



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

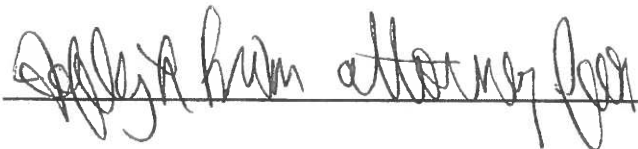
In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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 not included, a new application (and applicable fees) 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 applicant is requesting a variance to the building setback lines for the buildings along Stelzer Road and Codet Road and for the garages along I-270. By reducing the setback along Stelzer Road it allows the buildings to front on the street, making it a more pedestrian experience. It also allows for the building to block the parking areas. (Buildings 60 to 25 feet, balconies/porches 60 to 19 feet). The applicant is also developing the southside of Codet Road so that road really functions as an internal driveway. (Parking setback from 25 to 15 feet, air conditioning units from 25 to 11 feet and building from 25 to 15 feet.) The site is divided by a large stormwater basin which limits the developable area between the pond and I-270 (building and parking setback from 25 to 10 feet.) The granting of these variances will not seriously affect any adjoining property or the general welfare.

Signature of Applicant  Date 9/30/21

CV20-126A

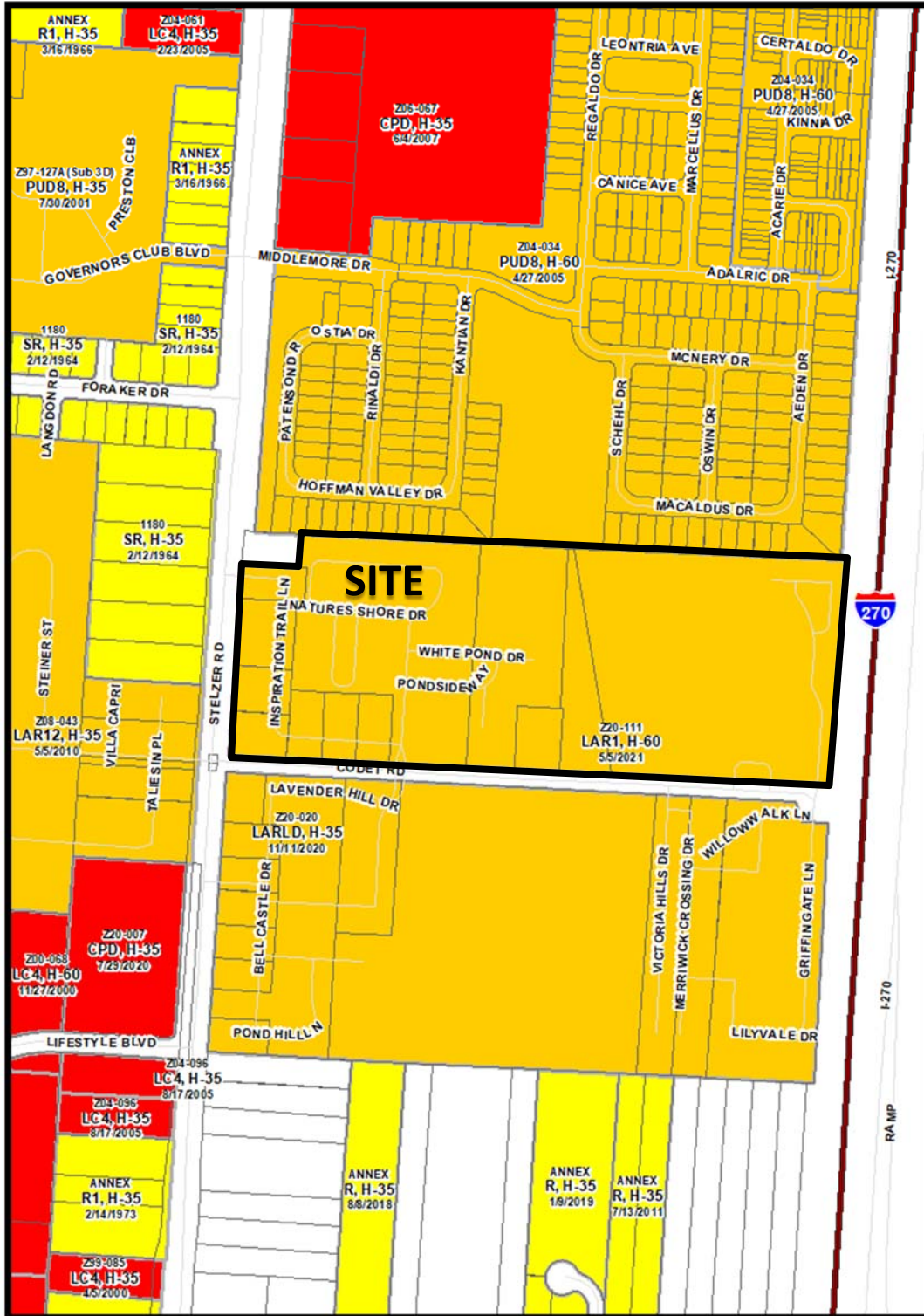
Council Variance 2600 Stelzer Road

Section 3333.18 Building Lines: to reduce the building setback along Stelzer Road from 60 to 25 feet for buildings; 60 to 19 feet for balconies/porches; to reduce the building setback along Codet Road from 25 to 15 feet for buildings; 25 to 11 feet for air conditioning units; to reduce the building setback along I-270 from 25 to 10 feet for buildings.

Section 3312.27 Parking Setback Line: to reduce the parking setback from 25 to 10 along Codet Road and I-270.

To amend ordinance 0745-2021 to revise the parking and building setback along I-270 from 15 feet to 10 feet as shown on the submitted site plan attached to the prior zoning.

metrodev-stelzer-cv.lst (nct)
10/1/21 S:Docs



