



Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • 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 John B. Reynolds III Date 8/13/19

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

CV19-085

Canterbury Plaza LLC
3440 Olentangy River Road
Variance Statement

The applicant and owner are requesting seven (7) variances for an existing building (built in 1965). The owner dedicated property to the City of Columbus for road right-of-way which triggered the review of the property and the subsequent need for the seven (7) variances.

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The seven (7) variance requests represents the existing condition (plus the dedication of right-of-way does Healthy Community Way) on the site as there is no room to add additional parking and to add trees to the parking area would require the removal of existing parking spaces. There is an ability for continued use of the property but at a higher cost and inconvenience and less parking spaces. The use of the first floor has evolved from commercial use to a hybrid residential/commercial use that would be difficult to return to all commercial as the market has evaporated for commercial activities in the area.

2. Whether the variance is substantial.

No, the parking provided is 93% of what is required on the site and there are trees on the site but not in locations which would qualify as parking lot trees and other trees will be added to the site. The site has SR 315 to the northwest and a new parking garage to the northeast and the parking areas to the east are screened by a garage.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

No, there would be no change to the neighborhood with the granting of the variances as the variances reflect the existing conditions and therefore there would be not detrimental damage to abutting properties.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

No, the granting of the variances would have no impact on the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

No, the property owner purchased the building in 1965 and has maintained it since then and was unaware of the issues until the City requested the dedication of road right-of-way to improve Healthy Community Way. The subsequent improvement of the road included the loss of parking lot trees which increased the number of tree reduction in the requested variance and the omission of the headlight screening variance.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

No, the only way to resolve the identified issues is with the requested variances.

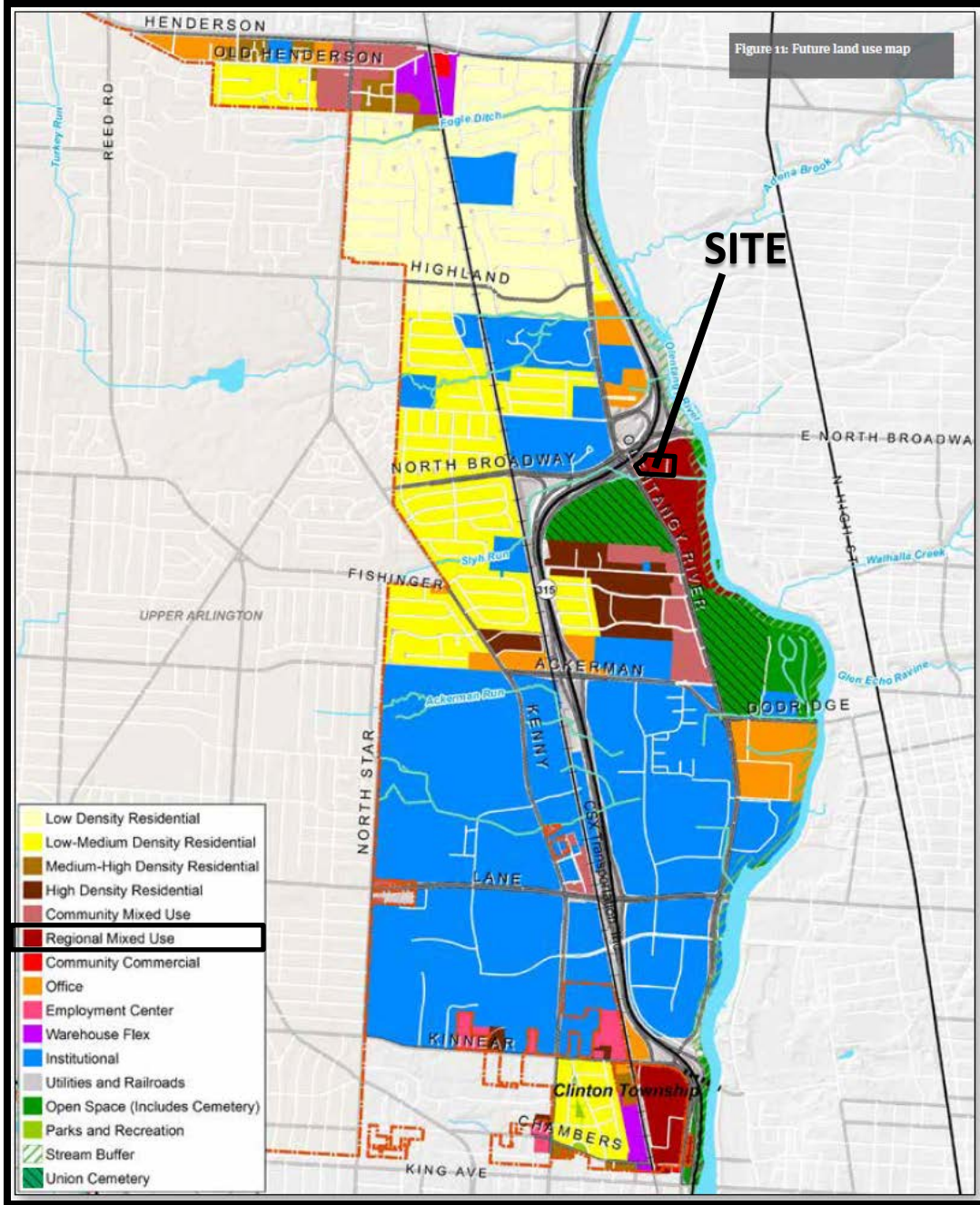
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes, the spirit and intent of the Zoning Code would be upheld with the granting of the variances and substantial justice done for the owner as the requested dedication of right-of-way lead to the application for the identified variances.

