

## STATEMENT OF HARDSHIP

**Application: CV20-129**  
**Address: 5949 Central College Road**  
**Parcel(s): 010-284651**  
**Property Size: +/- 6.1 Acres**  
**Current District: CPD**  
**Proposed District: L-C4 and ARLD**  
**Civic Association: Rocky Fork – Blacklick Accord Panel**  
**Owner(s): Benchmark New Albany LLC**  
**Applicant(s): Granaz Real Estate LLC**  
**Attorney: Aaron Underhill, Underhill & Hodge LLC**  
**Date: June 21, 2021**

The subject property (“Site”) is approximately 6.1 acres and located on the south side of Central College Road and about 600 feet west of New Albany Road West. The Site is currently zoned CPD and is vacant.

The Site is situated within the boundary of the Rocky Fork – Blacklick Accord. The Site is not situated within a commercial overlay or planning overlay and is not a registered historic site or district. The Site is within the boundary of the Rocky Fork – Blacklick Accord Plan which recommends office uses.

The Applicant proposes developing the total property with commercial and residential uses. Subarea A is proposed for approximately 8,100 square feet of office use, 8,100 square feet of retail use, and 6 residential units for a mixed-use building. Subarea B is proposed for approximately 4,000 square feet of retail, 8,000 square feet of restaurant, 1,800 square feet of patio, 12,000 square feet of office, and 10 residential units for a mixed-use building. For Subarea C, the Applicant proposes a multi-family residential development with 48+/- dwelling units. To permit the proposed development, the Applicant respectfully requests the following area variances:

For Subareas A and B:

1. Section 3312.21(B) – Parking perimeter landscaping – The Applicant requests a variance to eliminate the requirement for perimeter parking lot landscaping to the south.
2. Section 3321.09 – Screening. The Applicant requests a variance to eliminate the requirement for screening of nonresidential districts abutting residential districts to the south.
3. Section 3312.49 – Minimum number of parking spaces required. The Applicant requests a variance to reduce the maximum number of required parking spaces for Subarea A from 70 to 39 and for Subarea B from 153 to 94.

For Subarea C only:

4. Section 3333.16 – Fronting. The Applicant requests a variance to permit residential buildings that do not front on a public street.

5. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the perimeter yard along the north perimeter from 25 feet to zero feet.

For Subareas A, B, and C:

6. 3312.09 – Aisle. The Applicant requests a variance to reduce the minimum drive aisle widths from 20 feet to 15 feet where shared drive aisles are divided by parcel lines, as shown on the Plan.

7. 3312.25 – Maneuvering. The Applicant requests a variance to allow parking space maneuverability between Subareas where shared drive aisles and maneuverability areas are divided by parcel lines, as shown on the Plan.

The requested variances are warranted to alleviate a practical difficulty and they will not impair 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, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The requested variances are not substantial and will not cause any detriment to neighbors or the neighborhood. The requested landscaping variance is made in anticipation of a future lot split and will only affect the Applicant itself. The same goes for the requested fronting variance. This is made in anticipation of a future lot split which will cause this rear portion of the property to lose its fronting along Central College Road. However, the Applicant is the only entity affected by this variance. The access to this site will be provided through the commercial district which is part of this companion rezoning application.

The requested drive aisle and maneuvering variances are made in anticipation of a future lot split and will only affect the Applicant itself. If it were not for the proposed lot split along subarea lines, these variances would not be necessary and there would be sufficient maneuverability and drive aisle space.

The requested variances will not negatively affect the delivery of governmental services. Further, the Applicant cannot feasibly obviate the predicament through other means due to the site's constraints.

The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration, find that this Applicant suffers from a practical difficulty, and that denial of the requested use variance would result in an unnecessary hardship.

