





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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:**

SEE ATTACHED

Signature of Applicant

Date 02-17-16

**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**


**BBCODESIGN**  
 ARCHITECTUREINTERIORS

## COUNCIL VARIANCE APPLICATION

### VARIANCE REQUEST

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The site under consideration is located in the north-east corner of the Weinland Park neighborhood. It is a 0.797 acre property located between 11th Avenue to the south and Chittenden Avenue to the north, with Grant Avenue on the West and the railway lines to the East. The property is currently zoned for C-4 Commercial Use. It is under the University Area Commission and has the University Overlay as well. We are requesting a rezoning of the subject property to an AR-1 Apartment Residential District. The site area is 32,960 sf and the proposed development building footprint in 3,808 sf for the North building and 4,074 sf for the South building.

Currently the site is surrounded predominantly by single family homes that are owner occupied or as rental units. With all the development by Wagenbrenner Development in the recent years, and still ongoing, the neighborhood is transitioning into a stable mixed rental and owner occupied homes. Immediately the south of the subject property, across 11th Avenue, is a vehicle salvage business. Immediately to the south of that, on the East side of Grant Avenue, is planned a large multi-family apartment complex by the same developer mentioned earlier.

The current University District Plan Recommendations list the subject property in a Medium Density Residential Land Use Plan, as per page 42, section 3.2. Based on the current redevelopment of a large number of properties in the immediate vicinity of the subject property into rental or for sale units, we understand that the neighborhood is moving in the recommendations of the Weinland Park neighborhood plan as well as the University District Plan.

We would like to request a rezoning of the subject property to an AR-1 Apartment Residential district, in keeping with the recommendations of the University District Plan. This would be an appropriate zoning for the site, as it would allow us to design 2 buildings with 8 units each for a total of 16 units. The units would be a mix of 2-bedrooms and 3-bedrooms with parking provided on the site.

In conclusion, this rezoning would keep the property development in alignment with the overall vision for the neighborhood not only as indicated in the Weinland Park Neighborhood Plan but also the University District Plan Recommendations for Land Use.

The following variances would be requested from the University Area Planning Overlay, as applicable to this site.

#### 3372.565 BUILDING LINES

Required setback from Grant Avenue = 30 feet

Provided setback from Grant Avenue - North building = 1'-10", South Building = 9'-9"

Required setback from 11th Avenue = 50 feet

Provided setback from 11th Avenue = 10 feet

Required setback from Chittenden Avenue = 25 feet

Required setback from Chittenden Avenue = 10 feet



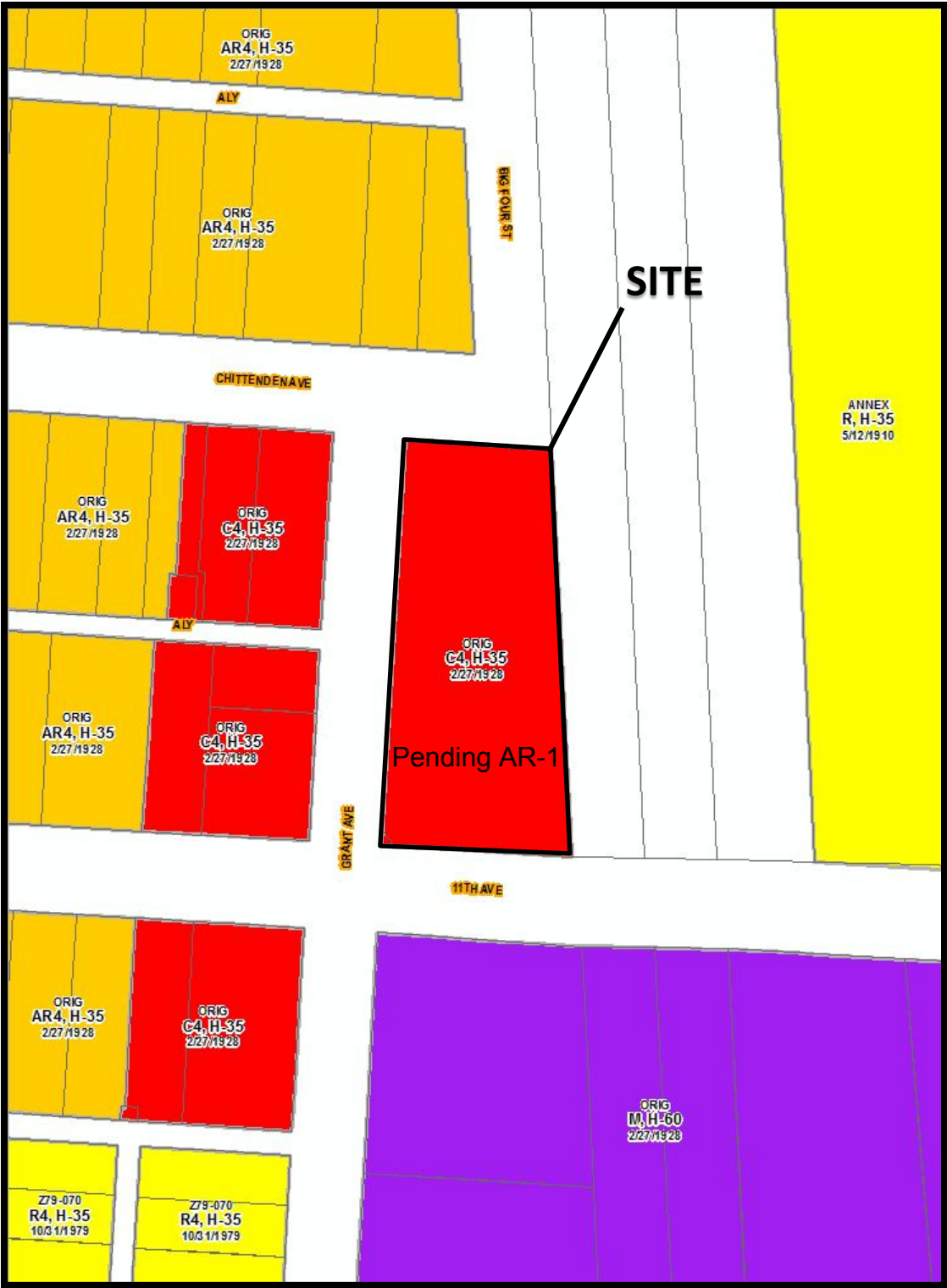
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3312.27 PARKING SETBACK LINE

