



Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

CV15-049

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:

Signature of Applicant

M/C

Date

8/4/15

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

Council Variance Application

827 E. Main Street

November 6, 2015

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, Main 18 LLC's, request for variances related to the redevelopment of the 3.62 acres at 827 E. Main Street into a multi-family housing and commercial development. The intent is to develop 2.37 acres into 95 residential apartments while reserving approximately 1.25 acres at the corner of E. Main and 18th Ave. for commercial development.

The 827 East Main Street site represents a great opportunity within the South of Main neighborhood for community development. This site has been vacant for many years and could connect this neighborhood to both downtown and the Livingston Park area. This mixed-income multi-family facility will house approximately 104,800 square feet of townhomes, single bedroom apartments, double bedroom apartments, community rooms, fitness space, and office space. The estimated project budget is approximately \$11 million. In order to accommodate the newly designed footprints for the buildings, Main 18 LLC is requesting zoning variances for the project.

This project represents a great community asset that will bring life to a vacant site and tie together two great neighborhoods through the South of Main area. The new mixed-income building will also help to fulfill the community's goals for development and housing near downtown on a major street.

The following variances are being requested in order to facilitate the proposed development:

- 1) C.C.C. Section 3351.03- C-1 Permitted Uses
- 2) C.C.C. Section 3351.09 C-1 District Setback Lines
- 3) C.C.C. Section 3309.14- Height Districts
- 4) C.C.C. Section 3312.21- Landscaping and Screening
- 5) C.C.C. Section 3312.27- Parking Setback
- 6) C.C.C. Section 3312.29 Parking Space
- 7) C.C.C. Section 3312.49- Minimum Parking Spaces Required

Variance 1. Section 3351.03- C-1 Permitted Uses

Hardship Statement: The existing C-1 zoning does not permit residential development on the property. A council variance (CV 07-025) was previously approved allowing residential on this parcel. Due to the property changing hands and a new development being proposed, a new variance is sought based on the new site plan.

Variance 2. Section 3351.09 C-1 District Setback Lines

Hardship Statement: A variance is sought for the setback on E. Main Street from 25' to 0', on E. Mound Street from 25' to 0', and S. 17th Street from 25' to 0'. The residential use being proposed would not be subject to the urban commercial overlay on Main Street and therefore is subject to the setback requirements in the C-1 code. In order to maintain the character of Main Street and maintain the intent of the urban commercial overlay for the corridor, a variance is requested to grant a 0 setback. The placement of the structures in order to address E. Main Street in line with the communities wishes result in the structures at the edge of the property and require variances to the setbacks along E. Mound and 17th Street.

Variance 3. Section 3309.14- Height Districts

Hardship Statement: A variance is requested to the maximum building height from 35' to 45'. The proposed structure is 3 stories and will potentially have roof mounted equipment and screening. A variance to allow a 45 foot maximum building height is being sought in order to allow for the roof mounted equipment and screening.

Variance 4. Section 3312.21 Landscaping and Screening

Hardship Statement: A variance is requested to the requirement for In order to maximize the amount of parking provided on the site and facilitate site circulation, a variance is sought from the parking lot landscape requirement. The parking lot layout combines parking under the building with open parking lot. The landscaping will be concentrated in the large landscaped area between the parking lots/buildings.

Variance 5. Section 3312.27 Parking Setback

Hardship Statement: A variance of the parking setback from 10' to 5' on S. 17th Street and E. Mound Street is requested in order to allow parking to use the area beneath the building.

