

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

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):

See attached document for justification document.

Signature of Applicant



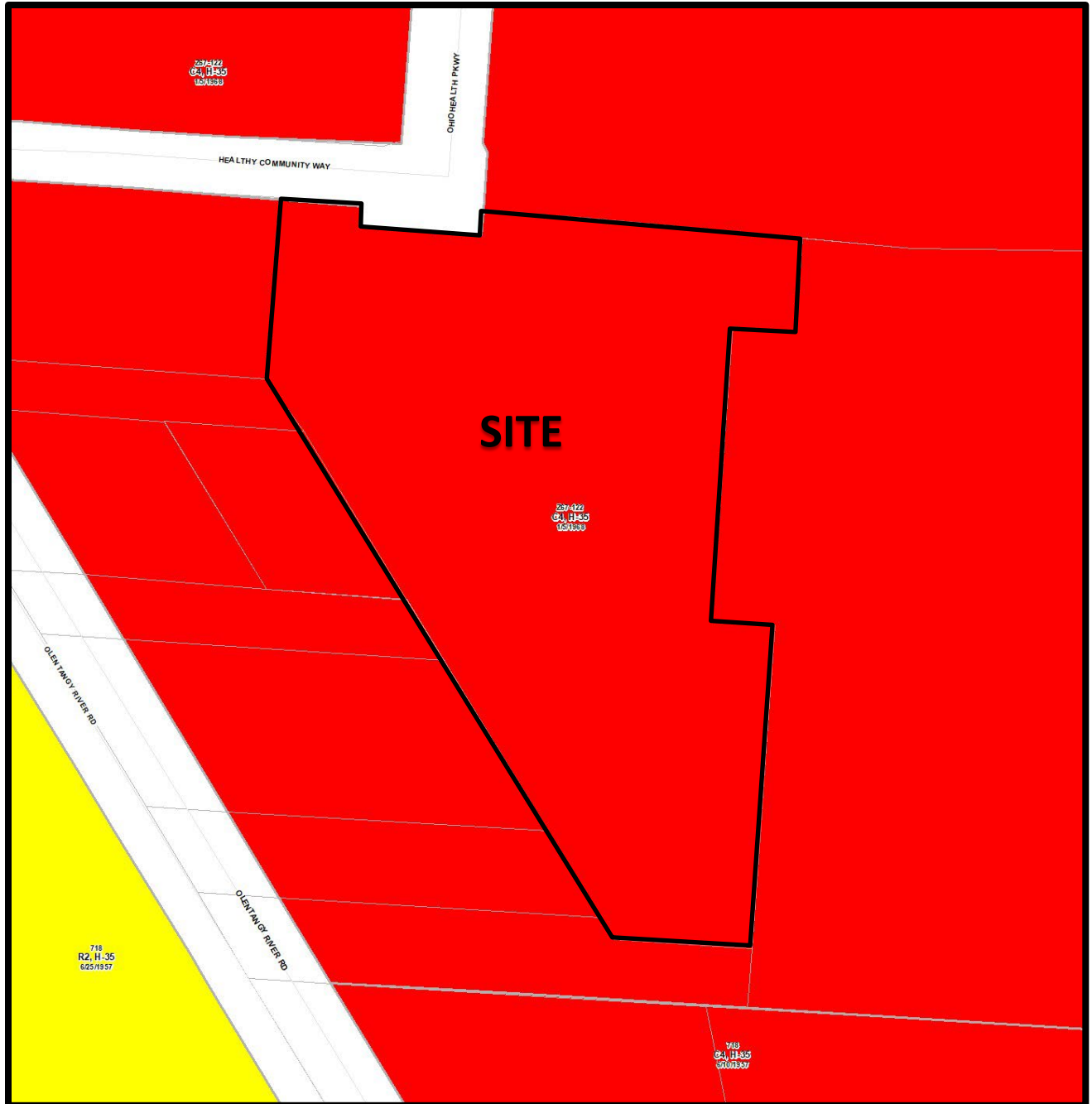
Date

1/22/2024

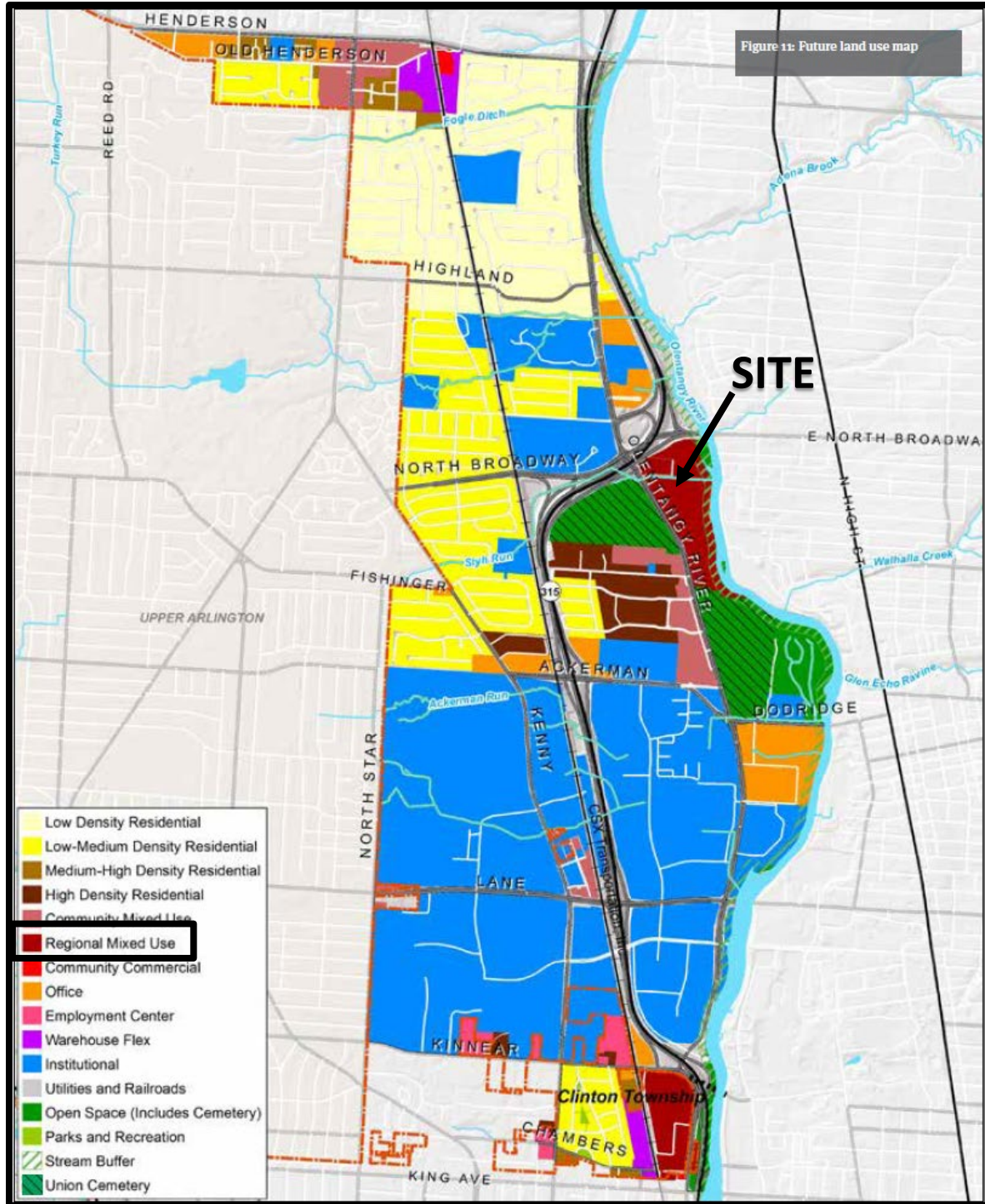
Kohl's Olentangy Redevelopment Statement of Hardship

The applicant is requesting a variance to be able to have first floor residential in the 127± unit mixed use 5-story building. The existing zoning allows residential above the first-floor commercial space (§3356.03). Approximately 19± units will be located on the first floor. The building's first floor and total number of units are subject to change as design develops. The first-floor variance request would allow for more residents to live within the development, which is adjacent to OhioHealth Riverside Hospital, within a few miles north of Ohio State University Campus and close to Downtown Columbus. The mixed-use building will be subject to setbacks contained in the zoning text for this property.

The applicant is not requesting a height variance due to the proposed 62' tall building location being approximately 57' south from the 25' Building Setback (§3356.11) along the Heathy Community Way right-of-way frontage. The code allows for a 1:1 of additional height for each foot the building is located away from the existing setback line (§3309.142(A)). The overall height allowed for the building will be 92', which adds the 57' additional height allowance to the original 35' height district.



CV24-008
3390 Olentangy River Rd.
Approximately 5.63 acres





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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-008

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) Brent Crawford
of (COMPLETE ADDRESS) 6640 Riverside Drive, Suite 500 Dublin, Ohio 43017
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. Crawford Hoying C/O Nelson Yoder 614-335-2020 6640 Riverside Drive, Suite 500 Dublin, Ohio 43017	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 22nd day of January, in the year 2024


SIGNATURE OF NOTARY PUBLIC

4-4-2028
My Commission Expires

Notary Seal Here



SHELLEY L. STEVENS
Notary Public
State of Ohio
My Comm. Expires
April 4, 2028

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