
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):

Signature of Applicant



Date

Statement of Hardship

We are applying for a use variance.

Before the Covid pandemic, which started in 2020, 1289 Dublin-Granville has had a long history of being a motel. Reportedly, the building has changed hands and names flying different brand names and logos.

We acquired the building in February 2018 after it had been a boarded building for a few years. The building was renovated and opened back as a budget motel in March 2019. Despite the difficult management and client selection, it was managed successfully as a motel until 2020 when the building was forced to close down as the Covid pandemic had made it difficult to operate this level of the hotel.

Covid created the need for the isolation of infected patients. Working with the Community Shelter Board, our hotel was able to participate as an isolation facility effectively helping to decrease the Covid transmission rate in the community.

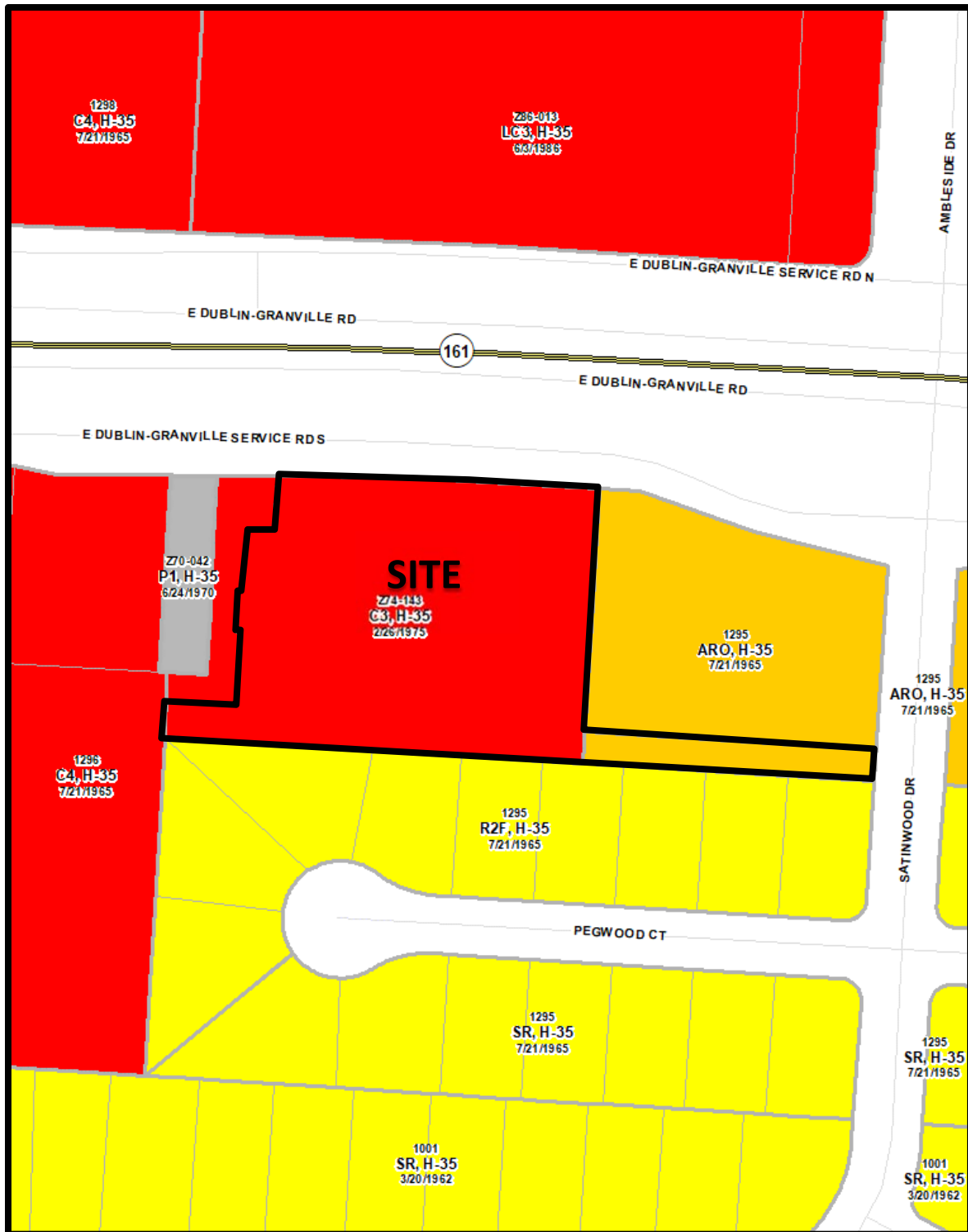
Coming out of the pandemic, we are requesting to be allowed to work with Homefull which is an organization that works to end homelessness by providing housing, services, advocacy, and education. As a residential care facility, Homefull will be able to vet all our clients as well as provide both property management and supportive services to the 82 clients residing in the building. Being tenants with their own leases, clients with an income will be required to pay rent that is calculated at 30% of their income. Homefull will provide help with budgeting and important items like food and cleaning supplies to ensure that rent remains affordable to them.

