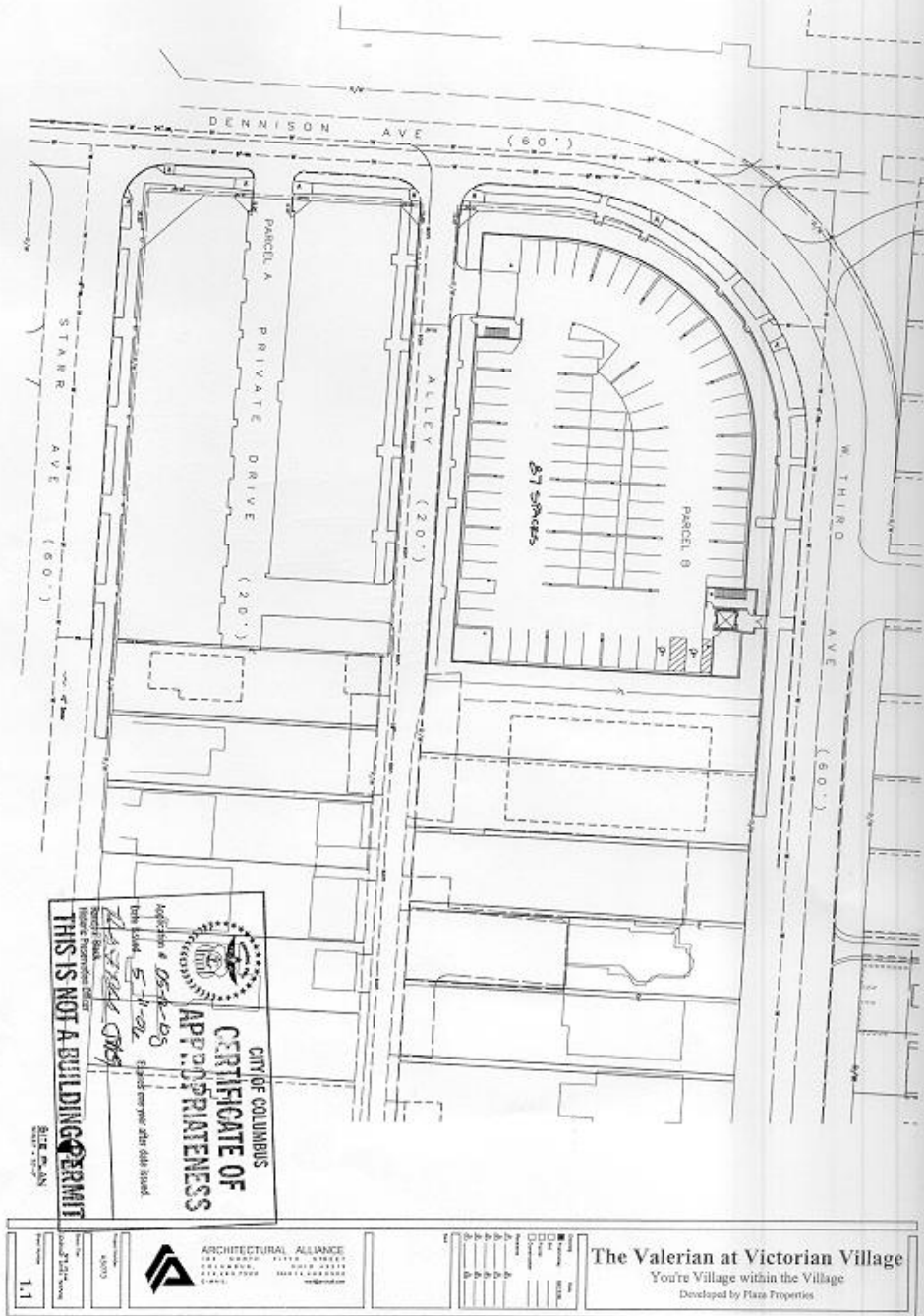


CV05-056 FINAL RECEIVED 6-30-06 by Kim Ruocco

Richard B. Reynolds III
6/30/06





STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 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 City of Columbus.

