

# EASTON MEADOWS

PREPARED FOR OXFORD CIRCLE DEVELOPMENT

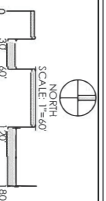
DATE: 1/12/23

**FUTURE LOT :  
FOR PARKLAND  
DEDICATION  
1.74 ACRES**

SITE DATA	
TOTAL ACRES	± 4.4 ACRES*
UNITS	96
DENSITY	± 21 BT/DU/AC*
PARKING PROVIDED	185
GARAGE	18
SURFACE	1.67

• THIS AREA AND DENSITY ARE BASED ON  
SUE POSTPARKLAND DEDICATION

PARKING RATIO 1.93/UNIT



Paris Planning &amp; Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
4876 Cemetery Hill Road, OH 43026  
P (614) 487-1964  
www.landplanninganddesign.com



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**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):**

**Signature of Applicant**



**Date**

## **Statement in Support**

**Application: CV22-091**

**Address: 5470 Hildebrand Road**

**Parcel(s): 110-000688**

**Owner: Capitol City Baptist Church**

**Applicant: Oxford Circle LLC**

**Attorney: David Hodge, Underhill and Hodge LLC**

**Date: December 13, 2022**

The Applicant submits this statement in support of its requested companion area variances. The property is located east of the intersection of Sunbury Road and Hildebrand Road, just east of Interstate-270. The original property is +/- 19.223 acres in size and currently being annexed from Blendon Township to the City of Columbus. The Applicant proposes rezoning and splitting off a +/- 6.14-acre tract from the original property. Specifically, the Applicant proposes developing +/- 4.4 acres of this tract with a multifamily residential development and dedicating 1.74 acres of this tract to Columbus for parkland. The area within this zoning boundary is vacant.

The property is bordered by Columbus property on all sides. There is property zoned Rural to the south (wedding and event venue) and west (across Sunbury Road), Capitol City Baptist Church will remain north of the site on the parent property, and Rural (City of Columbus park) and R1 to the east (across Big Walnut Creek). The property is located within the boundary of the Northland Community Council and the Northland Plan – Volume II – Blendon District.

Applicant proposes rezoning the +/- 6.14-acre site upon annexation to the ALRD zoning classification. Specifically, the Applicant proposes development of the site with 96 dwelling units for a density of 15.64 dwelling units per acre. The site has a natural perimeter buffer which the Applicant will preserve to the greatest extent possible. As part of this development, the Applicant proposes dedicating approximately 1.74 acres of the site to the City of Columbus as parkland.

To allow the development of the property as proposed, the Applicant respectfully requests the following variances:

1. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 50 feet from Sunbury Road to 25 feet.
2. 3333.255 - Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard to 15 feet along the north perimeter and 5 feet along the south perimeter.
3. 3333.16 – Fronting. In consideration of the proposed lot split and dedication of park land to the City of Columbus, the Applicant requests a variance to waive the requirement that the park land front a public street.
4. 3333.11 – ARLD district requirements. The Applicant request a variance to increase the permitted density from 1 dwelling unit per 2,500 square feet of area to 1 dwelling unit per 1,900 square feet of area.

City Council may grant an area 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 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.

This site is significantly impacted by topography, floodplain conditions, and a conservation easement which render a majority of the site undevelopable. As a result, the only available area to be developed is pushed toward the western portion of the site. This causes the necessity for the requested reduced building line and perimeter yards.

The reduced building and perimeter yards are not significant deviations from the zoning code development standards. The right-of-way along Sunbury Road has already been dedicated and Sunbury has been improved with a central turn land. There is currently an approximately 25 foot greenspace between the edge of pavement on Sunbury Road and the existing right-of-way. The proposed location of the building with a reduced building line of 25 feet to the existing right-of-way, when added to the existing greenspace within the right-of-way provides approximately 50 feet from the proposed building to Sunbury Road's existing edge of pavement. So there will be a substantial building setback from Sunbury Road even with the requested reduced building line. With respect to the reduced perimeter yard, the north perimeter yard will only impact the property owner Capitol City Baptist Church which is part of this application. Also, the Applicant will provide sufficient screening to lessen the impact of the reduced perimeter yard. With respect to the south perimeter yard reduction, this is only for a small portion of the south perimeter yard and it is largely to accommodate parking and a garage. The Applicant will also ensure that headlight screening is provided toward the adjacent property to the south.