Each client in the building will have a Homefull Case Manager who provides supportive services, which include home visits, linking to resources, and working on increasing housing stability. Homefull and CSB have consistent coordination to assess and manage housing barriers, process moves or transfers, handle lease violations, and collaborate on positive success stories. This coordination will also include ongoing assessments by Homefull staff to determine a client's independent living skills, how to increase a client's housing stability, and strategies to keep clients housed permanently. Homefull is accredited to provide behavioral health services, called Community Psychiatric Supportive Treatment, to provide clients support towards their mental health; staff often guide clients on coping skills, medication management, and linking to health providers. Homefull also completes initial, quarterly, and annual inspections, lease signings, and annual rent recertifications. They also handle landlord issues, provide maintenance follow-up, and handle the scheduling of pest control and other vendors.

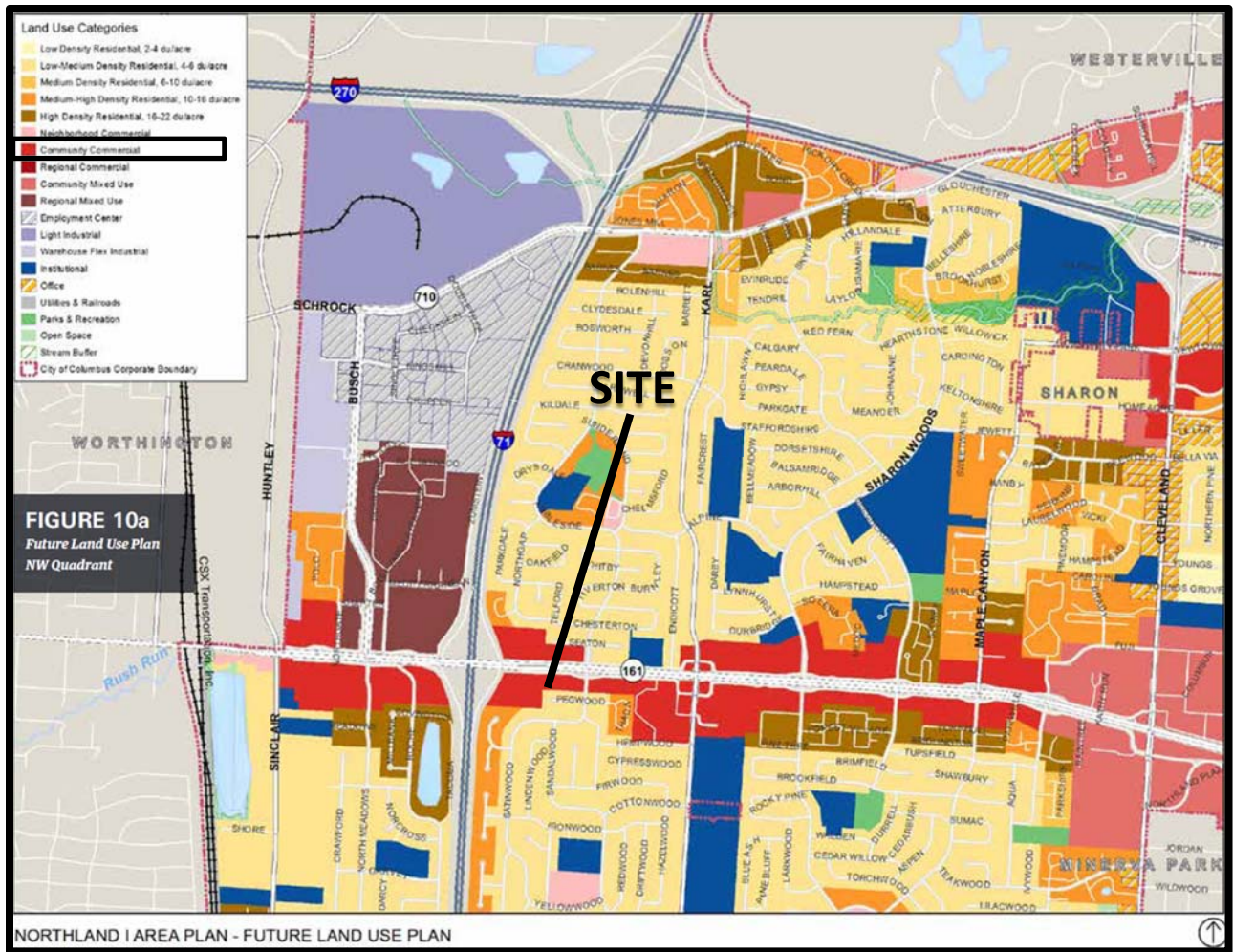
By working with Homefull on this endeavor, we will decrease the number of people who are homeless in our community, will keep the building open with clients who are being managed by the appropriate professionals, and being empowered to be independent and self-reliant members of our community. Unlike a regular motel where the guests, both short and long-term are not vetted, with our proposal, there will be less criminal and inappropriate behavior in the community. Finally, it will also provide an income to the owners and avoid this building being boarded once again.