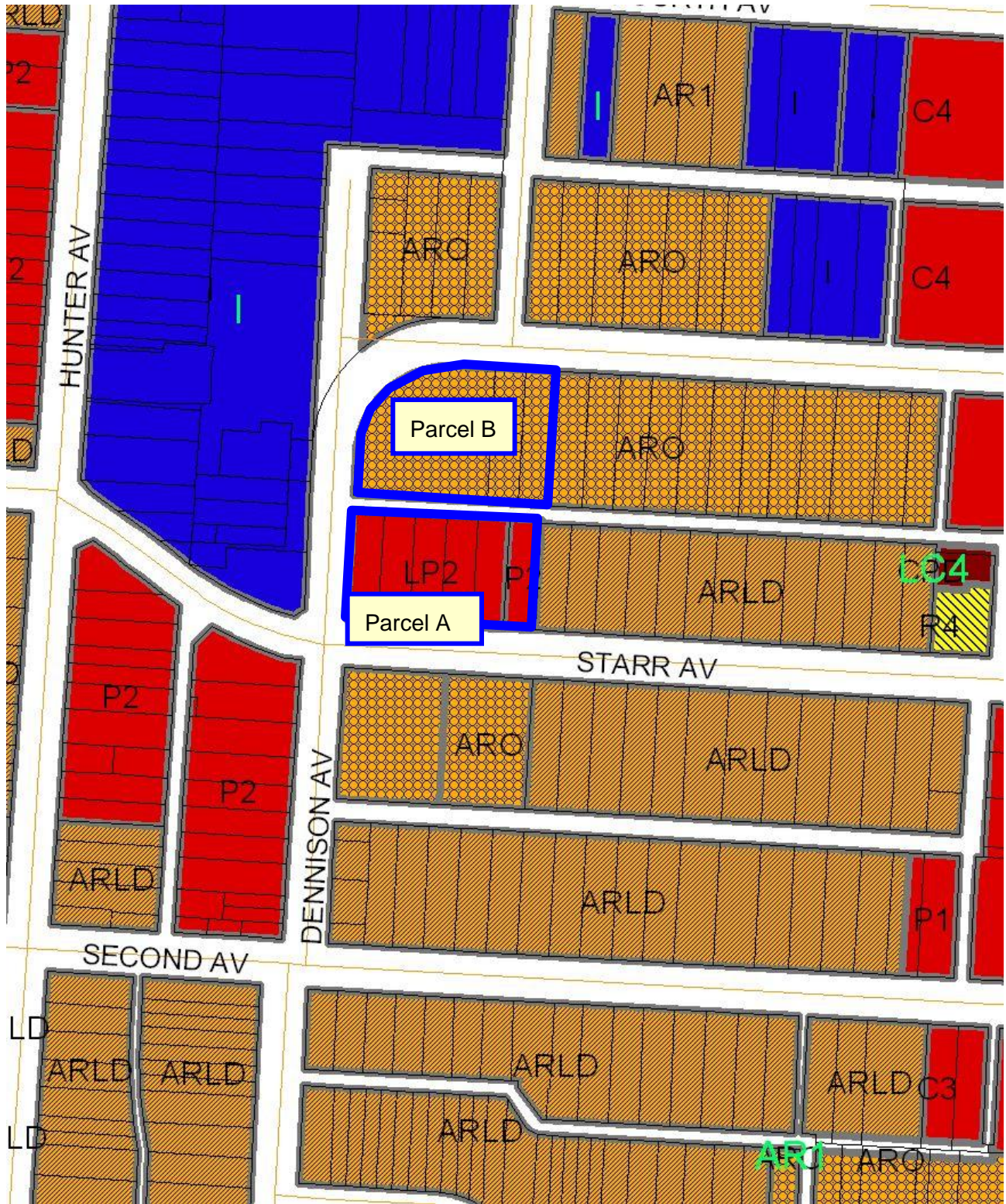
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

