

Columbus Metropolitan Library -
 - Council Variance Application – 1422 East Livingston Avenue

STATEMENT OF HARDSHIP (As Revised)

This statement of hardship is submitted in support of Applicant Columbus Metropolitan Library's request for council variances related to the development and construction of its Driving Park Branch Library to be located at 1422 East Livingston Avenue, Columbus, Ohio.

The newly-constructed Driving Park Library Branch will occur approximately 15,000 square feet at the northwest corner of East Livingston Avenue and Kelton Avenue, and replaces the current Driving Park Branch at 1566 East Livingston Avenue. The current Branch was built in 1972 and occupies only about 6,000 square feet. Clearly, the new Branch represents a high-quality solution in this neighborhood and a valuable, long-term community asset. Among the new facilities will library staff to continue assisting patrons, as well as an educational areas for children, homework assistance, computer work stations, and adult skills development.

As the attached site plans illustrate, the new Driving Park Branch will accommodate entry from both the front sidewalk along Livingston Avenue for pedestrians and COTA travelers, as well as prominent rear entry for those accessing the site from the rear parking lot. The design will employ sustainable building and site design, energy efficient building systems, and a rain garden to manage natural storm water runoff.

Variations Requested:

The Columbus Metropolitan Library requests variances from the permitted use of the existing zoning district of the subject property as follows:

- (1) Variance from C.C.C. Section 3332.035 – R3 Residential Use for Parking
- (2) Variance from C.C.C. Section 3312.21(A) – Interior Tree Islands
- (3) Variance from C.C.C. Section 3321.05(B)(2) – Vision Triangle Clearance
- (4) Variance from C.C.C. Section 3356.11 – Building Setbacks
- (5) Variance from C.C.C. Section 3312.11 – Vehicular Traffic / Stacking Area

The variances from the above Sections of the Columbus City Code are necessary for the development of the new library branch and will fit into the urban commercial overlay encompassing the area.

Variance (1), R3 Residential Use for Additional Parking. A combined set of parcels sit just to the north of the proposed library construction and will be used for additional parking. The combined parcel – 010-008156 – will accommodate parking overflow across the east-west alley just to the immediate north of the proposed branch. Appropriate screen, striping, cross walks, and pedestrian connections are planned to provide patron access to the main library parking lot through which access to the rear main entrance to the new Driving Branch site will occur. Therefore a variance is necessary to permit parking in the R3 parcels.

Variance (2). Interior Tree Islands. A variance request is sought to exclude interior tree islands as required by Columbus Zoning Code within the parking areas. Extensive landscaping and the planting of a total of 30 trees will surround the parking lots and will take the place of any interior islands.

Variance (3). Vision Triangle Clearance. A variance is also requested from the 30 foot vision triangle required at the corner of Livingston Avenue and Kelton Avenue. Current design and set back will accomplish a 15 foot clear vision line similar to that which exists with other developments within the Livingston Avenue area.

Variance (4). Building Setbacks. C4 District Setback Lines – variance to the building setback requirements for Kelton (30 feet) and Livingston (50 feet) to proposed setbacks (includes overhang – so if overhang is at zero then variance should be to make the setback zero). The development will not encumber the to-be-constructed new COTA bus stop or utilities issues along Livingston Avenue. Merely, the setbacks within this area will comport with surrounding development and assist in creating a positive, location in the Driving Branch area.

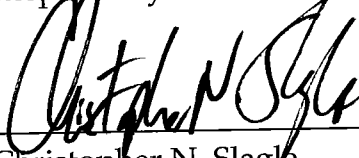
Variance (5). Vehicular Movement / Drive Up Stacking Area. A variance is necessary given the configuration of vehicular traffic for book drop offs at the Driving Park Branch location. There is no personal interaction with library staff, and, as such, the stacking and bypass lanes ordinarily required for vehicular

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stacking and to ease congestion is not necessary. The length of time for vehicular book drop off is very short and the frequency of such book drop offs is also relatively dispersed in frequency. The Library will have one (1) drop-off spot plus one (1) additional stacking length, clearly identified with appropriate signage, which should be sufficient for the relatively short length of time it takes for a library patron to return a book(s). The short stacking lane will not impact normal vehicular or pedestrian access to the Driving Park Branch.