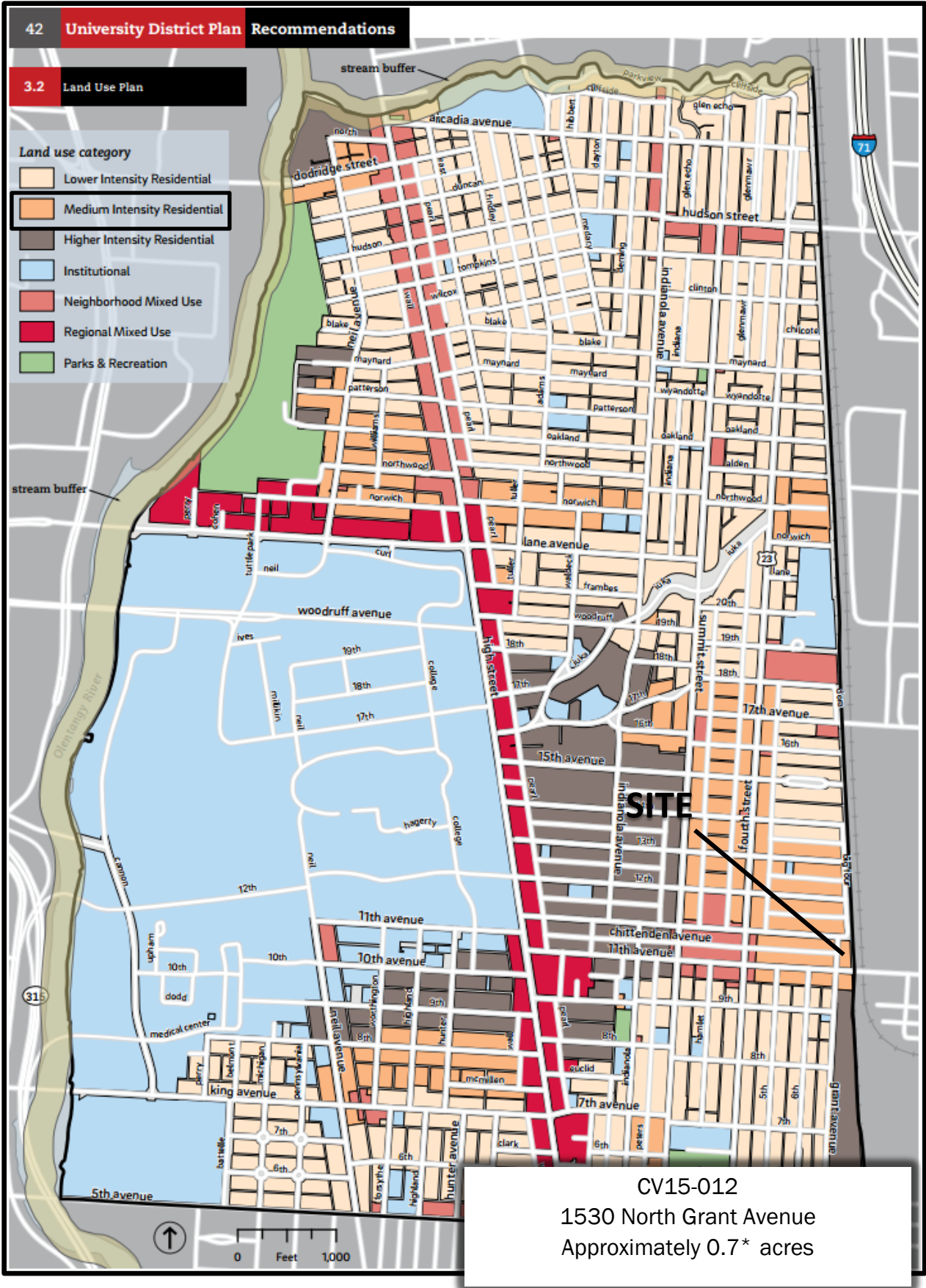
2. Parking setback required = 25 feet from ROW