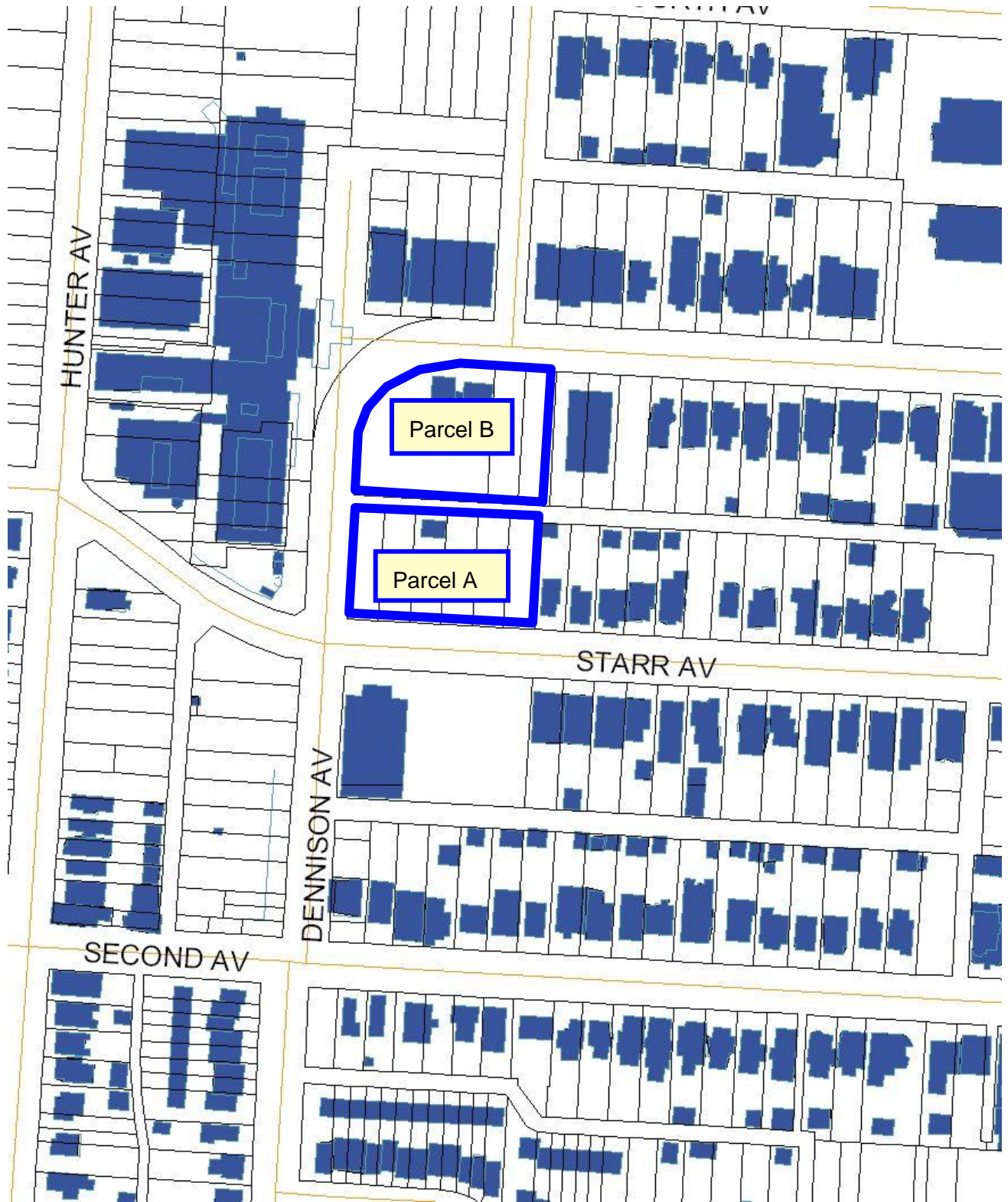
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The applicant is seeking to redevelop underused property that was associated with Doctor's North Hospital. The proposal is to build two (2) multi-family structures with a total of 111 units and 169 parking spaces. The applicant is seeking a number of variances in order to facilitate the construction of the proposed building. The area in question is older and has a variety of uses and buildings that surround the site including the old Doctor's Hospital building. In order to adequately support the building of the new complex the variances are needed that will allow the setbacks, lot coverage, parking space requirements and height to be varied to be in line with the variety of uses and buildings in the neighborhood. The variances would not negatively impact the surrounding properties as the medical uses have dropped off due to the closure of Doctor's Hospital.

Signature of Applicant (Signed in BLUE INK)

Julian B. Reynolds II Date 10/31/05







City of Columbus
Mayor Michael B. Coleman

Department of Development

Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 116 West Starr Avenue
APPLICANT'S NAME: Plaza Properties (Owner)

APPLICATION NO.: 06-12-10b

HEARING DATE: 2-9-06

EXPIRATION: 2-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS.

APPROVED SPECIFICATIONS:

Recommend the approval of the proposed variance #05-12-10b, 116 West Starr Avenue, as submitted:
Building A: (Southern building fronting on West Starr Avenue.)

