

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215

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

Application #: CV18-031

Section 3307.10 Variances by City Council

- 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.

See attached.

Signature of Applicant

Michael Shann (E52)

Date _____

4-24-18

Please make checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 33 East Hubbard Avenue, Columbus, Ohio 43215
PROPERTY OWNER: Parkside on Pearl, LLC
APPLICANT: The Wood Companies, c/o
Michael T. Shannon, Esq.
Walton Parkway, Suite 260
New Albany, Ohio 43054
mike@uhlrawfirm.com
DATE: April 24, 2018
APPLICATION #: CV18-031

The Site consists of three parcels (PIDs: 010-029476, 010-023191, 010-010941). The Site is located at 33 East Hubbard Avenue in the Italian Village Historic District. The Site is located on the east side of North Pearl Street between East Hubbard Avenue and Hull Alley. The Site is currently used as a parking lot and contains a small accessory structure. The Site does not have any distinguishing characteristics. The Site is currently zoned Commercial, C-4. The Site is subject to the Italian Village Historic District and the I-670 Graphics Control Planning Overlay.

Applicant previously proposed the construction of a multi-family apartment residential development on the Site. The development proposed 42 residential units, 53 parking spaces, and a height of approximately 72 feet tall. A number of variances and a council variance, ORD 1354-2014, were granted to permit development of the Site as previously proposed. Those previously granted variances included: (1) 3356.03, C-4, Permitted Uses, to allow AR-1 uses in a C-4 district; (2) 3309.12, Height District, to allow a maximum height of 72 feet; (3) 3321.05(B)(1), Vision Clearance, to allow a zero foot clear vision triangle at the intersection of Pearl Alley and Hubbard Avenue; (4) 3356.11(3), C-4, District Setback Lines, to allow a minimum zero foot building setback on Hubbard Avenue; and (5) 3312.49(C), Minimum Number of Parking Spaces Required, to reduce the minimum number of required parking spaces from 63 to 53.

Applicant now proposes a revised development with 65 dwelling units, a maximum height of 81 feet and 65 parking spaces (combined on-site and off-site within 700 feet). Accordingly, Applicant respectfully requests the following variances.

1. 3356.03, C-4, Permitted Uses, which Section does not permit multi-family residential use. Applicant requests a variance to allow AR-1 uses permitted in 3333.02, Apartment Residential District Use.
2. 3309.14, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a maximum building height of 81 feet.

3. 3321.05(B)(1), Vision Clearance, which Section requires a 10-foot clear vision triangle at the intersection of Pearl Alley and Hubbard Avenue and the intersection of Pearly Alley and Hull Alley. Applicant requests a variance to reduce the clear vision triangle at the intersection Pearl Alley and Hubbard Avenue and the intersection of Pearly Alley and Hull Alley to a minimum of zero feet.
4. 3356.11(3), C-4, District Setback Lines, which Section requires a building setback of no less than 25 feet. Applicant requests a variance to reduce the minimum building setback on Hubbard Avenue, Pearl Alley, and Hull Alley to zero feet.

An unusual hardship exists because the underlying zoning district development standards conflict with the Short North Design Guidelines. The Short North Design Guidelines call for increased height and reduced building lines on this Site. The requested area variances are in line with the Short North Design Guidelines.

The requested use variance will not adversely affect the surrounding property or neighborhood. The Short North is a neighborhood which embraces and supports both commercial and residential uses. The proposed development is a residential development which will appreciate and enhance the neighborhood. The development will not impair supply of light and air, unreasonably increase congestion of public streets, increase the danger of fire, endanger public safety, unreasonably diminish surrounding property values, nor impair the public, health, safety, comfort, morals, or welfare of Columbus residents.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

Respectfully submitted,



Michael T. Shannon, Esq.

Attorney for Applicant

Approximately 0.27 acres



CV18-031
33 East Hubbard Avenue
Approximately 0.27 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE 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: 796 N. High St. (Parkside On Pearl)

APPLICANT'S NAME: JBAD (Applicant)/ Short North Partners, LLC (Owner)

APPLICATION NO.: 18-5-16b

COMMISSION HEARING DATE: 5-15-18

The Italian 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 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input 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:

Recommend approval of application #18-4-16b, 796 N. High St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- 3356.03, C-4, Permitted Uses, which Section does not permit multi-family residential-use; - Applicant requests a variance to allow AR-1 uses permitted in 3333.02, Apartment Residential District Use.
- 3309.12, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a maximum building height of 81 feet.
- 3321.05(B)(I), Vision Clearance, which Section requires a 10-foot clear vision triangle at the intersection of Pearl Alley and Hubbard Avenue and the intersection of Pearly Alley and Hull Alley. Applicant requests a variance to reduce the clear vision triangle at the intersection Pearl Alley and Hubbard Avenue and the intersection of Pearly Alley and Hull Alley to a minimum of zero feet.
- 3356.11(3), C-4, District Setback Lines, which Section requires a building setback of no less than 25 feet. Applicant requests a variance to reduce the minimum building setback on Hubbard Avenue, Pearl Alley, and Hull Alley to zero feet.

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
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 #: CV18-031STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
 of (COMPLETE ADDRESS) 8000 Walton Parkway, 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. The Wood Companies 939 North High Street, Suite 206 Columbus, Ohio 43201 Mark Wood 614-298-9663	2.
3.	4.

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

SIGNATURE OF AFFIANT

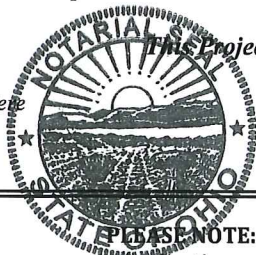
Subscribed to me in my presence and before me this 24th day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

1-11-2021

Notary Seal Here

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

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

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