Variance required as parking is 7'-7" from 11th Avenue

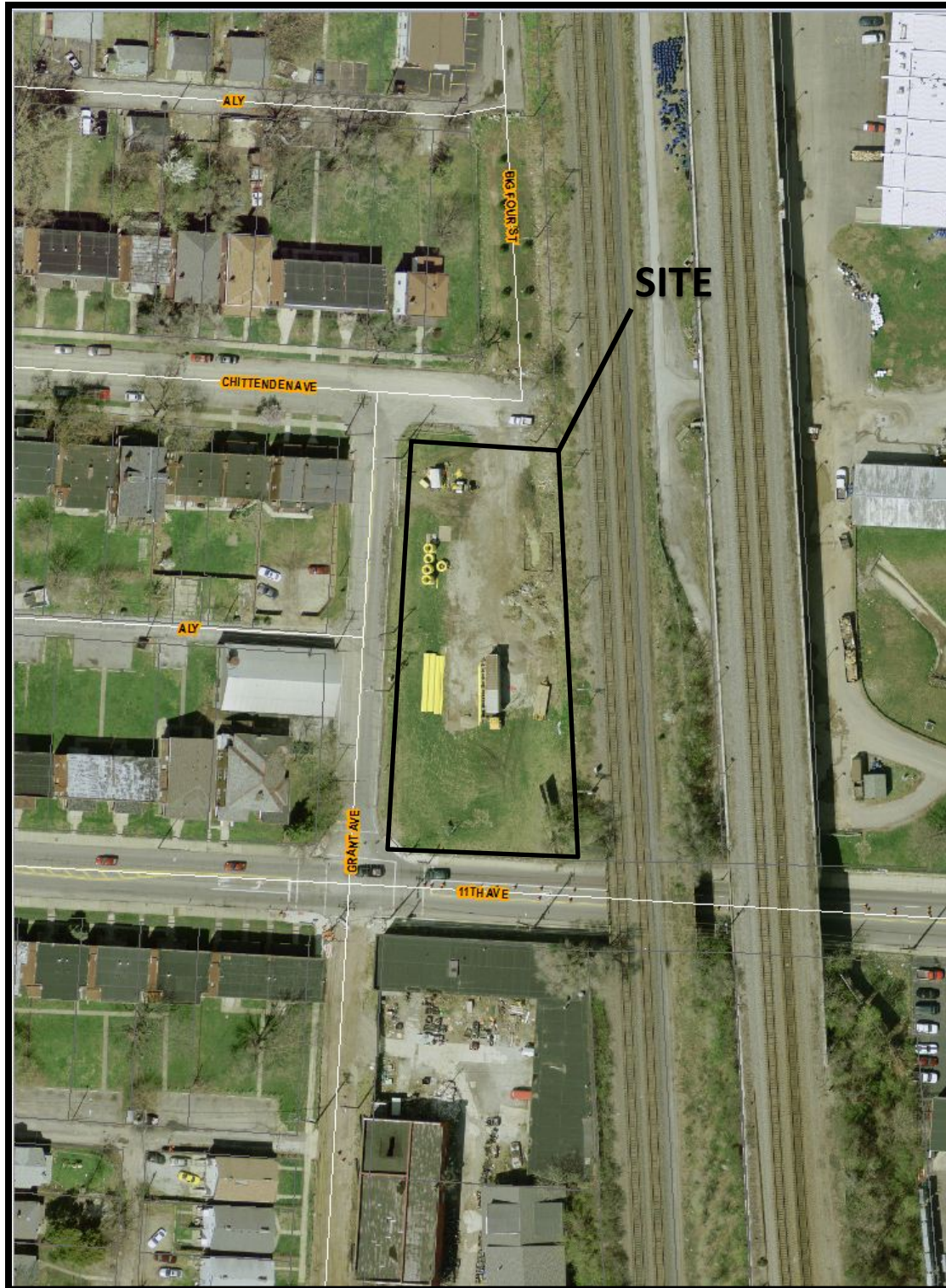




CV15-012  
1530 North Grant Avenue  
Approximately 0.7\* acres







CV15-012  
1530 North Grant Avenue  
Approximately 0.7\* acres



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

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Sharon Young  
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Recording Secretary

Seth Golding\*  
Treasurer

TO: Shannon Pine  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2208  
[spine@columbus.gov](mailto:spine@columbus.gov)

October 30, 2015

RE: 1530 N. Grant Avenue  
Council Variance: CV15-012  
Rezoning: Z15-011

Dear Ms. Pine:

This letter is to inform you that on October 21, 2015 the University Area Commission (UAC) voted to approve the request for a Council Variance for the new multi-unit apartment building proposed for 1530 Grant Avenue. The applicant met 3 times with the Zoning Committee and in the process revised the site plan to reduce the variances from 8 to 2:

- **Section 3372.565, Building Lines:**
  - Required setback from Grant = 30 FT.
  - Actual setback from Grant – North Bldg. = 11'-6", South Bldg. = 14'-9"
  - Required setback from 11th = 50 FT.
  - Actual setback from 11th = 10 FT.
  - Required setback from Chittenden = 25 FT.
  - Actual setback from Chittenden = 10 FT.
- **Section 3312.27, Parking Setback Line (2):**
  - Required parking setback = 25 FT. from R.O.W.
  - Actual parking setback is 7'-7" from 11th Avenue

The Zoning Committee very much appreciated the applicant's willingness to work with the committee to better align the project with the character of the neighborhood. Dividing the proposed structure into 2 buildings and adding sidewalk along Grant Avenue improved the scale and accessibility of the project. However, there was still concern that the project lacked the street engagement that neighboring properties have – front porches connected to public sidewalks. The Commission recommended providing walkways from the rear patios along Grant to the new sidewalk.

