. Columbus Area Chapter of the American Red Cross 995 East Broad Street Columbus, Ohio 43205</p>
<p>3. Allegheny West Conference Corporation Seventh-Day Adventists, 1339 East Broad Street, Columbus, Ohio 43205</p>	<p>4. Jamie Mitchell 3086 Wakeshire Drive Dublin, Ohio 43017</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021



Notary Public, State of Ohio. My Statement expires six months after date of notarization.

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