



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

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):

The property is located on the west side of Maple Canyon Ave., just north of the intersection of Maple Canyon and E. Dublin-Granville Rd. The property is zoned LAR-12, Limited Apartment-12 Residential. Applicant has submitted a rezoning application to rezone the property to ARLD, Apartment Residential Low Density. The rezoning is intended to facilitate redevelopment of the site with up to 65 units of multifamily permanent supportive housing.

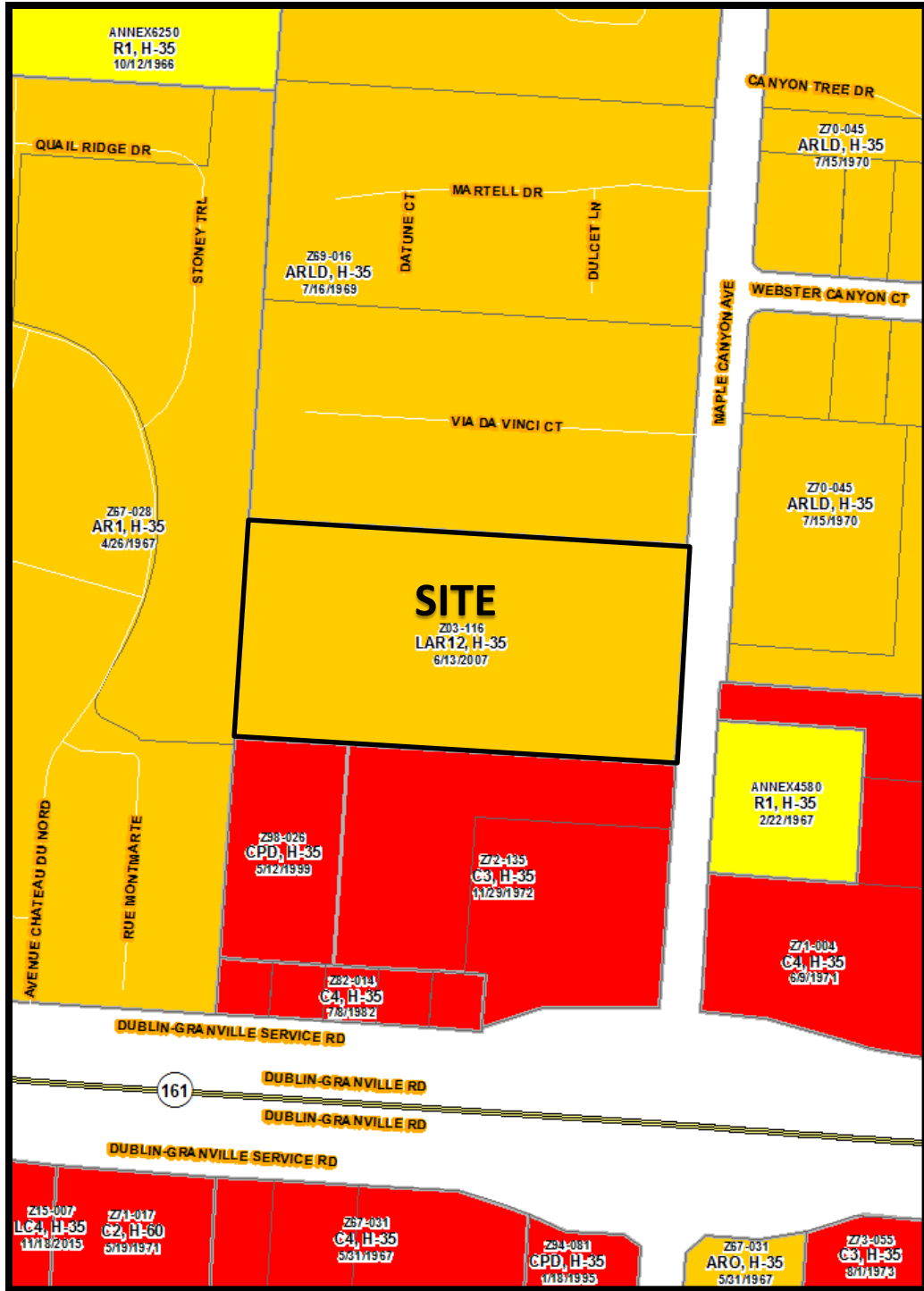
This application is submitted in conjunction with and as a companion to the pending rezoning application. Applicant seeks to reduce the number of parking spaces required for the development. Applicant is an owner and experienced operator of permanent supportive housing developments within Columbus and other cities. In Applicant's experience, only a small number of residents in a PSH community own vehicles and maintaining the existing parking requirements would impose a hardship on the development. Accordingly, Applicant requests the following variance:

3312.49(C), Parking Requirements for Residential Uses. Applicant seeks to reduce the required parking from a minimum of 1.5 parking spaces per dwelling unit to .5 parking spaces per dwelling unit.