In terms of the rezoning, the UAC did not agree with the zoning committee's recommendations and voted to *disapprove* the request for a Rezoning. Although there was general approval for an apartment-type structure on this site, there was little understanding of why the property had to be rezoned *in addition* to granting the variances. The UAC, along with Weinland Park residents, had concerns over the increasing demolition of small neighborhood commercial areas and would prefer to keep the current zoning intact.

**Rezoning Z15-011: For – 4; Against – 5; Abstentions – 0.**  
**Council Variance CV15-009: For – 6; Against – 3; Abstentions – 0.**

Respectfully Submitted,  
*Susan LM Keeny*  
Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

Rachel Beeman  
Craig Bouska\*  
Pasquale Grado\*  
Joyce Hughes  
Rory Krupp\*  
Colin Odden\*  
Sam Runta  
Michael Sharvin  
Deb Supelak  
Richard Talbot\*  
Steve Volkmann  
Tom Wildman\*

\*Denotes Zoning  
Committee member



**COUNCIL VARIANCE APPLICATION**

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 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # CV15-012

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BHAKTI BANIA

Of [COMPLETE ADDRESS] 2029 RIVERSIDE DR, SUITE 202, COLUMBUS OH 4322  
 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. MARK DECELLO 8798 KILLIE CT DUBLIN OH 43017	2. ROBERT CORWIN 5294 SPRING GROVE CT POWELL OH 43065
3. JOHN HANKS c/o LMS INC. 266 CHITTENDEN AVE COLUMBUS OH 43201	4.

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

SIGNATURE OF AFFIANT BaniaSubscribed to me in my presence and before me this 28 day of October, in the year 2015SIGNATURE OF NOTARY PUBLIC [Signature]My Commission Expires: 9-17-2015

OSSAMA HELAL  
 Notary Public, State of Ohio  
 My Comm. Expires Sept. 17, 2019

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

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

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer