

**Council Variance Application**  
111 North Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [www.columbus.gov/bzs](http://www.columbus.gov/bzs) • [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

**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.

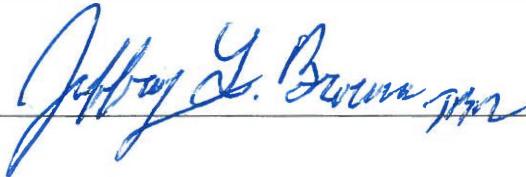
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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



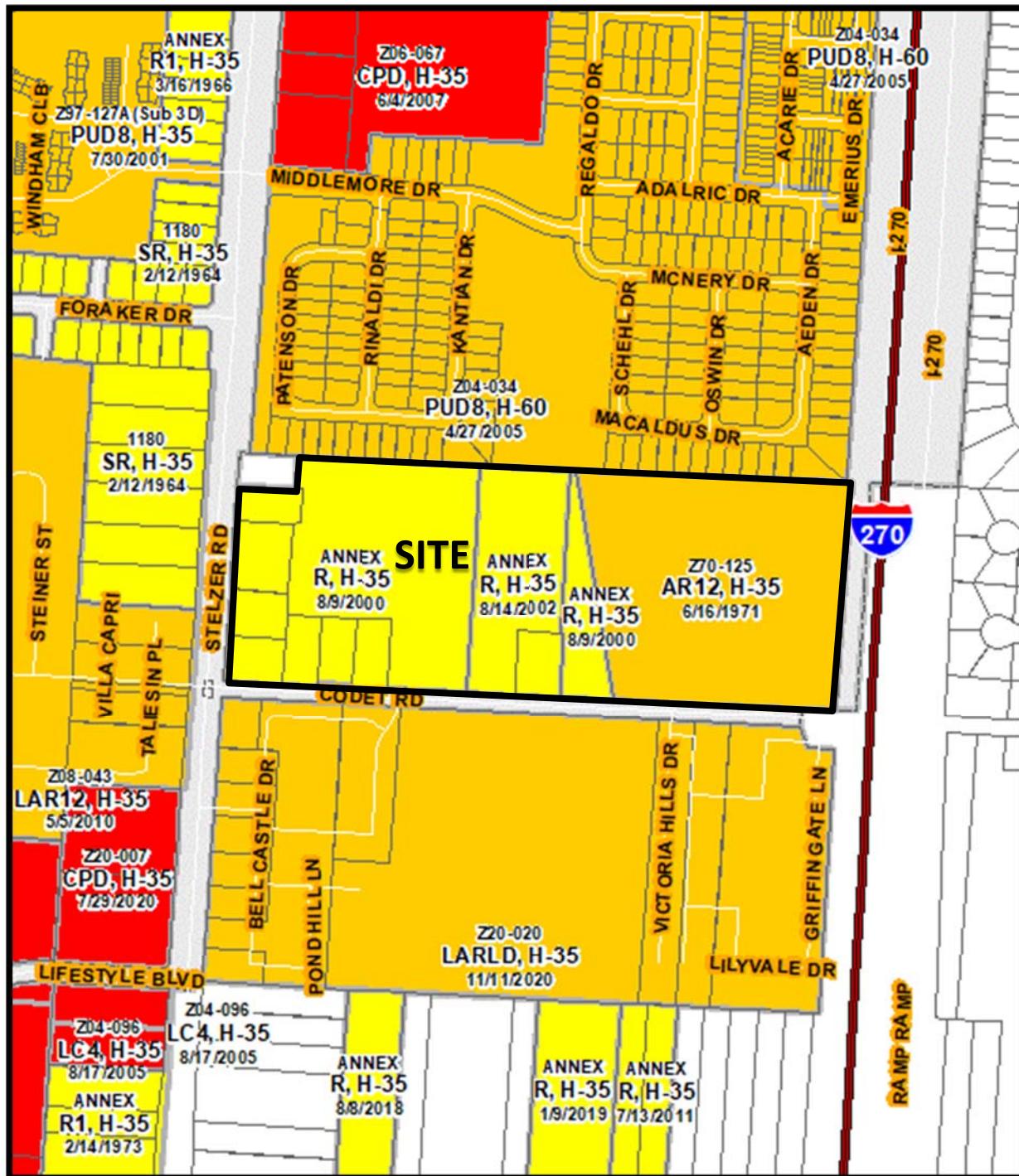
Date

12/26/20

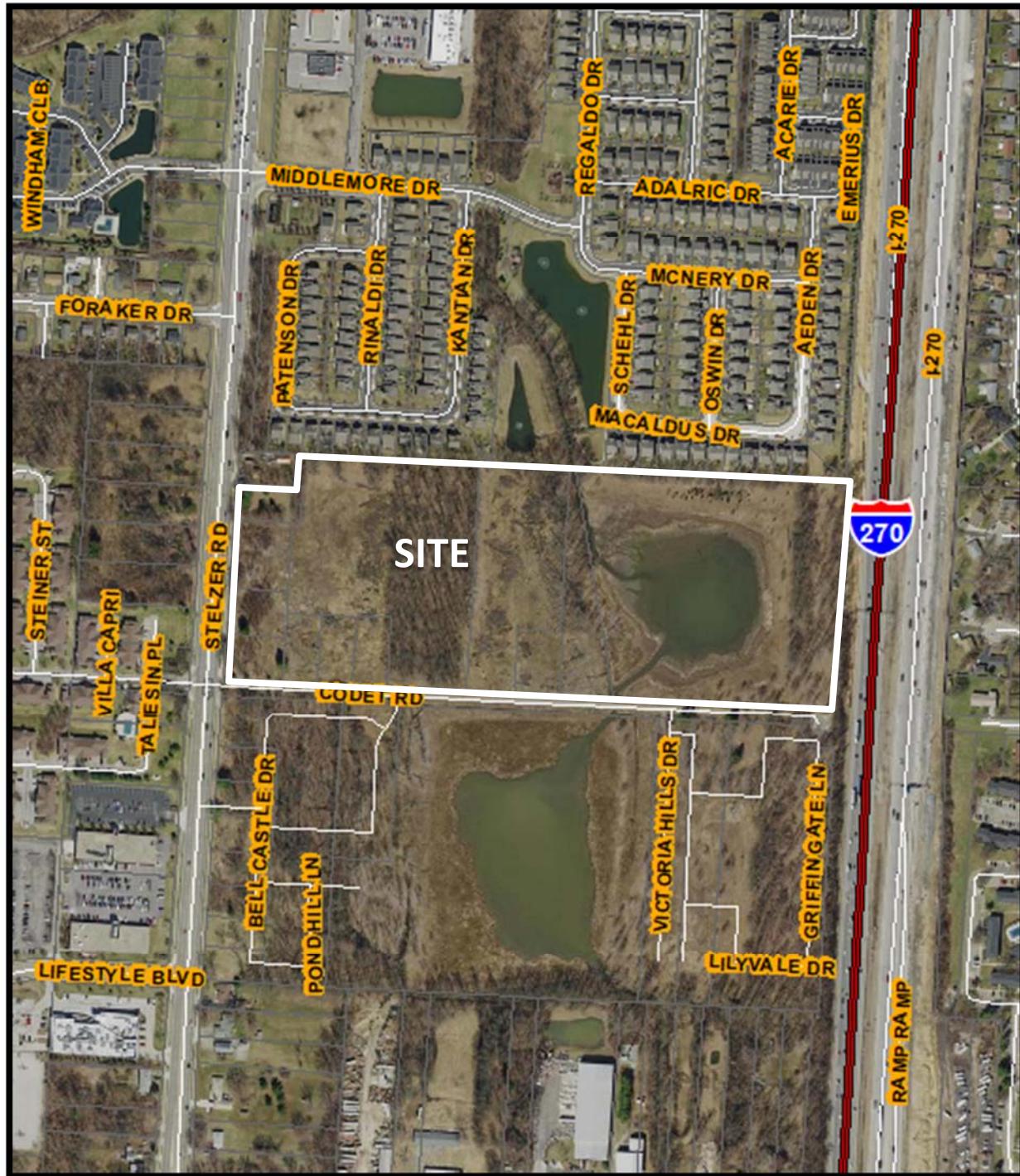
**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

The applicant is requesting a variance to the building setback lines for the buildings along Stelzer Rd. and Codet Rd and for the garages along I-270. By reducing the setback along Stelzer Rd. it allows the buildings to front on the street, making it a more pedestrian experience. It also allows for the building to block the parking areas. (Buildings 60 to 25 feet, balconies/porches 60 to 19 feet). The applicant is also developing the southside of Codet Rd. so that road really functions as an internal driveway. (parking setback from 25 to 15 feet, air conditioning units from 25 to 11 feet and building from 25 to 15 feet). The site is divide by a large stormwater basin which limits the developable area between the pond and I-270 (building and parking setback from 25 to 15 feet). The granting of these variances will not seriously affect adjacent parcels nor the general welfare.



CV20-126  
2600 Stelzer Rd.  
Approximately 26.88 acres



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2600 Stelzer Rd.  
Approximately 26.88 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
(PLEASE PRINT)**

Case Number: CV20-126

2600 STELZER RD

NORTHEAST AREA COMMISSION

Meeting Dates: 10/10/2018 10/17/2018 10/24/2018 10/31/2018 11/07/2018 11/14/2018 11/21/2018 11/28/2018

Specify Group Type:  BZA Variance / Special Permit

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

**Recommendation:**  
(Check only one and list basis  
for recommendation below)

Approval  
 Disapproval

**NOTES:**

Application approved by all members of the NEAC full commission on February 4, 2021.

**Vote:**

**Signature of Authorized Representative:**

Approval	Request Order
SIGNATURE	North East Area Comm.
RECOMMENDING GROUP TITLE	614-596-3963
DAYTIME PHONE NUMBER	

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Attn: Haley Feighner



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

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### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-126

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
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

1. Metro Development LLC 470 Olde Worthington Road, Ste. 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>25</u> number of Columbus based employees	2. New Salem Missionary Baptist Church 2956 Cleveland Avenue Columbus, OH 43224 Dannee Cunningham 614-267-2536 31 number of Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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