



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 Statement of Hardship.

Multiple horizontal lines for providing details on the hardship.

Signature of Applicant

Handwritten signature in blue ink.

Date

Handwritten date: 4/24/17

CV17-033

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

**CAPITAL CITY HOLDINGS LLC
923 East Long Street; 930-932 Almond Avenue
Columbus, Ohio 43203**

STATEMENT OF HARDSHIP

The property that is the subject of this council variance application is comprised of three (3) tracts of real estate under the following Franklin County Auditor's Tax Parcel Numbers: 010-017390; 010-031034-00; and 010-030364-00 (collectively, the "Site"). Currently the Site is vacant. Applicant is a limited liability company that is wholly owned by Ohio Capital Corporation for Housing, a non-profit corporation dedicated to providing affordable housing to low-income tenants. Applicant seeks council approval of a use variance for the Site and variances from certain zoning requirements which will facilitate the use of the Site as private park/playground serving the daycare adjacent to the Site ("Daycare") and residents at Scholar House, a low-income housing development nearby the Site ("Scholar House").

The adjacent Daycare primarily serves tenants of the Scholar House. Occupancy of Scholar House residential units are restricted to tenants who: (1) are low-income (30% of annual median income), (2) have primary custody of at least one child, and (3) have at least one year of remaining coursework before graduation. Applicant seeks to obtain a variance to permitted uses for the Site to permit the operation on the Site of a private park/playground serving the Daycare and the Scholar House tenants. Children attending the Daycare and/or living at Scholar House need a safe and secure play area. Applicants believe that establishing a safe, secure park/playground immediately adjacent to the Daycare and close to Scholar House will encourage the children to engage in physical activity and contribute to their physical and emotional well-being.

The following variances are necessary to facilitate this project:

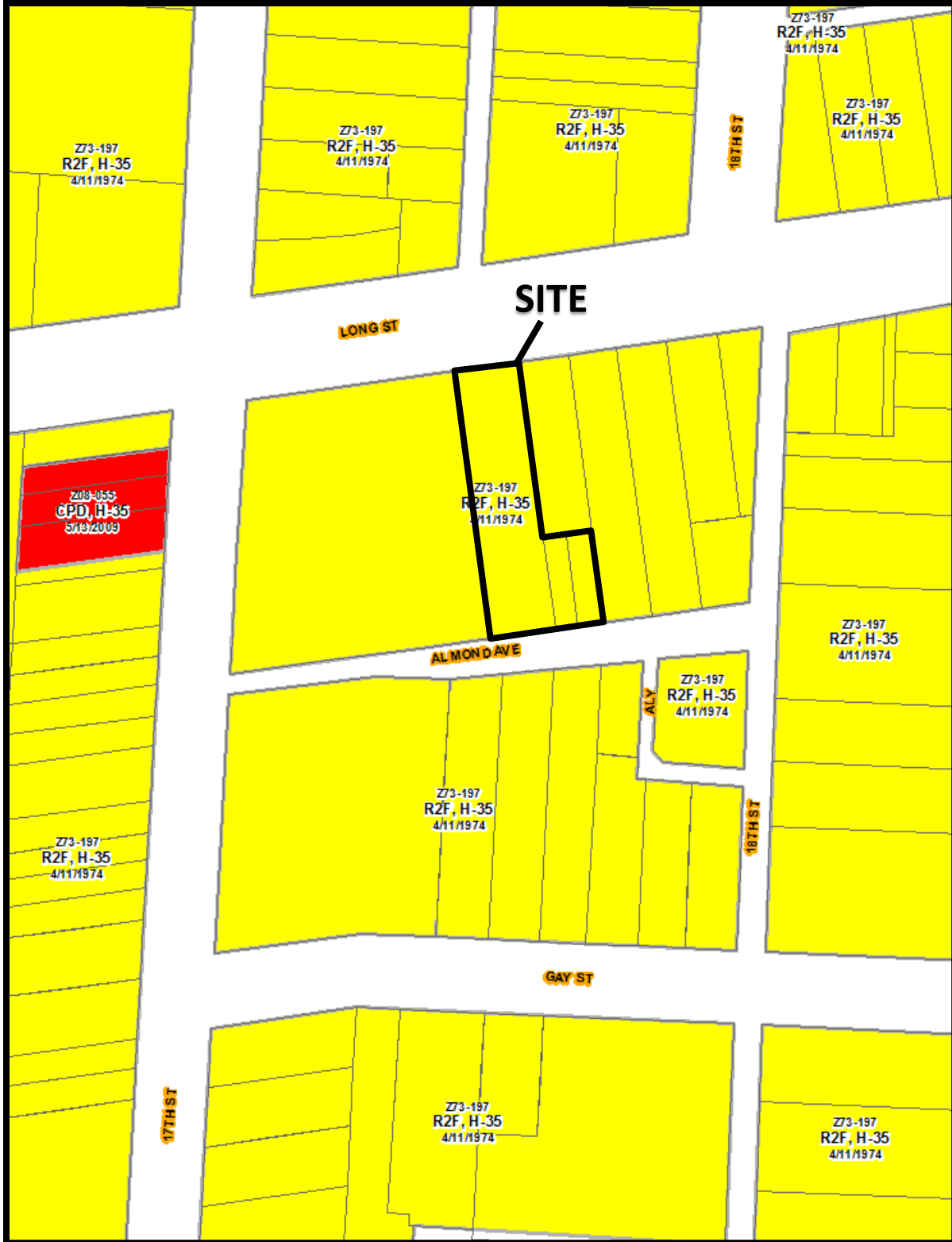
1. To vary the standards of 3332.037 R-2F District, to permit the operation of a private park/playground on the Site.
2. To vary the standards of 3332.05(A)(4) Area district lot width requirements, to maintain the existing lot width of 43.75 feet.
3. To vary the standards of Section 3332.21, Building lines, which requires for unimproved frontage the minimum distance of a building line from the street property line be equal to one-half of the designated right-of-way width of the frontage street, as shown on the Columbus thoroughfare plan, or if the street is not shown thereon, 25 feet. The applicant proposes to construct a 6 foot brick wall with cap and a 6 foot fixed wrought iron gate on the street property line of the Site.
4. To vary the standards of Section 3332.26, minimum side yard permitted, which require that the side yards be a minimum of 5 feet. The applicant proposes minimum side yard width 1.5 feet along the west property line, to accommodate the construction of a storage shed to hold maintenance supplies and playground equipment.

