

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

CV21-056

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 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.

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 not included, a new application (and applicable fees) 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 Exhibit B

Signature of Applicant Woda Cooper Companies, Inc.
40 David B Perry, Agent Date 4-27-2021

Signature of Attorney Donald Plank Date 4/27/2021

Exhibit B

Statement of Hardship **CV21-056, 3150 Allegheny Avenue**

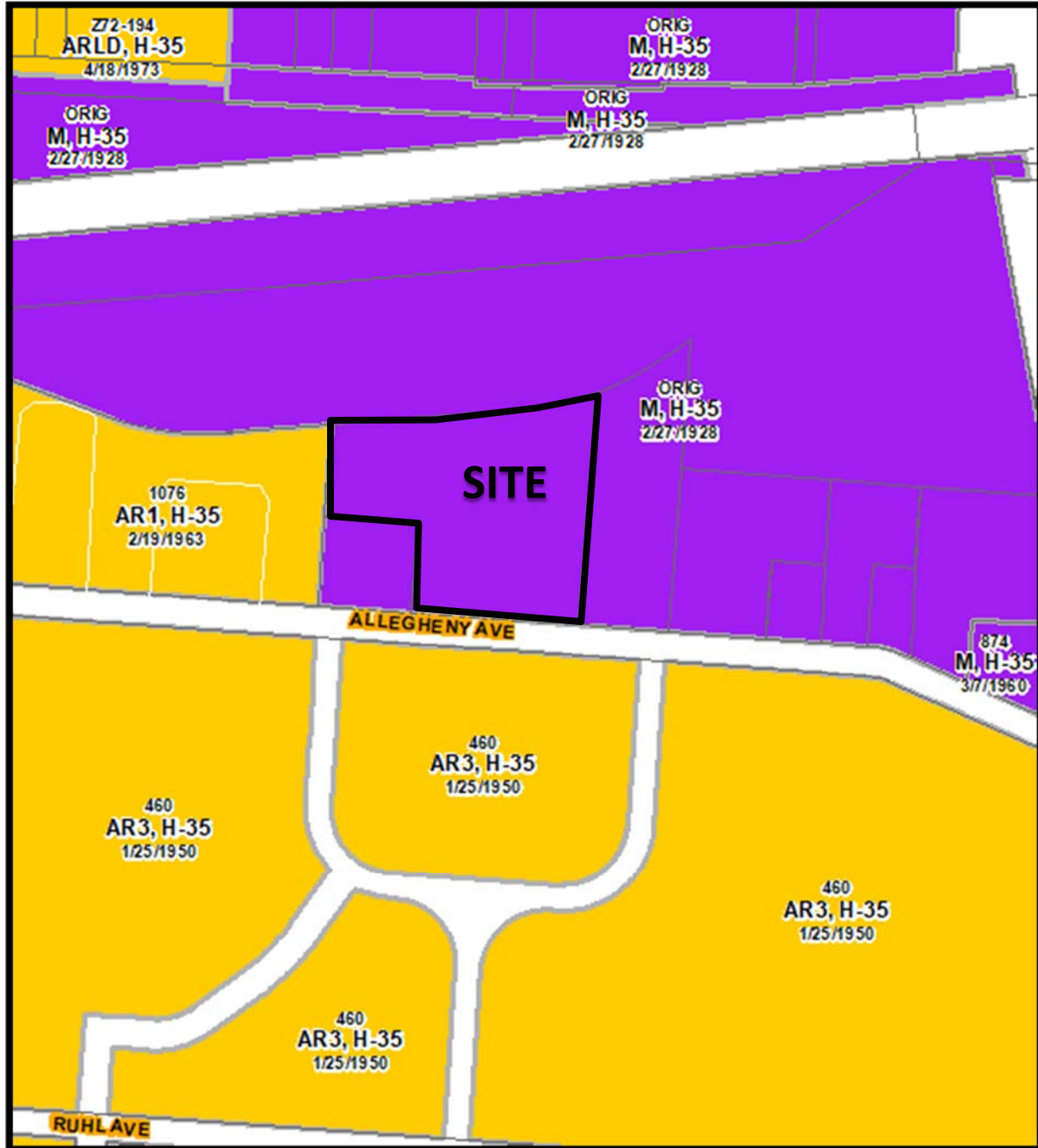
The site is 3.7 +/- acres (Franklin County Auditor Tax Parcel 010-087492) located on the north side of Allegheny Avenue, 1,060 +/- feet west of Stelzer Road. The site is zoned M, Manufacturing. The site is vacant/unimproved other than asphalt remaining from the parking lot for the building that was on the property.

Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 84 dwelling units. Applicant is seeking financing with the Ohio Housing Finance Agency (OHFA). In accordance with City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variance to the M, Manufacturing District to permit multi-family housing and also related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence. The property is under contract for sale subject to: 1) zoning to permit the proposed multi-family development and 2) subject to OHFA and/or other applicable funding, as applicable.

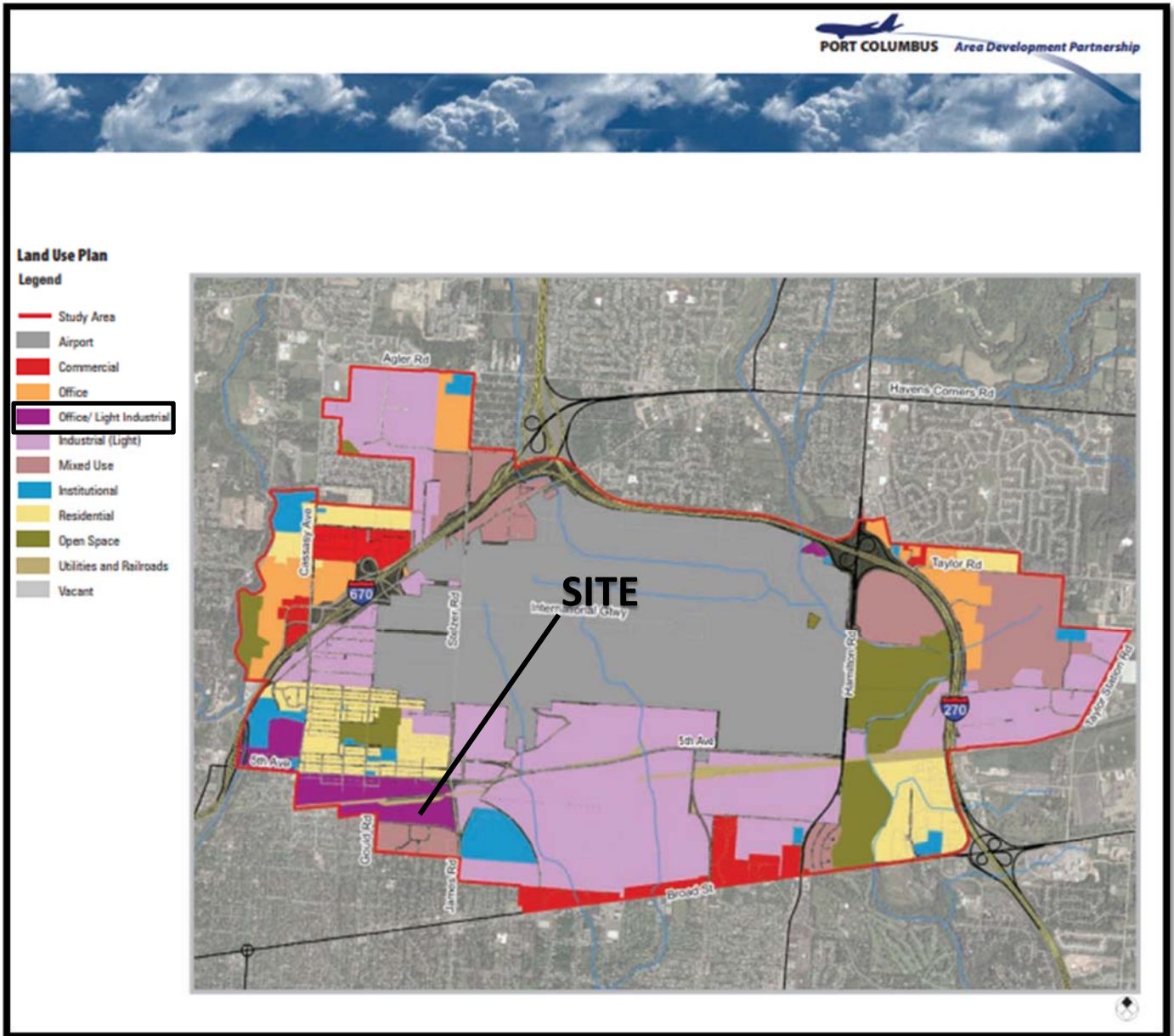
Until funding is secured, rezoning the site to a residential district will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing. The site abuts an apartment complex to the west.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit an apartment complex with up to 84 dwelling units.
- 2). Section 3309.14, to permit a building height of 40 feet in the H-35 Height District.

