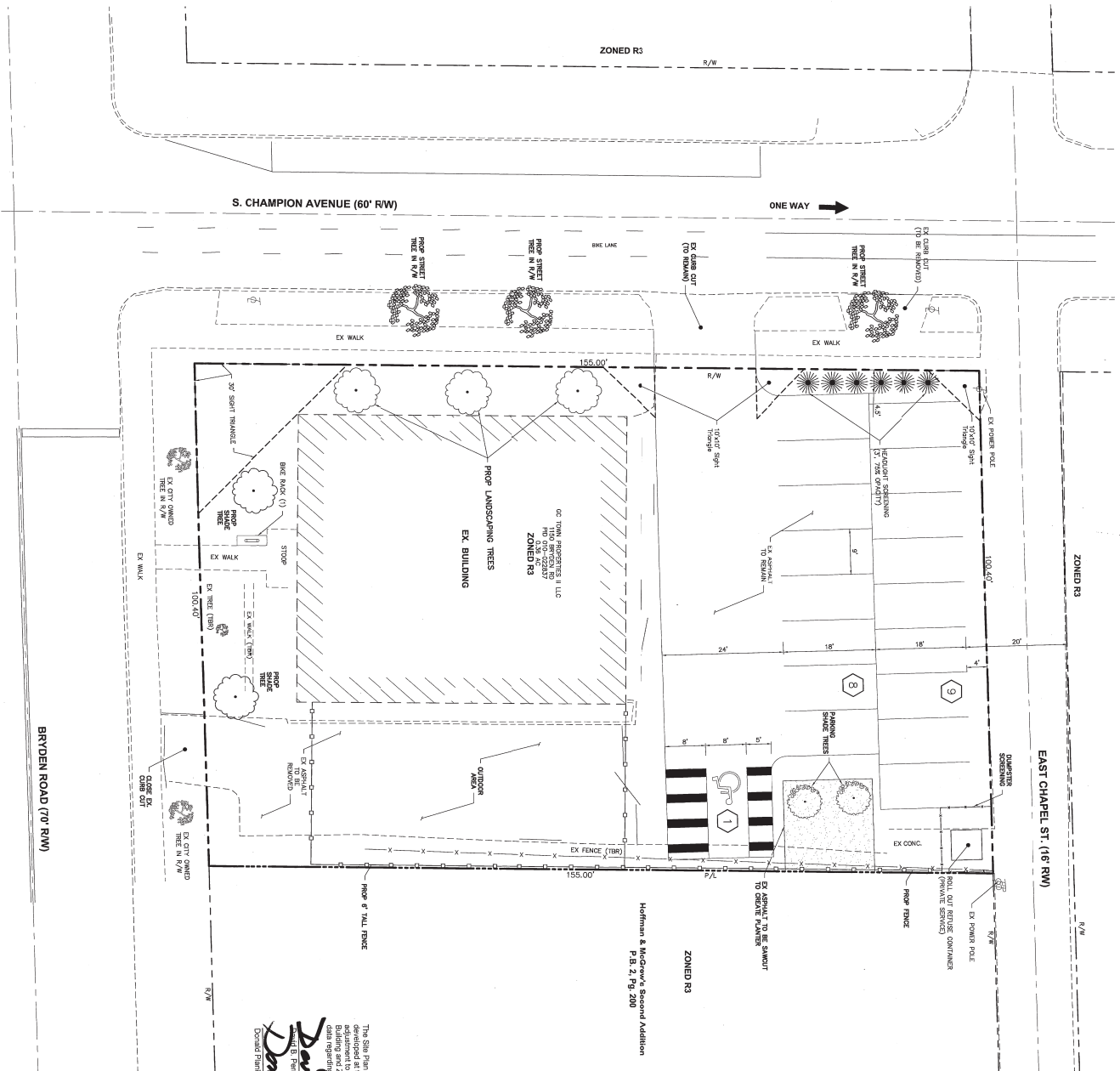



[illegible]

GRAPHIC SCALE



0 5 10
1 inch = 10 feet

DEVELOPER
GALLAS ZADEH DEVELOPMENT, LLC
245 EAST FIRST AVENUE
COLUMBUS, OHIO 43215

OWNER
GP TOWN PROPERTIES II, LLC
245 EAST FIRST AVENUE
COLUMBUS, OHIO 43215

The SRS Party may be jointly, individually or solely engineering, topographical, or other data developed by the firm in development or engineering plans are provided. Any such firm developed data shall be reviewed and may be approved or disapproved by the SRS Party. The SRS Party shall be responsible for the cost of the reproduction of the data. The SRS Party shall be responsible for the cost of the reproduction of the data. The SRS Party shall be responsible for the cost of the reproduction of the data.

