

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.columbus.gov

CV12-060A

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank

Date

4/9/15

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV12-060A (Amendment)

732 N Fourth Street, Columbus, OH 43201

Ordinance 1819-2013 (CV12-060), passed 7-22-2013, granted variances for development of Jeffrey Park. Site A, identified in Ordinance 1819-2013 and on the Jeffrey Park Concept Plan, dated July 2, 2013, as referenced in the ordinance, consists of the Jeffrey Park Community Center and 13 townhouses. Site A is located at the northwest corner of Jeffrey Place and is bounded by N. Fourth Street, E. First Street, N. 6th Street and Auden Avenue. Site A is subject to a data table referencing permitted square feet of itemized uses and applicable code required and reduced parking for Site A. The Site A data table was the best estimate of uses and area of uses when the 2013 variance was being prepared. It is now necessary to adjust the permitted square feet of the itemized uses, as proposed by this amendment. See the attached data table, "Jeffrey Park Site A: Community Center, Commercial and Residential", dated April 9, 2015 for the updated breakdown of area and calculated parking. Actual parking on Site A, 65 parking spaces, remains unchanged. This amendment applies only to Site A and specifically to the Jeffrey Park Community Center.

04/09/15

Approximately 36.44 acres



CV12-060A
732 North Fourth Street
Approximately 36.44 acres

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 732 North Fourth Street

APPLICANT'S NAME: Jeffrey New Day Community Center LLC (Applicant/Owner)

APPLICATION NO.: 15-4-21

COMMISSION HEARING DATE: 4-21-2015

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
- ☐ Parking Variance
- ☐ Change of Use
- ☐ Lot Split

- ☐ Special permit
- ☐ Setbacks
- ☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #15-4-21, 732 North Fourth Street, and based on the revised Table submitted at the April 21, 2015 IVC meeting, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Recommendation to Amend Ordinance 1819-2013

- Amend Ordinance 1819-2013 by adjusting the square footage of uses for Jeffrey Park Community Center, Site A, per the submitted site plan and Data Table.

Note: COA # 15-4-21 modifies COA # 13-1-6 (1-15-2013). This amendment applies to allocation of square footage at the community center only.

Reasons for an affirmative recommendation:

The community center will largely be a walking destination; The community center and eating establishment are both positive impacts for the area; A parking lot is located within two blocks to the east; On street parking will be available.

MOTION: Goodman/Lapp (4-0-0) APPROVAL RECOMMENDED



RECOMMENDATION:



RECOMMEND APPROVAL



RECOMMEND DENIAL



NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY
FOR THE ACTION(S) REQUESTED AS INDICATED.

 

Randy F. Black
Historic Preservation Officer

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV12-060A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Jeffrey New Day Community Center LLC 575 W. 1st Avenue, Suite 100 Columbus, OH 43215 # Columbus based employees: 0 Contact: Mark Wagenbrenner (614) 545-3672	2. Jeffrey New Day Apartments LLC 575 W. 1st Avenue, Suite 100 Columbus, OH 43215 # Columbus based employees: 0 Contact: Mark Wagenbrenner (614) 545-3672
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 9th day of APRIL, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer