

STATEMENT OF HARDSHIP

Applicant: Columbus Housing Partnership dba Homeport
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Owner: Columbus Housing Partnership dba Homeport
3443 Agler Rd.
Columbus, Ohio 43219

Address: 2870 Alum Creek Dr.
Parcel Nos.: 010-267629
Zoning Districts: AR12 (companion legislation)
Date: December 5, 2022
Application No.: CV22-138

This Statement is provided in support of the Applicant's Council Variance Application, which is companion to a Rezoning Application (Z22-001) for the same project.

The subject property ("Site") is comprised of 4.167 +/- acres located along the east side of Alum Creek Drive, across from and just south and east of the Alum Crest neighborhood. The Site was previously zoned PUD 8 back in 2003 as part of a larger residential development called "Field Stone," and amended later that same year. This particular 4.167-acre subarea from the original 2003 zoning was approved for 54 "townhomes," and then reduced to 40 "townhomes" in the later 2003 amendment (Ord. 0677-03). The definition of "townhomes" in the City of Columbus Code requires platted lots on a public street. Homeport seeks to build private streets without the platted lots – but no other change of substance is being made with this rezoning.

This CV is necessary to retain the prior site design approved at a 25-foot building setback from Alum Creek Drive. That dimension is a variance/reduction from the 60-foot building setback that would be required by Code per the Columbus Thoroughfare Plan for this roadway.

This variance is not significant – in fact it is the same variance for the entire Field Stone Development, as already built. This being a small 'sub area' from the entire development, the site design and roadway network/access are contemplated to work throughout the development – there is no way to feasibly obviate the setback and still retain the remaining features of the plan, as approved. There is no effect on the delivery of governmental services – in fact this request eliminates the need for public road maintenance. The essential character of the development and immediate area has a significant residential character – which will be retained. To the extent this rezoning and CV are needed for a technical change in wording from 'townhome' to 'attached units' there is no other change and no real effect to the adjacent Field Stone residents or neighbors in this area.

For these reasons, the Applicant respectfully requests approval of this variance.

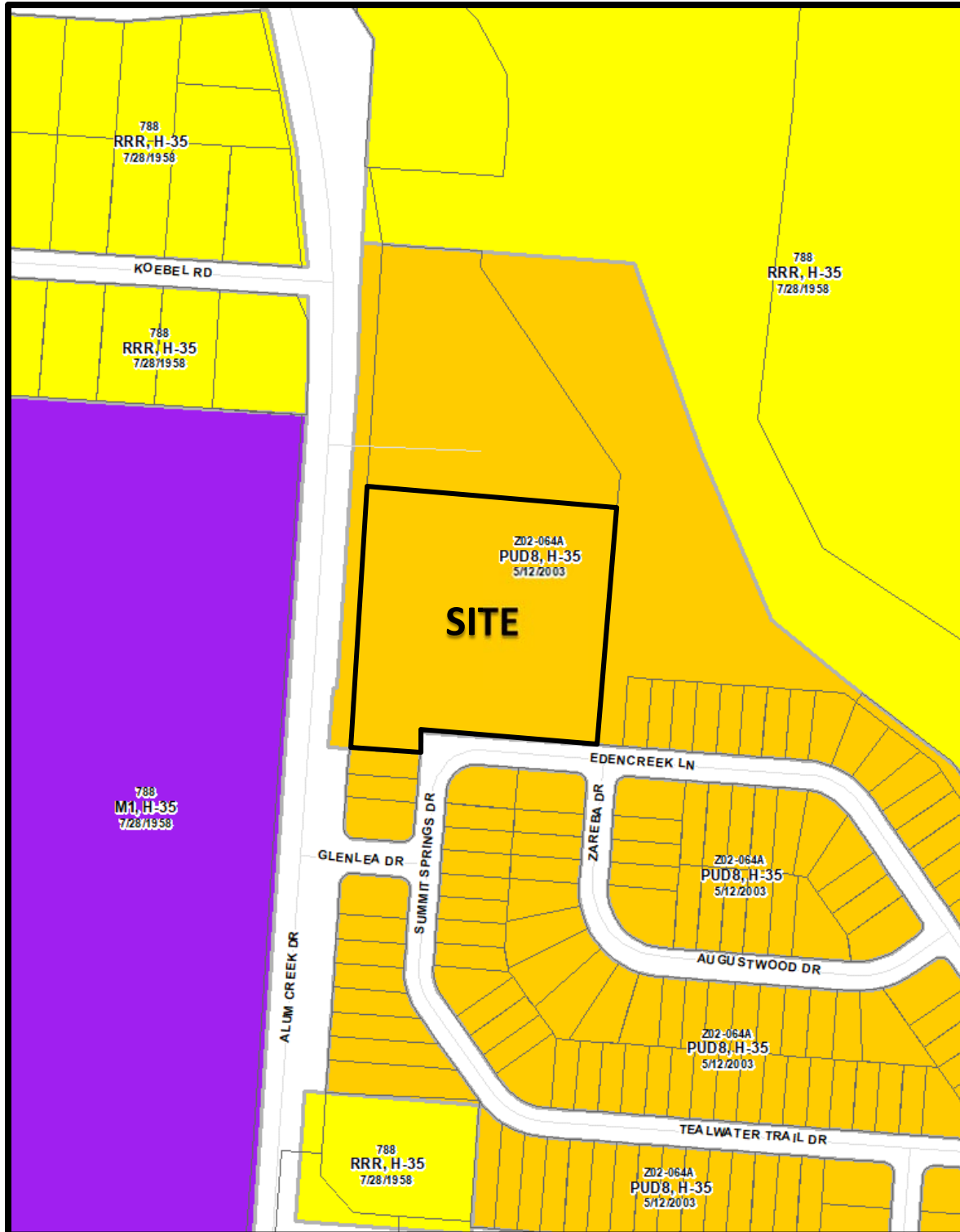
Respectfully submitted,

Laura MacGregor Comek, Esq.
Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215