ruben-canterbury-var.ste (nct)
11/25/19 S:Docs

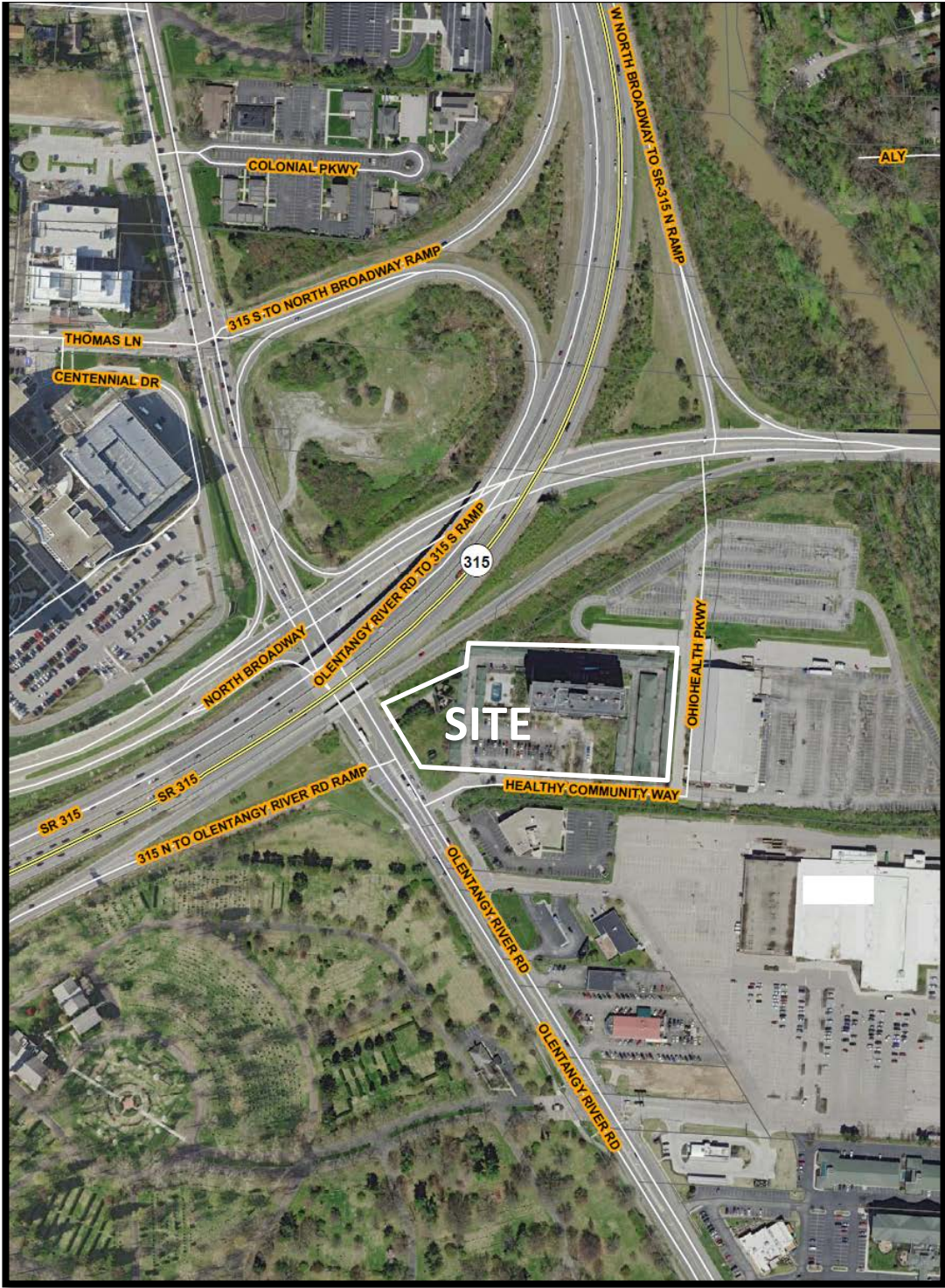
Variance List
3440 Olentangy River Road

1. CCC 3312.49 Parking Space – reduce the required parking spaces from 285 to 266 (19 space reduction). (Existing condition)
2. CCC 3312.21(a) Interior Landscaping – reduce the required parking lot trees from 27 to 7 (20 tree reduction). (Existing condition)
3. CCC 3312.27(4) Parking Setback Line – to reduce the parking setback line from 10’ to 1’ (a reduction of 9’). (Existing condition)
4. CCC 3309.14 Height – to increase the height from 35’ to 200’. (Existing condition)
5. CCC 3356.11(A) Building Setback – to reduce the building setback from 25’ to 0’ for the parking garages on the north, east, west and south sides of the property. (Existing condition)
6. CCC 3356.03 – to allow residential use on the first floor of the property zoned C-4. (Existing condition)
7. CCC 3312.21(D)(1) – Headlight Screening – to omit headlight screening along Healthy Community Way. (Condition created by right of way purchase)



Olentangy West Area Plan (2013)

CV19-085
3440 Olentangy River Rd.
Approximately 4.39 acres



CV19-085
3440 Olentangy River Rd.
Approximately 4.39 acres

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 #: CV19-085

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
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:

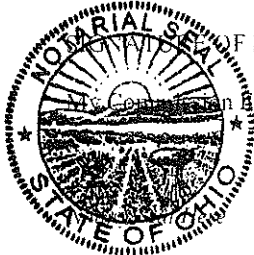
Name of business or individual (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman (614) 237-3726 Employees - 163	2. Canterbury Plaza LP 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman (614) 237-3726 Employees - 0
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Subscribed to me in my presence and before me this 13th day of August, in the year 2019



NOTARY PUBLIC
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2024
9/4/2020
This Project Disclosure Statement expires six months after date of notarization.

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