CV20-126A
2600 Stelzer Rd.
Approximately 26.88 acres



CV20-126A
2600 Stelzer Rd.
Approximately 26.88 acres



SITE DATA FOR WEST PARCEL

TOTAL ACRES	± 1.5,67 ACRES
TOTAL UNITS	288 UNITS
GARAGE PARKING SPACES	72 SPACES
SURFACE PARKING SPACES	422 SPACES
TOTAL PARKING SPACES	494 SPACES (± 1.72 SPACES/UNIT)

SITE DATA FOR EAST PARCEL

TOTAL ACRES	± 11.22 ACRES
TOTAL UNITS	72 UNITS
GARAGE PARKING SPACES	24 SPACES
SURFACE PARKING SPACES	150 SPACES
TOTAL PARKING SPACES	174 SPACES (± 2.41 SPACES/UNIT)

DEVELOPMENT PLAN

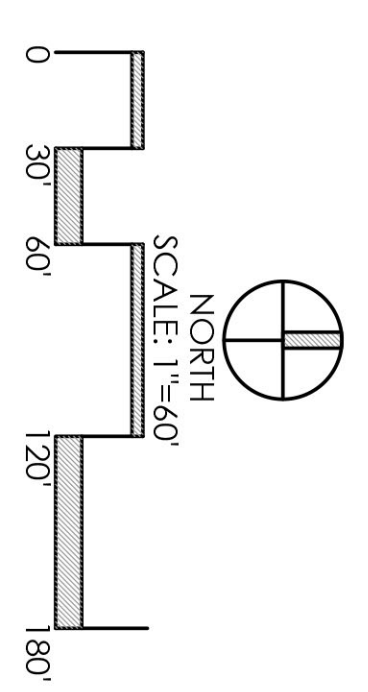
WALDEN LAKES

PREPARED FOR METRO DEVELOPMENT

DATE: 3/3/2021

Z20-111 Final Site Plan Received 3/15/2021

Jeffrey J. Brown
3-15-21



Farris Planning & Design

LAND PLANNING
249 N. 5th Street
P.O. Box 487-1784
Columbus, OH 43215
www.farrisplanninganddesign.com

I-270

Standardized Recommendation Form

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
 (PLEASE PRINT)

Case Number CV20-126A (Accela #CV21-109)

Address 2600 Stelzer Road, Cols. OH 43219

Group Name Northeast Area Commission

Meeting Date November 4, 2021

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Northeast Area Commission approves variance with no appearance of adverse affects to neighborhood or surrounding properties.

Vote Unanimous vote of 7/7

Signature of Authorized Representative *Commissioner Elena Brown*

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

APPLICATION #: CV20-126A

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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:

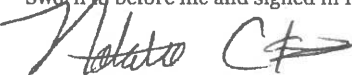
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Metro Development LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>25</u> number of Columbus based employees	2. New Salem Missionary Baptist Church 2956 Cleveland Avenue Columbus, OH 43224 Dannee Cunningham 614-267-2536 31 number of Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 15th day of October, in the year 2021


SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.