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## 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 prearranged 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:

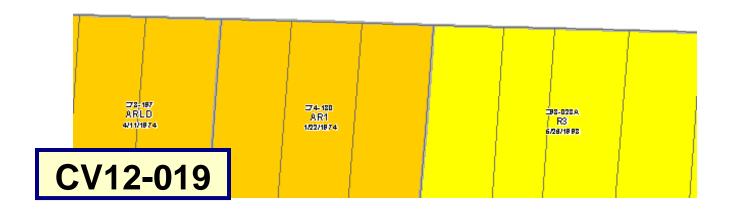
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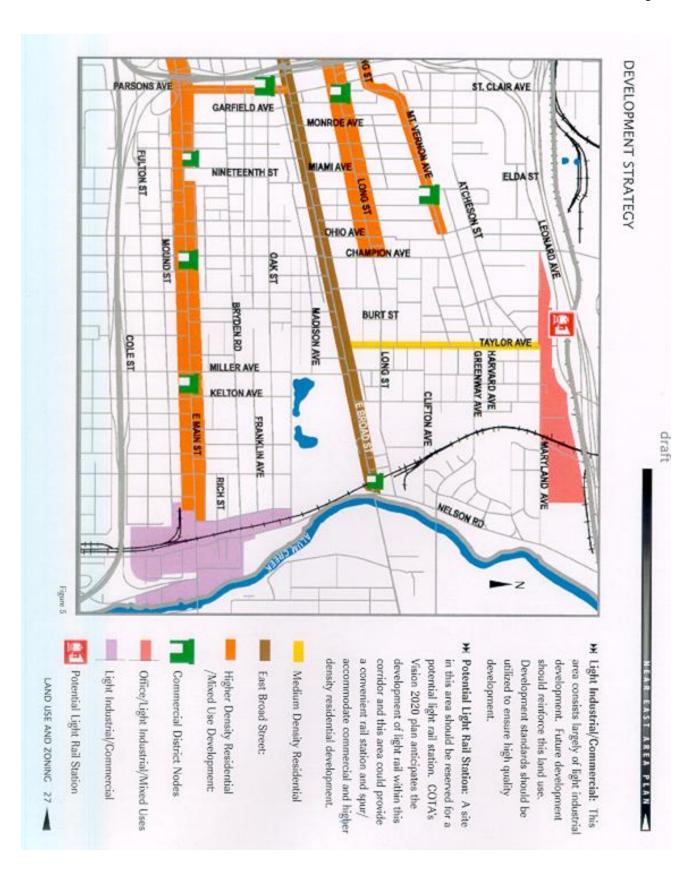
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## **Department of Development**

Boyce Safford III, Director

# HISTORIC DISTRICT COMMISSION RECOMMENDATION

# HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 738 Bryden Road

APPLICANT'S NAME: Ray Domire/RPMD, LLC (Applicant/Owner)

APPLICATION NO.: 12-6-7a

COMMISSION HEARING DATE: 6/21/2012

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are

	City's Historic Preservation Of City Code 3116 & 3117 and the		applic	eation and taken the following action(s) in accordance	
Variance	e or Zoning Change Req	uest			
	Rezoning Parking Variance Change of Use Lot Split	TED.		Special permit Setbacks Other	
Recommend			en Roa	ad Historic District, as submitted, with all	
	as indicated:	Establish and Maintain a Europea	n Styl	e Hostel	
<ul> <li>City Cod conjunction unusual leader confered confered confered components at in the component components in the component c</li></ul>	le Chapter 3307.10 (A)—lion with a change in zonin hardships in the carrying of aditions, providing such valle Chapter 3307.10 (B)—lif such use will not adverthat the granting of such varehensive plan.  The reason for recommendates a school, dormitory, and	Permit a variance in the yard, height of a use variance and only whe put the zoning district provisions of ariance will not seriously affect at Permit a use of the property not posely affect the surrounding proper variance will alleviate some hards tion of approval is as follows: The apartment building. The zoning to sion review and approval before a	tht, or re there the to my adjournment to the ty or ship of the use weekt specific that the transfer of the tr	parking requirements of any district only in re are unusual and practical difficulties or an irregular shape of lot, topography, or oining property or the general welfare. ed by the Zoning District established on the surrounding neighborhood and if Council is difficulty which warrants a variance from variance is appropriate for a building that has ecifies the limitations, and any/all exterior	
The City of Columbus is an Equal Opportunity Employer					

RECOMMENDATION:		
RECOMMEND APPROVAL	RECOMMEND DENIAL	NO ACTION TAKEN
THIS RECOMMENDATION IS FOR CONS FOR THE ACTION(S) REQUESTED AS IN		D REGULATORY AUTHORITY
Randy F. Plant	Cox	

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 NEAD EAST AREA MEETING DATE 6/14/12
CASE NUMBER CV0/2-19 Case Type Council Variance Rezoning
ZONING ADDRESS 738 BRYDEN 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  Yes No
Recommending Commission / Association / Accord Partner Vote: For
recommending body or party.



3.

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

## PR

PROJECT DISCLOSURE ST	TATEMENT				
Parties having a 5% or more interest	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	APPLICATION # CV12-019				
Of [COMPLETE ADDRESS] 37 W. deposes and states that [he/she] is a FOR SAME and the following is a	Broad St., Suite 725, Columbus, OH 43215 the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY list of all persons, other partnerships, corporations or entities having t 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, Sate, Zip Number of Columbus based employees Contact name and number				
1. RPMD, LLC 240 North Franklin Ave. Delaware, OH 43015	2.				
3.	4.				
SIGNATURE OF AFFIANT Subscribed to me in my presence and before SIGNATURE OF NOTARY PUBLIC My Commission Expires:  Water Sea Natalia C. Timmons Notary Public, State of Ohio My Commission Expires 09-04-2015	and Hoth Gine				

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