



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

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):

See Exhibit 'B'

Signature of Applicant

Donald Plank

Date

5/22/17

CV17-042

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**CV17- 042**1397 N. Grant Avenue, Columbus, OH 43201**

The 0.581 +/- acre site is located on the west side of N. Grant Avenue, between E. Eighth Avenue and the unnamed alley to the north of E. Eighth Avenue. The site is zoned C-4, Commercial. By this variance, applicant proposes to build detached single family dwellings in the C-4 District. Applicant has built 39 detached single family dwellings in the C-4 and C-2 districts on the west side of N. Grant Avenue, south of this site, by variance (CV09-036) and applicant is redeveloping the former Columbus Coated Fabrics site on the east side of N. Grant Avenue with residential uses. The proposed use is consistent with the redevelopment of the Weinland Park area, new construction in the vicinity and the University District Plan (2016), which recommends "Lower Intensity Residential" as the land use for the site. The proposed lots shall be a minimum of 28' wide, the houses shall have three (3) foot side yards and, detached garages shall also have three (3) foot side yards. The depth of the property is 105', subject to survey, so the lots will be 2,940 +/- square feet.

Applicant has a hardship and practical difficulty in that the C-4 district permits residential use, other than on the ground floor. There have been many variances granted to permit ground level residential use in the commercial districts. In this case, substantially more intense commercial and residential uses (above the ground floor) could be developed under existing zoning. The permitted uses of the existing C-4 district are contrary to the established uses in the area and the University District Plan (2016), and time is of the essence to permit additional single family dwellings.

Applicant requests the following variances:

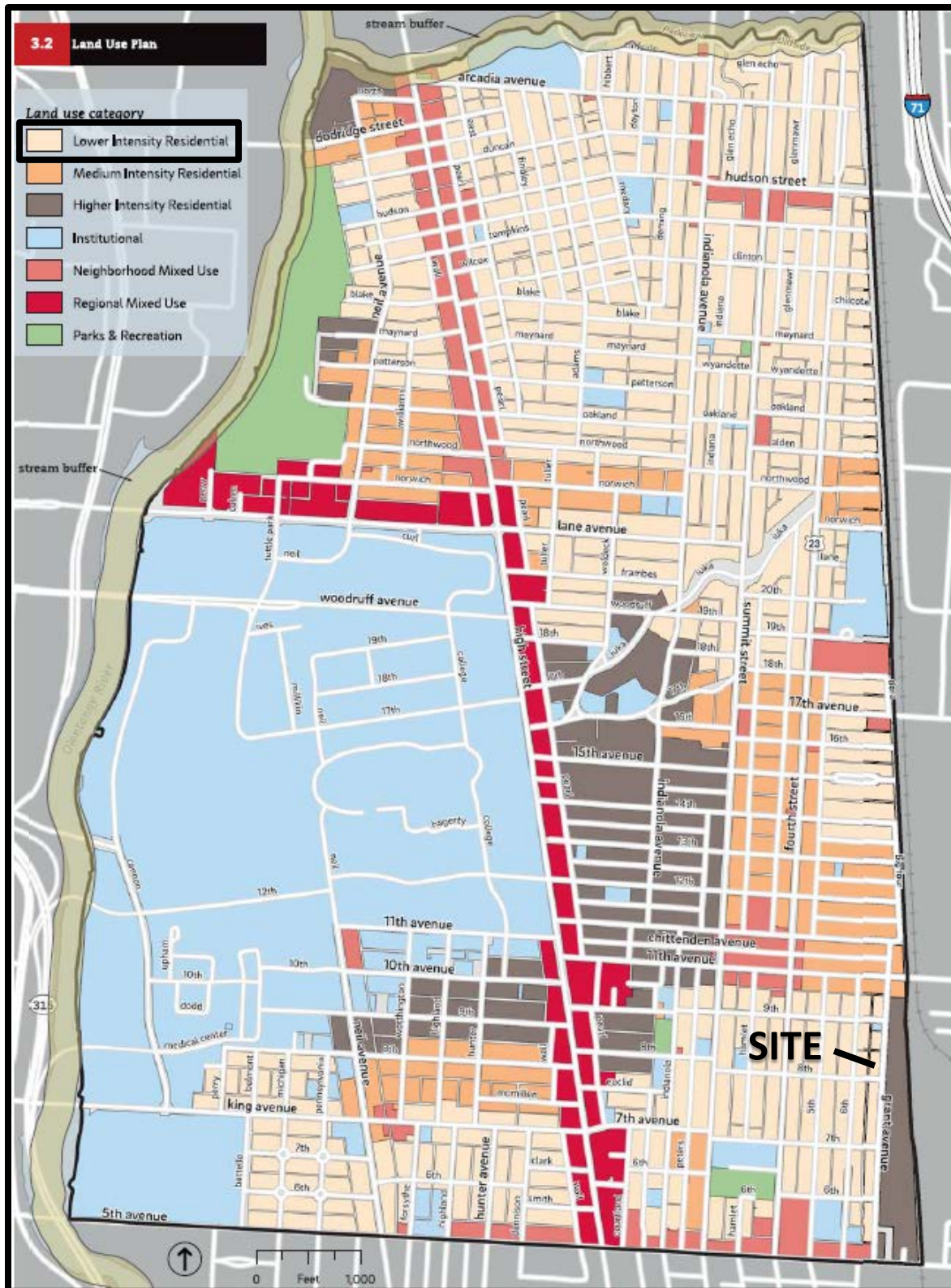
- 1). Section 3356.03, C-4, Permitted Uses, to permit ground floor residential use, thereby permitting detached single family dwellings.
- 2). Section 3321.05, Vision Clearance, to reduce the 30'x30' clear vision triangle at the northwest corner of N Grant Avenue and E. Eighth Avenue to 5'x5', to permit close building setbacks, as is the character of the area
- 3). Section 3356.11, C-4 District Setback Lines, to reduce the N. Grant Avenue and E. Eighth Avenue building setback line from 25' to two (2) feet, respectively.

05/21/17



CV17-042
1397 North Grant Avenue
Approximately 0.58 acres

University District Plan (2015)



CV17-042
1397 North Grant Avenue
Approximately 0.58 acres



CV17-042
1397 North Grant Avenue
Approximately 0.58 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

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

Serving the University Community for over 30 Years

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Seth Golding*
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TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 15 E. Lane Avenue
CV17-042

c: Kelley Preibe
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-1341
krpriebe@columbus.gov

June 25, 2016

Dear Shannon:

This letter is to inform you that on June 21, 2017 the University Area Commission voted to *approve* the request for council variance for the property located at 1397 N. Grant Ave. The variances requested are as follows:

1. Sect. 3356.03, C-4, Permitted Uses: to permit ground floor residential use, thereby permitting detached single family dwellings
2. Sect. 3321.05, Vision Clearance: to reduce the 30 Ft. x 30 Ft. clear vision triangle at the northwest corner of N. Grant Ave. & E. 8th Ave. to 5 Ft. x 5 Ft., to permit close building setbacks, as is the character of the area.
3. Sect. 3356.11, C-4 District Setback Lines: to reduce the N. Grant Ave. & E. 8th Ave. building setback line from 25 Ft. to two Ft., respectively.

The Commission commended the applicant for working with the Zoning Committee, with the Weinland Park Housing Committee, and listening to any concerns. There was a concern over the vision triangle variance, but this is consistent with existing and new block development in this dense, urban neighborhood. Residents in Weinland Park and the commission are pleased with another quality housing project being built on a vacant block, to the improvement of the entire neighborhood.

The vote to approve the above variance request was unanimous: **For – 12; Against – 0; Abstentions – 0.**

*Denotes Zoning
Committee member

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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION**Department of Building & 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 # CV17-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E. Town Street, 2nd Floor, Columbus, Ohio 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. Weinland Park Development, LLC 842 N Fourth Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Joe Williams (614) 545-3688	2. Chatham Partners, LLC 4272 Vista Walk Lane Powell, Ohio 43065-7360 # of Columbus Based Employees: 2 Contact: Chris Thompson (614) 230-2671
3. _____	4. _____

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 22nd day of May, in the year 2017

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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