David S. Perry Date 5-10-18
SRS Party Agent
Donald Hank Date 5/10/18
Donald Hank, Attorney

CV18-020

SCALE: 1"=20'
DATE: 05/10/2018

SHEET 1 / 1

PLAN PREPARED BY:


ADVANCED

422 BEDDIER RD
GOSHAMA, OHIO 4
PH 514-4282

PLAN PREPARED BY:



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-020

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: 3/27/18

Attorney: _____ (Donald Plank, Plank Law Firm) Date: _____

Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date: 3-27-18

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

CV18-020, 1150 Bryden Road, Columbus, OH 43205

The 0.360 +/- acre site is located at the northeast corner of Bryden Road and S. Champion Avenue. The site is developed with a 17 dwelling unit apartment house built in 1967 under AR-1, Apartment Residential zoning. The site was subsequently down-zoned to the R-3, Residential District, which made the use of the site non-conforming. With this application, applicant proposes to permit the land use in the R-3, Residential District and conform the site to current development standards while upgrading the exterior appearance of the property and upgrading the interior of the dwelling units with various remodeling. The north and east sides of the building are surfaced in asphalt. There is a curbcut/driveway from Bryden Road to angled parking on the east side of the building, but the driveway and east parking area has been barricaded for many years. As part of external improvements to the property, applicant proposes to close the Bryden Road curbcut/driveway, remove the pavement in the front yard, and provide privacy fencing for an outdoor area for residents on the east side of the building. All 17 dwelling units are one (1) bedroom units.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses. The 17 dwelling unit building is existing but has been rendered non-compliant due to the area down zoning and code changes since 1967. The site is also in the Bryden Road Historic District.

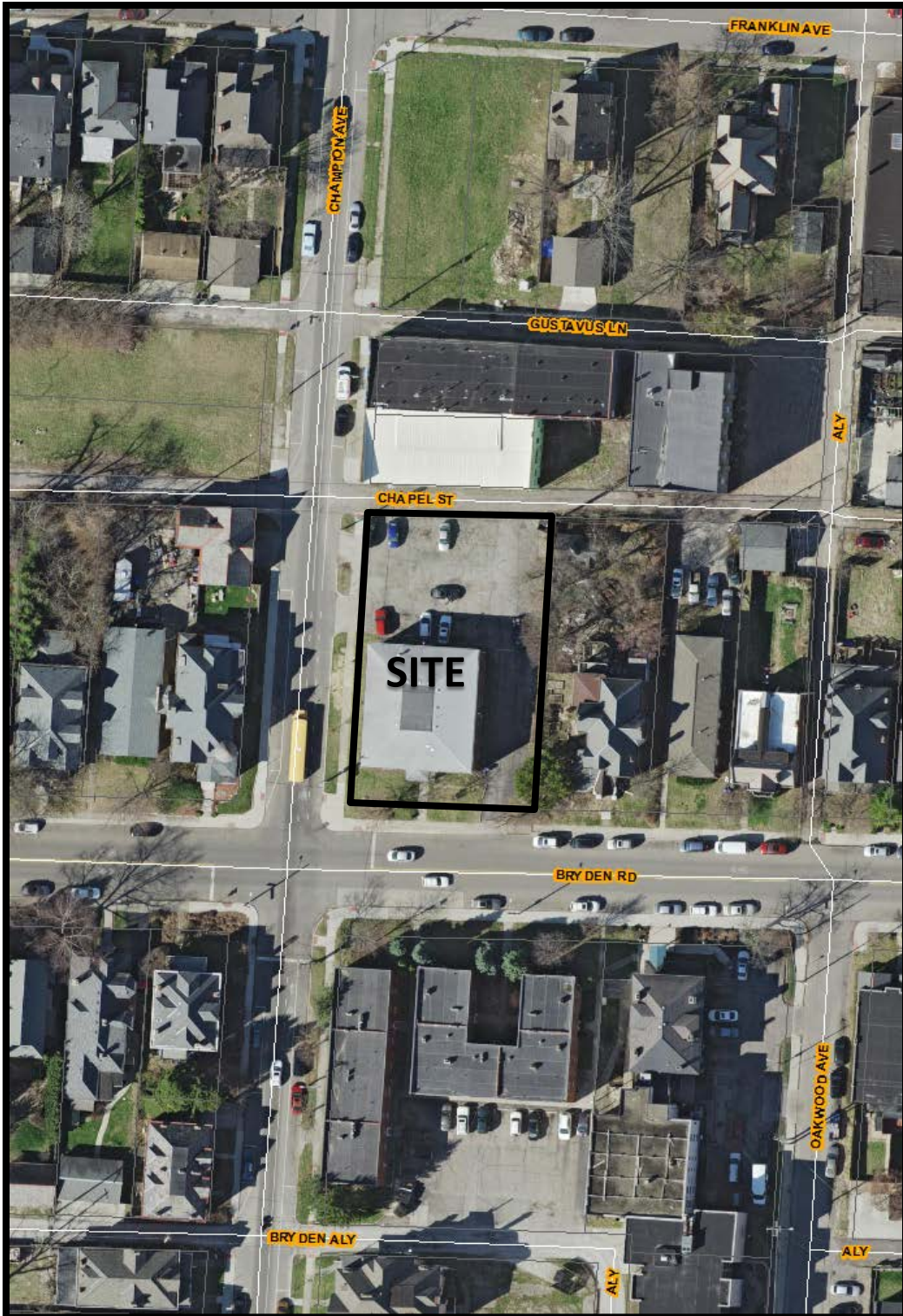
Applicant has a hardship with compliance with current zoning district uses and development standards due to the area rezoning and code changes. There is no zoning district to which the property could be rezoned to conform the use and site development without also needing variances.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3332.035, R-3 Residential District, to permit a 17 dwelling unit apartment building, as depicted on the Site Plan.
- 2). Section 3312.27(3), Parking Setback Line, to reduce the parking setback along S. Champion Avenue from ten (10) feet to 4.5 feet to 6 feet, as depicted on the site plan.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 1.5 spaces/dwelling unit (26 spaces total) to 1.05 spaces/dwelling unit (18 spaces total) for 17 one (1) bedroom apartments.



