



## 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.

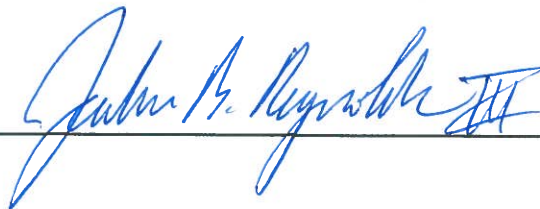
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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 sheet

Signature of Applicant



Date

11/19/21

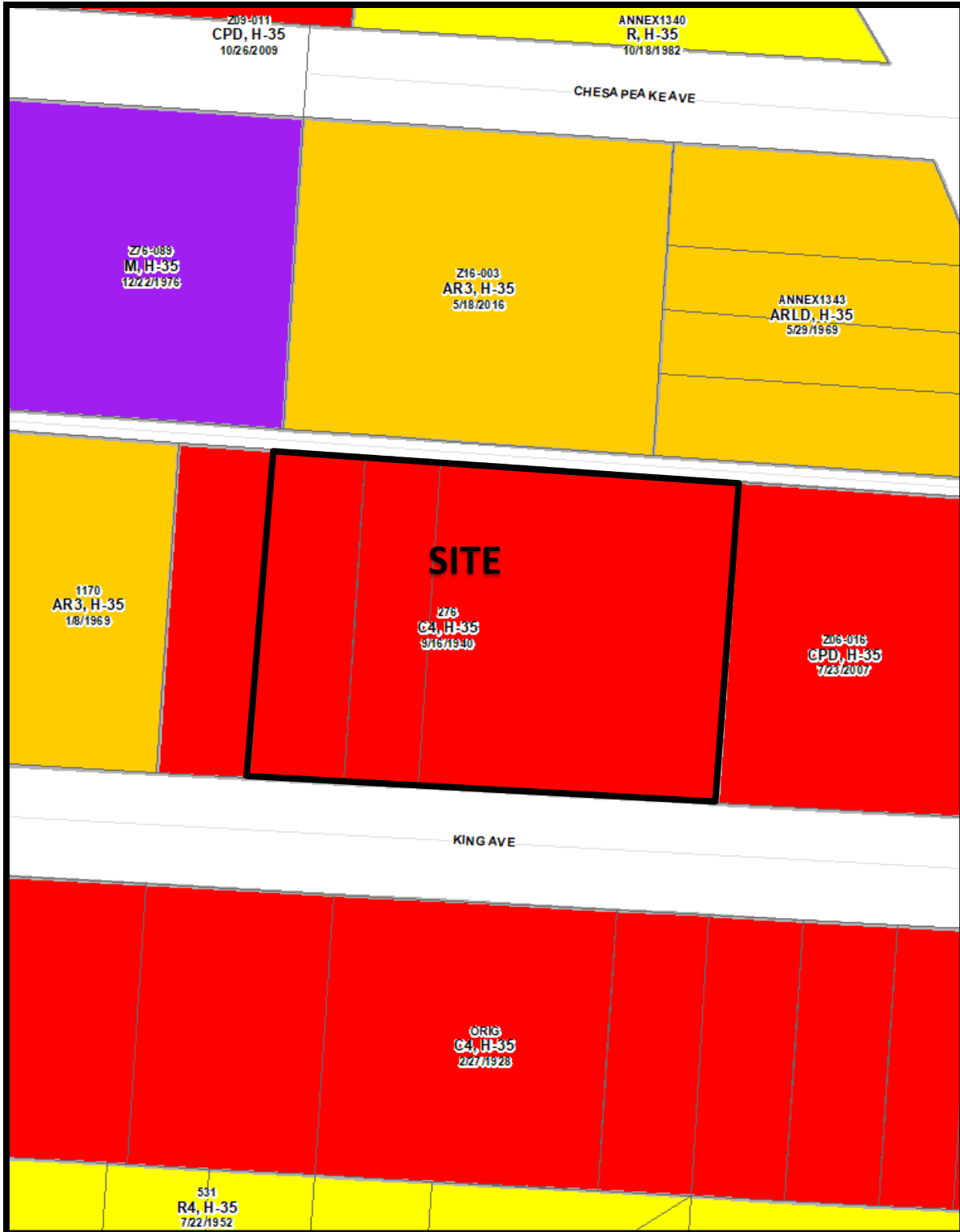
CV21-124

Council Variance Statement  
1300-1312 W. King Avenue

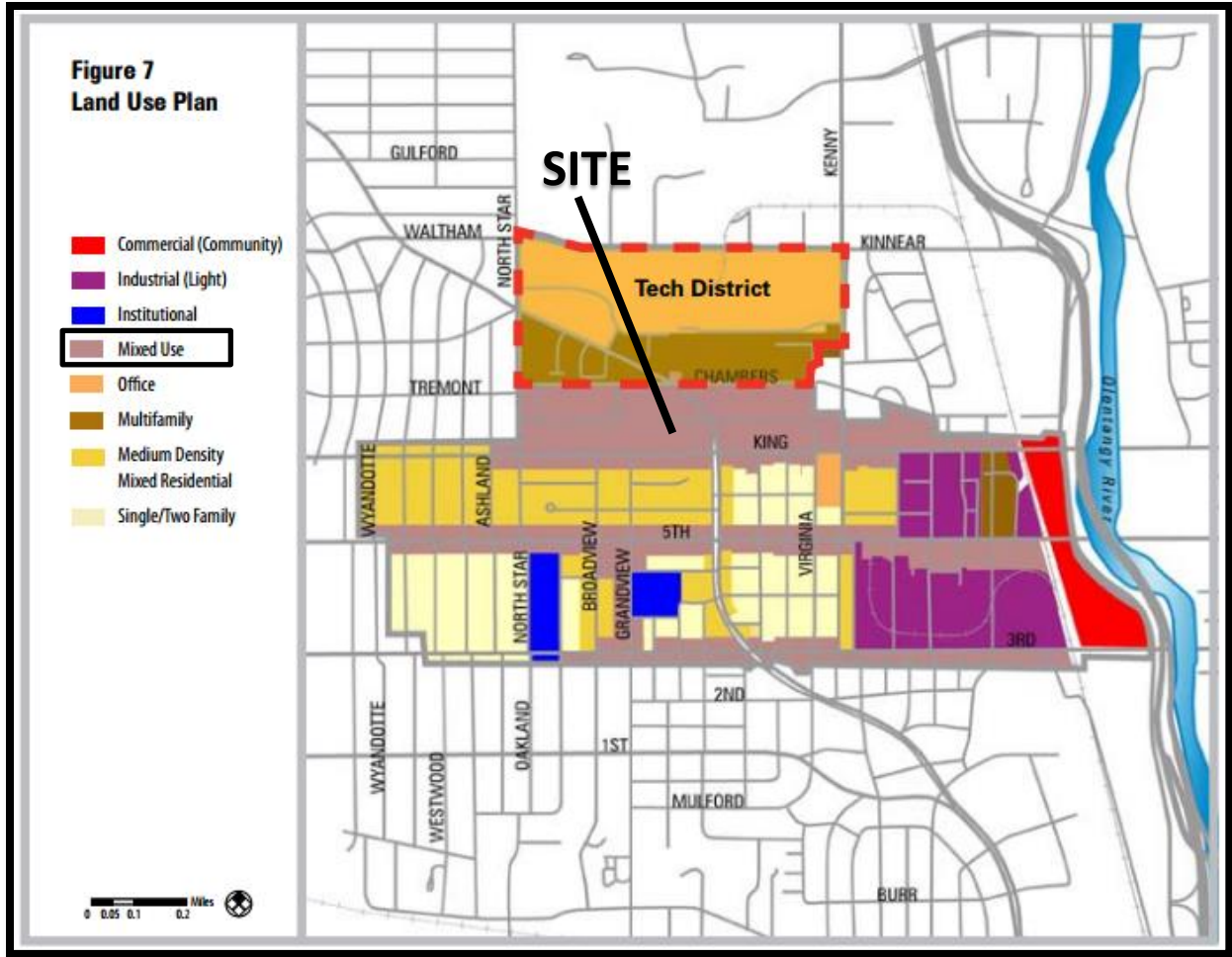
The applicant/owner is seeking to conform the existing use of the property (an apartment complex) with the proper zoning district (AR-2). The apartment complex was built in 1960 and has functioned in that fashion over the last 61 years, however the owner/applicant is seeking to conform the use and zoning district and needs to acknowledge that some of the development standards do not meet today's code so this council variance is being requested to acknowledge those issues and allow the apartments operations to continue in the configuration that exists on the property today. The requested variances are minor in nature and are compatible with neighboring uses and historical developmental standards. The request for the variances will not adversely affect the surrounding uses as the variance items have existed on the property for over 60 years. The granting of the variances will not impair access to an adequate supply of light and air, nor increase congestion on the surrounding street, nor increase the dangers of fire, diminish or impair surrounding property values, nor endanger the public safety and as such the variances should be granted.