Therefore, according to Section 3355.03, C-3 permitted uses, we are requesting to be granted a variance from the permitted uses in the C-3 district to repurpose the existing building into a residential care facility.

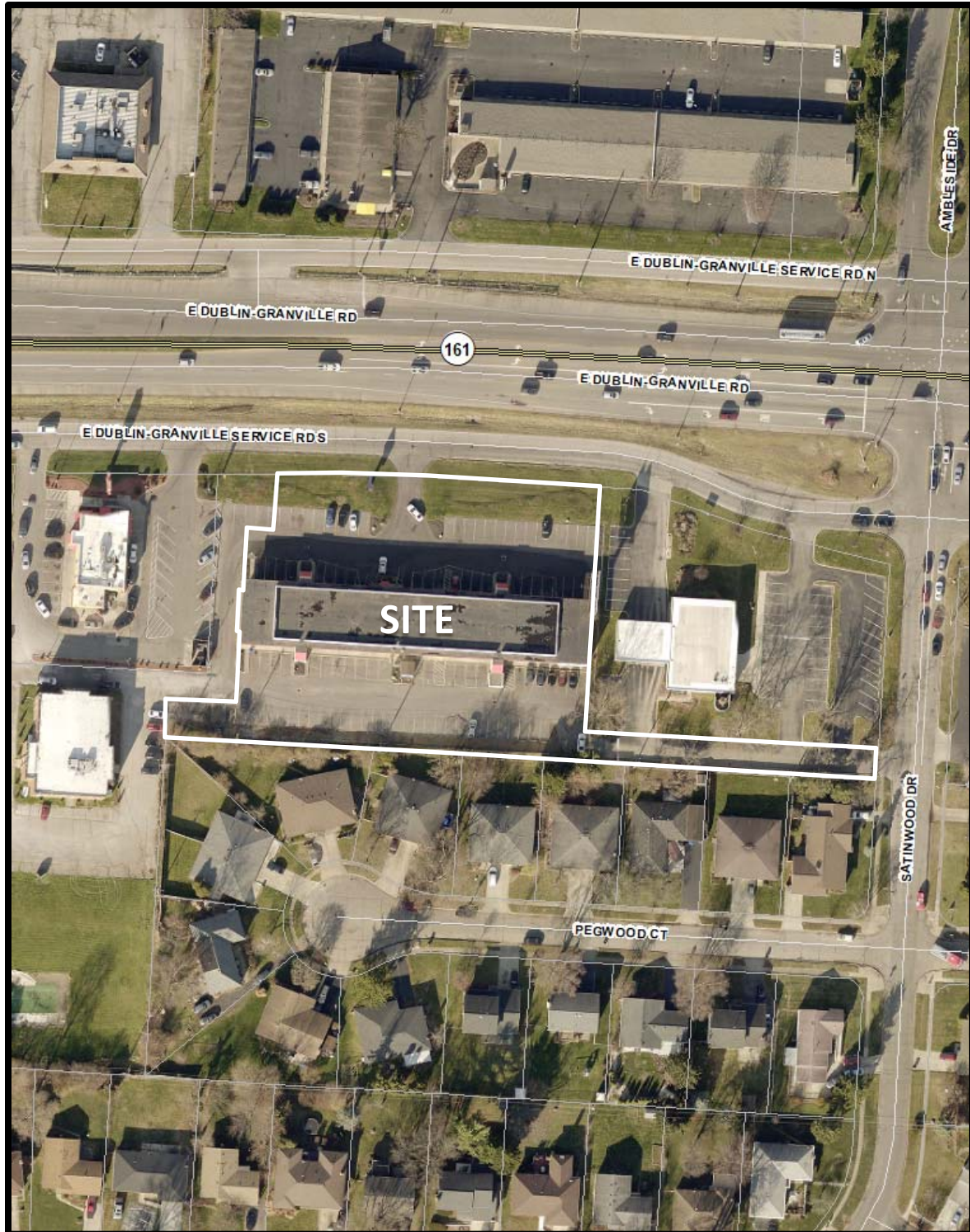
Our building has 27,500 square feet which for this purpose would require 68 parking spaces. At the moment we have 102 parking spots and we will not be needing a variance for the parking spaces.



