

Statement of Hardship

738 Bryden Road

The applicant / property owner submits this Council Variance request for the purpose of establishing and maintaining a European style hostel within the Olde Town East and Near East neighborhood. A hostel is not a use contemplated by the Columbus Zoning Code, though it could meet the definition of either a rooming house or apartment hotel neither of which are uses permitted in the ARLD zoning district, C.C. 3332.02, though both of which are permitted in other multi-family residential zoning districts. A hostel use is appropriate within a residential neighborhood to allow visitors to experience a neighborhood and area rather than being located during their stay within strictly commercial areas. This is especially true, and appropriate, in this neighborhood which has excellent access from the interstate system, and proximity to commercial uses both along Parsons Avenue and Columbus' downtown. A hostel use is a low intensity use that will integrate well with the surrounding neighborhood. Further the applicant is requesting a variance to C.C. 3333.23 to permit a reduction in the minimum sideyard to allow a masonry patio enclosure wall to be within 2 feet of the western property line. This request is appropriate for this use where experience from operation in the Ohio State University area has shown that the vast majority of guests arrive in Columbus by air, Greyhound or Mega bus, and arrive at the property by COTA bus, taxi, or by pre-arranged airport pick-up.

It should be noted that City records indicate that this property has been used since 1914 as a boarding house, rooming house, residential care facility, and at one time as the dormitory for Columbus School for Girls. From a historical and land use perspective therefore, the proposed land use is appropriate and consistent with the mixed-use nature of the neighborhood. This request will enable what was once a functional and beautiful property to again make a contribution to the aesthetic and function of the neighborhood.

The grant of these requested variances 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, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests that the variances be granted.

RPMD, LLC

Signature of Applicant: By: David Hudg, attorney
 Date: 5/1/2012





DEVELOPMENT STRATEGY

draft

NEAR EAST AREA PLAN



Figure 5

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

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.

RECOMMENDATION:

RECOMMEND APPROVAL

RECOMMEND DENIAL

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

A handwritten signature in cursive script, reading "Randy F. Black", is written over a horizontal line. To the right of the signature, the initials "Cet" are also handwritten.

Randy F. Black
Historic Preservation Officer



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME NEAR EAST AREA MEETING DATE 6/14/12
CASE NUMBER CV012-19 Case Type Council Variance Rezoning
ZONING ADDRESS 738 BRIDEN RD APPLICANT RPMD, LLC
PERSON[S] REPRESENTING APPLICANT MEETING DAVID HODGE / APPLICANT

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 10 Against 4

Signature / Title of Authorized Representative Kathleen P. Bell - CHAIR

Daytime phone number 614-252-3283 CELL 614-582-3053

NOTE TO AREA COMMISSIONS: Ordinances sent to Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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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 # CV12-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 725, 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 formats

- 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. RPMD, LLC 240 North Franklin Ave. Delaware, OH 43015	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge
 Subscribed to me in my presence and before me this 13th day of May, in the year 2012
 SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons
 My Commission Expires: 9/4/15



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

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

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