

ESSENTIAL REFERENCE		REVISIONS	
CTY NO.	COUNTY RECORDER	NO.	DESCRIPTION
	DATE		APPROVAL DATE
	ORANION		

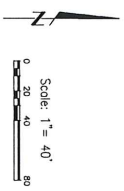
E. P. FERRIS AND ASSOCIATES
 Consulting Civil Engineers and Surveyors

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2592 (Fax)
 WWW.EPFERRIS.COM

ZONING SITE PLAN
 Z16-013
 CV16-014

PROJECT TITLE:		3342 W. HENDERSON ROAD LLC.	
3342 W. HENDERSON ROAD		COLUMBUS, OH	
DIVISION (USE ONLY)	OWNER	CONTRACTOR	SCALE: 1" = 40'
	INSPECTOR	COMPLETED	CONTRACT DRAWING NO.
	APPROVED	CONTRACT NO.	SHEET 1/1
	RECORD	RECORD NO.	RECORD PLAN NO.

Michael R. Stahl
 6/23/17



SITE & BUILDING INFORMATION	
ADDRESS:	3342 W. Henderson Road
PID:	580-132243, 580-220898, 580-132244
TOTAL ZONING ACREAGE:	3.6 AC.
EXISTING ZONING:	RR, RESIDENTIAL (291-028, 08/05/1992)
PROPOSED ZONING:	L-AR-12 (Z16-013)
PROPOSED VARIANCE:	CV16-
HEIGHT DISTRICT:	H-35
BUILDING HEIGHT:	30 FT.
PROPOSED USE:	16 DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), EACH WITH 2 CAR GARAGE
DENSITY:	16 UNITS, 4.3 DU/ACRE
TOTAL REQUIRED SPACES:	16 DU @ 2.0 Space/DU = 32 Spaces
TOTAL PROVIDED SPACES:	32 Spaces
SETBACKS:	AS NOTED
LOT COVERAGE:	20% ± BUILDING COVERAGE
FLOOD ZONE:	"X"
PANEL NO.:	390-900162K

Final Site Plan Received 6/23/17 Sheet 1 of 1

STATEMENT OF HARDSHIP

Existing District: RR, Rural Residential
Proposed District: L-AR-12, Limited Apartment Residential
Property Address: 3342 W. Henderson Road
Parcel ID: 580-132243, 580-220898, 590-132244
Owner/Applicant: 3342 Henderson Rd LLC c/o
Attorney: Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

Date of Text: May 22, 2017
Application: CV16-014

This Statement of Hardship is submitted in support of Applicant's Council Variance Application, companion to Rezoning Application Z16-013. That Rezoning Application was filed to rezone the subject property ("Site") from RR, Rural Residential, to L-AR-12, Limited Apartment Residential. Applicant proposes development of 16 detached single family dwelling units and these variances are requested to allow development of the Site as proposed.

The Site is a 3.6 +/- acre infill lot located at the northwest corner of W. Henderson Road and Chevy Chase Court. The Site is not situated within a Commercial Overlay, Planning Overlay, or Area Commission. The Site is situated within the Northwest Civic Association's Service Area and the Northwest Plan Planning Area. The Northwest Plan (2007) does not make a recommendation for this Site but generally recommends that infill developments should be consistent and compatible with the land use and density of the surrounding area. The area's mix of residential includes single-family homes adjacent to the proposed site at approximately 1.5 du/acre, and multi-family to the south at about 6 du/acre. Applicant's proposed development of approximately 4.5 du/acre is consistent and compatible with the surrounding area.

Applicant requests the following variances:

1. 3333.02, AR-12, ARLD, AR-1, Apartment residential district use, to permit a maximum of 16 detached single family dwelling units.
2. 3333.16, Fronting, to permit individual detached single family dwelling units to not front directly on a public street. The proposed internal private street provides frontage and vehicular access for the dwellings that don't directly abut a public street.
3. 3333.18, Building lines, to reduce the W. Henderson Road building setback line from 60 feet (Columbus Thoroughfare Plan) to 10 feet, net of right of way dedication (50 feet), and to reduce the Chevy Chase Court building setback line from 25 feet to 10 feet.
4. 3333.255, Perimeter yard, to reduce the perimeter yard on the north property line from 25 feet to 20 feet and to permit patios in the 20-foot north perimeter yard. To reduce the

