



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV22-094

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):

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant [Handwritten Signature]

Date 7/26/22

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

## **Council Variance Application**

827 E. Main Street

CV22-094

### STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, Main 18 LLC's, request for variance related to the 3.62 acre property located at 827 E. Main Street. The intent is to continue to utilize the property to allow for managed parking as construction proceeds at the Nationwide Children's Hospital Campus.

The temporary parking lot is already in existence and was approved via CV20-025, Ordinance #1611-2020. However, the ordinance was conditioned on the use variance expiring three years from the effective date of the ordinance. The ordinance went into effect December 21, 2016 and was extended based on the 3/26/20 extension request.

The variance extension request is for the continuation of alleviating the hardships as it relates to traffic flow and parking for the general public in the residing area. The intent is to utilize the lot for managed parking as construction proceeds for Nationwide Children's Hospital. The variance extension request is for a duration of 36 months, which encompasses the duration through the next phase of Projects on campus which is inclusive of a new Bedtower with an Underground Parking Garage, extension of a current Central Energy Plant, and Loading Dock. The new Tower and will bring new jobs into the area and will continue to increase the well-respected reputation of Columbus's Nationwide Children's Hospital.

The following variances are being requested in order to continue to use the site as a temporary parking lot:

- 1) C.C.C. Section 3351.03 C-1 Permitted Uses
- 2) C.C.C. Section 3372.604 Setback requirements
- 3) C.C.C. Section 3372.607 Landscaping & Screening
- 4) C.C.C. Section 3372.609 Parking & Circulation
- 5) C.C.C. Section 3312.21 Landscaping & Screening
- 6) C.C.C. Section 3312.39 Striping & Marking
- 7) C.C.C. Section 3312.43 Required Surface for Parking

**Variance 1. Section 3351.03 C-1 Permitted Uses**

Despite it being granted before, temporary parking is not one of the uses listed under this “C-1” zoning appointment. We request to be permitted to utilize this lot for parking purposes.

**Variance 2. Section 3372.604 Setback requirements**

Our main objective for this lot is a maximized parking capacity. Hence we are requesting the minimum five foot setback for parking be decreased to zero feet.

**Variance 3. Section 3372.607 Landscaping & Screening**

We are requesting the use of Chain link fencing rather than the more long-term/permanent fencing options such as masonry, metal tube or metal bar options stated.

**Variance 4. Section 3372.609 Parking & Circulation**

Considering our intentions and the fact that we won’t have a principal building, we request the lot in its entirety be permitted the purpose of off-street parking.

**Variance 5. Section 3312.21 Landscaping & Screening**

We don’t plan to install the landscaping & screening items stated, as our projected use for the lot will be parking space. It would prove to be counterintuitive to our need for maximized parking area.

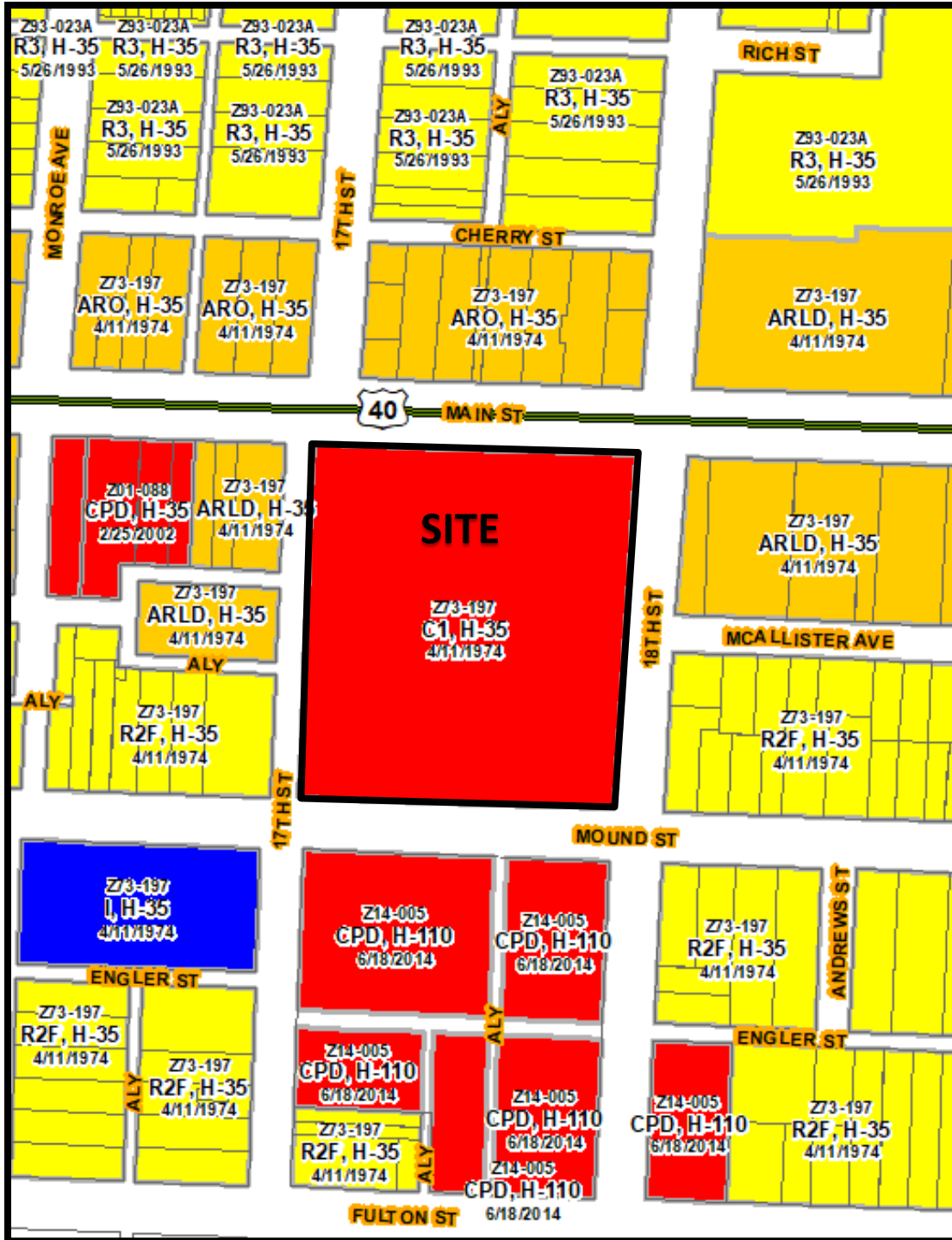
**Variance 6. Section 3312.39 Striping & Marking**