CV22-109
1289 E. Dublin-Granville Rd.
Approximately 1.77 acres



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Northland Community Council Development Committee Report

March 29, 2023 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-chairs Dave Paul and Bill Logan

Members represented:

Voting: (17): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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- Case #1** Application #BZA23-016 (BZA variance from §3312.49 to reduce the number of required parking spaces associated with the expansion of an existing building to house an entertainment and recreation facility from 115 to 107 spaces; adjacent parcel under same ownership will supply 12 additional spaces, for a total of 119)
- Andrew Gardner/ V3 Companies, Ltd. *representing*
REP Entertainment Ltd.
5524 N Hamilton Rd, 43230 (PID 545-163684/010-289595) Freise
- *The Committee approved (16-0 w/ 1 abstention) a motion (by NVHA, second by APHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the site plan will be updated to reflect the addition of a 4th ADA-compliant parking space and to indicate the location and number of bicycle parking racks.
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- Case #2** Application #CV23-016 (Council use variance from §3356.03 to permit four 40' x 8' permanent storage containers to be installed and maintained on the site in a C4 district)
- Dwight Bailey *representing*
Columbus Automotive Services Center
4675 Karl Rd, 43229 (PID 010-087534) Priebe
- *The Committee approved (16-0 w/ 1 abstention) a motion (by SCA, second by DCA) to **TABLE** the case as requested by the applicant.*
-
- Case #3** Application #Z22-078/CV22-103 (Rezone 2.476 AC± from C-4 (35' HD) to AR-O with a 60' HD, to permit the construction of a multifamily affordable senior independent living facility, number of units and site plan TBD; concurrent Council variance from §3312.49 to reduce required parking from 1.5/unit to ~~0.5~~ 0.7/unit, and from §3333.14 to impose a limitation that no more than 145 units may be constructed on the site; reconsideration of applications heard and recommended for disapproval in October 2022 meeting; application revised)
- Matt Bierlein and Stephanie Rhodes *representing*
National Church Residences
5860 Roche Dr, 43229 (PID 010-085780) Rose
- *The Committee approved (14-2 w/ 1 abstention) a motion (by SCA, second by LTCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the applicant will provide to the Development Commission written documentation concerning the agreement, even if informal, of one (or more) neighboring properties to accommodate some amount of overflow parking.
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Case #4

Application # ~~Z22-083~~/CV22-109 (~~Rezone 1.722 AC± zoned C3 and AR-O to AR-O Council use~~
~~variance from §3355.03 to permit a “residential care facility” use in a C3 district, to~~
~~permit the use of a former hotel property containing 82 units for long-term, permanent~~
~~supportive housing under lease to Homefull; concurrent variances from §3333.04 to~~
~~maintain an existing vehicular easement across the property, and to maintain the existing~~
~~billboard on the site; and from §3312.49 to reduce required parking spaces to the existing~~
~~106 from the 123 required without variance for this use; revised CV application~~
~~replacing rezoning and concurrent CV heard and recommended for disapproval January~~
~~2023; application revised)~~

Lianna Barbu/Community Shelter Board *representing*
 Bethwell Raore/Pumzika LLC
 1289 E Dublin-Granville Rd, 43229 (PID 010-000439)

Dietrich

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

Case #5

Application #BZA22-087 (BZA special permit under §3389.12 to permit a food truck to be
 parked on the site and not moved at night, by effectively defining it to be a “portable
 building” as described in §3306.16 rather than a food truck; *tabled September 2022*)

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

Smedley

- *The Committee approved (15-1 w/ 1 abstention) a motion (by FPCA, second by EN) to **RECOMMEND DISAPPROVAL** of the application.*

Executive Session

9:45 pm

Meeting Adjourned

10:45 pm

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-109

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) Bethwel Raore
of (COMPLETE ADDRESS) 3263 Broadfield Court, Duluth, GA 30097
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. Pumzika LLC. - 404-895-7752 6600 Sugarloaf Parkway, Ste400-274 Duluth, GA 30097	2.
3.	4.

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

SIGNATURE OF AFFIANT

B Raore

Sworn to before me and signed in my presence this 20 day of April, in the year 2023

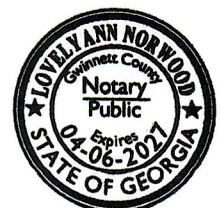
SIGNATURE OF NOTARY PUBLIC

Lovelyann Norwood

My Commission Expires

April 06, 2027 LAN

Notary Seal Here



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