



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

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 Appendix 1

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant [Handwritten Signature]

Date 8/27/2018

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

CV18-067 Rev 10/16 slp

STATEMENT OF HARDSHIP

Property Address: 5850 Sunbury Road

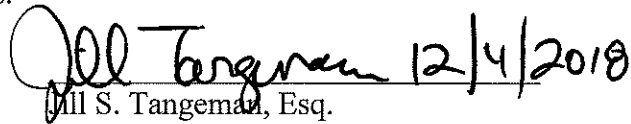
Applicant: Metro Development LLC

The subject property is located along Sunbury Road south of the 161 interchange. The property is in the process of being annexed to the City of Columbus and is currently improved with an existing single family home. The applicant is proposing to develop the property with a multi-family residential development.

To the north is an existing residential hotel developed by the applicant; to the east is Big Walnut Creek; to the west across Sunbury Road is undeveloped land zoned for a commercial office complex and to the south is residential land located in Blendon Township.

The applicant is requesting a variance to reduce the required 25' perimeter yard setback on the north to 0'. The applicant developed the property to the north and the use will be very compatible with the proposed development.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.



Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease LLP

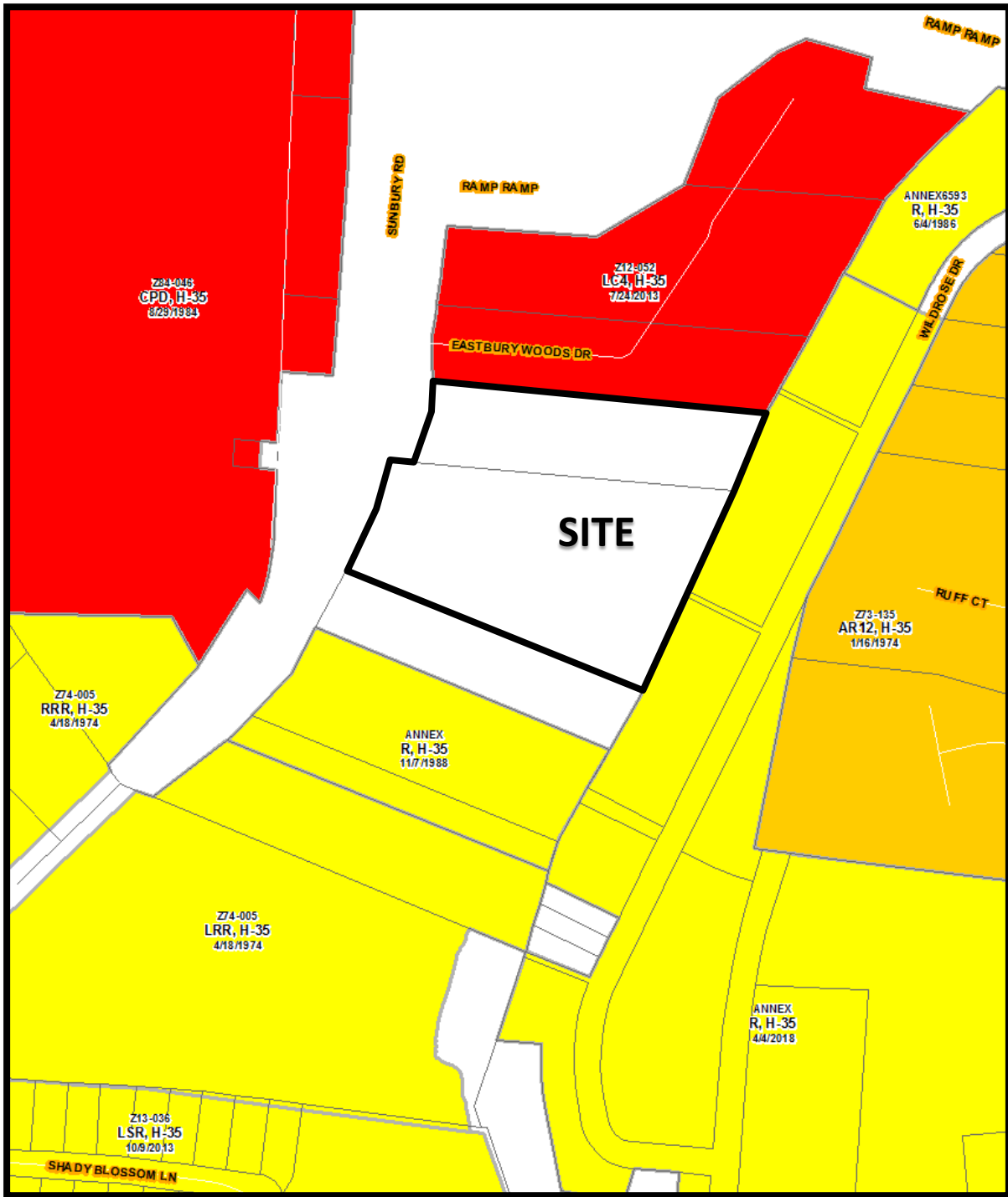
52 East Gay Street

Columbus, Ohio 43215

Phone: 614-464-5608

Fax: 614-719-4638

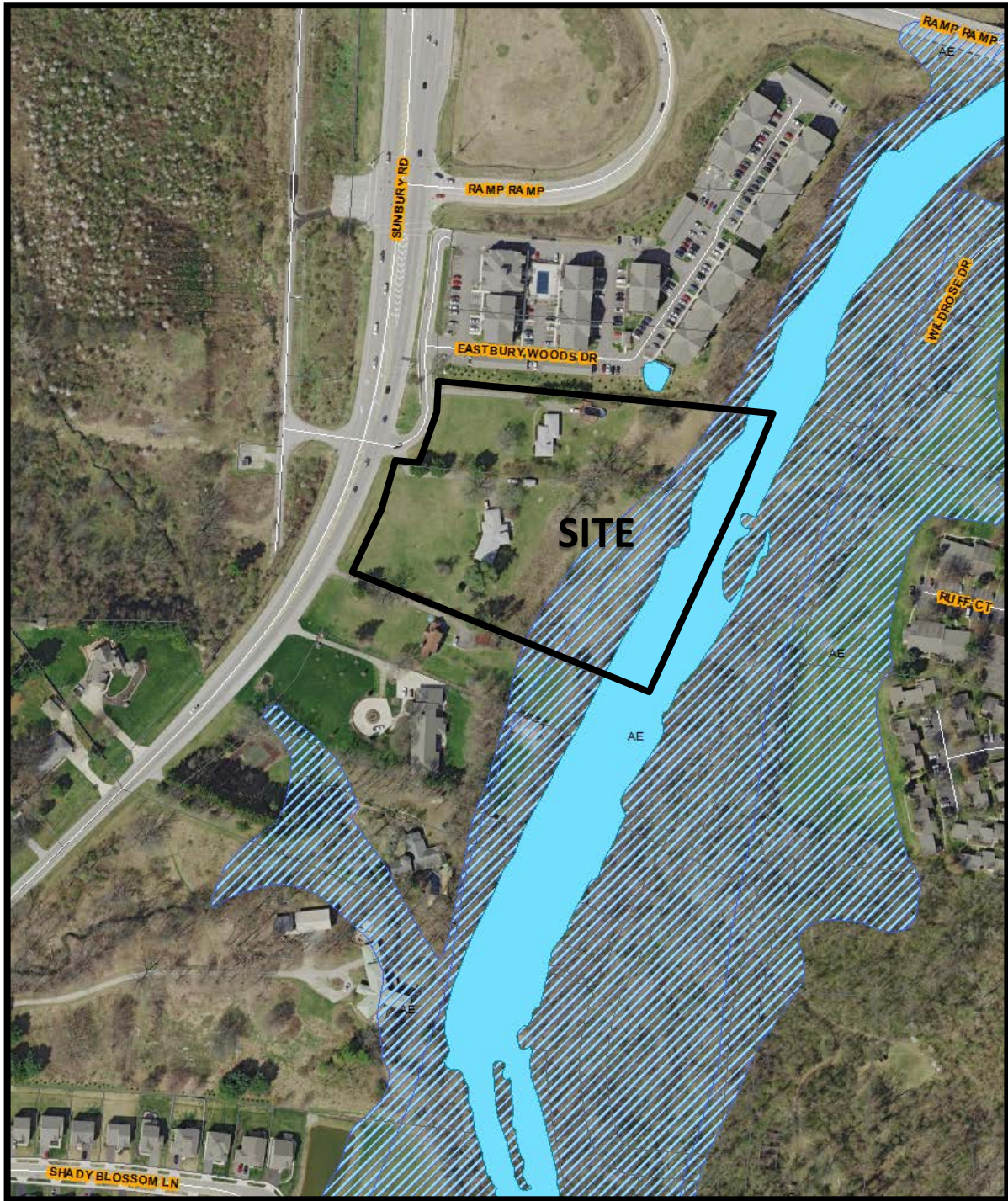
Email: jstangeman@vorys.com



CV18-067
5850 Sunbury Road
Approximately 6.3 acres



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Northland Community Council
Development Committee

Report

September 26, 2018 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