The requested variance to allow increased density is for the benefit of the public good. The Applicant proposed dedicating +/-1.74 acres to Columbus as part of this development. This proposed dedication exceeds the amount required by the parkland dedication ordinance. Under the ownership of Columbus, this park will never be developed for residential uses. Therefore, combining the Applicant's proposed development site with the proposed parkland dedication, the effective density for this combined site is under the allowable density for the ARLD district. However, after the dedication, the area of the land will be reduced and thereby increase the density.

The requested area variances are not substantial nor will they cause adjoining properties any detriment. The variances will not adversely affect the delivery of governmental services. Also, the predicament cannot be feasibly obviated through other means.

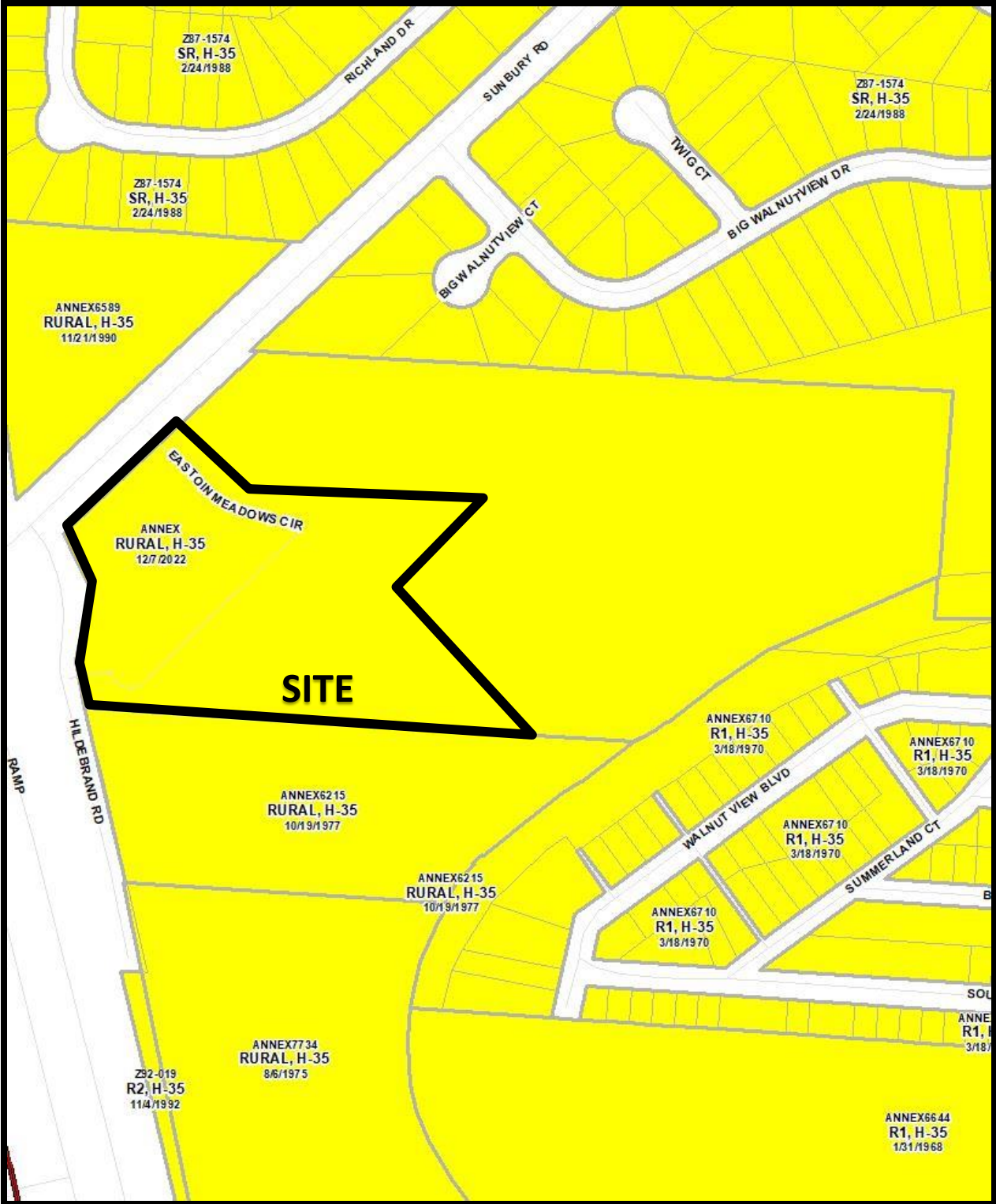
The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The Applicant respectfully requests that City Council weigh these factors in its consideration, find that this Applicant suffers from a practical difficulty.