Our plan is for the lot to be gravel surface, this is our reasoning for not implementing striping and markings.

**Variance 7. Section 3312.43 Required surface for parking**

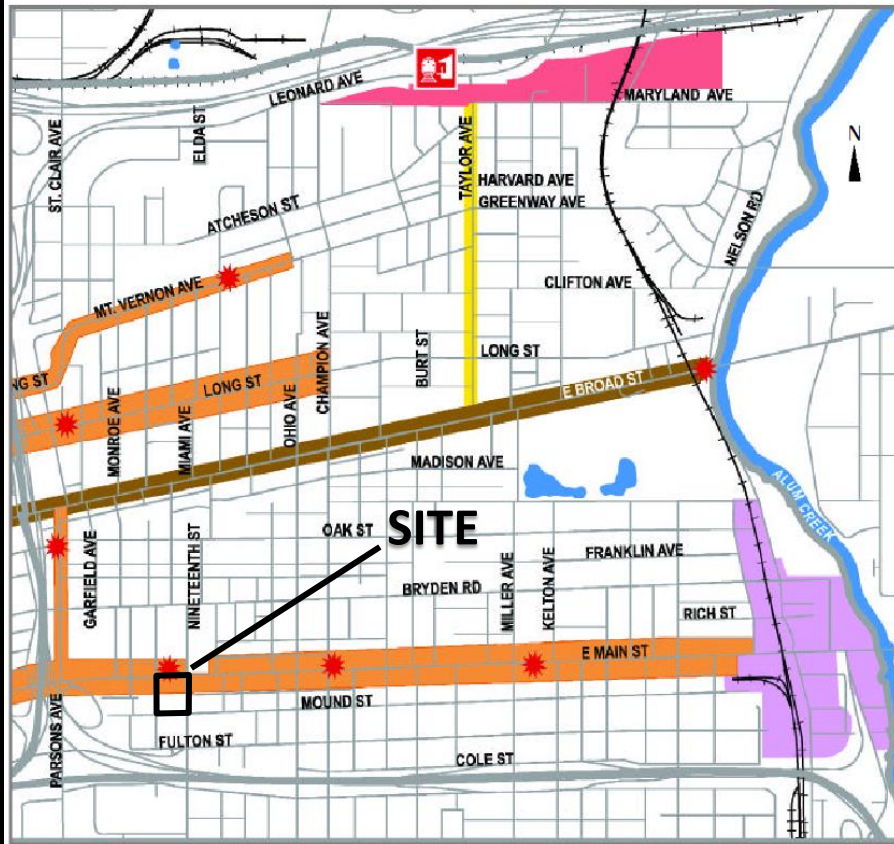
We request to be permitted to install a gravel surface on the lot for our purposes.

In conclusion the granting of the variances listed will alleviate expected hardships while not imposing on the general public residing in the area nor the traffic flowing through it.



CV22-094  
827 E. Main St.  
Approximately 3.62 acres

DEVELOPMENT STRATEGY



» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/  
Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

CV22-094  
827 E. Main St.  
Approximately 3.62 acres





CV22-094  
827 E. Main St.  
Approximately 3.62 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CU 22-094  
Address 827 E Main St  
Group Name Near East Area Commission  
Meeting Date 12/8/2022  
Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit  
Recommendation (Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

- 2 year extension not 3 years
- last extension
- mural art by local artists on E main St
- ~~regular~~ maintenance will be conducted regularly
- contact information for NCM will be posted on site in large font on all sides

Vote 8-1-4  
Signature of Authorized Representative [Signature]  
Recommending Group Title Chair  
Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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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 #: CV22-094

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHARLES EGBERT  
of (COMPLETE ADDRESS) 262 HANOVER ST. 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

<p>1. TURNER CONSTRUCTION 262 HANOVER STREET COLUMBUS, OH 43215 100+ EMPLOYEES CHARLES EGBERT (614) 984-3000</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 26 day of July, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]  
6/6/23

My Commission Expires



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

**NICHOLAS S. WESTHORA**  
Notary Public, State of Ohio  
My Commission Expires 06-06-2023

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