



DEVELOPMENT PLAN

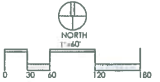
WOODFIELD PARK

PREPARED FOR METRO DEVELOPMENT

DATE: 5.8.20

Z20-010 & CV21-045; Final Received 5/18/20

Jeffrey L. Browne 5/18/2020



Faris Planning & Design
 LAND PLANNING + LANDMARK ARCHITECTURE
 241 W. 5th Street Suite 401 Columbia, Md 21035
 410.321.1544 www.farisplanninganddesign.com



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

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 attached statement

Signature of Applicant

Jeffrey D. Stewart
for applicant

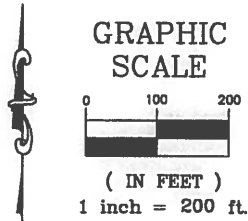
Date June 8, 2021

CV21-045 1535 North Cassady Avenue Hardship Statement

The site was part of a larger commercial development (Z20-010) and this portion of the site was going to be an extended stay motel. The access driveway across the north end of this site provides access to the balance of the original commercial development as well as provides access to the commercial parcels to the south per a request of the City's Division of Transportation. The subject site was rezoned to the L-AR-1 zoning classification along with a council variance to adjust the setbacks (ordinance 1262-2020). A council variance is necessary to allow the commercial traffic to use the common access driveway which is now zoned residential. In addition, so that here is only one council variance on this site, the prior council variance which adjusted the setbacks is being repealed and the same setbacks variances are being included with the driveway variance. These variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor 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.

Driveway Easement Exhibit ~ 0.660 Ac.

City of Columbus, Franklin County, Ohio
 Quarter Township 3, Township 1, Range 17,
 United States Military District



This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

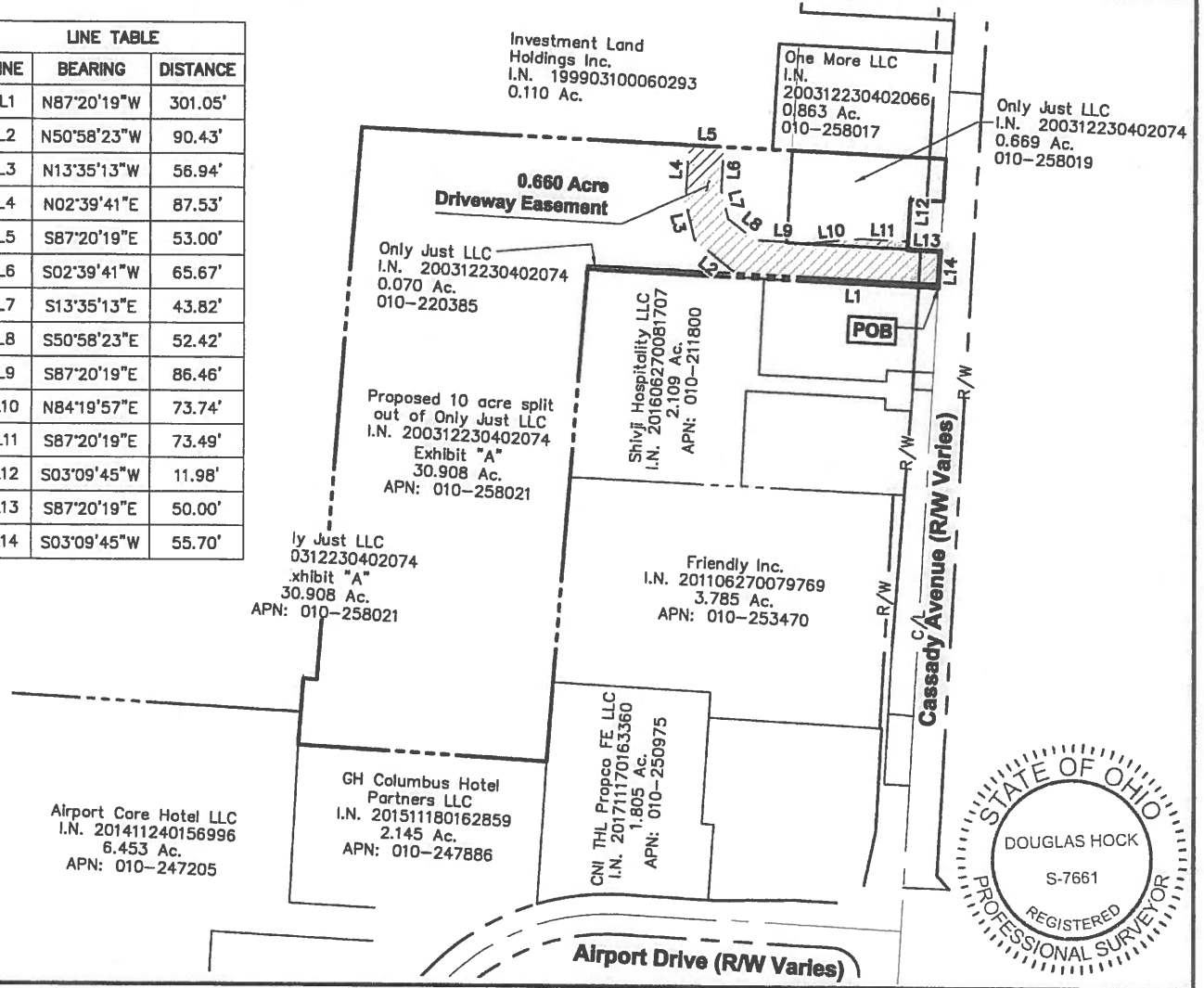
Douglas R. Hock
 Douglas R. Hock, P.S. 7661
 Date: 5/31/19