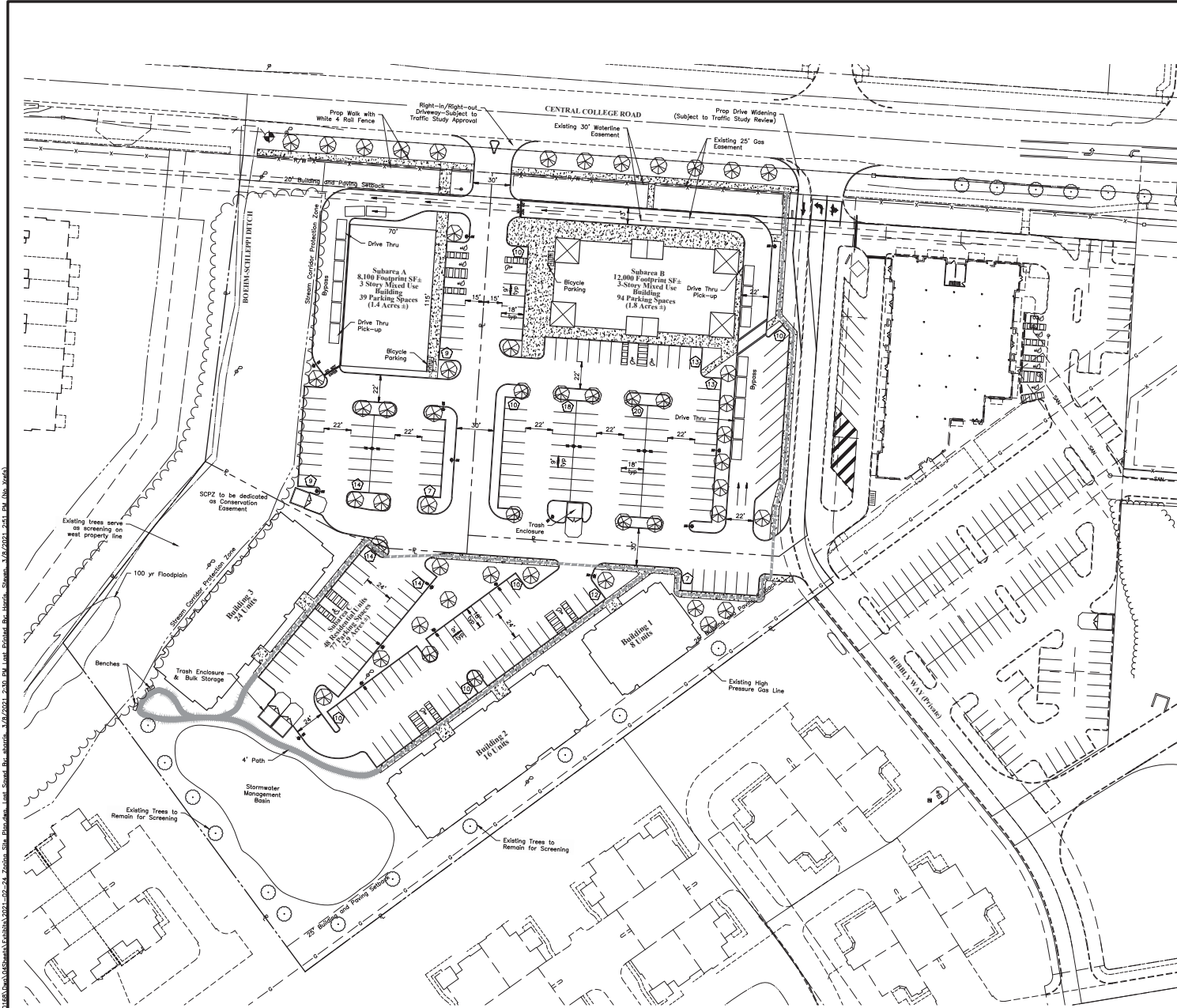
Respectfully submitted,

A handwritten signature in blue ink that reads "Aaron L. Underhill". The signature is written in a cursive style.

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Aaron Underhill, Esq.

