



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Application Number: CV17-073

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

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 discovered after your application is approved, a new application 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

[Handwritten signature]

Date

10/24/17

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

Statement of Hardship

The Columbus Metropolitan Housing Authority is seeking to construct a new 30 Unit residential building at 79-89 N. 17th Street to serve individuals coming out of the foster care system. The project will be well situated to provide these individuals with access to necessary public transportation and services as they become established. The project makes provision for support through Resident Advisers and available counseling services. The location of the site is ideal for this use with its central location and the recent development of a similar residential building across 17th Avenue from the proposed site. The site is currently zoned R2-F Residential and the variance is being sought in order to allow a building of greater density on the site. The variances required for this development are as follows:

3312.21 (A) INTERIOR LANDSCAPING

-TO REMOVE REQUIREMENT FOR INTERIOR LOT LANDSCAPING.

The site will have a 10 space parking lot alongside the alley which will allow landscaping on either side. The request is for a parking lot tree reduction with no island. Placing an interior island will extend the overall parking length complicating dumpster placement and circulation.

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED

-TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 45 SPACES TO 10 SPACES

Due to the nature of the proposed use, the tenants of the building are anticipated to primarily be public transit users who would not utilize on-site parking.

3332.037 R-2F (A) RESIDENTIAL DISTRICT PERMITTED USES

-TO ALLOW A 30 UNIT RESIDENTIAL BUILDING IN AN R-2F DISTRICT

Due to the nature of the proposed use, a higher density building is required than the R2-F zoning supports.

3332.14 R-2F AREA DISTRICT REQUIREMENTS

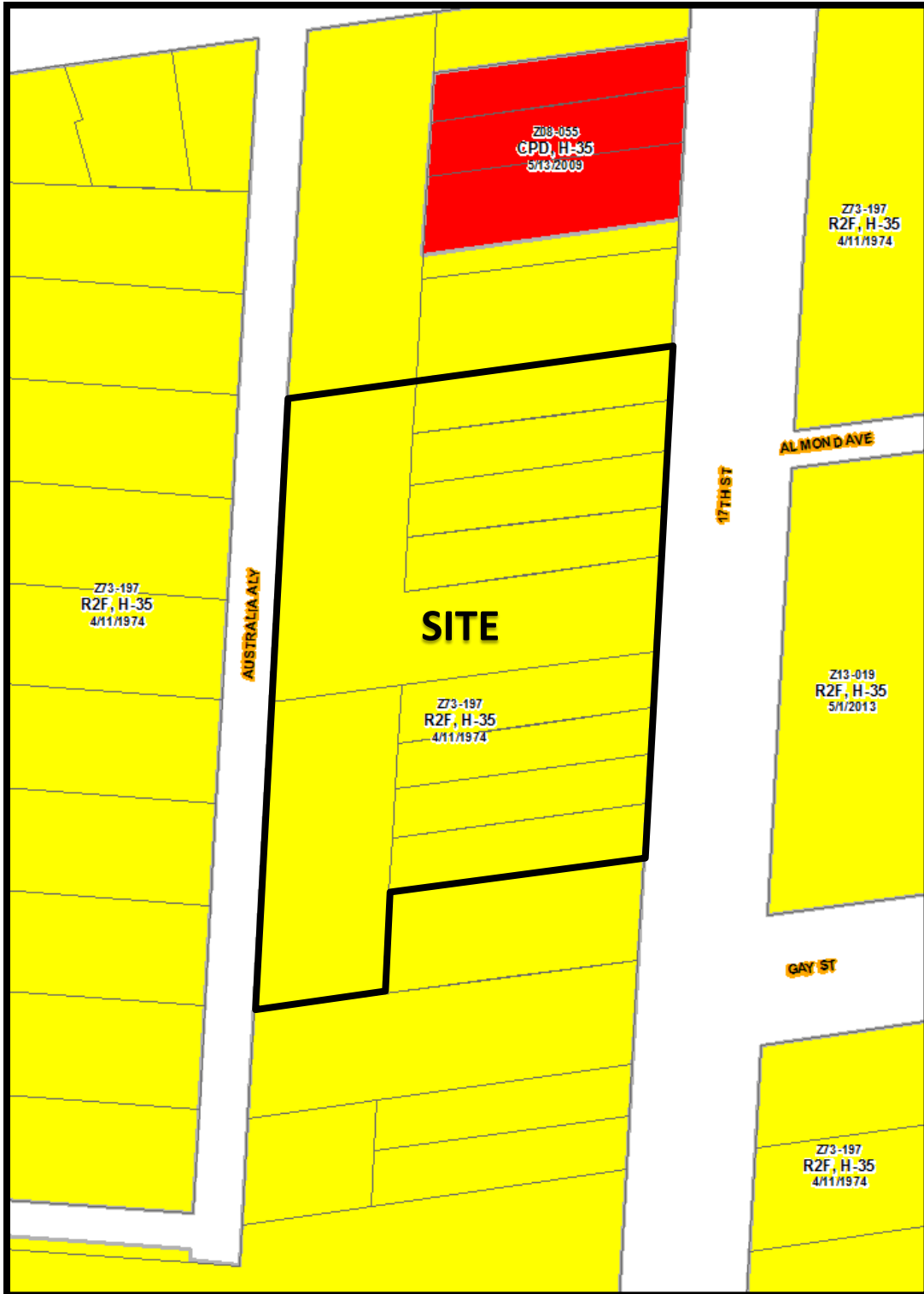
-TO BE REDUCED FROM 6000 SF/UNIT TO 987 SF/UNIT (30 UNITS/29620 SF)

Due to the nature of the proposed use, a higher density building is required than the R2-F zoning supports.