DRAWN BY: BCK JOB NO.: 18-0162-128
 DATE: 5/31/2019 CHECKED BY: DRH

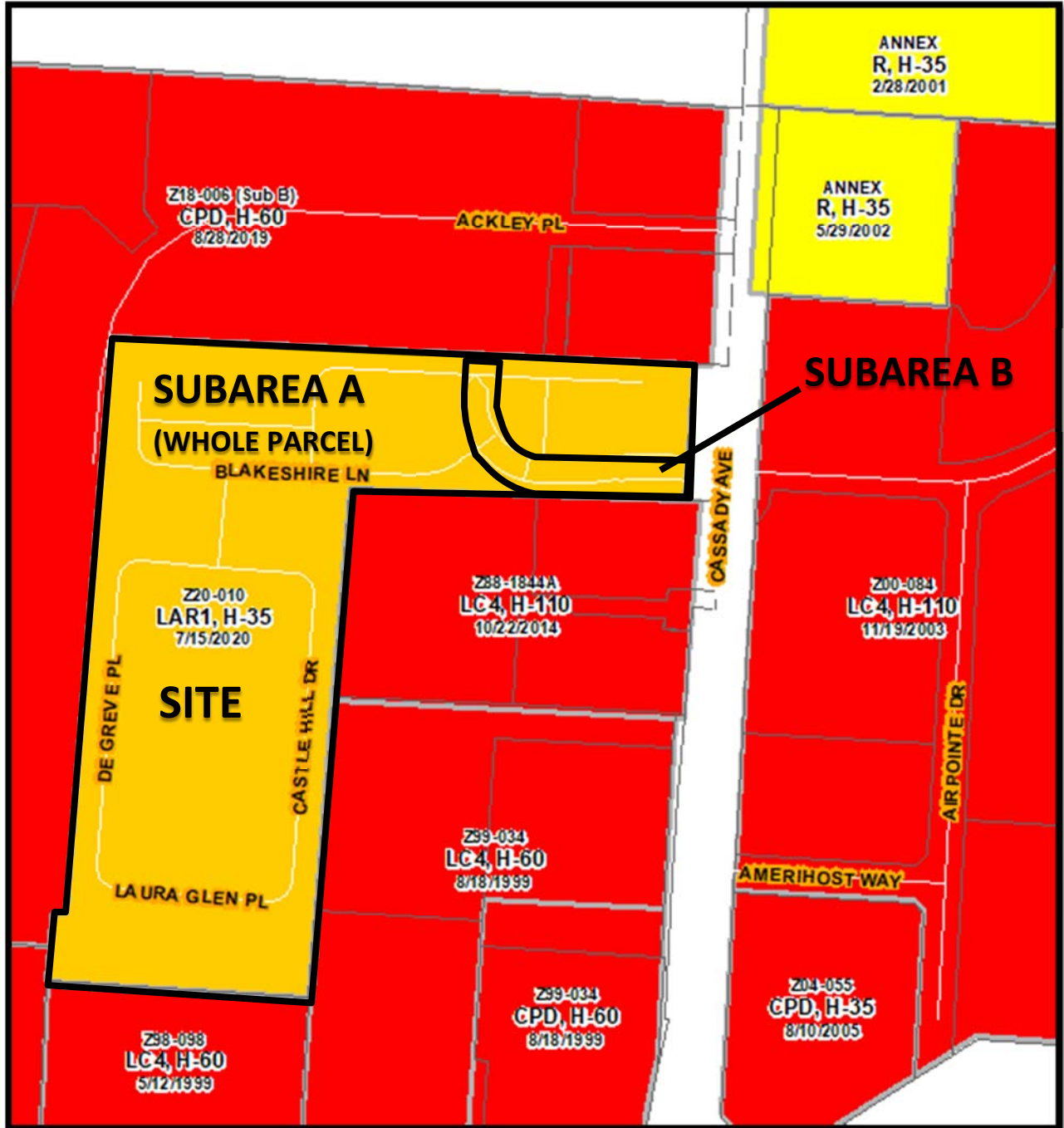
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

