

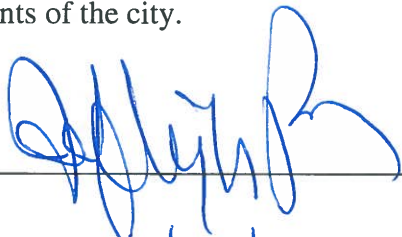
795 Galloway Road
Council Variance Hardship Statement
CV22-122

The applicant is requesting the elimination of the parking lot screening requirement along the northwest and south sides of the site (Section 3312.21B(3)) , to reduce the internal perimeter yard between the two proposed residential developments and along the northwest and south sides of the site from 25 to zero feet and from 25 to 5 feet along the east and north property lines adjacent to the commercial subarea (Section 3333.255), to reduce the building setback along Hall Road from 50 to 25 feet and along Galloway Road from 60 to 25 feet (Section 3333.18), to increase the height of a garage from 15 to 16 feet (Section 3333.35(G), and to permit commercial traffic across residentially zone ground (Section 3333.02). The site is irregularly shaped, and area of the development is determined by what portion of the larger property is outside of the Darby Watershed.

The applicant is proposing two separate residential developments which the company will develop. There is no reason for an internal perimeter yard separating residential projects by the same developer from each other. The reduction of the perimeter yard along the northwest and south sides reflect that the adjacent area is not subject to development and is setback more than 600 feet away from any houses or public streets. The east and north property lines backs up to the commercial subarea and that portion of the site is narrow due to the area of development as determined by the Darby watershed. The reduction in the building setback will allow the applicant to bring the building forward and put the parking behind the buildings.

City traffic has requested a combined access point on Hall and Galloway Roads. The variance to Section 3333.02 would allow the commercial traffic to cross the residential ground to reach the commercial site. As for the elimination of the parking lot screening (Section 3312.21 B(3)) on the northwest and south sides of the site, the same rational applies as to the perimeter yard reduction. The parking areas in question are adjacent to ground that will not be developed and is more than 600 feet from the street or other homes which the landscaping was designed to screen. The increase in the garage height would permit more of a pitched roof which would improve roof drainage and make the garages more attractive.

The requested variances will not seriously affect adjoining properties or the general welfare. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor 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.



3/31/23

List of Variances
795 Galloway Road

3312.21B(3) Landscaping and Screening – To eliminate the parking lot screening along the northwest and south sides of the site.

3333.02 AR-12, ARLD and AR-1 Apartment Residential District Use – To permit commercial traffic over residential ground.

3333.18 Building lines – To reduce the building setback along Hall Road from 50 to 25 feet and along Galloway Road from 60 to 25 feet.

3333.255 Perimeter Yard – To reduce the internal perimeter between the two residential developments from 25 to zero feet, to reduce the perimeter yard on the northwest and south sides of the site from 25 to zero feet and to reduce the perimeter yard from 25 to 5 feet along the east and north sides of the site behind the commercial subarea.

3333.35(G) Private Garage – To increase the garage height from 15 to 16 feet.

CV22-122
795 Galloway Rd.
Approximately 36.4 acres



CV22-122
795 Galloway Rd.
Approximately 33.5 acres

- PROVIDE TWO (2) POINTS FOR PEDESTRIAN ACCESS TO ADJACENT PARK. LOCATIONS TO BE COORDINATED WITH COLUMBUS PARKS AND RECREATION DEPARTMENT

COMMERCIAL SITE DATA

TOTAL ACRES	± 3.060 ACRES
NET ACRES	± 2.917 ACRES

RESIDENTIAL SITE DATA

TOTAL ACRES	± 33.292 ACRES
NET ACRES	± 33.078 ACRES
TOTAL UNITS	552 UNITS
NET DENSITY	± 16.69 D.U./AC
TOTAL PARKING SPACES	1,073 SPACES
TOTAL PARKING RATIO	1.94 S/U
COMMUNITY 1	
ACREAGE	± 10.578 ACRES
UNITS	216 UNITS
PARKING	421 SPACES
SURFACE	361
GARAGE	60
PARKING RATIO	1.94 S/U
COMMUNITY 2	
ACREAGE	± 22.714 ACRES
UNITS	336 UNITS
PARKING	652 SPACES
SURFACE	568
GARAGE	84
PARKING RATIO	1.93 S/U



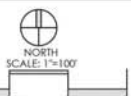
SITE PLAN

PARKSIDE VILLAGE

PREPARED FOR METRO DEVELOPMENT

DATE: 3/30/23

Handwritten signature and date:
3/31/23



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Rd. #141, Hilliard, OH 43026
p (614) 487-1164
www.farisplanninganddesign.com

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

Case Number	<u>CV22-122 (concurrent with Z22-089)</u>
Address	<u>795 Galloway Road</u>
Group Name	<u>Westland Area Commission</u>
Meeting Date	<u>February 15, 2023</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Westland Area Commission accepted a motion to approve the request for a Council Variance for the property located at 795 Galloway Road, to reduce the perimeter yard on the northwest and south sides of the site and internal to the two phases from 25 feet to zero; and to increase the garage height from 15 feet to 16 feet.

Vote	<u>11-0</u>
Signature of Authorized Representative	<u>Michael McKay</u>
Recommending Group Title	<u>Chairman, Zoning Committee</u>
Daytime Phone Number	<u>614-645-5452</u>

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 #: CV22-122

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 c/o Joe Thomas 614-540-2400 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Columbus based employees - 65	2. Julia G. Steward 614-915-9390 435 Branding Iron Drive Galloway, OH 43119 no Columbus based employees
3. Judy Marie Conkins TR (Luther Eugene Kaderly Trust) 614-746-4477; Karen Sue Gardner TR (Marie Kaderly Trust) 740-965-2636; Karen Sue Gardner TR (Luther Eugene Kaderly Trust)	4. 8605 Cheshire Road Sunbury, OH 43074 no Columbus based employees

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 31st day of March, in the year 2023

SIGNATURE OF NOTARY PUBLIC

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.