

TEMPORARY PARKING LOT - SITE PLAN



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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

CV16-055

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.

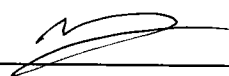
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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

Signature of Applicant



Date

8/31/16

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

Council Variance Application

CV16-055

827 E. Main Street

August 30, 2016

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, Main 18 LLC's, request for variance related to the 3.62 acre property located at 827 E. Main Street. The intent is to utilize the property to allow for managed parking as construction proceeds at the Nationwide Children's Hospital Campus.

Children's Hospital is one of the largest and most sophisticated health care centers in the country. This directly relates to their need for constant expansion. As the hospital and its facilities continue to grow, so does the demand for parking in the area. Additional parking is necessary in order to accommodate construction workers and avoid imposing on "on-street" parking in the surrounding neighborhoods.

The 827 East main Street site represents a surface upon which invaluable parking may be utilized in this area. We anticipate requiring this lot for a duration of three years. The associated construction plans will involve approximately 400 trades and has potential of bringing in 1500 jobs post completion of the Behavioral Health Pavilion.

The following variances are being requested in order to facilitate moving forward with this application:

- 1) C.C.C. Section 3351.03 C-1 Permitted Uses
- 2) C.C.C. Section 3372.604 Setback requirements
- 3) C.C.C. Section 3372.607 Landscaping & Screening
- 4) C.C.C. Section 3372.609 Parking & Circulation
- 5) C.C.C. Section 3312.21 Landscaping & Screening
- 6) C.C.C. Section 3312.39 Striping & Marking
- 7) C.C.C. Section 3312.43 Required Surface for Parking

Variance 1. Section 3351.03 C-1 Permitted Uses

Despite it being granted before, temporary parking is not one of the uses listed under this "C-1" zoning appointment. We request to be permitted to utilize this lot for parking purposes.

Variance 2. Section 3372.604 Setback requirements

CV16-055

Our main objective for this lot is a maximized parking capacity. Hence we are requesting the minimum five foot setback for parking be decreased to zero feet.

Variance 3. Section 3372.607 Landscaping & Screening

We are requesting the use of Chain link fencing rather than the more long-term/permanent fencing options such as masonry, metal tube or metal bar options stated.

Variance 4. Section 3372.609 Parking & Circulation

Considering our intentions and the fact that we won't have a principal building, we request the lot in its entirety be permitted the purpose of off-street parking.

Variance 5. Section 3312.21 Landscaping & Screening

We don't plan to install the landscaping & screening items stated, as our projected use for the lot will be parking space. It would prove to be counterintuitive to our need for maximized parking area.

Variance 6. Section 3312.39 Striping & Marking

Our plan is for the lot to be gravel surface, this is our reasoning for not implementing striping and markings.

Variance 7. Section 3312.43 Required surface for parking

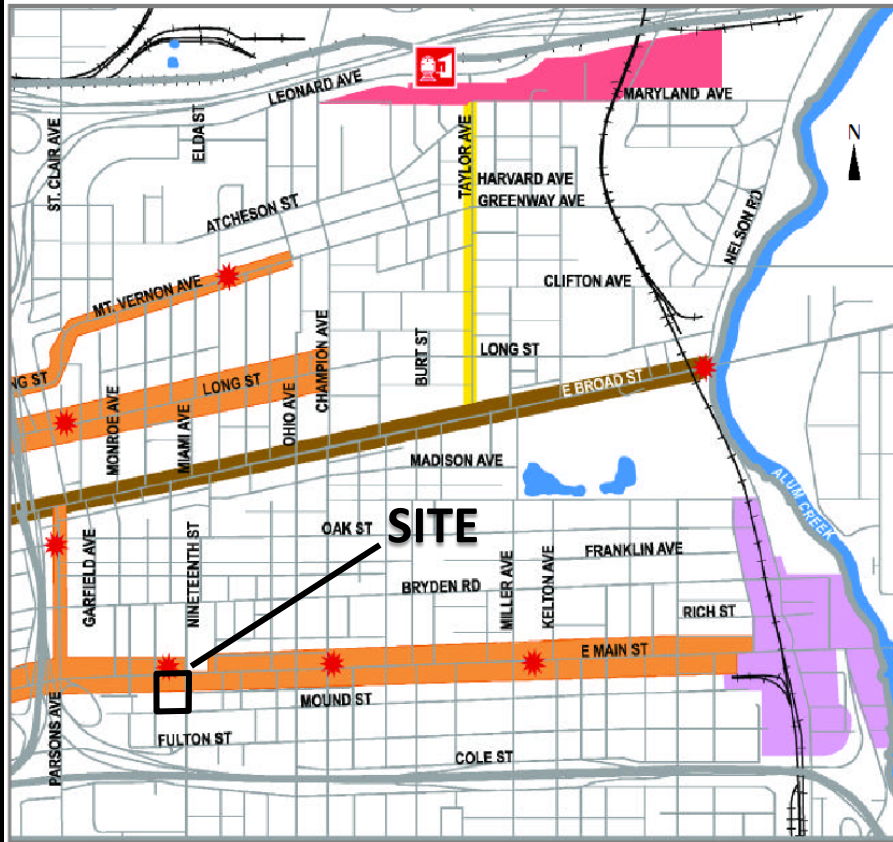
We request to be permitted to install a gravel surface on the lot for our purposes.

In conclusion the granting of the variances listed will alleviate expected hardships while not imposing on the general public residing in the area nor the traffic flowing through it.



CV16-055
827 East Main Street
Approximately 3.62 acres

DEVELOPMENT STRATEGY



» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- ★ Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- ★ Potential Light Rail Station

CV16-055
827 East Main Street
Approximately 3.62 acres



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827 East Main Street
Approximately 3.62 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Case Number CV16-055
Address 827 E. MAIN ST 43205
Group Name NEAR EAST AREA COMMISSION
Meeting Date 10/13/16
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit
Recommendation (Check only one) Approval
 Disapproval

NOTES: APPLICANTS - CHARLES EGBERT, MUHAMMED
ALAFOUR, STEVEN STIEGLITZ, ANGELA
MINGO

TEMPORARY VARIANCE FOR CONSTRUCTION
WORKERS' PARKING

Vote 11-1-1
Signature of Authorized Representative Kathleen P. Rudy
Recommending Group Title CHPIN NEAC
Daytime Phone Number 614-582-3053

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

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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

COUNCIL VARIANCE APPLICATION

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # CV16-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHARLES EGBERT
of (COMPLETE ADDRESS) 262 HANOVER ST 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

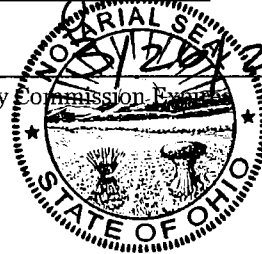
<p>1. TURNER CONSTRUCTION 262 HANOVER STREET COLUMBUS, OH 43215 100+ EMPLOYEES CHARLES EGBERT (614) 984-3000</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30th day of August, in the year 2016


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires 03/26/2017
Heather Briggeman
Notary Public, State of Ohio
My Commission Expires 03-26-17

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