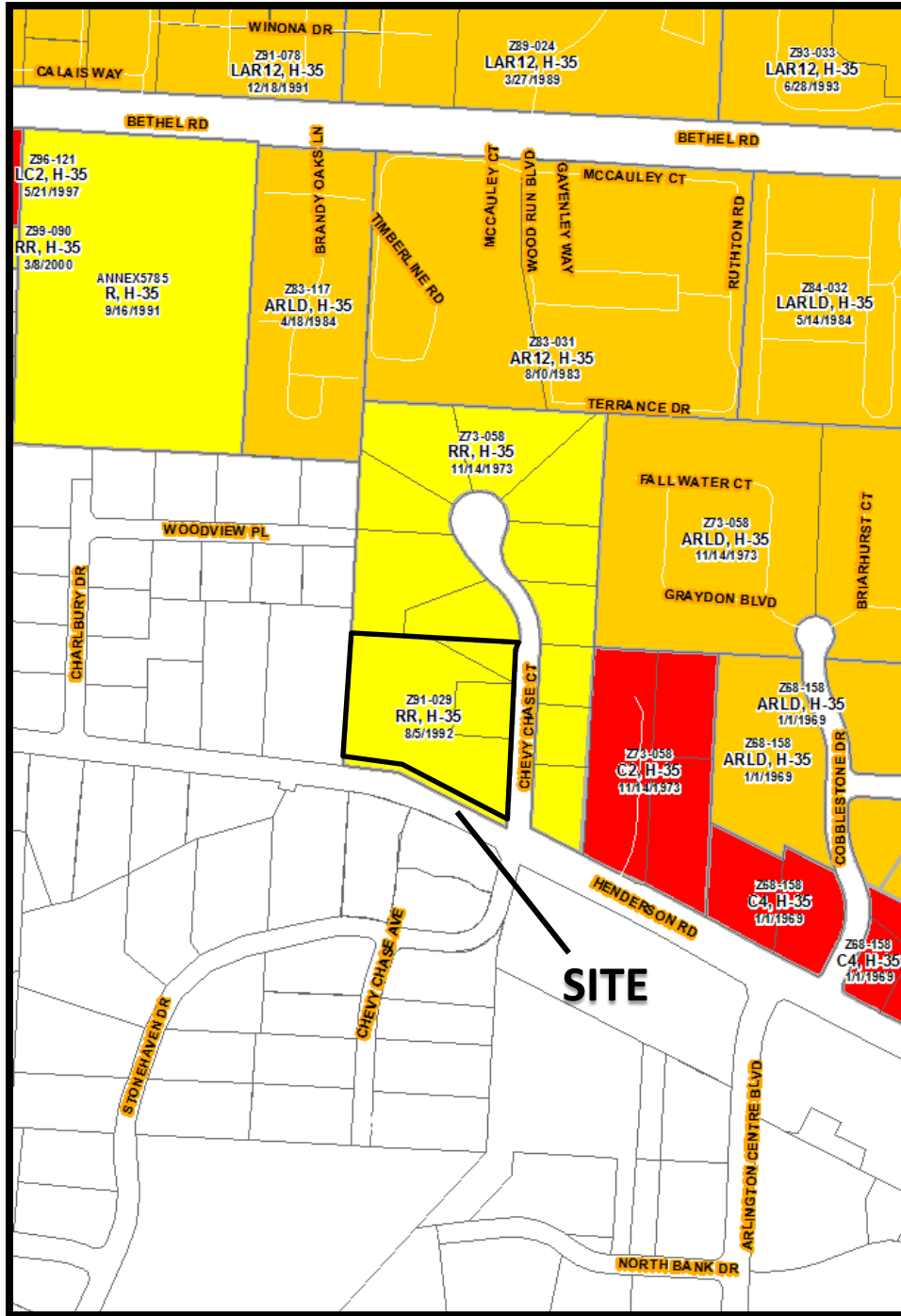
perimeter yard from 25 feet to zero feet along the northern boundary of PID 580-132243 where it abuts PID 590-132244. To reduce the perimeter yard from 25 feet to zero feet along the southern boundary of PID 590-13224 where it abuts PID 580-132243.

5. 3312.25, Maneuvering, to allow maneuvering across parcel lines for parking on PID 590-13224.
6. 3312.29, Parking space, to eliminate the parking space size development standard when the parking space is a garage parking space which is divided by parcel lines.

