

# Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

CV15-022

## 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:**

The applicant is proposing a mixed use building and rezoning the property to CPD classification. The Columbus Zoning Code does not allow first floor residential usage in a commercial district. The granting of this council variance will permit the first floor residential usage in a mixed use building. The granting of this 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, morals or welfare of the inhabitants of the City of Columbus.

Signature of Applicant

Olympic Beach Acquisitions LLC

By: 

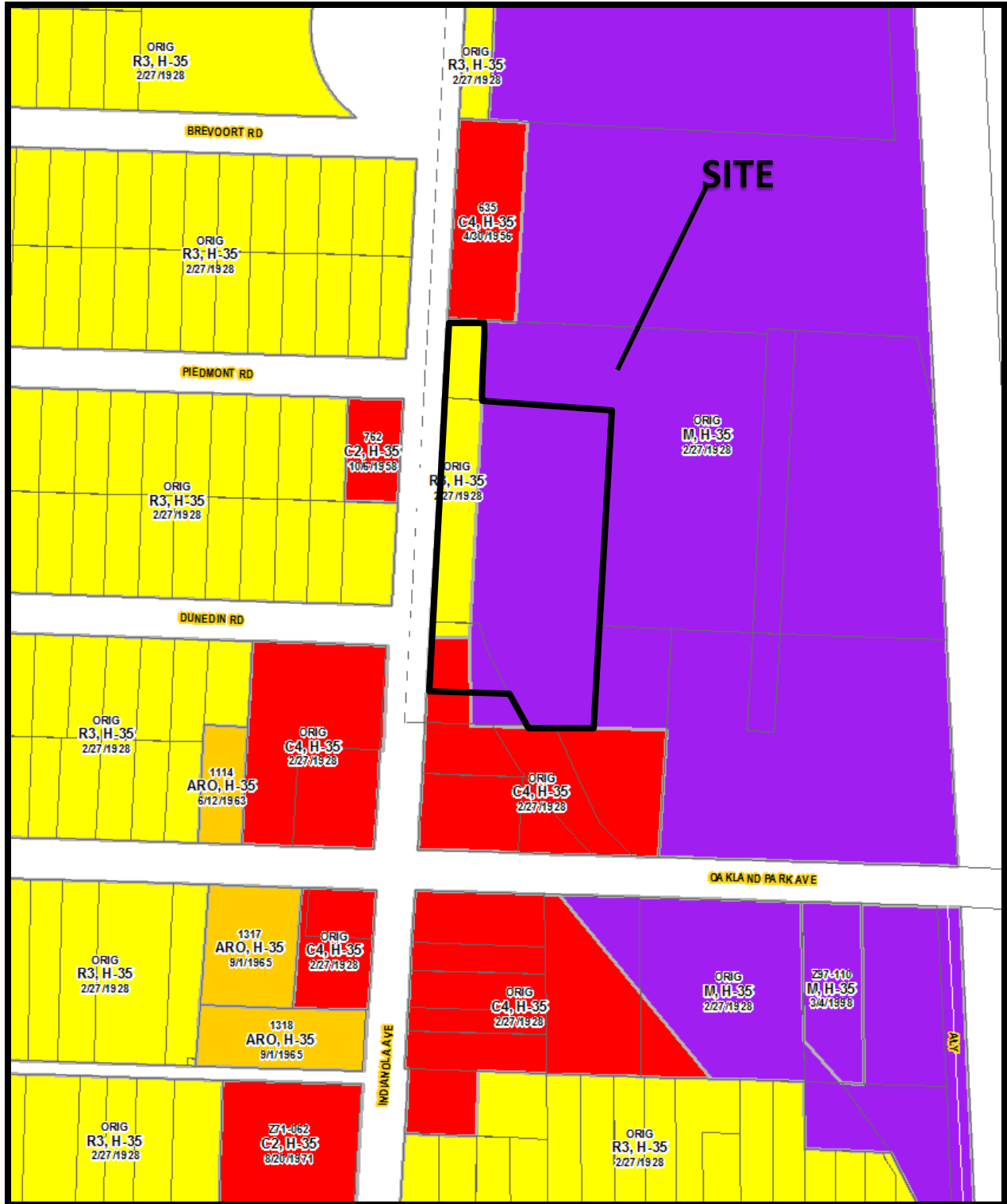
Date

4/7/15

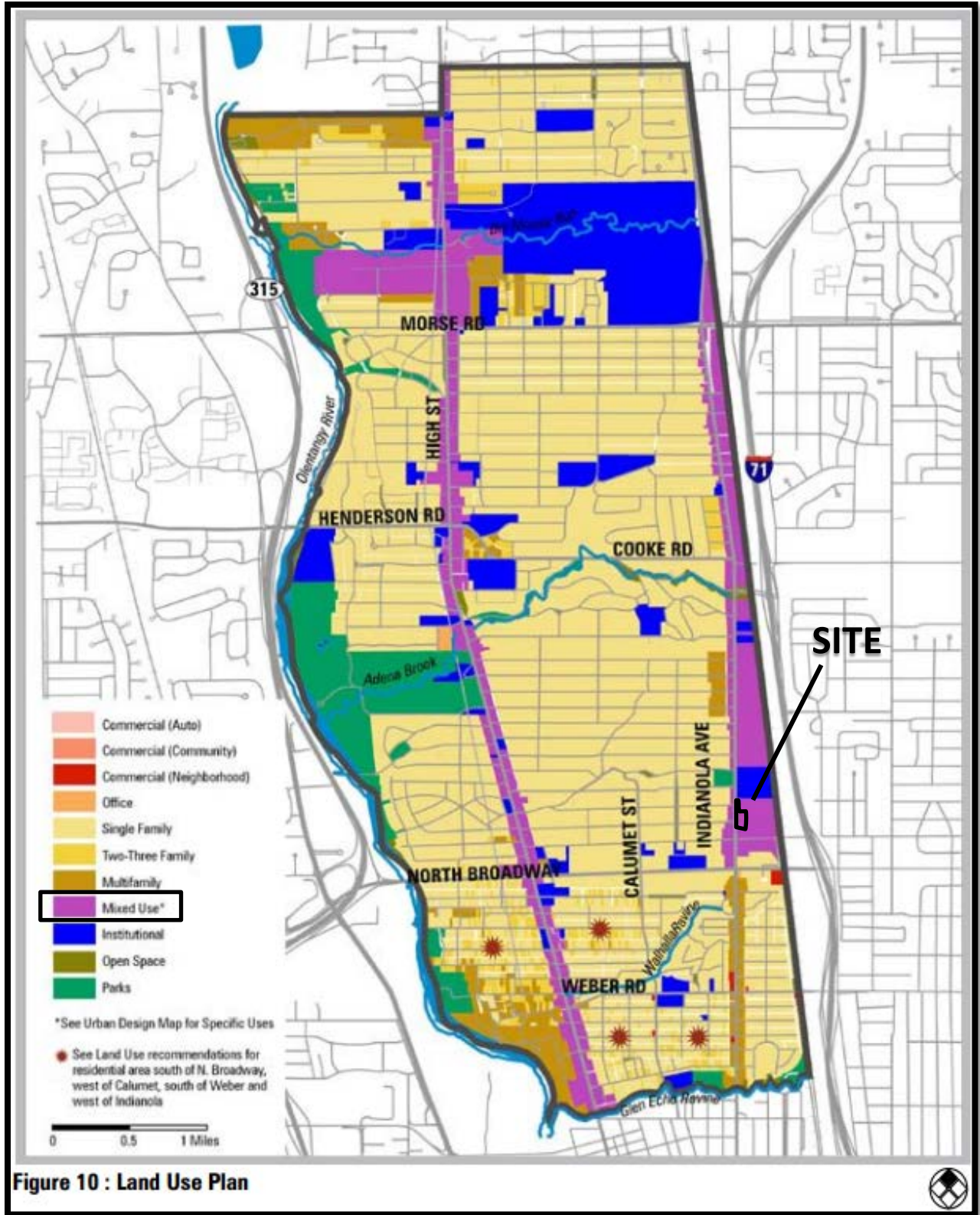
**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV15-022  
3450 Indianola Avenue  
Approximately 2.8 acres



CV15-022  
3450 Indianola Avenue  
Approximately 2.8 acres

Clintonville Neighborhood Plan (2009)



CV15-022  
3450 Indianola Avenue  
Approximately 2.8 acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number 214-038 / 14335-00000-00552 (Re-Zoning)  
 Address 3450 Indianola Ave. (Olympic)  
 Group Name Clintonville Area Commission  
 Meeting Date May 7

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

*Council Variance*  
*No. CV15-022*

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: The Commission approved with the following conditions: (1) applicant committed to renderings presented at the CAC's May 7 meeting; (2) applicant committed to preparing a landscape plan that will be made available for review and comment by the CAC & LOUA; (3) applicant committed to obtaining an irrevocable agreement with the neighboring tennis club for no fewer than 20 parking spaces; (4) applicant committed to removing the billboard at the south end of the property; and (5) if permitted by the City

Vote 8 in favor, 0 against, 1 abstention  
 Signature of Authorized Representative David B. Miller  
 Recommending Group Title David B. Miller, Chairperson  
 Daytime Phone Number (614) 227-2101

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

applicant committed to installing traffic indicators at the vehicle exit for left turns and right turns only.

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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 # CV15-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Jeffrey L. Brown - Smith & Hale LLC

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
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

<p>1. Olympic Indoor Tennis Inc. 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215 2 full time / 17 part time employees</p>	<p>2. Olympic Pool Properties II LLC 4497 Olentangy River Road Columbus, OH 43215</p>
<p>3. Olympic Beach Acquisitions LLC 448 West Nationwide Blvd., Suite 112 Columbus, OH 43215 0 employees</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 7<sup>th</sup> day of April, in the year 2015

Natara C. Timmons  
SIGNATURE OF NOTARY PUBLIC

9/4/15  
My Commission Expires



Natara C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

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