# Final Plan for Z20-115 Provided for Context



**LEGEND**

- Parking Count
- Pedestrian Access Routes
- Light Poles

**PROJECT INFORMATION**

Address:	5949 Central College Rd.
Tax Parcel No.:	010-284651
Total Site Area:	6.1 Ac
Flood Insurance Rate Map Number (FIRM):	39049C0202K
Most Recent Effective Date of FIRM:	June 17, 2008

**PARKING SUMMARY**

**PARKING REQUIRED:**

**Subarea A:** 3-Story Mixed Use Building (8,100 SF Footprint)

First Floor: Retail	6,100 SF/250 per SF = 25
Restaurant:	2,000 SF/75 = 27
Second & Third Floor: 12 Residential Units	1.5 per unit = 18

**Total Subarea A Required:** 70

**Subarea B:** 3-Story Mixed Use Building

First Floor: Restaurant	6,000 SF/75 per SF = 80
Retail:	6,000 SF/250 per SF = 24
Patio:	1,200 SF/150 per SF = 8
Second Floor: Office	12,000 Footprint SF/450 per SF = 26
Third Floor: 10 Residential Units	1.5 per unit = 15

**Total Subarea B Required:** 153

**Subarea C:** 48 Residential units:\*

1.5 per unit = 72

**PARKING PROVIDED:**

Subarea A	39 (Variance Required)
Subarea B	94 (Variance Required)
Subarea C	77 Spaces *

\*Proposed building footprints, parking areas, and density within Subarea C are conceptual. Subarea C commitments are limited to building design, perimeter landscaping, screening, buffering and retention pond placement.

*S. J. Gots 6-9-21*

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE  
 March 8, 2021

REVISIONS

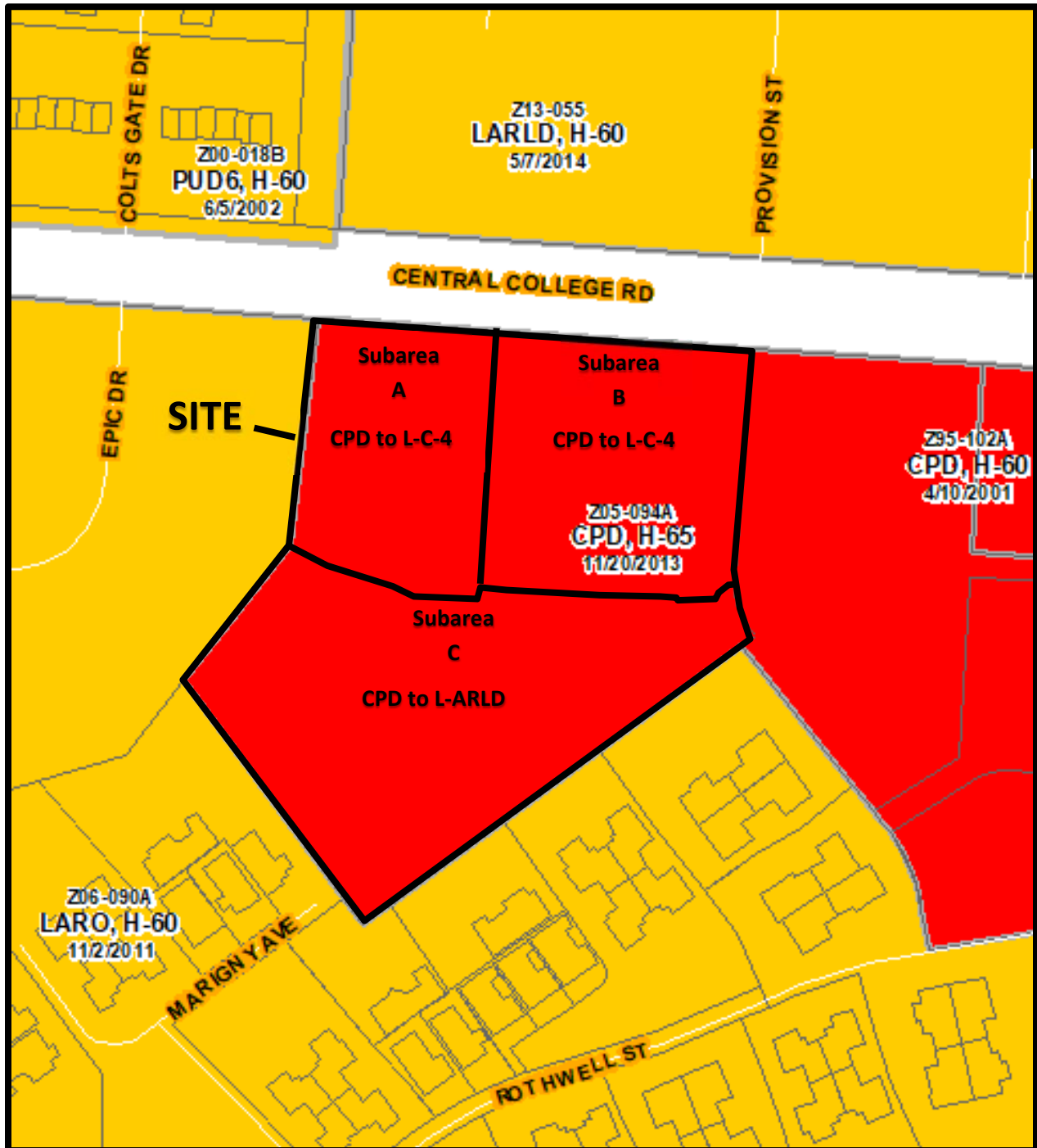
NO.	DATE	DESCRIPTION

Central College Road  
 Eschke, LLC

CITY OF COLUMBIANA IN COUNTY, OHIO  
 ZONING MAP PLAN  
 FOR  
**5949 CENTRAL COLLEGE ROAD**



DATE	March 8, 2021
SCALE	1" = 40'
JOB NO.	2021-0168
SHEET	1/1



CV20-129  
5949 Central College Rd.  
Approximately 6.17 acres



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**THE ROCKY FORK BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
March 18, 2021  
RECORD OF PROCEEDINGS**

**5949 Central College Rd. (Z20-115 & CV20-129):**

Review and action regarding a Columbus application for a new mixed use development with commercial and residential uses at 5949 Central College Road:

<i>Acreage:</i>	<i>6.1 ac +/-</i>
<i>Current Zoning:</i>	<i>CPD- Commercial Planned Development</i>
<i>RFBA District:</i>	<i>Office</i>
<i>Proposed Zoning:</i>	<i>L-C4 (3 acres) and ARLD (3.1 acres)</i>
<i>Applicant(s):</i>	<i>Granaz Real Estate LLC (Applicant)</i>
<i>Property Owner(s):</i>	<i>Benchmark New Albany LLC (Owner)</i>

**STAFF COMMENTS:**

Staff finds the proposed uses/densities to be appropriate based on location and surrounding development patterns along Central College Road. Additionally, the applicant is proposing office components which is in line with the RFBA plan recommendations.

The revised proposal addresses most staff and panel comments from the February 2021 conceptual review and is generally consistent with the standards of the Accord plan. Staff recommends approval but would encourage the applicant to further consider the development of a creek trail with connectivity to the site and incorporate additional bicycle parking, specifically in subarea B and C.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance applications within the Accord study area as presented.

**RESULT:**

This motion was approved (7-1)

Ms. Burton	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

# 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

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV20-129

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) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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)

<p>1. Granaz Corporation 670 Meridian Way, Suite 146 Westerville, Ohio, 43082</p>	<p>2. Benchmark New Albany, LLC 4053 Maple Road Amherst, New York 14226</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 29 day of December, in the year 2020

  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



**AARON L. UNDERHILL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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