Respectfully submitted,

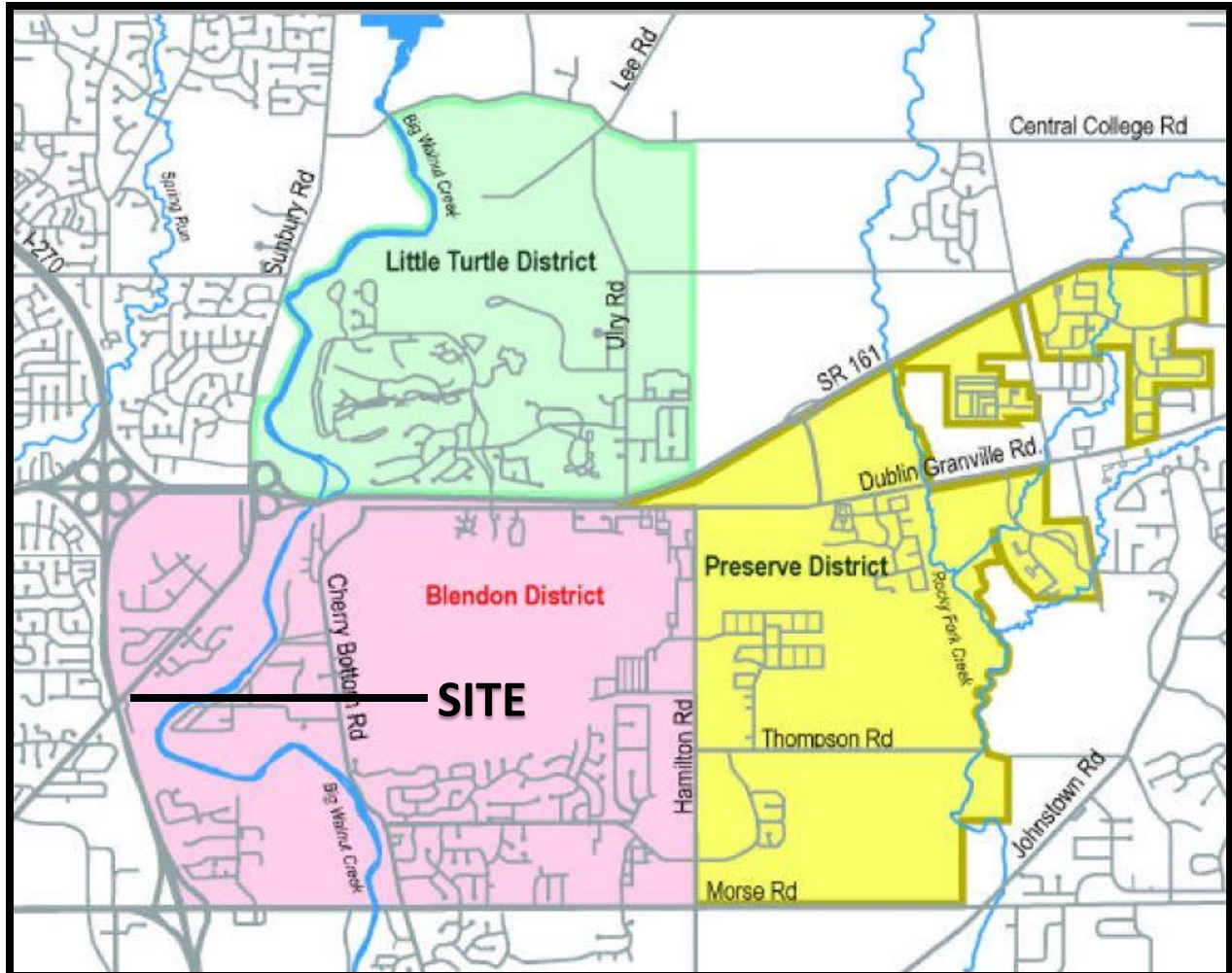


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David Hodge, Esq.