For the reasons stated above, Applicant request the above-referenced variances in connection with its new Driving Park Library Branch. The variance will enable the facility to fit fully within function and appeal in the urban area in which it will be located along East Livingston Avenue. We appreciate the City of Columbus' support with this project.

Respectfully submitted,

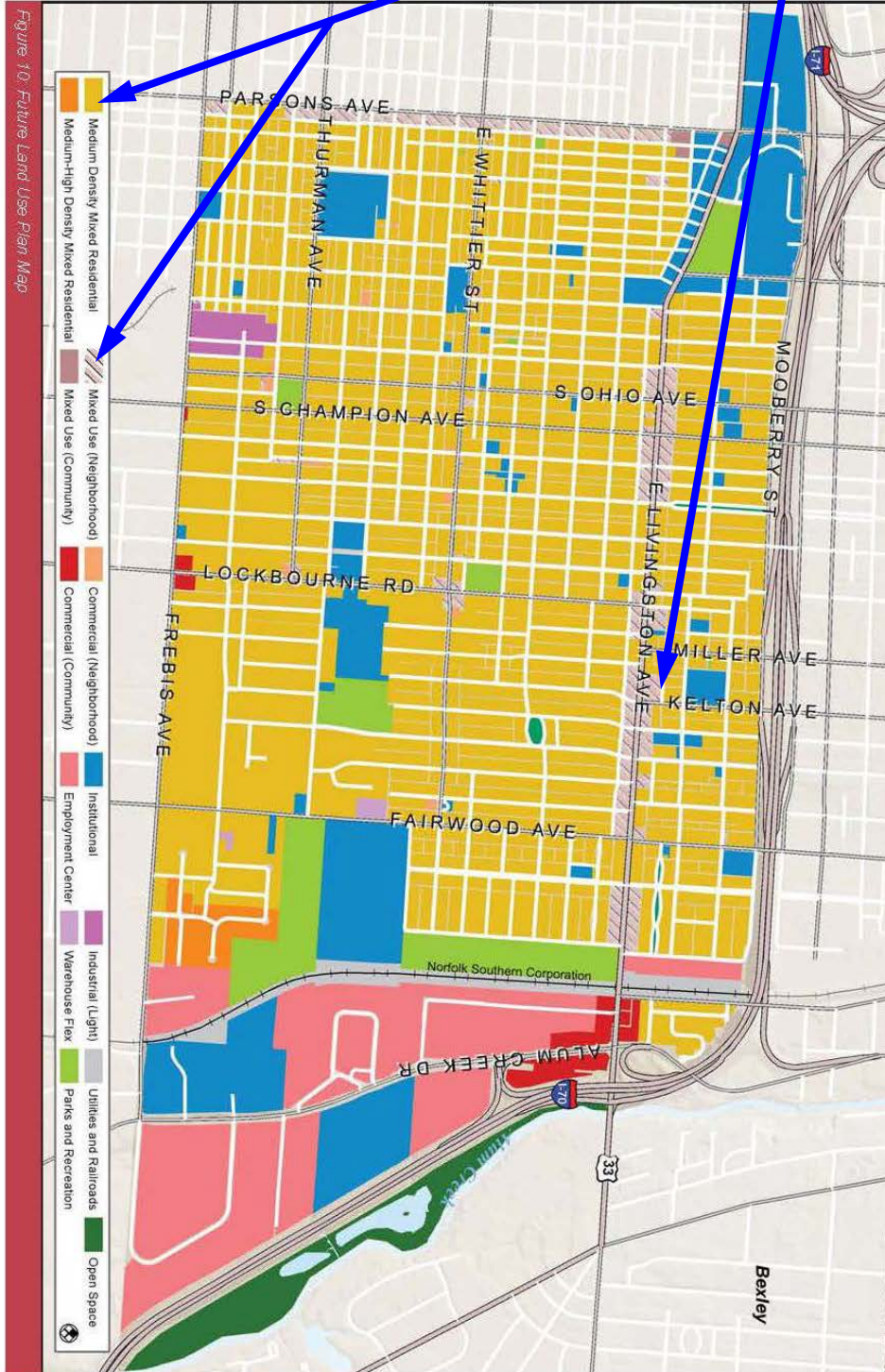


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Counsel for Applicant – Columbus Metropolitan Library



1422 East Livingston Avenue



CV13-023



1422 East Livingston Avenue

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May 28, 2013

Livingston Avenue Area Commission
LAVACinfo@gmail.com

Shannon Pine
City of Columbus Building and Zoning Services
Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
(614) 645-2208
spine@columbus.gov

