

This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the time final development is completed. The final development shall be subject to review, approval and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

*David S. Perry* Date: 1-12-18  
 David S. Perry, Agent  
*David S. Perry* Date: 1/12/18  
 David S. Perry, Attorney

| SITE DATA                |   |
|--------------------------|---|
| ADDRESS:                 | 158 N. WHEATLAND AVE.<br>COLUMBUS, OH 43204 |
| FPID:                    | 010-261201 (PART OF)                        |
| SITE AREA:               | 3.50 +/- ACRES (152,460 SF)                 |
| ZONING:                  | NG, NEIGHBORHOOD GENERAL (Z03-083)          |
| CURRENT PROPOSED HEIGHT: | L-ARLD, LIMITED APARTMENT RESIDENTIAL H-35  |
| PROPOSED USE:            | 51 DWELLING UNITS                           |
| DENSITY:                 | 14.7 UNITS/ACRE +/-                         |
| PARKING:                 | 77 SPACES                                   |
| SETBACKS:                | AS SHOWN                                    |

**SITE PLAN**

ARCHITECT OF RECORD  
**PCI DESIGN GROUP, INC.**  
 229 HUBER VILLAGE BLVD, SUITE 230  
 COLUMBUS, OH 43204



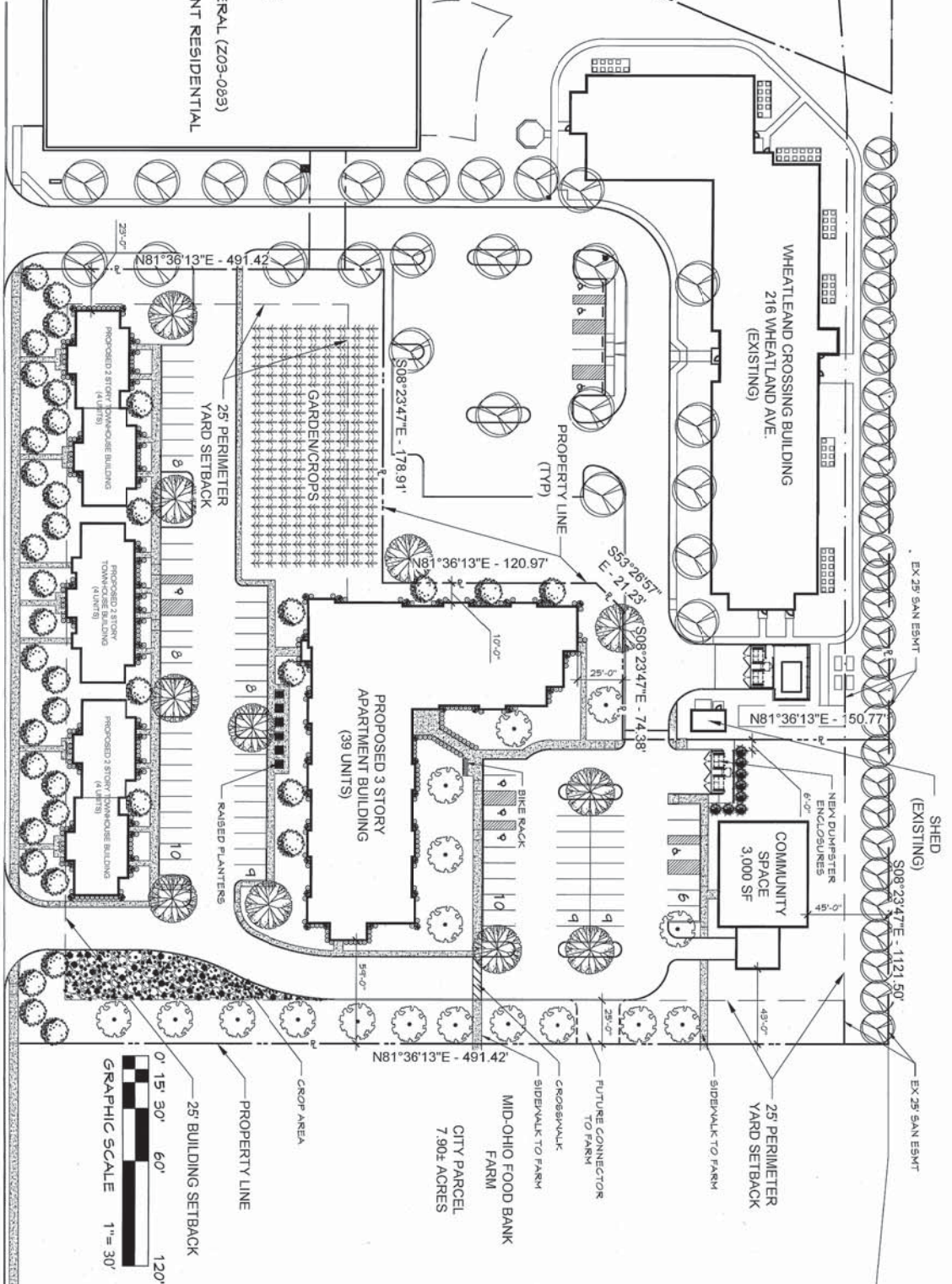
PROJECT TYPE  
**SITE PLAN**

DATE  
 01-12-18  
 DRAWN BY  
 RSG

PROJECT TITLE  
**WHEATLAND CROSSING II**  
 158 N. WHEATLAND AVE.  
 COLUMBUS, OHIO 43204

SCHEMATIC NO.  
 Z17-039

SHEET  
**A2.1**



Z17-039; Final Received 01/16/18



