



## 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)

CV14-031

### 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 Exhibit C.

Signature of Applicant

*[Handwritten Signature]* for applicant

Date

*6/11/2014*

**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 all checks payable to the Columbus City Treasurer**

**Exhibit C**

**STATEMENT OF HARDSHIP**

The 8.262 +/- acre subject site was recently annexed to the City of Columbus. The applicant intends to develop the site as “Phase II” of a multi-family apartment project commonly known as Remington Woods. (The 8.262 +/- acre parcel is referred to herein as the “Phase II parcel.”) The first phase of Remington Woods is partially completed and is located on a 9.2 +/- acre parcel zoned L-ARLD, which is located immediately to the west of the Phase II parcel (the 9.2 +/- acre parcel is referred to herein as the “Phase I parcel”). (As a way of background, the Phase I parcel, along with a 2.0 +/- acre parcel, was annexed to the City of Columbus in 2012 and following annexation were rezoned - with the 2.0 acre parcel rezoned to L-C4 and the Phase I parcel rezoned to L-ARLD.) The Phase I parcel and the Phase II parcel are the subject of an application filed with the City of Columbus to rezone the parcels to L-ARLD. Certain features, such as drives, parking areas, a pool and community building will be shared between the Phase I parcel and the Phase II parcel.

Following rezoning, the applicant plans to combine the Phase I parcel and the Phase II parcel, as well as the aforementioned 2.0 +/- acre parcel, by submitting an application to combine the parcels with the Delaware County Auditor’s office.

In connection with the rezoning of the Phase I parcel and the Phase II parcel, the applicant has submitted a “Site Plan.” The applicant intends to develop the parcels in general conformance with the Site Plan, which includes placing buildings and parking areas (both garages and surface parking) on the Phase II parcel in a manner designed to protect and preserve natural features, in particular, a stream corridor. (Buildings on the Phase I parcel are existing and were constructed in such a way as to protect and preserve the stream corridor on the Phase I parcel.)

On the Phase I parcel, a variance to Section 3312.27(2), Parking setback line, was granted by Ordinance No. 2550-2012 (CV12-005), passed December 5, 2012, to permit a reduced parking setback line from twenty-five (25) feet to five (5) feet along the Lazelle Road frontage. The applicant requests the same variance for Phase II.