Variance 6. Section 3312.29 Parking Space

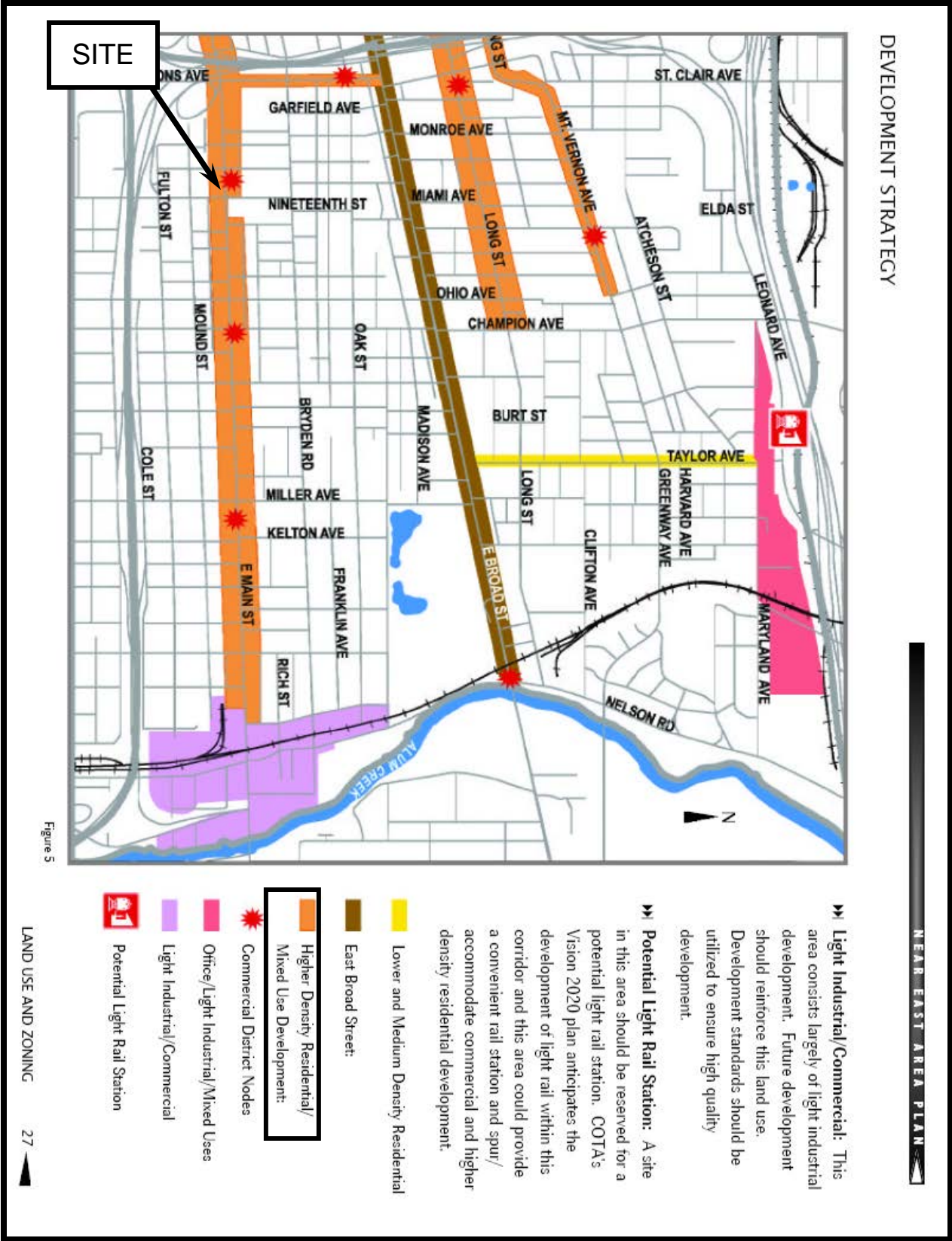
Hardship Statement: A variance to reduce the minimum size of parking spaces from 9'x18' to 8'x18'. The reduction in space size is required to efficiently utilize parking under the building while accommodating the structural columns.

Variance 7. Section 3312.49 Parking Spaces Provided

Hardship Statement: A variance is requested for the parking spaces required from 143 to 130. The reduced parking count will be adequate to support the unit mix with the majority of the units being one bedroom.



CV15-049
827 East Main Street
3.62 Acres



CV15-049
827 East Main Street
Approximately 3.62 acres



CV15-049
827 East Main Street
3.62 Acres

Pine, Shannon L.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Thursday, November 12, 2015 11:31 PM
To: Pine, Shannon L.
Cc: Dravillas, Mark C.
Subject: CV015-049

Importance: High

The Near East Area Commission (NEAC) voted unanimously (11-0-0) to support CV15-049 for the proposed development at 827 E. Main Street by Wallick. The vote took place at the November 12, 2015 NEAC General Business meeting.

NEAC also unanimously supported the current plans which include brick buildings, with height and facades that we believe blend in with the current architecture on Main Street. Wallick has been very willing to adjust the design in response to community feedback.

We look forward to this project as a catalyst for future development on Main Street.

I would like to be notified when this variance goes before Council.

Thank you.

Council Variance Application

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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 #

CV15-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER

of (COMPLETE ADDRESS) 300 SPRUCE STREET, SUITE 300, 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. MAIN 18 LLC 536 S WALL ST STE 300 COLUMBUS OH 43215 EDDIE FRIEDMAN (614) 224-9255	2.
3.	4.

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

SIGNATURE OF AFFIANT

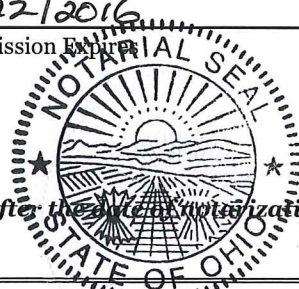
[Signature]

Sworn to before me and signed in my presence this 4th day of AUGUST, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

5/22/2016
My Commission Expires

Notary Seal Here



Patrick A. Smith
Notary Public State of Ohio
Franklin County
My Commission Expires
May 22, 2016

This Project Disclosure expires six (6) months after the Notarization.

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