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

CV17-066

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 Exhibit 'B'

Multiple horizontal lines for text entry.

Signature of Applicant Donald Plank Date 11-3-17

Attorney (Donald Plank, Plank Law Firm) Date

Consultant Dave Perry (Dave Perry, David Perry Company, Inc.) Date 11-3-17

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

## Exhibit B

### Statement of Hardship

#### CV17-066, 158 N. Wheatland Avenue, Columbus, OH

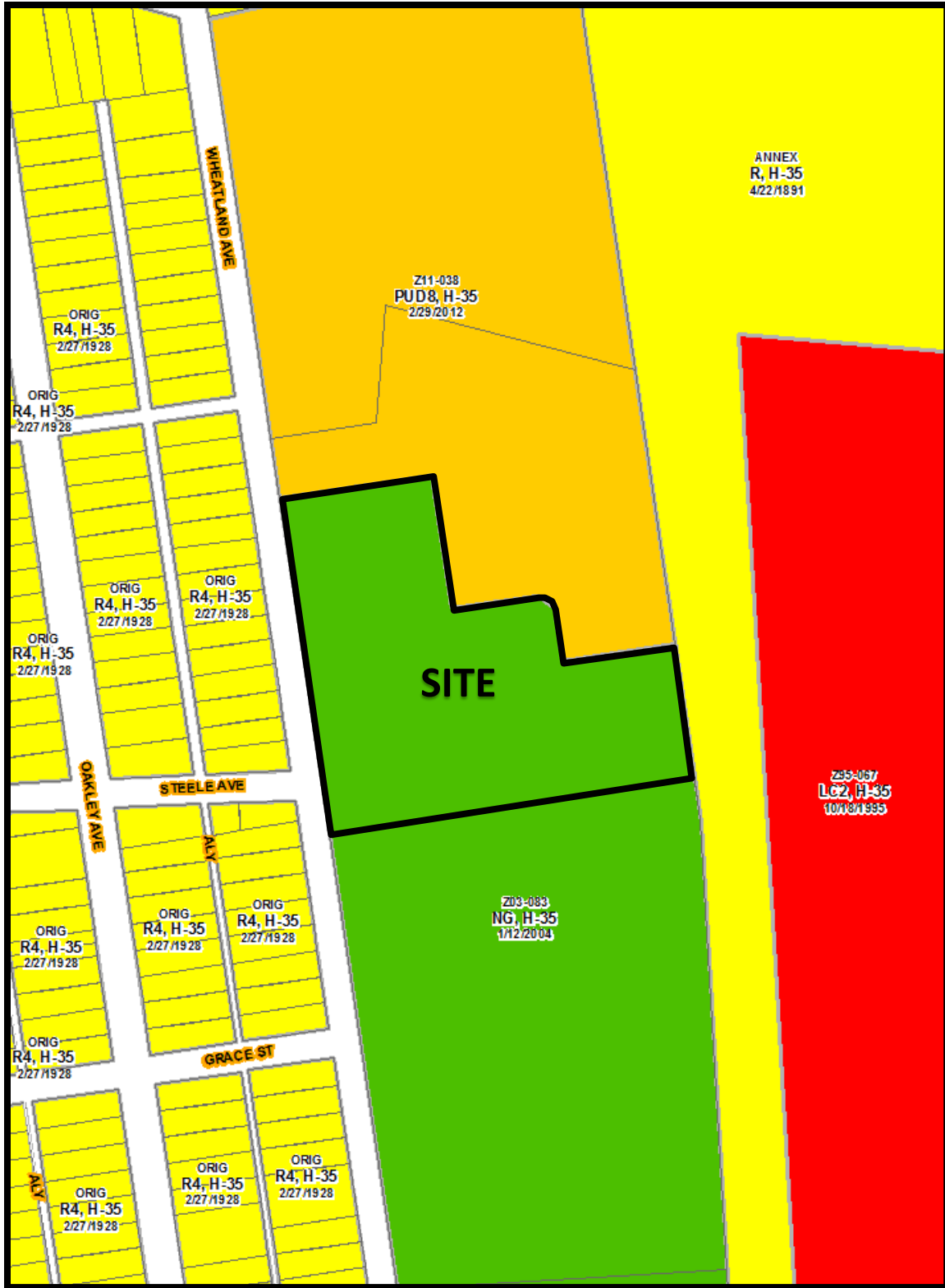
The 3.5 +/- acre site is located on the east side of N. Wheatland Avenue, 1,200 +/- feet north of W. Broad Street. The site is owned by the City of Columbus and is zoned NG, Neighborhood General from a previous development proposal. Applicant proposes to rezone (Z17-039) the site to the L-ARLD, Limited Apartment Residential District to permit a multi-family residential development consisting of a total of 51 dwelling units with three (3) four unit buildings and a 39 dwelling unit building. This proposed development is similar to the 60 dwelling units approved as Phase 1 on N. Wheatland Avenue abutting this site to the north. The 51 units proposed with rezoning application Z17-039 and this variance application are phase 2 of the Wheatland Crossing development by applicant. The site plan titled "Wheatland Crossing II", dated January 12, 2018, hereafter "Site Plan" is submitted with this variance application.