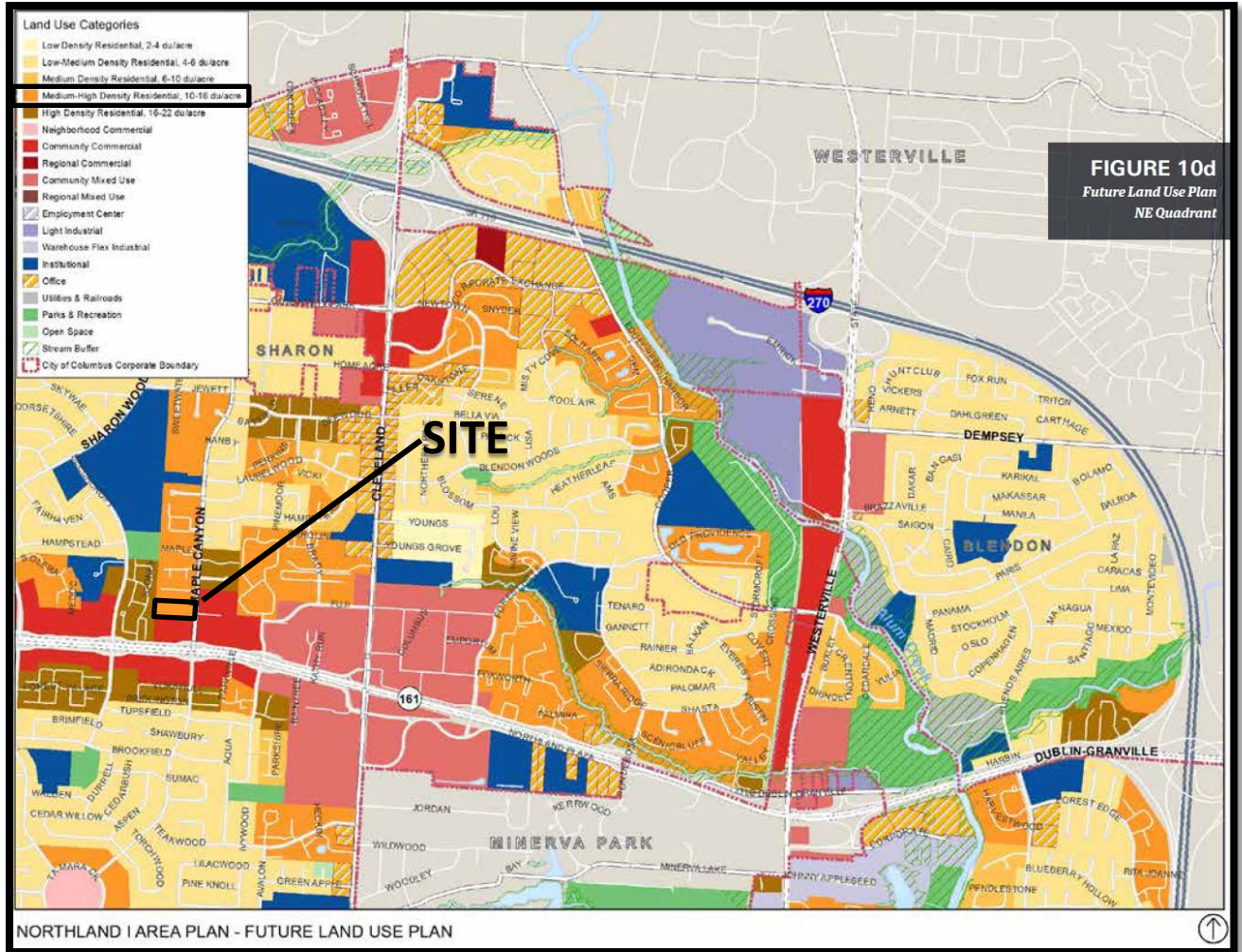
Signature of Applicant [Handwritten Signature]

Date 1-24-2017

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



CV17-004
5771 Maple Canyon Avenue
Approximately 3.84 acres



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Approximately 3.84 acres



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Approximately 3.84 acres



Northland Community Council
Development Committee

Report

February 22, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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- Case #1:** Application #GC17-001 (Graphics variance from §3375.12 to permit installation and use of exterior LED accent lighting at hotel)
Joel Lome/Sarfatty Associates *representing*
Ashford Columbus Easton LP
(Hampton Inn) 4150 Stelzer Road, 43230 (PID 010-277702)
- *The Committee approved (17-0 w/ 1 abstention) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - *That the color of the light emitted by the fixtures only be “white”;*
 - *That no flashing, marquee or other special lighting effects be employed.*

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- Case #2:** Application #Z17-001/CV17-004 (Rezone 3.82 AC± from L-AR12 to ARLD to permit construction of up to 65 units of multifamily permanent supportive housing; concurrent Council variance from 3312.49 (C) to reduce parking requirement)
Matt Bierlein and Amy Rosenthal *representing*
National Church Residences
5771 Maple Canyon Avenue, 43229 (PID 010-147409)
- **Z17-001:** *The Committee approved (13-4) a motion (by CECA, second by SCA) to **RECOMMEND APPROVAL** of the application.*
 - **CV14-004:** *The Committee approved (12-5) a motion (by CECA, second by BWCA) to **RECOMMEND APPROVAL** of the application.*

Executive Session **7:30 pm**

Meeting Adjourned **8:30 pm**

Next meeting: *Wednesday, March 29, 2017*



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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 # CV17-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 2335 North Bank Dr., Columbus, OH 43220

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. Deia R. Williams (Current Owner) 5771 Maple Canyon Ave. Columbus, OH 43229 614-704-2470; 2. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein (614-273-3806) Approximately 375 Columbus based employees (including subsidiary companies). Row 2: 3. (empty); 4. (empty).

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 23 day of January, in the year 2017

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

11/15/2019
My Commission Expires

Notary Seal Here

TAMMY SHAFFER
Notary Public, State of Ohio
My Commission Expires 11-15-2019

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