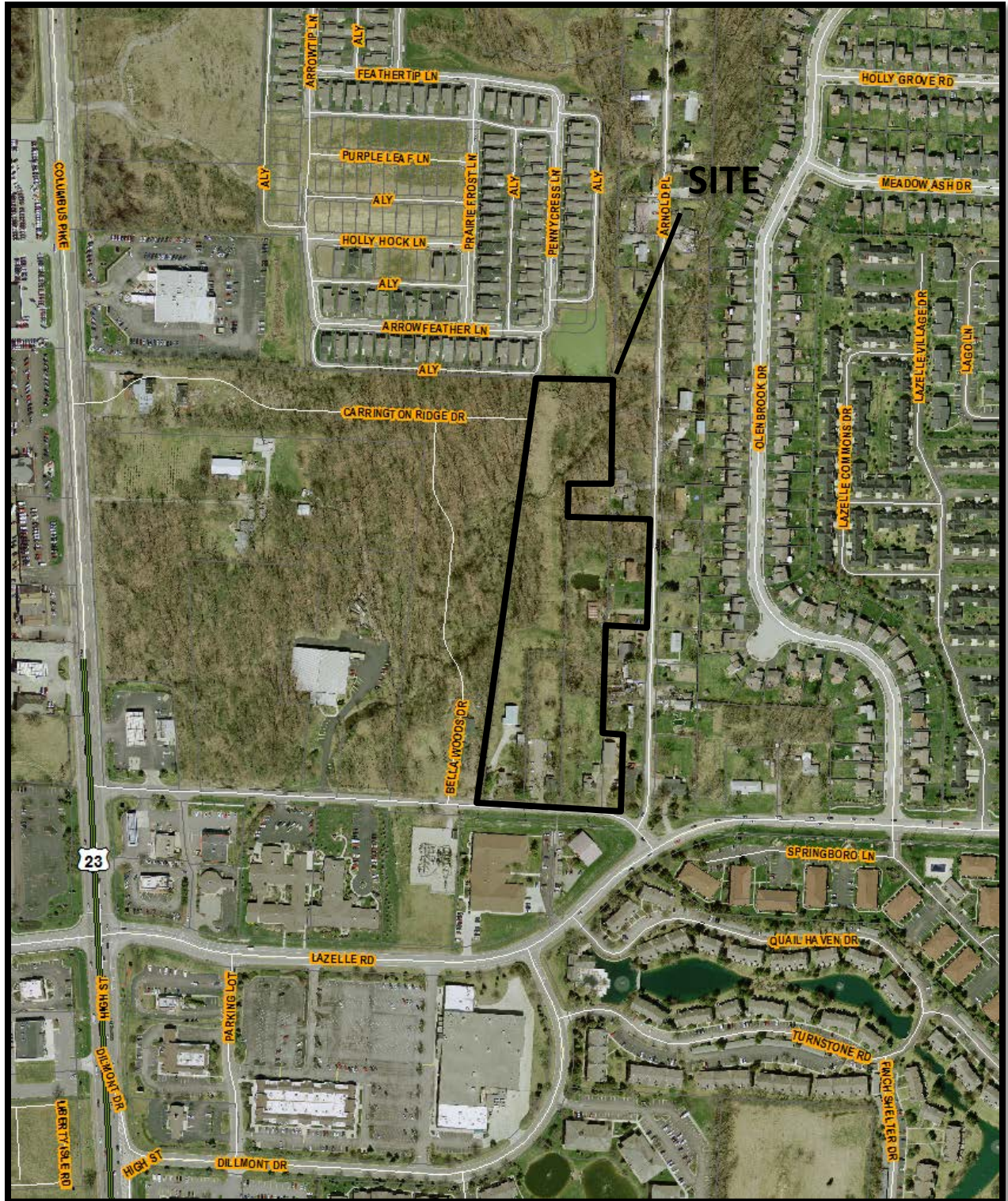
The requested variance is intended to (1) accommodate the construction of improvements on the Phase II parcel, including buildings and parking areas, in such a way as to protect the stream corridor, by ensuring that buildings and improvements are located primarily on the north and south of the Phase II parcel, and (2) to continue the same parking setback as that on the Phase I parcel (which is desirable given that the applicant plans to combine the Phase I parcel and the Phase II parcel).

The variance is necessary due to the limited amount of acreage available for development on the Phase II parcel because of the stream corridor and because of the desirability of maintaining the same Lazelle Road parking setback as that on the Phase I parcel.

The requested variance will not impair an adequate supply of light and air to the adjacent properties, 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, morals or welfare of the City of Columbus.

Approximately 8.26 acres





CV14-031  
80 Lazelle Road  
Approximately 8.26 acres

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

Z14-026 (14 335-00000 - 00 377)

Address

68 Lazelle Road, Columbus, OH 43235

Group Name

Far North Columbus Communities Coalition

Meeting Date

9-2-2014

Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

 Recommendation  
 (Check only one)

- ☒ Approval  
☐ Disapproval

NOTES:

This was an application to rezone 17.462<sup>+</sup> acres,  
 located east of N. High Street and north of Lazelle Road,  
 to L-ARLD. A Council Variance application was  
 submitted in connection with the rezoning asking for  
 a reduction of the parking setback along Lazelle Road  
 to 5 feet.

Vote

8-0 For

Signature of Authorized Representative

James Palmisano  
 SIGNATURE

James Palmisano / FNCC President  
 RECOMMENDING GROUP TITLE

614-430-7840  
 DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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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 # CV14-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Deanna R. CookOf [COMPLETE ADDRESS] 52 East Gay 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

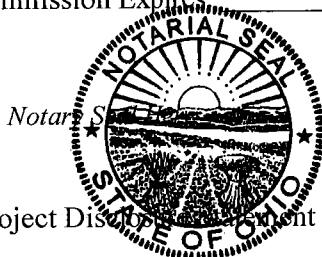
Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas # 614-540-2400	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 11<sup>th</sup> day of June, in the year 2014SIGNATURE OF NOTARY PUBLIC Torpy L. Yates

My Commission Expires:



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

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

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