




CVIS-034
Final Received 6/23/15

GRAPHIC SCALE



0 50 100 150

1 inch = 50 feet

Q. 39. 

1. 姓名	_____
2. 性别	_____
3. 年龄	_____
4. 职业	_____
5. 住址	_____
6. 电话	_____
7. 邮编	_____
8. 电子邮箱	_____
9. 其他	_____

EMHIT
Enrich. Adaptation, Innovation & Theory Inc.
Entrepreneur • Strategist • President • Scientist
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 fax: 614.775.5445
emhit.com

DNC Hamilton
Crossing, LLC

SITE PLAN (WITH COUNCIL VARIANCE)

Amey J. Hall
AASU L. Underhill
6/23/15

SUBAREA E
City of Columbus, Franklin County, Ohio

CV15-034

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

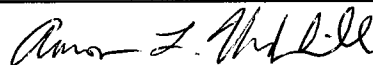
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the 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:

This application requests a variance to permit the encroachment of steps, stoops, sidewalks, balconies, and porches associated with multi-family dwellings for a maximum of 5 feet into the minimum northern perimeter yard setback of 25 feet as provided in Section 3333.255 of the City Code. This variance request accompanies a zoning application for the subject property, which will change the permitted uses thereon from heavy commercial to multi-family residential. The encroachment is necessary in order to provide pedestrian access to the front doors of residences that face the northern boundary of the property. The need for the variance is driven by the applicant's desire to orient the fronts of buildings to existing residential uses to the north. The property owner previously dedicated nearly 71 acres of property to the City as preservation area/parkland and the remaining developable acreage has an irregular shape. This variance will provide an improved aesthetic for neighboring property owners. It will not impair an adequate supply of air or light to surrounding properties nor will the variance impact traffic or endanger property or public safety. This variance will not diminish or impair the public health, safety, or welfare.

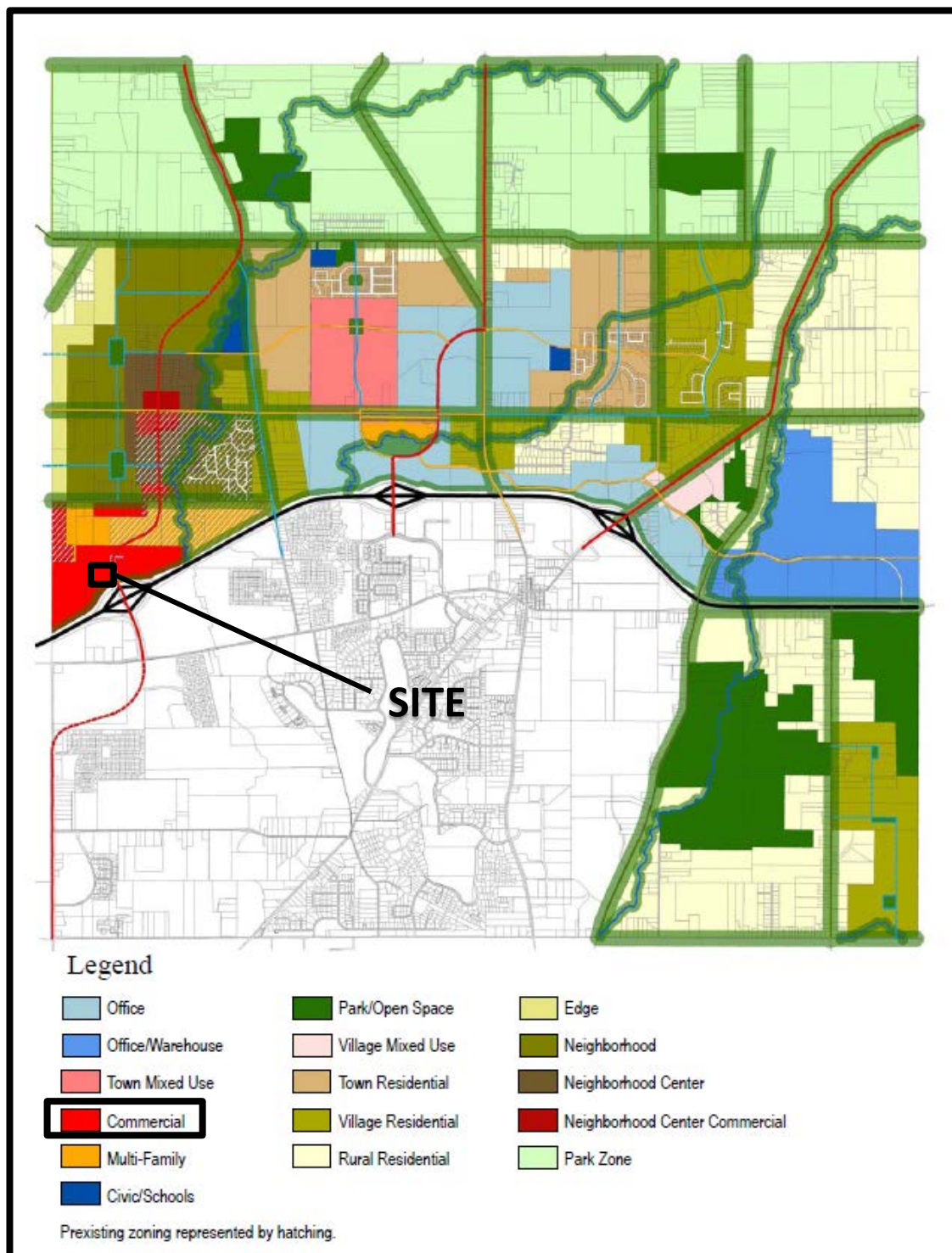
By:

Signature of Applicant Aaron L. Underhill, attorney for applicantDate 5/21/15**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

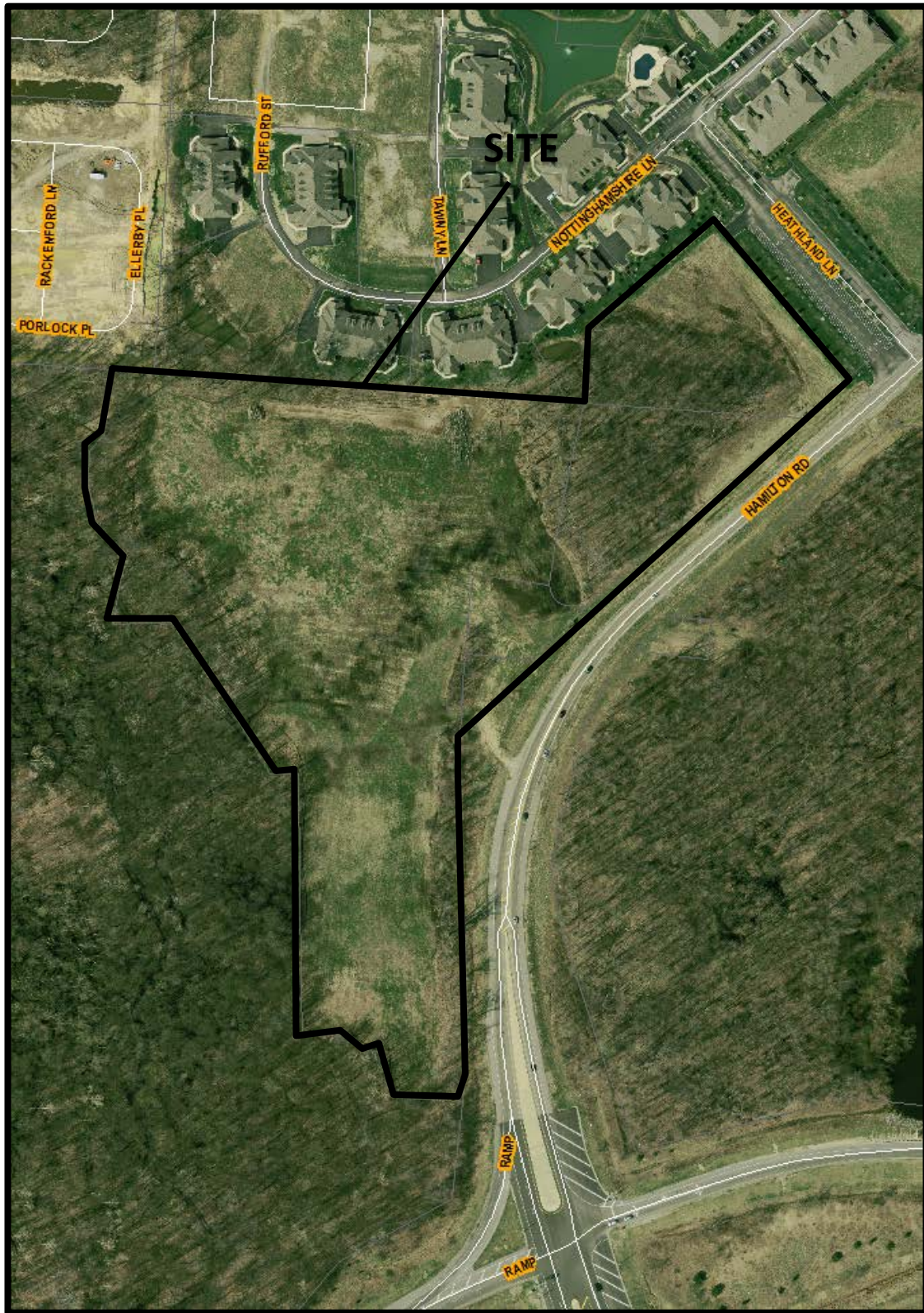
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

Approximately 14.52 acres



CV15-034
5074 E. Dublin Granville Road
Approximately 14.52 acres
Rocky Fork Blacklick Accord Plan (2003)



CV15-034
5074 E. Dublin Granville Road
Approximately 14.52 acres

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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 # CV15-034

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Aaron L. Underhill, Esq.

Of [COMPLETE ADDRESS] Underhill Yaross LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054 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 formats:

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. DNC Hamilton Crossing, LLC c/o The Daimler Group 1533 Lake Shore Drive Columbus, Ohio 43204 Paul Ghidotti 614.545.7402	2. Casto Communities 250 Civic Center Drive, Suite 500 Columbus, Ohio 43215
3.	4.

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

SIGNATURE OF AFFIANT

Aaron L. Underhill

Subscribed to me in my presence and before this 21st day of MAY, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Melissa D. Bickford



MELISSA D. BICKFORD
 Notary Public, State of Ohio
 MY COMMISSION EXPIRES MAY 17, 2017

Disclosure Statement expires six months after date of notarization.

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