Importantly, granting of the use and other variances will not materially affect the essential character of the Site as it relates to surrounding properties nor will there be any materially adverse effect on the surrounding property owners. Furthermore, there will be no effect on the delivery of governmental services. Instead, the granting of the variances will enable the Applicant to provide recreational opportunities in a safe, secure environment for the children attending the Daycare and the children of the residents at Scholar House and add to the vibrancy of the surrounding neighborhood.

Furthermore, the granting of the use and other variances will in no way impair an adequate supply of light and air to adjacent property as the construction of a private park/playground permits the lot to remain free of larger structures such as a residence. The granting of the variances also will not unreasonably increase the congestion of the public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. Traffic congestion will not be materially increased as private park/playground will serve the children attending the Daycare and the residents at the nearby Scholar House and thus no additional traffic will be generated. In addition, granting of the variances will decrease the danger of fires by re-using currently vacant property, increase the public safety by repurposing a currently vacant lot and generally benefit the public health, safety, comfort and welfare of the inhabitants of the City of Columbus by contributing to the revitalization of a currently blighted area of the City and by providing a safe, secure private park/playground to children attending the Daycare and children of the residents of Scholar House.

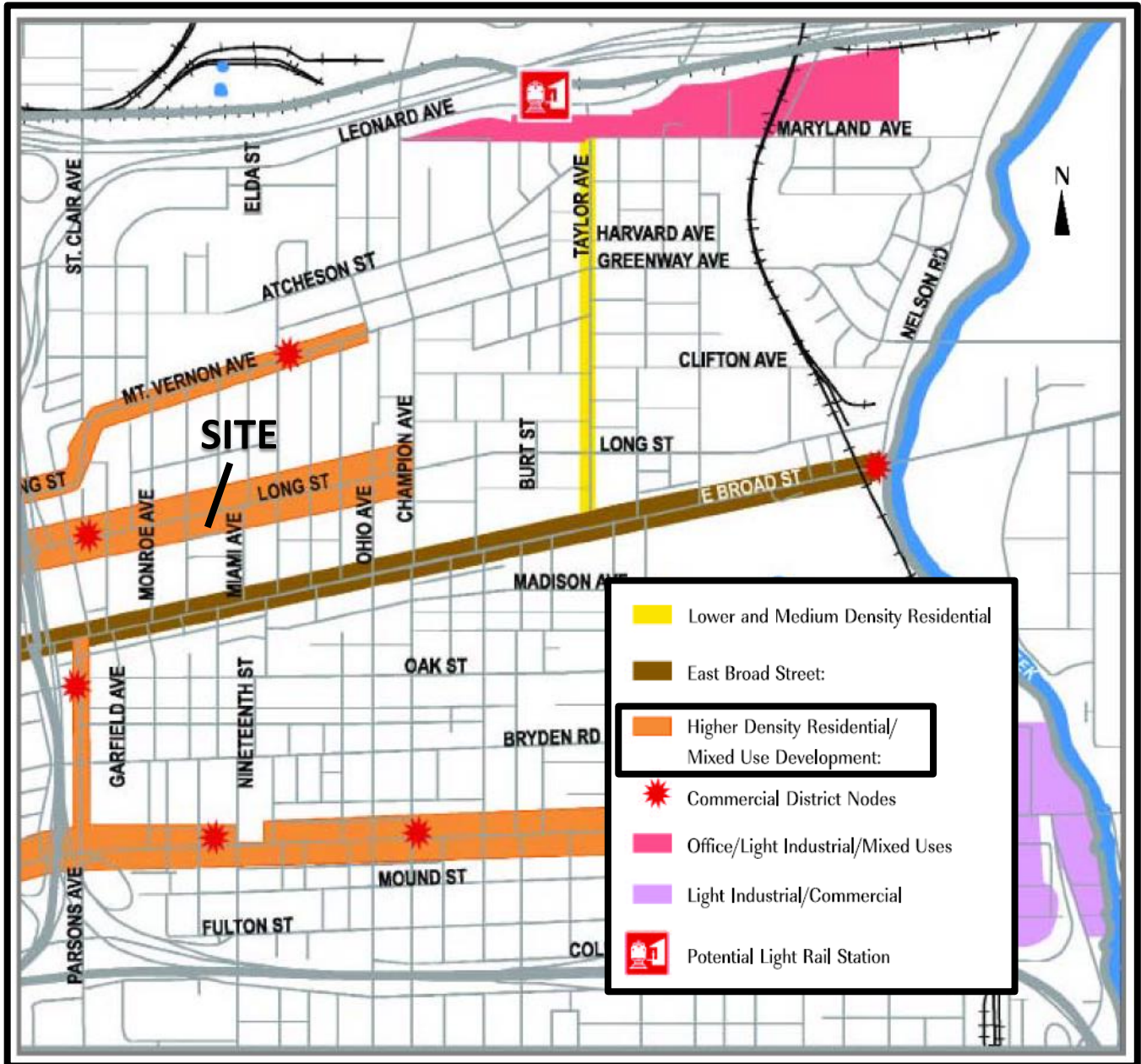
In light of the obvious hardship and the practical difficulties being experienced by it, the Applicants respectfully request that City Council grant the variance to permit the use of the Site as a private park/playground and the associated variances necessary to permit the development of a private park/playground on the Site.

* * *



CV17-033
923 East Long Street
Approximately 0.22 acres

Near East Area Plan (2005)



CV17-033
923 East Long Street
Approximately 0.22 acres



CV17-033
923 East Long Street
Approximately 0.22 acres

Priebe, Kelsey R.

From: Kathleen Bailey <KathleenDBailey@hotmail.com>
Sent: Monday, June 05, 2017 12:17 PM
To: Priebe, Kelsey R.
Cc: Chad Ketler CPO
Subject: 923 E. Long - Scholar House Playground

Ms. Priebe,

Chad Ketler appeared before the Near East Area Commission (NEAC) general body on April 13, 2017 to present and discuss updated plans for the playground at 923 E. Long.

NEAC fully supports this updated plan.

Sincerely,

Kathleen Bailey
Chair, Near East Area Commission



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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 # CV17-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sue Ziegler
of (COMPLETE ADDRESS) 88 East Broad Street, Suite 1800, 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 property owners. Row 1, Column 1 contains details for Ohio Capital Corporation for Housing. Row 1, Column 2 is empty. Row 2, Column 1 is empty. Row 2, Column 2 is empty.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this [Date], in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]



Thomas F. Kibbey, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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