Variance List  
1300 – 1312 West King Avenue

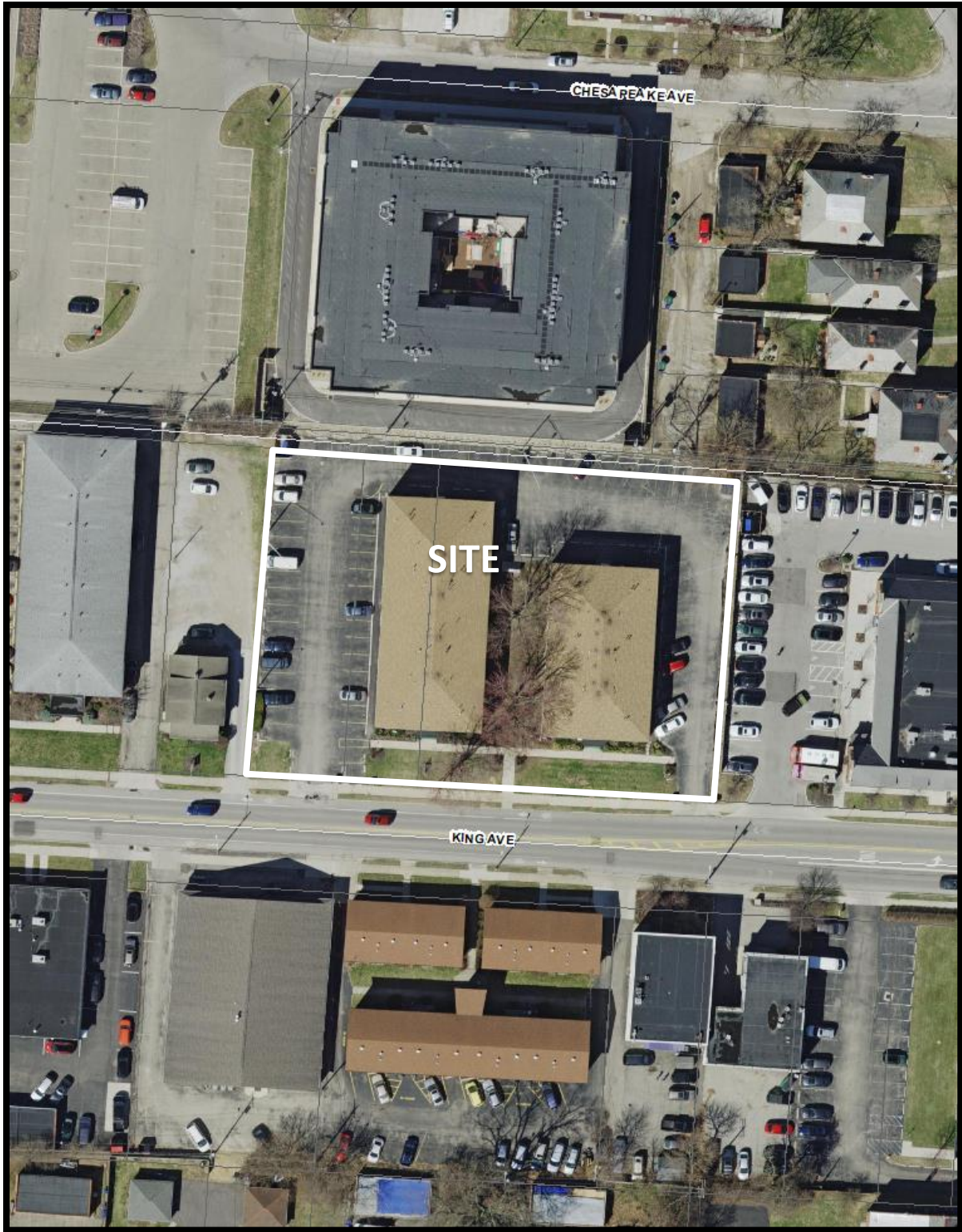
- 3333.24 Rear yard – reduce to rear yard requirement from 25% to 14% for the Eastern Building (and 11% reduction) and from 25% to 9% for the Western Building (a 16% deduction)
- 3312.21(A) to reduce the number interior parking lot shade trees from 6 to 0
- 3312.21(D) to eliminate the screening required under this section to reflect existing conditions
- 3312.27 Parking lot setback – reduce the required parking lot setback from 25' to 10' (a reduction of 15')
- 3312.49 Parking Spaces to reduce the parking space requirement from 63 to 52 (a reduction of 11 spaces)
- 3333.23(a) to reduce the western side yard requirement from 5' to 0' (a reduction of 5')



CV21-124  
1300-1312 King Ave.  
Approximately 0.99 acres



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## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

**Case Number:** CV21-124 & Z21-095

**Address:** 1300-1312 West King Ave.

**Group Name:** 5th by Northwest Area Commission

**Meeting Date:** 2/1/2022

**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:**

Recommend approval for project. During the presentation - we were informed there are two proposals specific to the setback for the right of way that is currently under discussions. 5xNW AC voted to support whichever plan is decided by the applicant and the City.

**Vote:** 7-0

**Signature of Authorized Representative:**   
SIGNATURE

Fifth by Northwest AC  
RECOMMENDING GROUP TITLE

215-740-2835  
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.

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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV21-124

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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)

<p>1. Kingsbury Plaza LLC 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman 614-237-3726 0 employees</p>	<p>2. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman 614-237-3726 150 employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 19<sup>th</sup> day of November, in the year 2021

*Natalie C. Timmons*  
SIGNATURE OF NOTARY PUBLIC

9/4/2025  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2021

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