





# THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

## 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

Application No. CV23- 031

#### 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 Exhibit B

Signature of Applicant

*Donald E. Perry, Agent*

Date

*3/24/2023*

Signature of Attorney

*Donald Perry*

Date

*3/29/23*



## **Exhibit B**

### **Statement of Hardship**

#### **CV23-031, 325 Taylor Avenue, Columbus, OH 43203**

The 0.235 acre (10,237 SF +/-) site is located at the west side of Taylor Avenue, 150' +/- south of Mt. Vernon Avenue. The vacant site consists of two (2) tax parcels (PID: 010-022018, 010-049193) and is zoned R-3, Residential from the 1974 Model Cities area rezoning of a large area of the Near East Area Commission area. Surrounding land uses include a broad range of residential uses including apartment buildings in the R-3. Applicant proposes to build a new eight (8) dwelling unit apartment building, as depicted on the submitted site plan.

Applicant has a hardship and practical difficulty with compliance with the R-3 district since it represents a large area of the neighborhood with many uses made non-conforming by the 1974 area rezoning vs. rezoning this small site. Variances are needed for any residential district. Many land uses exist within the R-3. A recent variance (CV21-147, Ord. 1209-2022) for nearby property was approved to conform an eight (8) dwelling.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit an eight (8) dwelling unit apartment building.
- 2). Section 3309.14(A), to increase building height from 35' (H-35) to 39' for the two (2) gable roofs (north and south sides of building).
- 3). Section 3312.21(D)(1), to reduce the north parking lot setback from 4' to 2'.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 12 spaces to 10 spaces.
- 5). Section 3332.21(E), Building Lines, to reduce the Taylor Avenue building setback from 10 feet (min). to 4 feet.
- 6). Section 3332.25, Maximum Side Yard Required, to reduce total side yard from 15.4' to 11.5'.
- 7). Section 3332.26, Minimum Side Yard Permitted, to reduce the south side yard from 6.5' (3 story) to 1.5' for the building and to reduce the north side yard from 5' to 4' for the dumpster box.

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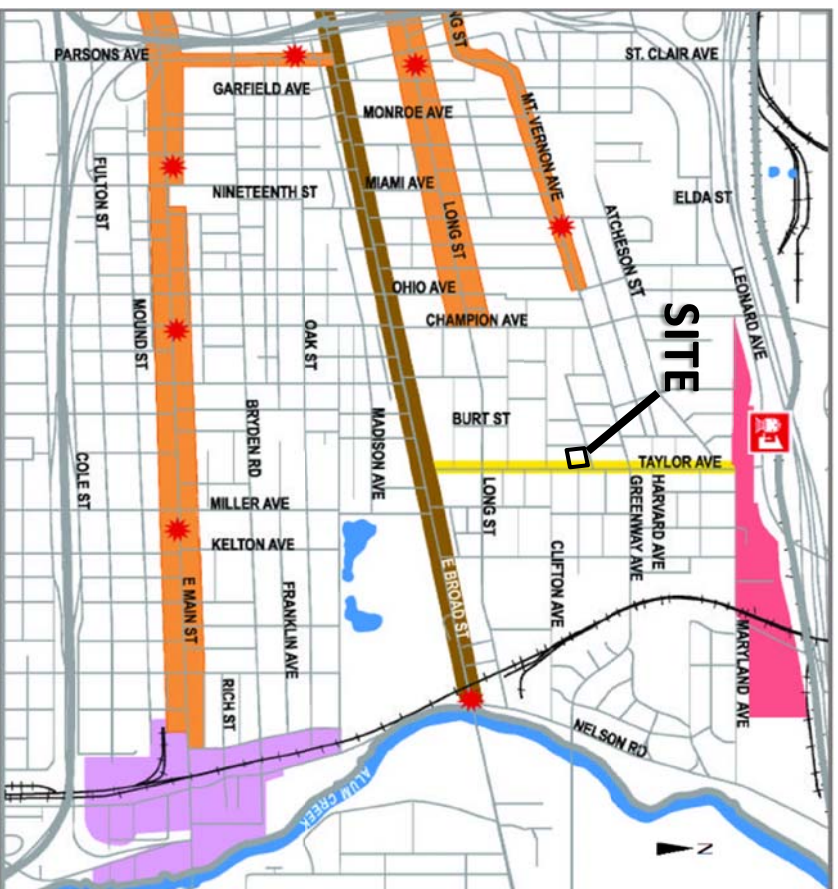




CV23-031  
325 Taylor Ave.  
Approximately 0.20 acres



## DEVELOPMENT STRATEGY



- **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
- **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/  
Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

CV23-031  
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THE CITY OF  
**COLUMBUS**<sup>\*</sup>

ANDREW J. GINTHER, MAYOR

**Standardized Recommendation Form**DEPARTMENT OF BUILDING  
AND ZONING SERVICES111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)Case Number CV23-031Address 325 Taylor AvenueGroup Name Near East Area CommissionMeeting Date July 13, 2023

## Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one) ☒ Approval  
☐ Disapproval**LIST BASIS FOR RECOMMENDATION:**

Vote

13-0-0

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Chad  
419 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING  
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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV23- 031

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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)

1. G & F QOZB, LLC; 240 S Cassady Ave, Columbus, OH 43209; # Cols-based emps: Zero (0) Contact: Paul Ross, (740) 815-0336	2. City of Cols Land Redevel't Division, 845 Parsons Ave, Columbus, OH 43206; # Cols-based emps: 10,000+ Contact: John Turner, (614) 645-2551
3. -----	4. -----

☐ Check here if listing additio *notarized on separate page*

SIGNATURE OF AFFIANT

*Donald Plank*

Sworn to before me and signed in my presence this

24<sup>th</sup>

day of

March

, in the year

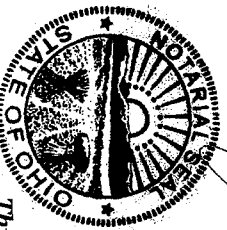
2023

SIGNATURE OF NOTARY PUBLIC

*MaryAlice Wolf*

My Commission Expires

Notary Seal Here



**MaryAlice Wolf**  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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