

Hardship statement for 4171 Maize Road

The property located at 4171 Maize Road, is currently zoned Residential and is located at the intersection between Maize Road and Hillsdale Drive. The building (2,183 sq. ft.) was originally used for as a residential care facility for 6 developmental adults as provided under SP83-005.

The property was purchased by the current owner with this permit by the previous owners as he, wishes to continue the same activity as granted by SP83-005 however request a variance for 8 developmental adults with the permit to operate in accordance to Ohio Revised Code requirements.

There will be four employees: 2 care givers, 1 security staff and 1 admin staff once operational.

Variance list:

Section 3332.03 – R-1 residential district use; to permit a shared living facility for 8 individuals and 4 staff members.

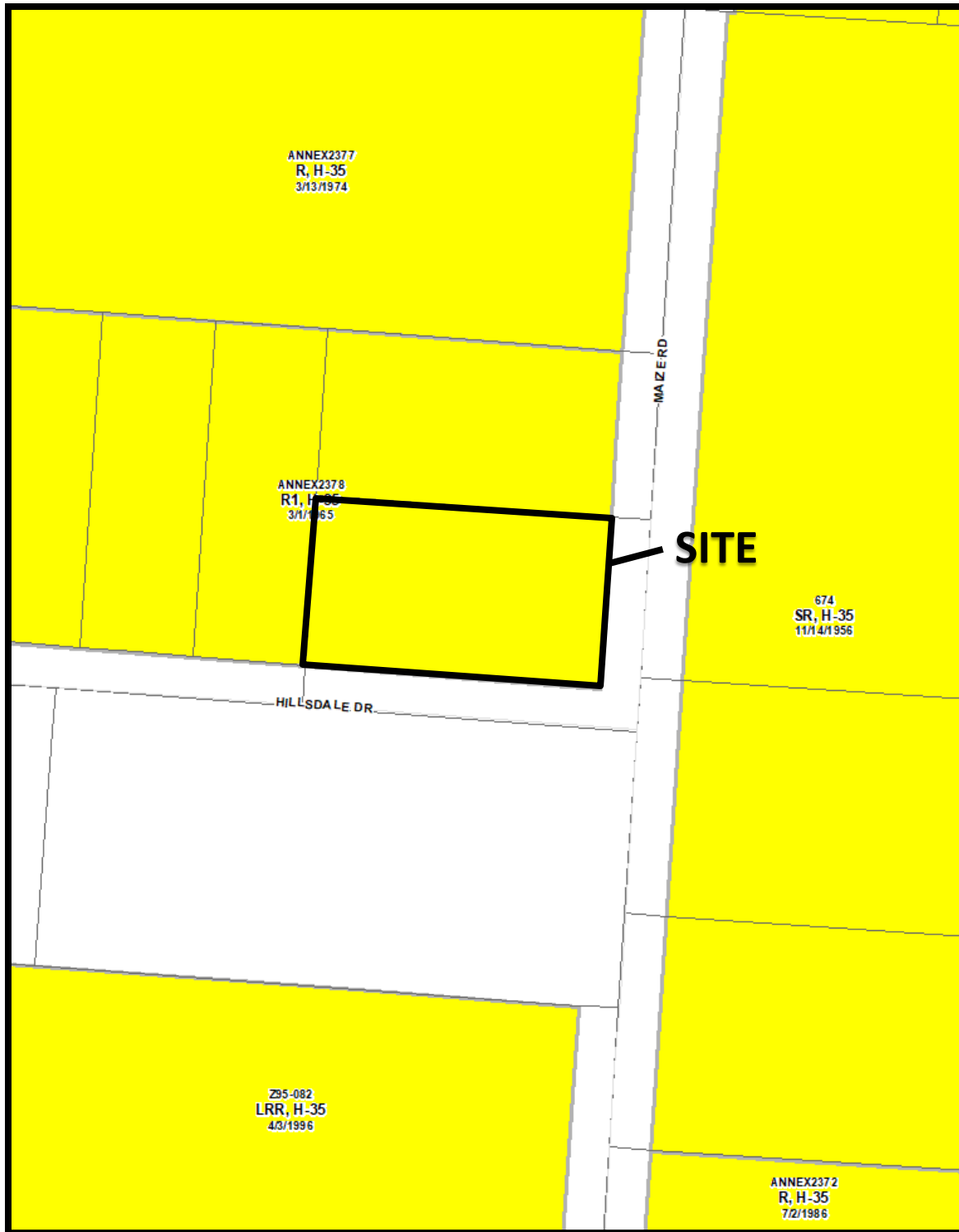
Section 3312.29 – Minimum number of parking spaces required – to maintain 2 garage parking spaces for a shared living facility containing 2,246 square feet above grade and 700 square feet below grade. Required parking is 1 space per 400 square feet or 8 spaces for 2,946 square feet.