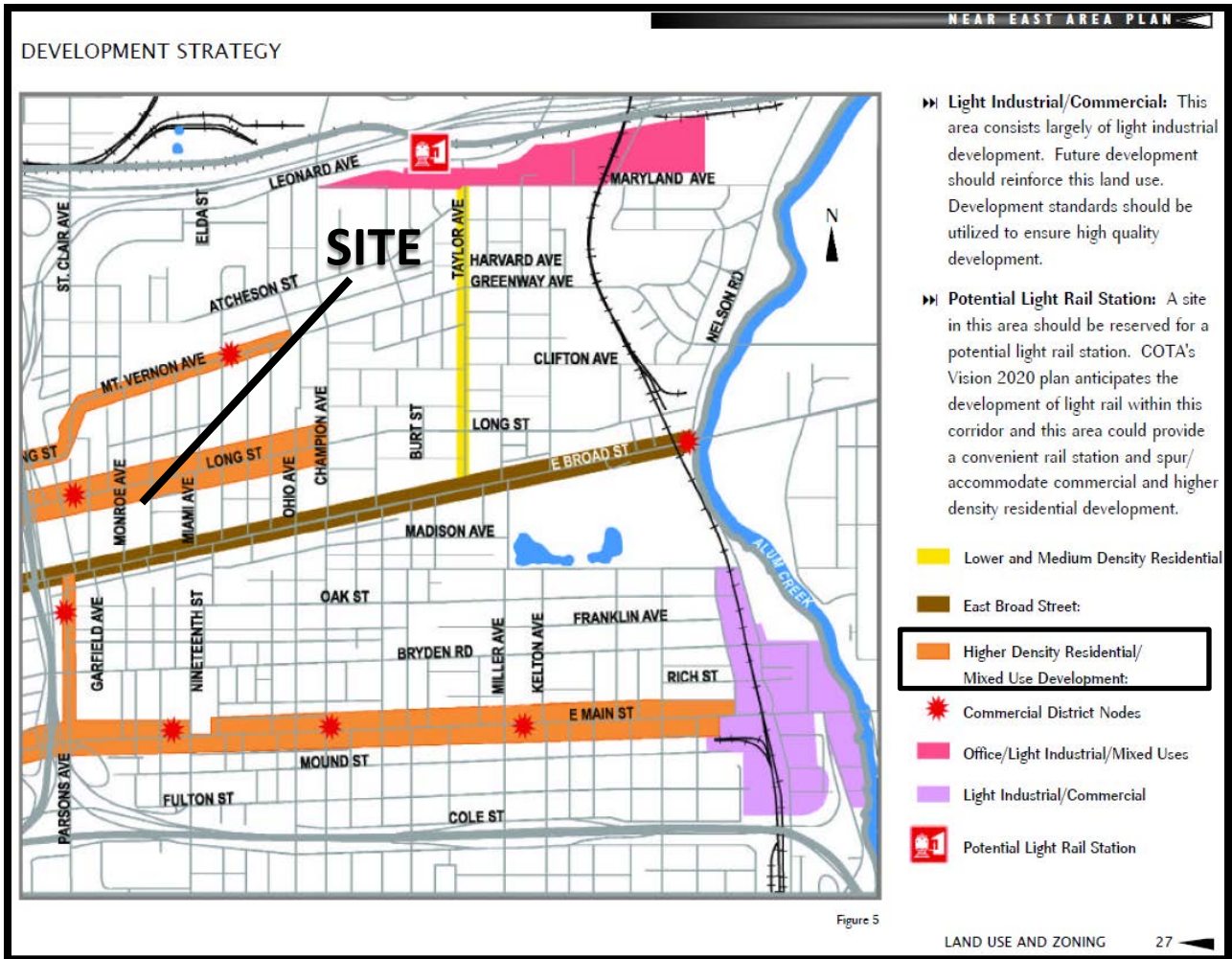
3332.21 BUILDING LINE

-TO REDUCE FRONT BUILDING AND PARKING SETBACK FROM 10' TO 7' FEET

The building will be constructed similarly to the recent construction across the street with the building placed along the Right-of-Way in an urban fashion. In order to achieve this character a setback variance will be required.



CV17-073
79-89 North Seventeenth Street
Approximately 0.68 acres



CV17-073
 79-89 North Seventeenth Street
 Approximately 0.68 acres



CV17-073
79-89 North Seventeenth Street
Approximately 0.68 acres

From: [Annie J. Ross - Womack](#)
To: [Larrimer, Mark](#); [Kathleen Bailey](#)
Cc: [Dietrich, Timothy E.](#)
Subject: RE: CV17-073 - 79-89 N.17th St.
Date: Thursday, January 11, 2018 5:46:16 PM

Mr. Dietrich,

CV 17-073 was approved at the December 14, 2017 NEAC General Body Meeting. With the absence of the application number, they did not receive the NEAC approved documentation.

Commissioner Annie J. Ross - Womack



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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 Number: CV17-073

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER
of (COMPLETE ADDRESS) 300 SPRUCE STREET, SUITE 200, 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

Table with 2 columns and 2 rows for listing interested parties. Row 1, Column 1: 1. COLUMBUS METROPOLITAN HOUSING AUTHORITY, 880 E 11TH AVENUE, COLUMBUS, OH 43211. Row 1, Column 2: 2. (Empty). Row 2, Column 1: 3. (Empty). Row 2, Column 2: 4. (Empty).

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

July 23, 2018 Notary Seal Here
My Commission Expires

KIM L. CARTER
NOTARY PUBLIC • STATE OF OHIO
Recorded in Franklin County
My commission expires July 23, 2018

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