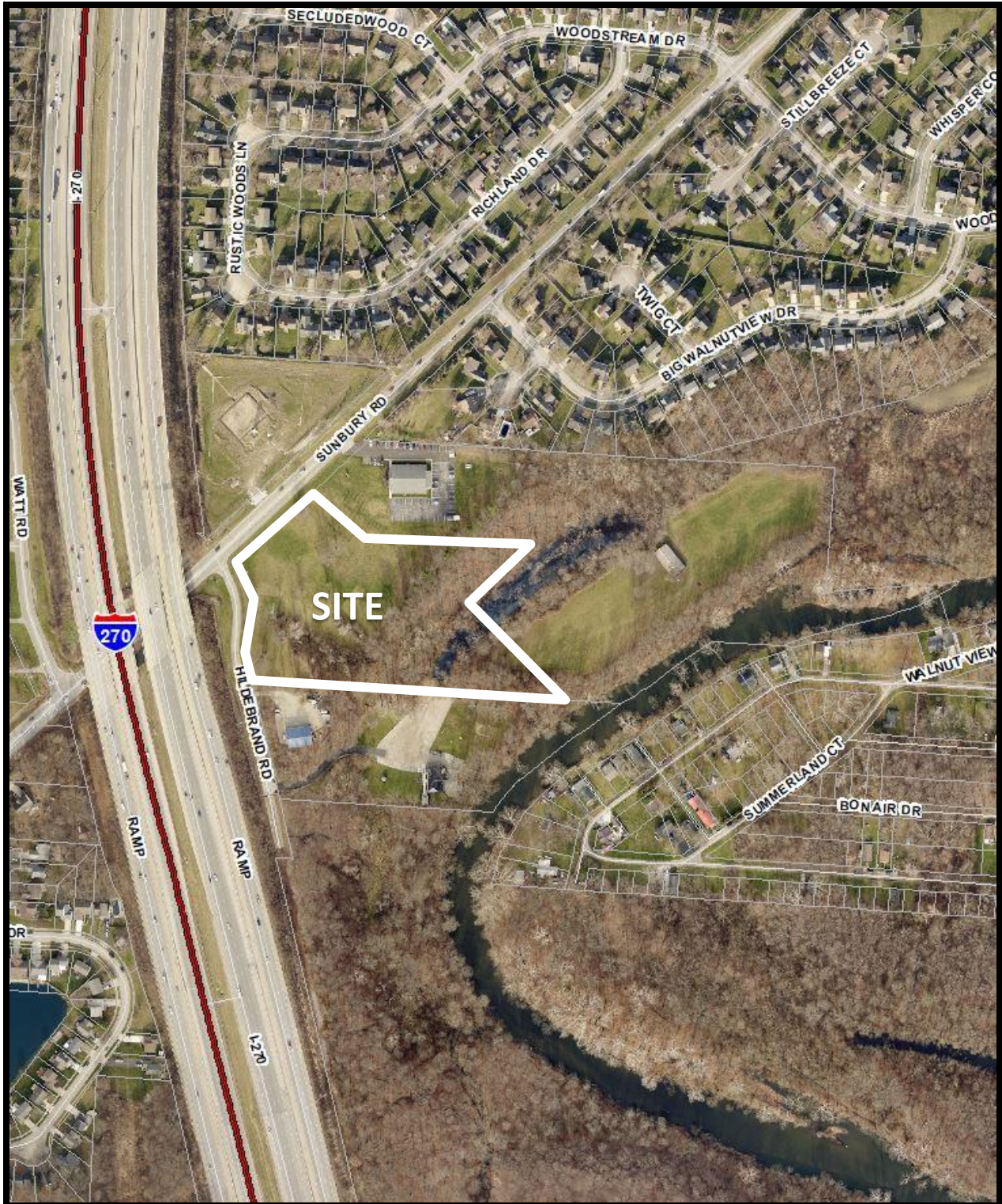


CV22-097  
5470 Hildebrand Rd.  
Approximately 6.14 acres



CV22-091  
5470 Hildebrand Rd.  
Approximately 6.14 acres





CV22-091  
5470 Hildebrand Rd.  
Approximately 6.14 acres





Northland Community Council  
Development Committee

Report

September 28, 2022 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 co-chair Dave Paul**