- Case #2: Application #Z18-051/CV18-067 (Rezone 6.3 AC± from R/pending annexation to L-ARLD for a new 84-unit multi-family development @ ±13.3 du/acre; concurrent Council variance from §3333.255 to reduce perimeter yard on N property line from 25 feet to 0 feet and from §3312.27 to reduce parking setback on W property line abutting Sunbury Road to 10 feet)
Jill Tangeman/Vorys and Joe Thomas/Metro Development
representing
Metro Development LLC
5850 Sunbury Road, 43230 (110-000698/110-000886)
- **Z18-051:** *The Committee approved (13-3) a motion (by NABA, second by SCA) to RECOMMEND APPROVAL of the rezoning application.*
 - **CV18-067:** *The Committee approved (16-0) a motion (by PCA, second by APHA) to:*
 - **RECOMMEND APPROVAL** of the variance requested from §3333.255; and to:
 - **RECOMMEND DISAPPROVAL** of the variance requested from §3312.27.
-



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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 # CU 18-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 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

Table with 2 columns and 2 rows for listing interested parties. Row 1, Column 1 contains: 1. Metro Development LLC, 470 Olde Worthington Road, Westerville, OH 43082, c/o Joe Thomas, 614-540-2400, 0 Columbus Employees. Other cells are empty.

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

SIGNATURE OF AFFIANT [Handwritten Signature: Jill Tangeman, Esq.]

Sworn to before me and signed in my presence this 27th day of August, in the year 2018

[Handwritten Signature: Michelle L. Parmenter]
SIGNATURE OF NOTARY PUBLIC



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires 10-16-2022

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