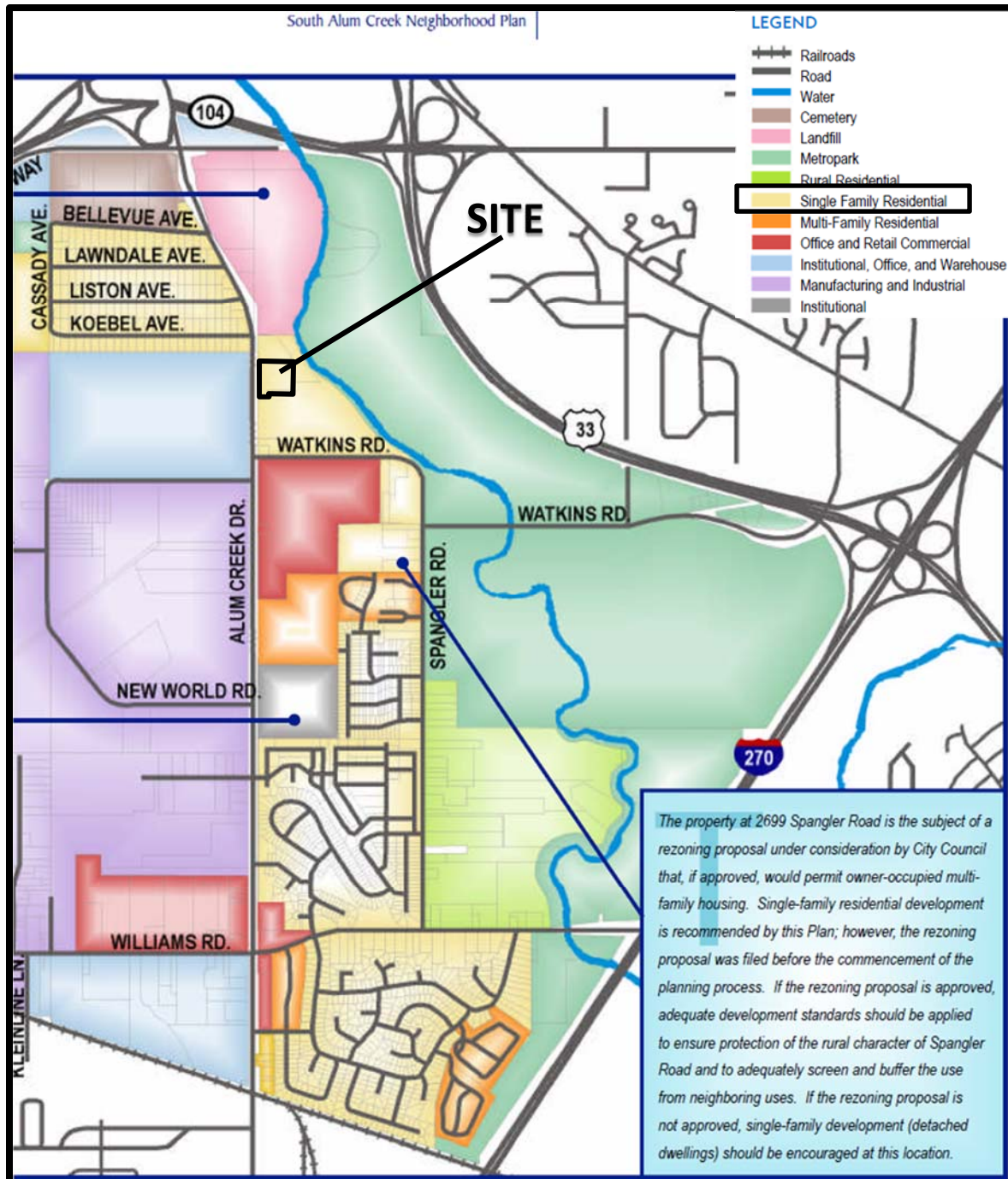
Phone: 614.560.1488

Laura@comeklaw.com

Counsel for Owner/Applicant Columbus Housing Partnership
dba Homeport



CV22-138
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Approximately 4.17 acres



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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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.

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 #: CV22-138

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)

of (COMPLETE ADDRESS) Laura MacGregor Comek, Esq
17 S. High St, Ste 700 Cols., 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. <u>Columbus Housing Partnership</u> <u>dba. Homeport</u> <u>3443 Agler Rd., Cols., Oh 43219</u> <u>employees 40</u>	2.
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 12th day of October, in the year 2022

Kristen Lee Sours
SIGNATURE OF NOTARY PUBLIC

N/A
My Commission Expires
Notary Seal Here



Kristen Lee Sours, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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