Dear Ms. Pine,

The Columbus Metropolitan Library, represented by Stephen Prater, Director of the 2020 Vision Plan and Tony Murry, Architect, came before The Livingston Avenue Area Commission (LAVA-C) on Tuesday May 21, 2013 to update the community on the new library branch located at 1422 East Livingston Avenue. They presented the most recent architectural renderings and explained the need for five (5) code variances as follows:

1. Residential Use for Parking: change the residential variance for the rear lot on the North side of the alleyway to create additional overflow parking lot.
2. Interior Tree Islands: eliminate the interior tree islands to allow more parking. The proposal includes 37 trees on the north and south borders of both parking lots in lieu of the 6 trees required by code.
3. Vision Triangle Clearance: reduce the 30 foot comer vision triangle to 15 feet consistent with existing buildings on Livingston Avenue.
4. Building Setbacks: the existing setback requirements of 30 feet for Kelton and 50 feet for Livingston would be reduced to zero bringing the building up to the sidewalk line consistent with existing buildings along Livingston.
5. Vehicular Traffic-Stacking Area: eliminate need for bypass lane and 4 car stacking requirement at drive through book drop located off of Kelton Avenue. The proposed book drop will be used infrequently and does not require personal interaction, thus reducing the service time to 20-30 seconds max.

The Livingston Avenue Area Commission approved and supports variance requests 1-4. Formal approval of variance request 5 is favorable, pending further documentation from the Columbus Metropolitan Library and their architect.

Sincerely,

Brian S. Scarpino - BRIAN S. SCARPINO, CHAIR

Livingston Avenue Area Commission

DRIVING  **PARK**
CIVIC ASSOCIATION

Mr. Andrew J. Ginther, President Columbus City Council
City Council Members
Columbus City Council
90 West Broad Street, 2nd Floor
Columbus, OH 43215

Re: New Driving Park Library Variance Request

May 10, 2013

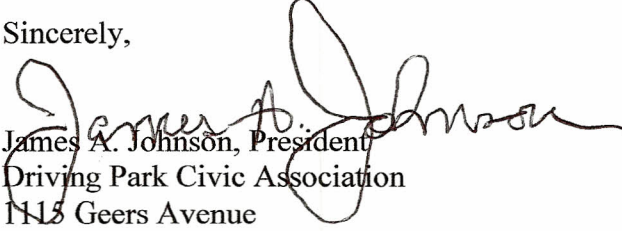
Dear: Mr. Ginther
City Council Members

The Columbus Metropolitan Library, represented by Cathy Fithian, Branch Manager, Stephen Prater, Director of 2020 and David Brehm, Architect came before the Driving Park Civic Association on May 1, 2013 to update the community on the new library branch located at 1422 East Livingston. They presented the most recent architectural renderings and explained the need for four (4) code variances as follows:

1. Residential Use for Parking: change the residential variance for the rear lot on the north side of the alleyway to create additional overflow parking lot.
2. Interior Tree Islands: eliminate the interior tree islands to allow more parking. The proposal includes 30 trees on the north and south borders of the parking lots.
3. Vision Triangle Clearance: reduce the 30 foot corner vision triangle to 15 feet consistent with existing buildings on Livingston.
4. Building Setbacks: the existing setback requirements of 30 feet for Kelton and 50 feet for Livingston would be zero bringing the building up to the sidewalk line consistent with existing buildings along Livingston.

The Driving Park Civic Association approved and supports the requested variances.

Sincerely,


James A. Johnson, President
Driving Park Civic Association
1115 Geers Avenue
Columbus, OH 43206

cc: Cathy Fithian, Stephen Prater, David Brehm

1115 Geers Avenue Columbus, OH 43206



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

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 # CV13-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Stephen K. Prater

Of [COMPLETE ADDRESS] 1422 E. Livingston Ave, Columbus, OH 43205
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 formats

- 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. Columbus Metropolitan Library 96 S. Grant Ave. Columbus, OH 43215 400 Employees Stephen Prater - 614-849-1072	2.
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 30 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC Christine M. Stein

My Commission Expires: 7-17-2015



CHRISTINE M. STEIN
Notary Public, State of Ohio
My Commission Expires 07-17-2015

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

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 all checks payable to the Columbus City Treasurer