

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

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

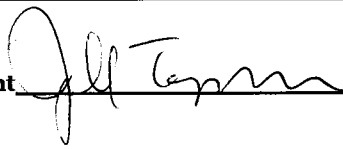
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 attached Statement of Hardship

Signature of Applicant



Date

1/23/2018

CV18-003

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

STATEMENT OF HARDSHIP

Property Address: 104 Lauriston Lane

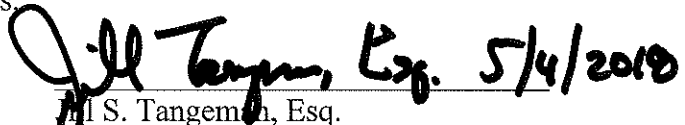
Applicant: Metro Development LLC

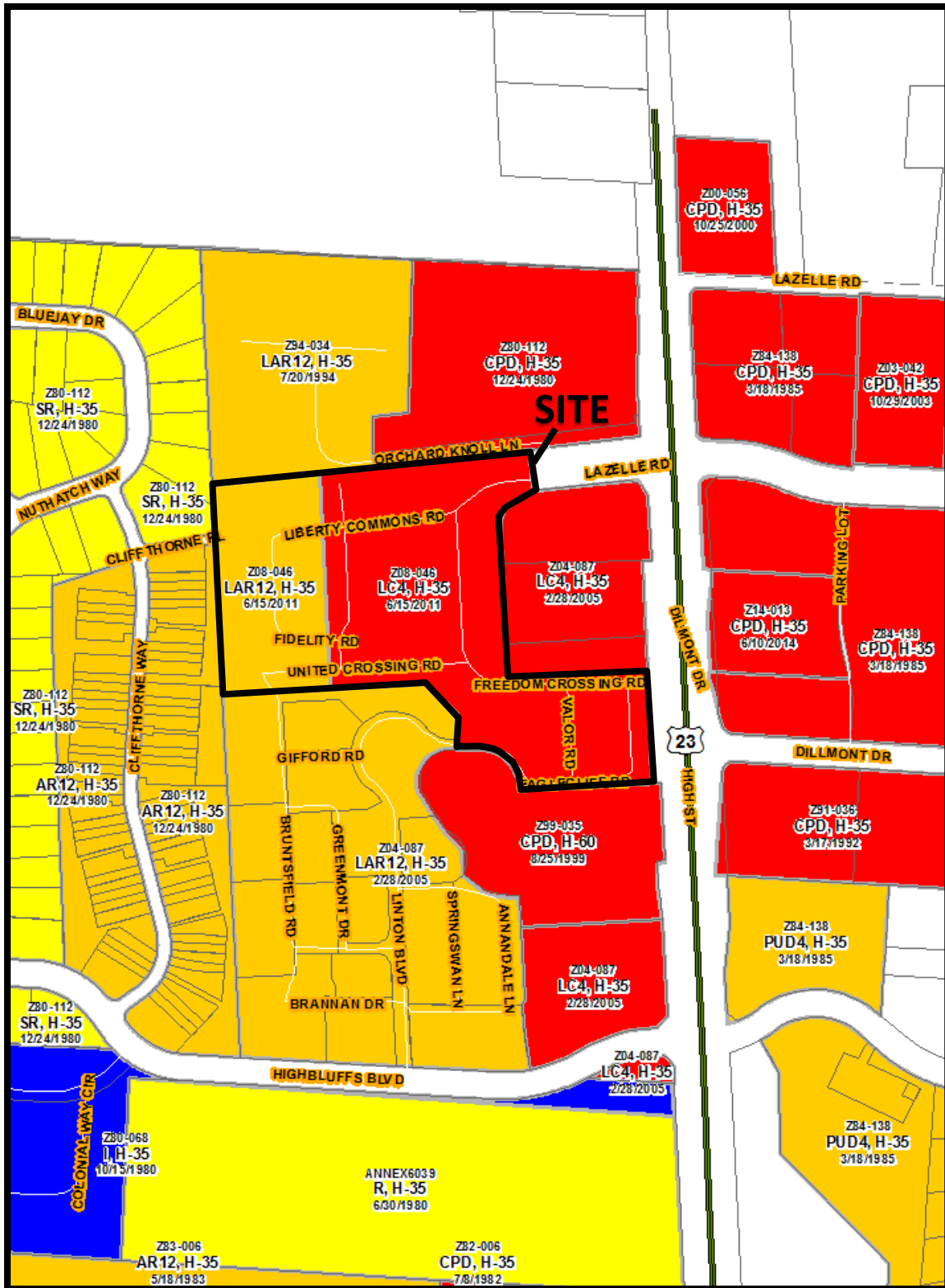
The subject property is located along North High Street and is currently improved with a residential hotel in the L-C-4 zoning district and a multi-family development in the L-AR-12 zoning district. The applicant is in the process of adding parking to the L-AR-12 zoning district to provide for additional guest parking.

The applicant is requesting a variance to reduce the required 25' perimeter yard setback for parking only from 25' to 10'. The existing landscape buffer consisting of mounding and trees will be maintained as installed. The addition of parking will avoid having guests to the multi-family development park on neighboring public streets.

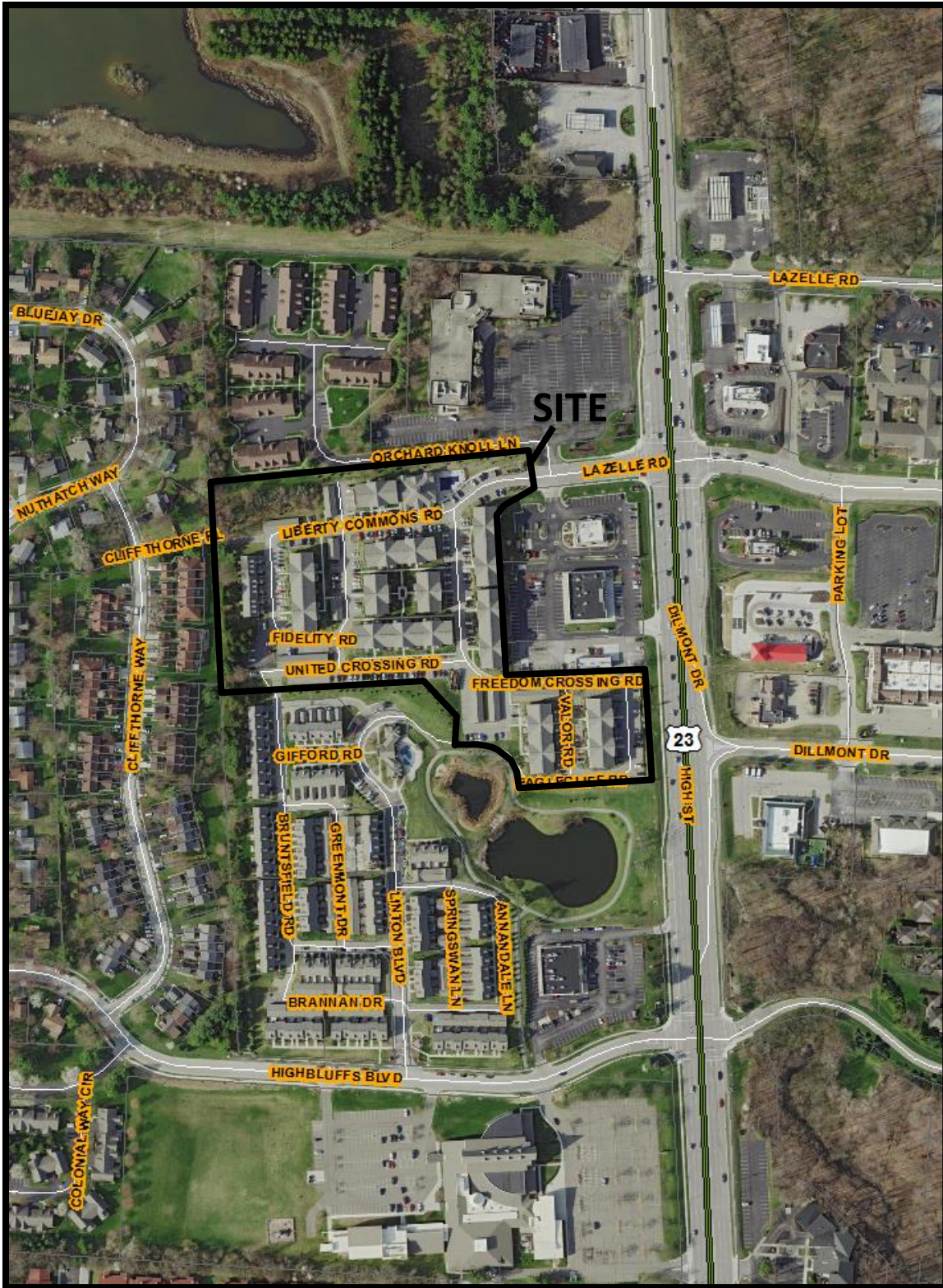
The applicant is also requesting a variance from Section 3333.16 to allow the L-AR-12 subarea to allow a multi-family development without frontage on a public street. Currently, the L-AR-12 and the L-C-4 subareas are joined in one parcel. The applicant may elect in the future to split the L-AR-12 subarea from the L-C-4 subarea for financing purposes. A cross access easement would be put in place if such a lot split were requested in the future.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

 **Ex. 5/4/2018**
Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com



CV18-003
104 Lauriston Lane
Approximately 9.2 acres



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104 Lauriston Lane
Approximately 9.2 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

CV18-003

Address:

104 Lauriston Ln.

Group Name:

For North Columbus Communities Coalition

Meeting Date:

3/6/18

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

10-0

Signature of Authorized Representative:

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614/430-7840

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
 MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

DEPARTMENT OF BUILDING
AND ZONING SERVICES**REZONING APPLICATION****Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # 218-004STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus Employees c/o Joe Thomas Jr. / #614-540-2400	2. BRG Liberty Crossing LLC 7265 Kenwood Road, Suite 111 Cincinnati, Ohio 45236 0 Columbus Employees c/o Jill Tangeman / #614-464-5608
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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