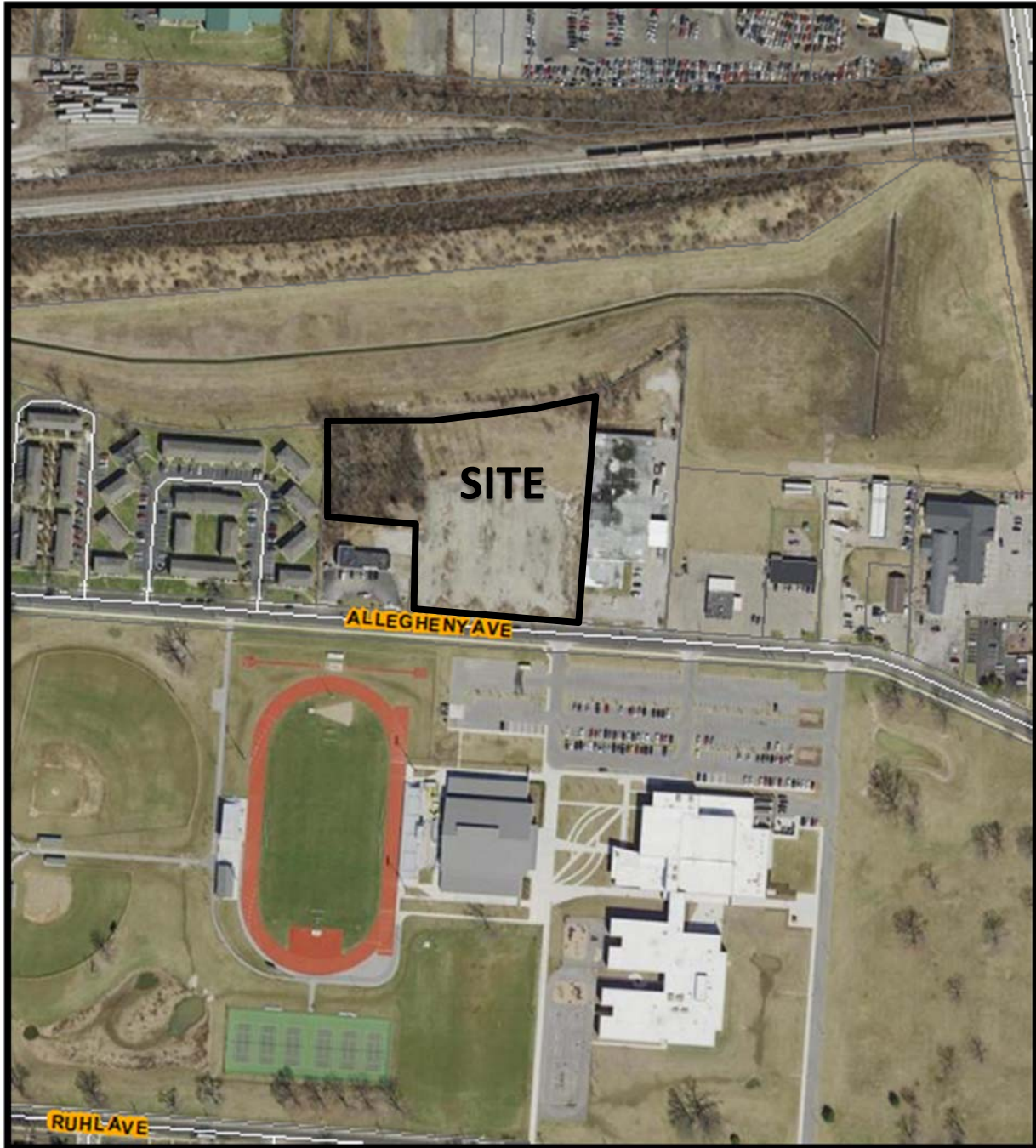


CV21-056
3150 Allegheny Ave.
Approximately 3.79 acres



Port Columbus Joint Economic Development Strategy (2008); "Office / Light Industrial" Recommendation

CV21-056
3150 Allegheny Ave.
Approximately 3.79 acres



CV21-056
3150 Allegheny Ave.
Approximately 3.79 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-056

Address: 3150 Allegheny Ave

Group Name: Mideast Area Commission

Meeting Date: May 11 & May 18, 2021

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: Unanimously approved

Signature of Authorized Representative: *[Signature]*

SIGNATURE
Mid east Zoning Chair

RECOMMENDING GROUP TITLE
614-456-9409

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

*Dave Perry Consultant
Rhonda Cook
Jon White*

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-056

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Johnstown Rt. 62 Carwash, LLC, P.O. Box 302, Sunbury, OH 43074 Number Columbus based emps: Zero (0) Contact: Peter Hill, (614) 419-1994	2. Woda Cooper Companies, Inc., 500 S. Front Street, Suite 10, Columbus, OH 43215 Number Columbus based emps: 131 Contact: Jon White, (614) 396-3211
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT Donald Plank

Sworn to before me and signed in my presence this 28th day of April, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.