- CCC3333.15 (c) – 50% lot coverage to 52%.
- CCC3333.18 (F) – Front yard setback: 25'- 5" to porch and 10' to façade of heated space.
- CCC3333.24 – Rear yard: 25% to 10%.
- CCC3333.27 – Reduce vision clearance triangle from 30' to 10' (20) private drive in 7'. Dedicated alley has 10' vision clearance.
- CCC3342.28 (A) (5) – Parking Spaces: 52 required/36 provided (parking ratio 1.44 spaces per unit).
- CCC3333.26 (a) – Height District: 40'-0" (5'-0" increase in height).
- CCC3333.18 – Parking setback: 25" to 5' (Garages 5' from Dennison property line).

MOTION: Brownstein/Decker (7-0-0) RECOMMENDED.

- Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

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PROPERTY ADDRESS: 116 West Starr Avenue
APPLICANT'S NAME: Plaza Properties (Owner)

APPLICATION NO.: 06-12-10c **HEARING DATE:** 2-9-06 **EXPIRATION:** 2-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

- Recommend the approval of proposed variance #05-12-10c, 116 West Starr Avenue, as submitted:
Building B: (Northern building fronting on West Third Avenue.)
- CCC3333.15(c) – 50% lot coverage to 79%, (29% increase in lot coverage).
 - CCC3333.18(F) – Front yard setback: 25' to 4'.
 - CCC3333.24 – Rear yard: 25% to 8% (17% reduction).
 - CCC3342.28(A)(5) – Parking Spaces: 120 (84 provided, deficient 33 spaces: Parking ratio 1.379 spaces per unit).
 - CCC3342.15 – Maneuvering: 10 buddy parking spaces.
 - CCC3342.18 – Parking Setback from 25' to 10'.
 - Future development of this site, regardless of owner, shall meet the appropriateness of the Victorian Village Guidelines

MOTION: Conte/Decker (6-1-0) RECOMMENDED. [Strause].

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

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PROPERTY ADDRESS: 116 West Starr Avenue
APPLICANT'S NAME: Plaza Properties (Owner)

APPLICATION NO.: 06-12-10d **HEARING DATE:** 2-9-06 **EXPIRATION:** 2-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend the approval of proposed variance #05-12-10d, 116 West Starr Avenue, as submitted:
Building B: (Northern building fronting on West Third Avenue.)

- CCC3333.26(a) – Height District: 55' (20' increase in height).

MOTION: Conte/Berthold (4-3-0) RECOMMENDED. [Strause, Brownstein, Vogt].

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


 Randy F. Black
 Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 116 West Starr Avenue
APPLICANT'S NAME: Plaza Properties (Owner)

APPLICATION NO.: 06-12-10c **HEARING DATE:** 2-9-06 **EXPIRATION:** 2-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

- Recommend the approval of proposed variance #05-12-10c, 116 West Starr Avenue, as submitted:
Building B: (Northern building fronting on West Third Avenue.)
- CCC3333.15(c) – 50% lot coverage to 79%, (29% increase in lot coverage).
 - CCC3333.18(F) – Front yard setback: 25' to 4'.
 - CCC3333.24 – Rear yard: 25% to 8% (17% reduction).
 - CCC3342.28(A)(5) – Parking Spaces: 120 (84 provided, deficient 33 spaces: Parking ratio 1.379 spaces per unit).
 - CCC3342.15 – Maneuvering: 10 buddy parking spaces.
 - CCC3342.18 – Parking Setback from 25' to 10'.
 - Future development of this site, regardless of owner, shall meet the appropriateness of the Victorian Village Guidelines

MOTION: Conte/Decker (6-1-0) RECOMMENDED. [Strause].

- Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV05-056

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, Ohio 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, Z ip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Third-Apollo Co. 100 West Third Avenue Columbus, Ohio 43201</p>	<p>2. Doctors OhioHealth Corp. c/o Ohio Health Office of General Counsel 1087 Dennison Avenue, 4th Floor Columbus, Ohio 43201</p>
<p>3. Plaza Properties 3016 Maryland Avenue Columbus, Ohio 43209</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 27th day of October in the year 2005

SIGNATURE OF NOTARY PUBLIC

Jennifer T. Huette
04-25-09

My Commission Expires:

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



JENNIFER T. HUETTE
Notary Public, State of Ohio
My Commission Expires 04-25-09