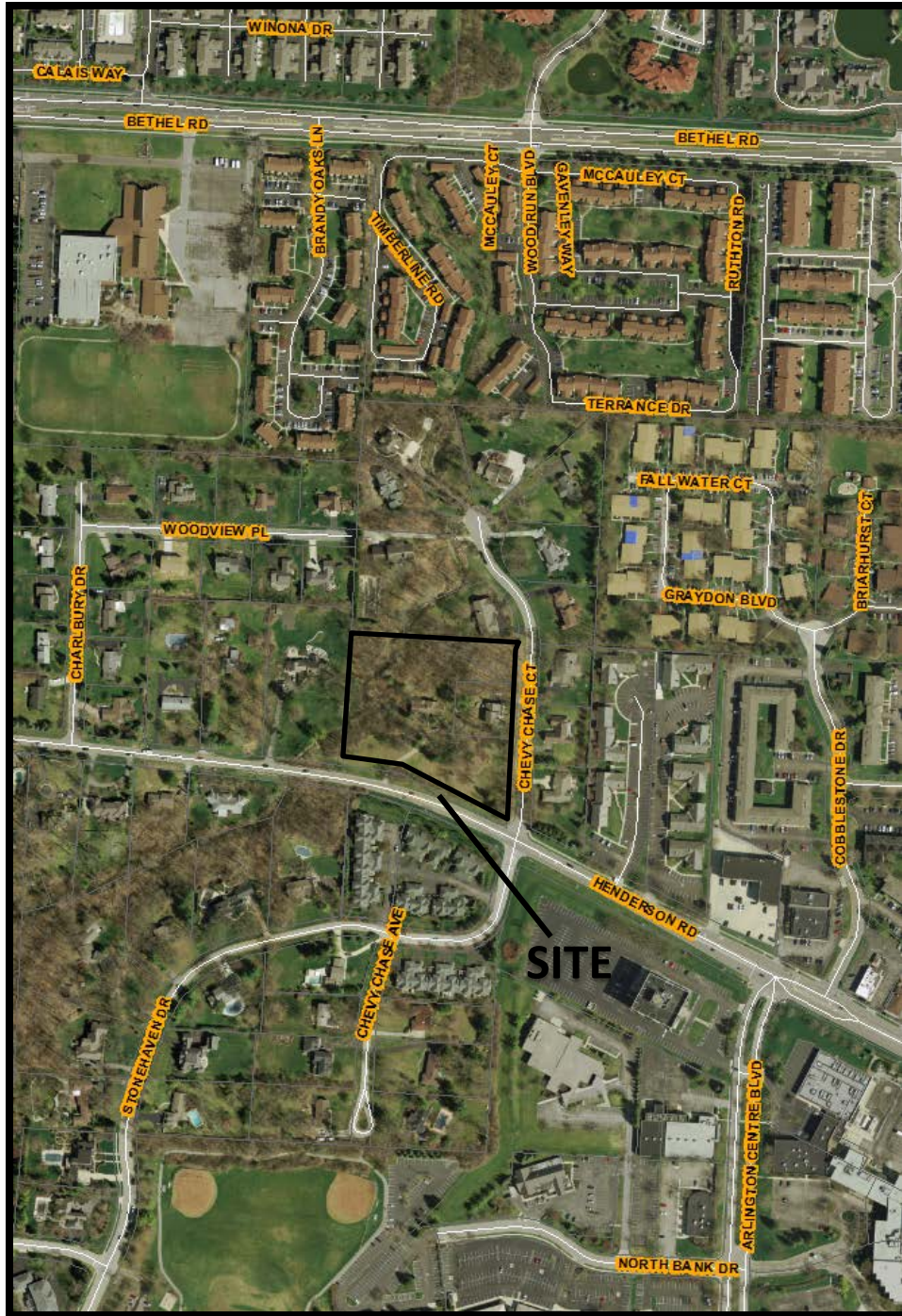
Applicant has a hardship and practical difficulty to comply with the applicable code standards due to the physical characteristics related to the Site being an infill lot with two street frontages, a substantial W. Henderson Road right-of-way dedication, and a Stream Corridor Protection Zone area for Slate Run. Despite these difficulties, Applicant proposes a development that is consistent and compatible with the surrounding area. The neighborhood would not be substantially altered and the adjoining properties would not suffer a substantial detriment. These variances would not adversely affect the delivery of governmental services.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant



CV16-014
3342 West Henderson Road
Approximately 3.6 acres



CV16-014
3342 West Henderson Road
Approximately 3.6 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING & ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-013 CV16-014

Address 3342 W. Henderson Rd

Group Name Northwest Civic Assoc.

Meeting Date May 4, 2016

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

ON MAY 4, 2016 Mr. CATALANO Appeared before the NWCRB. AND MADE his presentation for 16 detached single family dwelling units. The Board of Trustees had many concerns: Building materials, density, setbacks, AND number of curb-cuts onto Chevy Chase Ct. We invited Mr. CATALANO to return AND work with us. He asked for a vote. The vote was DISAPPROVAL. He didn't want to come back, making it clear he didn't need our support.

Vote 0-YES - 10-NO

Signature of Authorized Representative Joseph Lisko

Recommending Group Title Zoning Chair

Daytime Phone Number 614-985-1150

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

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



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

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 # CU16-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman
of (COMPLETE ADDRESS) 500 S. Front St, Ste 1200, 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

Table with 2 columns and 2 rows for listing interested parties. Row 1: 1. 3342 Henderson Road, LLC c/o Mark Catalano, 3100 Tremont Rd., Ste. 200, Columbus, Ohio 43221, 614.273.0553. Row 2: 2. (empty), 3. (empty), 4. (empty).

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 22nd day of May, in the year

SIGNATURE OF NOTARY PUBLIC [Signature]



My Commission Expires CAROL A. STEWART NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES 06/28/2019

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