

## Council Variance Application

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

CV19-120

### **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.

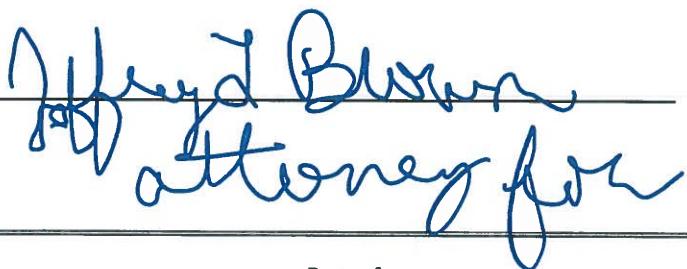
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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

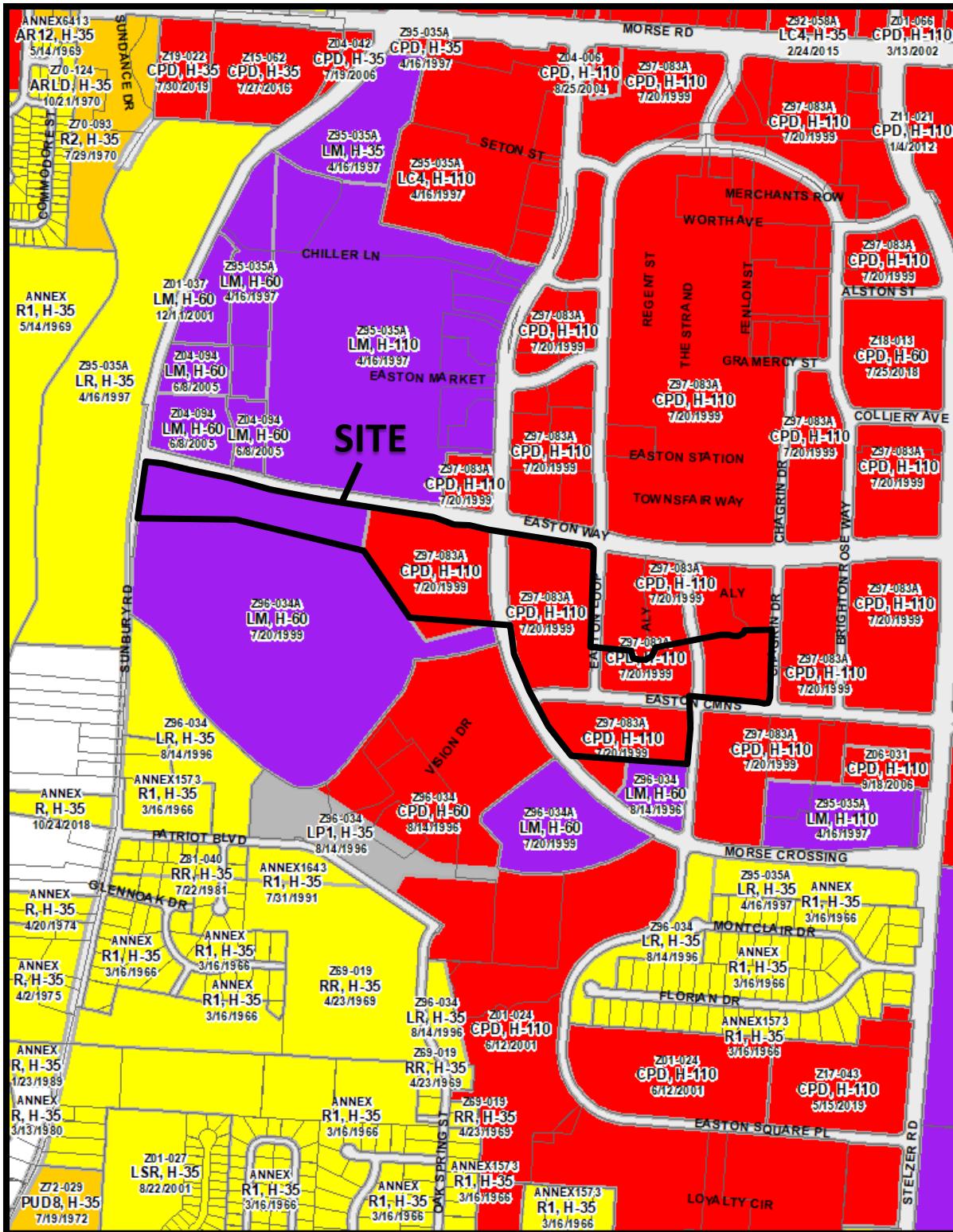


Date 3-30-21

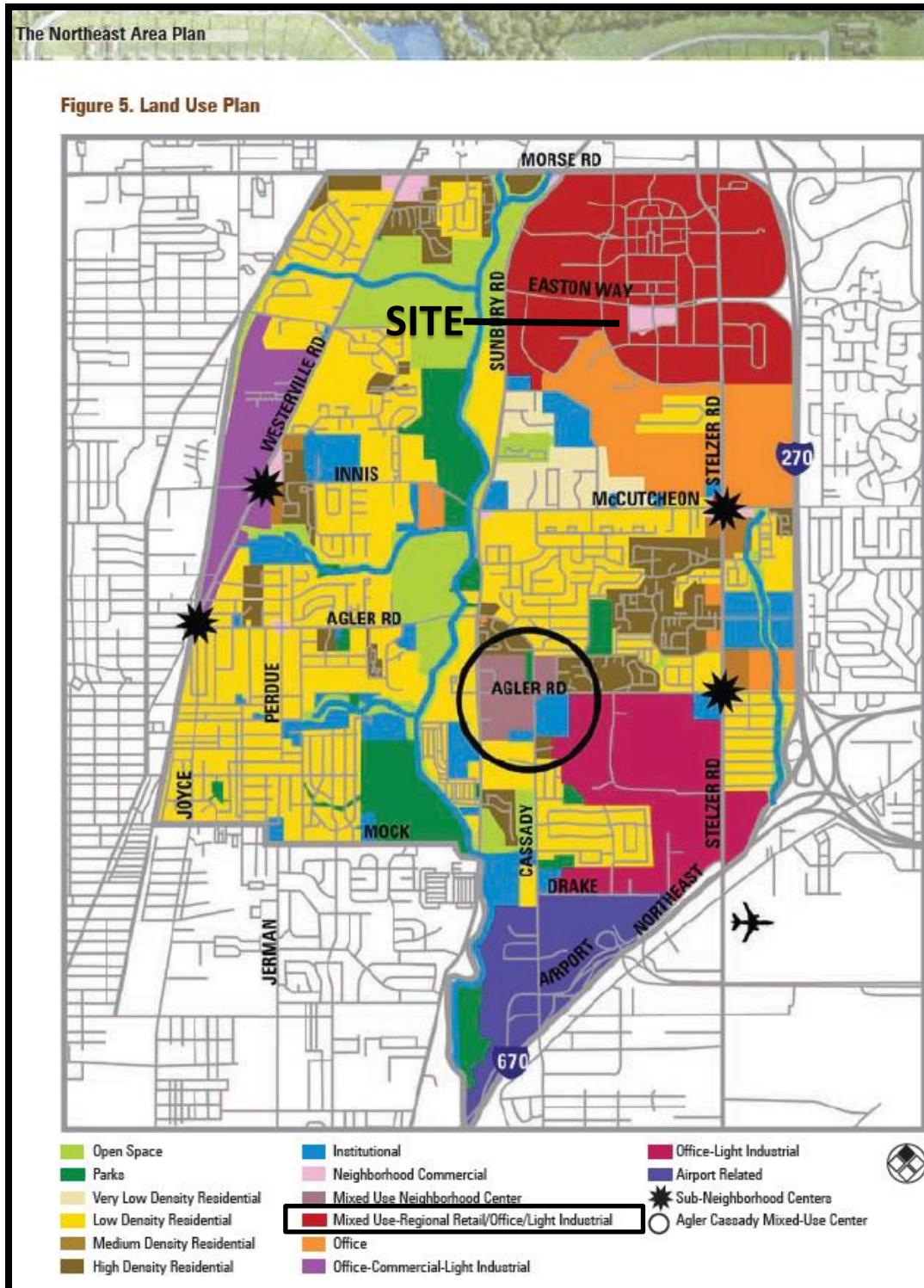
Hardship statement multifamily at Easton

CV19-120

The applicant wants to be able to have first floor residential in mixed use buildings or to have entire residential buildings (section 3361.02 Permitted Uses and section 3356.03 C-4, permitted uses) at Easton with a maximum density of 100 units per acre with a reduced parking ratio of 0.75 parking space per unit( section 3312.49 Minimum numbers of parking spaces required). The residential buildings will be subject the setbacks contained in the zoning text for this property. The Easton development is a large mixed use development providing office jobs as well as retail, restaurant and entertainment options. The existing Easton zoning allows residential above first floor commercial. More people and employers want to be near retail and entertainment opportunities whether it is to work or to live. The residential use will allow people to be close to work and to shopping. By being close to your work, and having the availability of COTA transit station and Easton's bus system the need for an automobile is reduced and therefore the need for residential parking spaces. The residential use and the reduction in parking will not adversely affect the surrounding properties or the surrounding neighborhood.



CV19-120  
3757 Easton Way  
Approximately 59.16 acres



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# North East Area Commission

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"Together we can build a stronger community"

February 12, 2020

Ms. Kelsey Priebe  
Department of Development  
Building & Development Services  
111 No. Front Street  
Columbus, OH 43215

Ms. Priebe:

Subjects: Z19-087, property known as 3735 Easton Way, Z-19-089, property known as 4216 Easton Loop East & CV19-120 property known as 3735 Easton Way, Columbus, OH 43219. The North East Area Commission at a public meeting on February 6, 2020, the full commission voted to approve the above applications.

Sincerely,  
  
Commissioner Porter

Cc: Elwood Rayford – Chairperson  
Jeffery Brown - Attorney



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-120

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Morso Holding Co. 2 Limited Parkway Columbus, OH 43230 Mike Whitman 614-337-2200 0 Columbus based employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025

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

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

**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 all checks payable to the Columbus City Treasurer**