Applicant has a hardship warranting variances in that there is no zoning district to which the site could be rezoned without also requiring variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, with the proposed standards variances.

Applicant requests variances from the following sections of the Columbus Zoning Code:

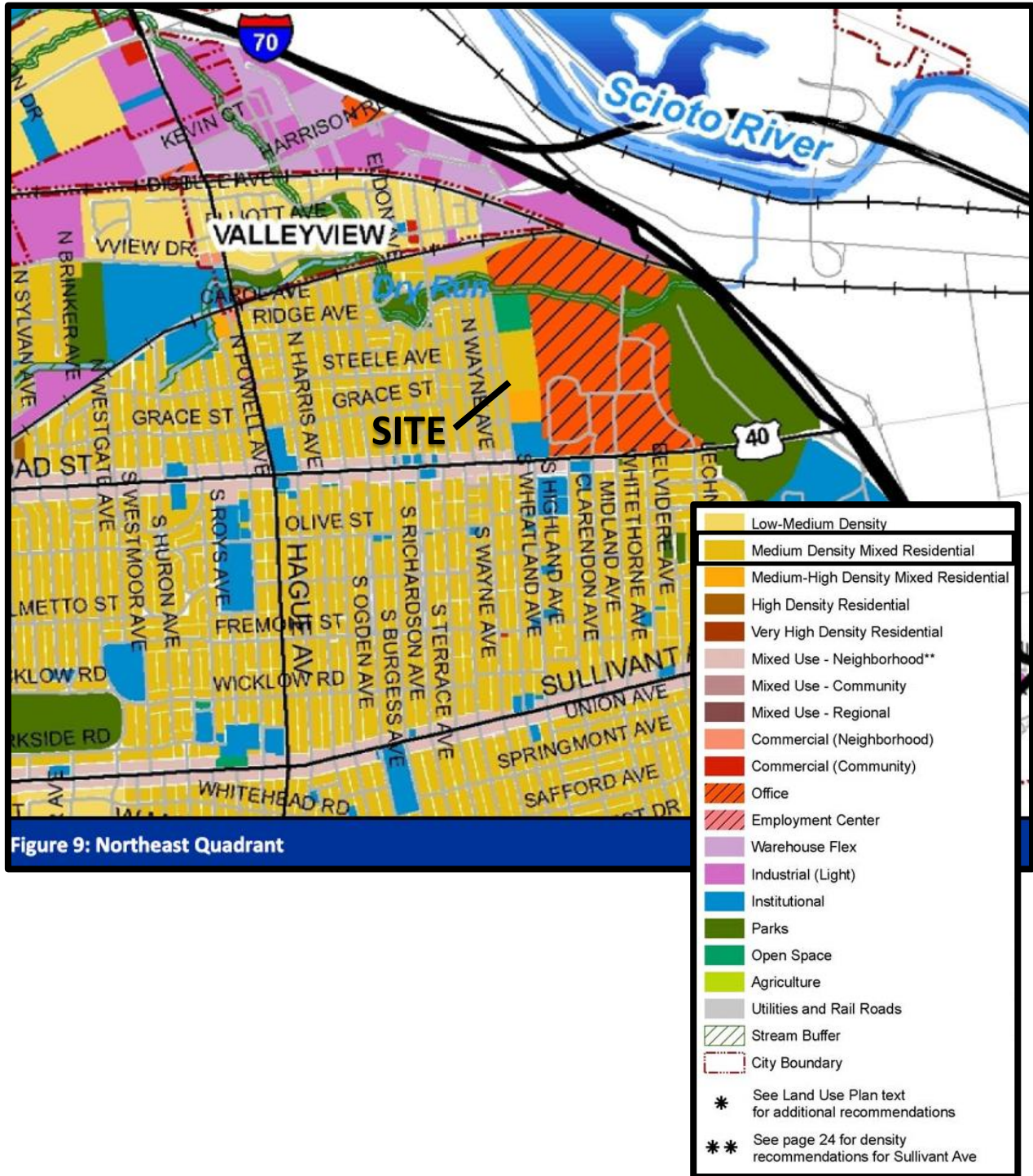
- 1). Section 3312.21(D), Landscaping and Screening, to not provide parking lot screening along the north and east property lines where adjacent to the abutting multi-family development to the north and east, and along the south property line other than the tree line and crop area, as depicted on the Site Plan.
  
- 2). Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25 feet to 23 feet, 10 feet and 6 feet along the north property line where adjacent to the abutting multi-family development to the north.

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7J%+!\$\* \*  
158 North Wheatland Avenue  
Approximately 3.50 acres

Greater Hilltop Plan Amendment (2010)



7J%+!\$\* \*  
 158 North Wheatland Avenue  
 Approximately 3.50 acres



7J%+!\$\* \*  
158 North Wheatland Avenue  
Approximately 3.50 acres

**STANDARDIZED RECOMMENDATION FORM**City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

CV17-066

Case Number

Address

Group Name

Meeting Date

Specify Case Type

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

Recommendation

(Check only one)

- Approval  
 Disapproval

**NOTES:** Variance requests for reduced number of parking spaces and reduced parking landscape screening.

Both requests were voted not to recommend. Reduction of parking spaces vote was 4 yes and 8 no. Reduction of parking landscape screening was 2 yes, 1 abstention, and 9 no.

\*Note: Due to reconfiguration of the site plan, there is no longer the need for a variance for number of parking spaces. However, a perimeter yard variance has been added to this request to reduce the perimeter yard where the property line abuts the multi-unit residential development to the north of the site.

Vote

Reduction of parking spaces vote was 4 yes and 8 no. Reduction of parking landscape screening was 2 yes, 1 abstention, and 9 no.

Signature of Authorized Representative

Michael Jay McCallister

SIGNATURE

Chairman

RECOMMENDING GROUP TITLE

614-351-1278

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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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 # CV17-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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

Table with 2 columns and 2 rows. Row 1: 1. City of Columbus, 50 West Gay Street, FL 4, Columbus, Ohio 43215, # of Columbus based employees: 10,000+/-, Contact: John Turner 614-645-2551; 2. The Woda Group, LLC, 229 Huber Village Boulevard, Suite 100, Westerville, Ohio 43081, # of Columbus based employees: 0, Contact: Joseph McCabe 614-396-3200. Row 2: 3. (blank), 4. (blank).

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature: Donald Plank]

Sworn to before me and signed in my presence this 3rd day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature: Stacey L. Danza]

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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