Signed By:

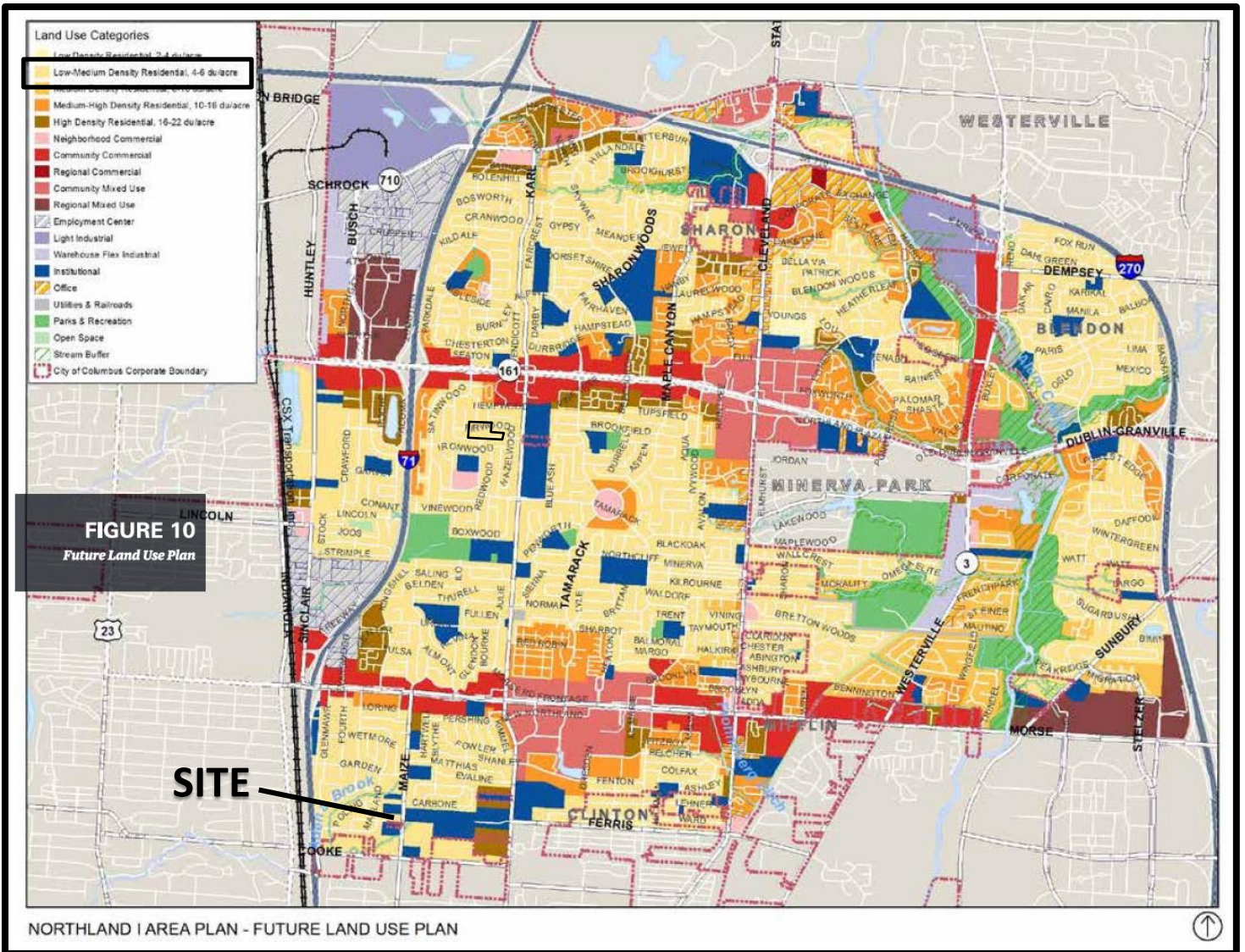
A handwritten signature in blue ink, appearing to read 'Ugo Nwoke', is written over a yellow rectangular highlight.

Ugo Nwoke; Agent for the Applicant

Dated: July 28, 2022



CV22-017
4171 Maize Rd.
Approximately 0.55 acres



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Northland Community Council
Development Committee

Report

July 27, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair Dave Paul

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

Case #1 Application #BZA22-076 (BZA variance from §3312.25 to permit maneuvering across parcel lines; from §3312.49 to increase maximum parking from 29 to 33 spaces; and from §3356.11(A)(2) to reduce building setback from 110 feet to 11 feet along Morse Road; to allow applicant to build a new medical office building)

Jeffrey L. Brown/Smith & Hale *representing*
Thomas English Retail Real Estate
4048 Morse Rd, 43230 (PID 600-296464)

- *The Committee approved (15-1 w/ 1 abstention) a motion (by KWPCA, second by SCA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #BZA22-087 (BZA application for special permit under §3389.12 to permit the installation of a portable building on-site in conjunction with the operation of a food truck)

Jeanne Cabral, Architect *representing*
Muhamad Mubarak
(Bargain Hour) 2400 E Dublin Granville Rd, 43229 (PID 010-237170)

Case #3 Application #CV22-017 (Council use variance to permit the operation of a community residential care facility in an R1 district serving up to 9 developmentally disabled residents rather than the 6 residents currently permitted by a 1983 special permit issued by BZA under §3389.11)

Ugo Nwoke/Aurtec Designs *representing*
Suleiman Farah
4171 Maize Rd, 43224 (PID 010-143718)

- *The Committee approved (15-1 w/ 1 abstention) a motion (by MMTACA, second by BCCA) to **RECOMMEND APPROVAL WITH ONE (1)***

CONDITION:

- *That the applicant will revise the application to permit a maximum of 8 residents in the 4-bedroom facility, rather than 9, to ensure compliance with OAC §5123:2-3-02(C)(9), which requires that “No bedroom shall be occupied by more than two individuals.”*

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-017

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) Suleiman Farah
of (COMPLETE ADDRESS) 1150 Morse Rd #207 C/O OH 43209
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. <u>Suleiman Farah</u> <u>1150 Morse Rd #207</u> <u>C/O OH 43209</u>	2. <u>N/A</u>
3. <u>N/A</u>	4. <u>N/A</u>

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 4 day of Mar, in the year 2022

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

Notary Seal Here

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