



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

CV17-014

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

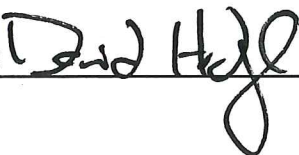
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

Please see attached Statement of Hardship.

Signature of Applicant

By: 

Date

2/27/17

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

CV17-014

Statement of Hardship

5284 Avery Road

The applicant, Preferred Living, is in the process of rezoning the subject property from the R-Rural district, to the L-AR-1 district, to accommodate redevelopment from the current religious use, to a multi-family residential neighborhood. The rezoning request is pending by Application Z16 – 077 and with that request the applicant is committing to a Site Plan which was achieved through a collaborative process with the City of Columbus Planning Division. The variances requested are necessary primarily due to a requirement that the applicant dedicate / donate 50 feet of its frontage to the City of Columbus for future road improvements.

The following variances are requested:

C.C. 3312.27 – Parking setback line, to reduce the parking setback from 25 feet to 20 feet.

C.C. 3333.18 – Building lines, to reduce the building setback from 80 feet to 33 feet.

But for the fact that the applicant is dedicating a significant amount of right-of-way along Avery Road, these variances would not be necessary.

This unusual and practical difficulty will not seriously affect any adjoining property, or the general welfare. The right-of-way dedication provides for future infrastructure improvements, at no cost to the City, and further will allow this property in a manner consistent with land use recommendations, and with adjacent properties.

The applicant respectfully requests the approval of these variances, to allow an appropriate redevelopment of the property.

Signature of Applicant:

David H. H.

Date:

February 27, 2017

CV17-014
5284 Avery Road
Approximately 7.0 acres
Pending L-AR-1



CV17-014
5284 Avery Road
Approximately 7.0 acres
Pending L-AR-1

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 #

CV17-014

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodgeof (COMPLETE ADDRESS) Underhill & Hodge 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 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. Preferred Living 750 Communications Parkway Columbus, Ohio 43214 (614.901.2400 ___ Columbus based employees	2. Hilliard United Pentecostal Church 5284 Avery Rd. Dublin, OH 43016
3.	4.

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

SIGNATURE OF AFFIANT

David HodgeSworn to before me and signed in my presence this 28th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson1-11-2021
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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