CV18-020
1150 Bryden Road
Approximately 0.36 acres



CV18-020
1150 Bryden Road
Approximately 0.36 acres

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

Case Number:

CV18-020

Address:

1150 Bryden Road

Group Name:

Gallas Zadeh Development

Meeting Date:

May 10, 2018

Specify Case Type:

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

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

10-0-0

Signature of Authorized Representative:



SIGNATURE

CHAIR - NEAC

RECOMMENDING GROUP TITLE

614-582-3053

DAYTIME PHONE NUMBER

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.

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTOIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1150 Bryden Road
APPLICANT'S NAME: GC Town Properties II, LLC/Dave Perry Company (Applicant)
GC Town Properties II, LLC (Owner)
APPLICATION NO.: 18-4-7
COMMISSION HEARING DATE: 4-19-2018

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

- | | |
|--|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #18-4-7, 1150 Bryden Road, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1) Section 3332.035, R-3 Residential District, to permit a 17 dwelling unit apartment building.
- 2) Section 3312.27(3), Parking Setback Line, to reduce the parking setback along S. Champion Avenue from ten (10) feet to 4.5 feet to 6 feet, as depicted on the site plan.
- 3) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 1.5 spaces/dwelling unit (26 spaces total) to 1.05 spaces/dwelling unit (18 spaces total) for 17 one (1) bedroom apartments.
- 4) Section 3321.05(A)(1)(B)(1), Vision Clearance, to reduce the vision clearance triangle at the driveway to S. Champion Avenue from 10'x10' to 5'x5' and to reduce the vision clearance triangle at the intersection of E Chapel Street (alley) and S. Champion Avenue from 10'x10' to 6'x6'.

MOTION: Henry/Morgan (5-0-0) RECOMMEND APPROVAL



RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Historic Preservation Office *CEO*

Historic Preservation Office

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV18-020STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
 of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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. Gallas Zadeh Development, LLC 245 East First Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Gregg Gallas 614-545-3679	2. GC Town Properties II, LLC 245 East First Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Gregg Gallas 614-545-3679
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 26th day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza11-5-2018

My Commission Expires:

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

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

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 all checks payable to the Columbus City Treasurer