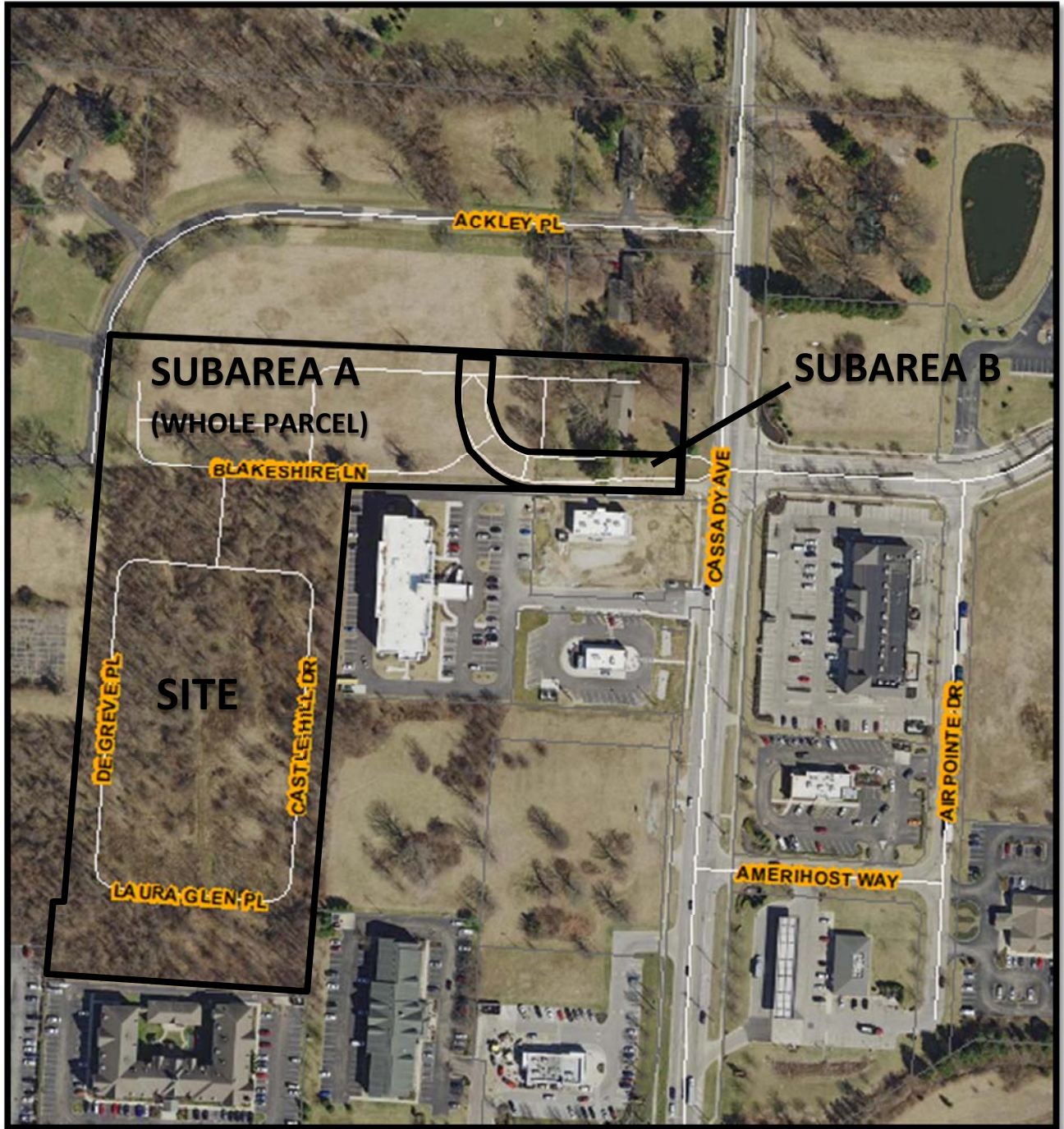
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°20'19"W	301.05'
L2	N50°58'23"W	90.43'
L3	N13°35'13"W	56.94'
L4	N02°39'41"E	87.53'
L5	S87°20'19"E	53.00'
L6	S02°39'41"W	65.67'
L7	S13°35'13"E	43.82'
L8	S50°58'23"E	52.42'
L9	S87°20'19"E	86.46'
L10	N84°19'57"E	73.74'
L11	S87°20'19"E	73.49'
L12	S03°09'45"W	11.98'
L13	S87°20'19"E	50.00'
L14	S03°09'45"W	55.70'



Driveway Easement Exhibit Provided for Context



CV21-045
1535 N. Cassidy Ave.
Approximately 0.67 acres



CV21-045
1535 N. Cassady Ave.
Approximately 0.67 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Case Number: CV21-045

Address: 1535 N. Cassady Ave.

Group Name: North East Area Commission

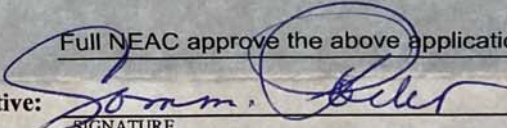
Meeting Date: June 3, 2021

- 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: Full NEAC approve the above application on June 3, 2021

Signature of Authorized Representative: 
SIGNATURE

NEAC Zoning Chair
RECOMMENDING GROUP TITLE

614-596-2963
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 Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-045

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 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 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. Woodfield Park LLC Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082 35 Columbus based	2.
3. employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th day of April, in the year 2021


SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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