Members represented:

*Voting: (15):* Asherton Grove (AGCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

**Case #1**

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Application #BZA22-087 (BZA special permit under §3389.12 to permit a food truck to be parked on the site and not moved at night, by effectively defining it to be a “portable building” as described in §3306.16 rather than a food truck)

Jeanne Cabral, Architect *representing*

Muhamad Mubarak

2400 E Dublin Granville Rd, 43229 (PID 010-237170)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SCA, second by RRSHA) to **TABLE** the application as suggested by the Committee and agreed by the applicant’s representative.<sup>1</sup>*

**Case #2**

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Application #Z22-057 (Rezone 0.7 AC± from L-C2 to C2 to remove a limitation under the 1987 zoning permitting only office uses, in order to permit a commercial child day care use on this specific parcel)

Kim Mikanik/Create Collaborative *representing*

Graystone Apartment Properties, LLC

6116 Cleveland Ave, 43231 (PID 600-212715)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by CWCA, second by FPCA) to **RECOMMEND APPROVAL WITH 3 CONDITIONS:***
    - The applicant will revise the application to rezone the parcel from L-C2 to L-C2, the single limitation being a prohibition on use for a “monopole telecommunications tower” as would otherwise be permitted in a C2 district.
    - The applicant will revise the site plan to require and show the location of a dumpster enclosure on the eastern edge of the parking area.
    - The applicant will revise the site plan to reflect and show the location of a minimum of 2 bicycle parking spaces per §3312.49, Table 3, “Child day care.”
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- Case #3**      Application #Z22-067/CV22-091 (Rezone 6.14AC± from Blendon Township R1 to ARLD to permit development of a 4-building, 96-unit multifamily housing project at a density of 15.64 du/AC; concurrent CV from §3333.18 and §3333.255 to reduce building line setback from ROW and perimeter yards)
- David Hodge/Underhill and Hodge *representing*  
Don Kenney, Jr.  
5470 Hildebrand Rd, 43230 (PID 010-000688)
- *The Committee approved (14-0 w/ 1 abstention) a motion (by FPCA, second by NABA) to **RECOMMEND APPROVAL** of the applications.*<sup>2</sup>
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- Case #4**      Application #BZA22-058 (Additional BZA variance from §3332.38(G) sought in conjunction with the application for variance from §3332.27 heard and supported by the Committee in June 2022; to permit the height of the detached garage depicted in the plan to exceed 15 ft)
- Stephen Fountain *representing*  
Valerie Miller  
5499 Walnut View Blvd, 43230 (PID 600-155128)
- *The Committee approved (13-1 w/ 1 abstention) a motion (by SCA, second by NVHA) to **RECOMMEND APPROVAL** of the application.*
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**Executive Session**

**9:00 pm**

**Meeting Adjourned**

**9:50 pm**

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<sup>1</sup> The Committee co-chairs will continue a conversation with City staff concerning the proposed zoning action, which the Committee indicated they would not support even though they were inclined to provide relief to the applicant.

<sup>2</sup> The Committee did express recommendations that a) an assigned handicapped parking space be provided in close proximity to each ground-floor ADA-compliant unit in the project; b) the City be consulted about providing a safety barrier or other separation between pedestrian traffic on the sidewalk in the reduced setback along the northwest boundary of the project and Sunbury Road; but did not make the acceptance or implementation of these recommendations a condition of the Committee's support for the applications.



## Council Variance Application

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-091

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. Capitol City Baptist Church 5442 Sunbury Road Columbus, OH 43230	2. Don Kenney, Jr. 470 Olde Worthington Road, Suite 101 Westerville, OH 43082
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23rd day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

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