

**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 #: CV18-043

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

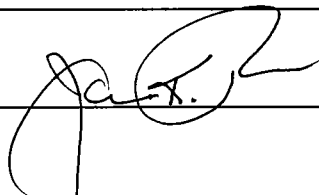
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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):**

170 Marconi, LLC is requesting a variance from zoning section 3359.27 to allow for non-accessory parking at the property located at 170 Marconi Blvd. A substantial investment has been made to purchase and demolish the formerly condemned parking structure, and create a temporary parking lot to service the significant parking demand from area businesses including the nearby YMCA. Due in part to the restriction on non-accessory parking, the demand cannot currently be met. Approval of this variance will enable us to efficiently operate the parking facility to best serve surrounding businesses.

Signature of Applicant



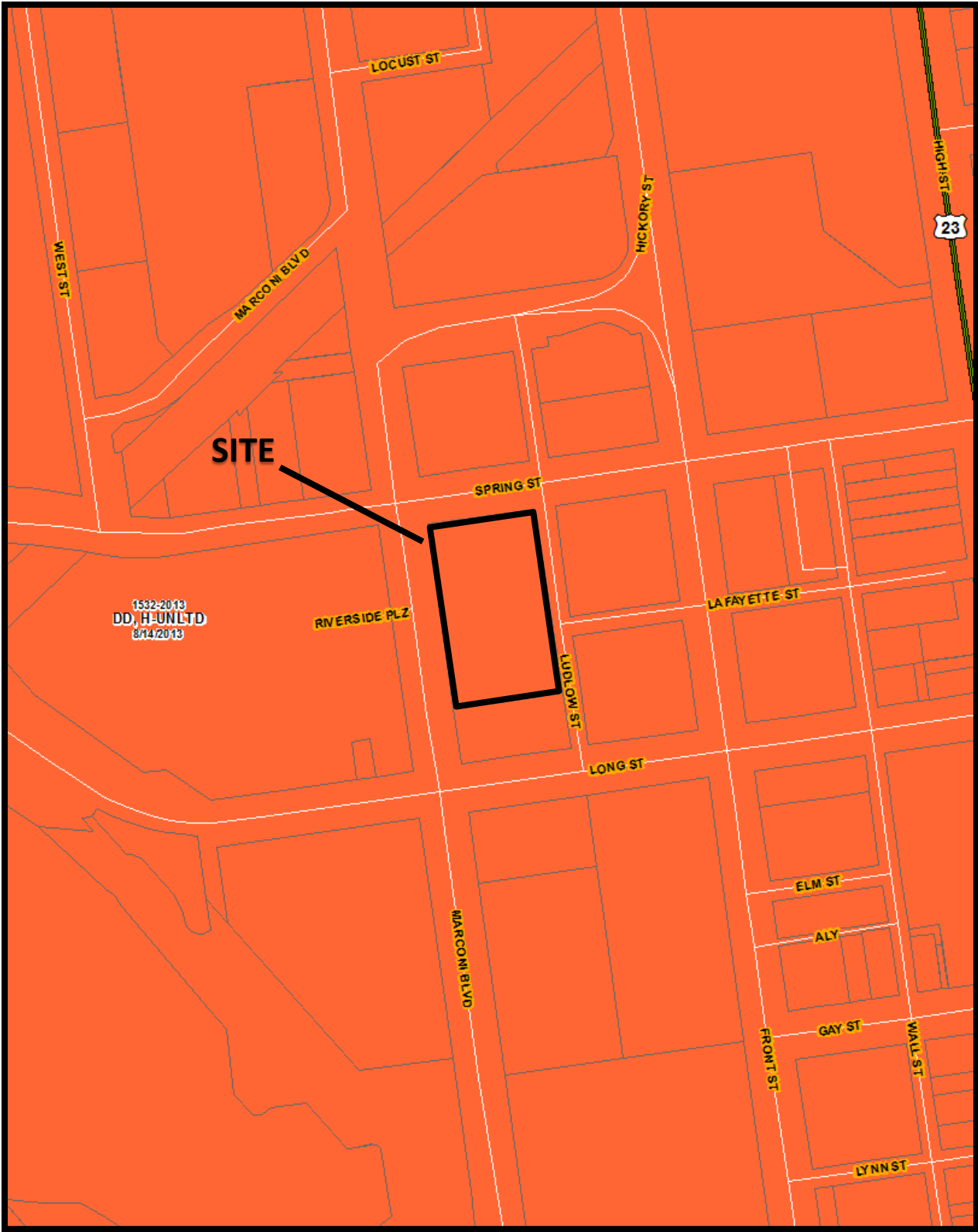
Date

06/05/18

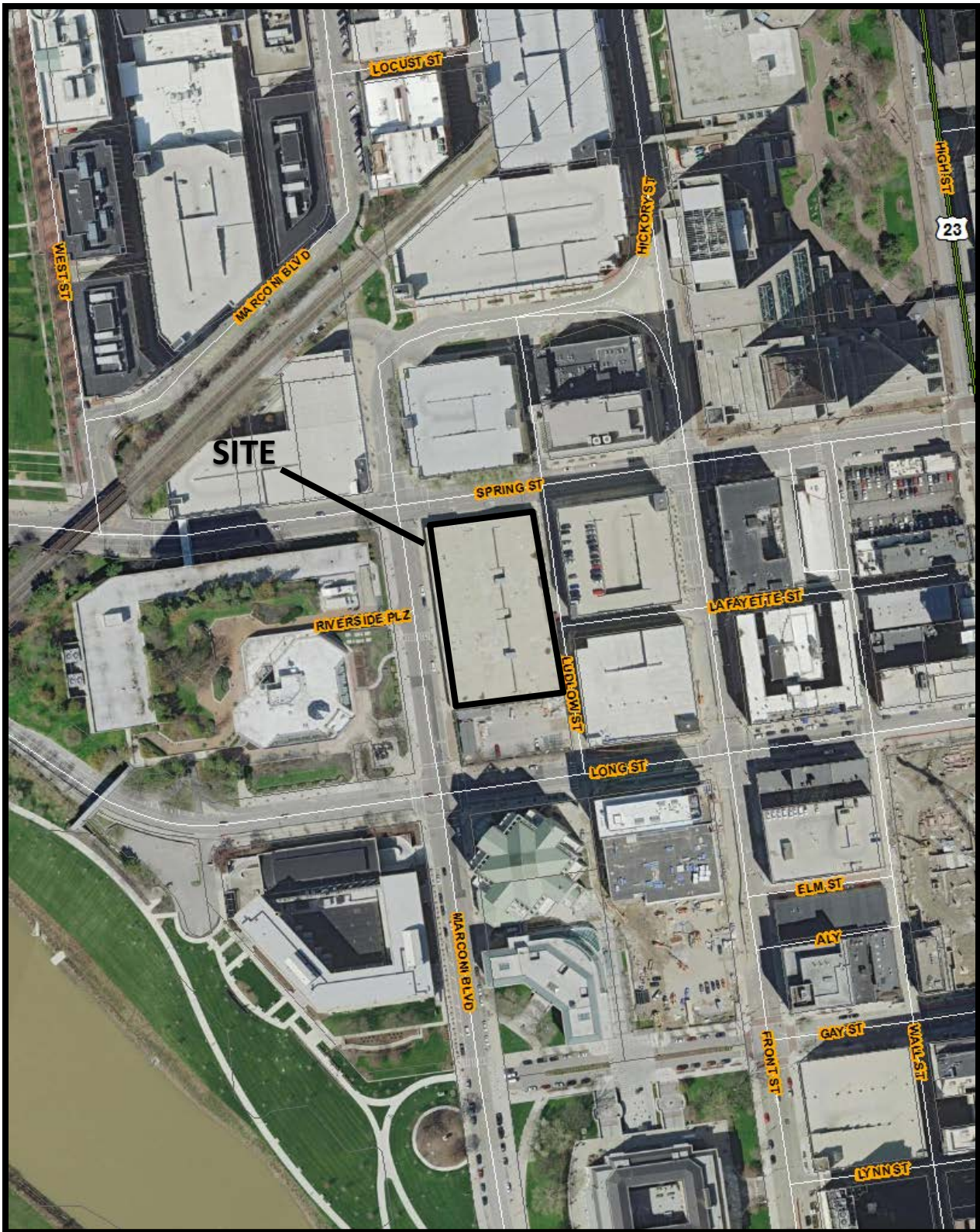
**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

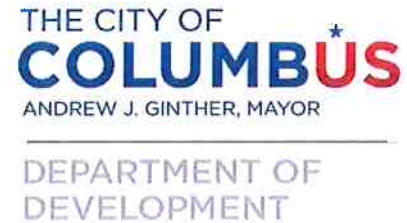


CV18-043  
170 Marconi Boulevard  
Approximately 1.35 acres



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170 Marconi Boulevard  
Approximately 1.35 acres

**Steven R. Schoeny**  
Director



## **Council Variance Recommendation**

### **DOWNTOWN DISTRICT - CHAPTER 3359**

**Office of the Director**  
111N. Front St.  
Columbus, Ohio 43215-9040  
(614) 645-8591  
(614) 645-6675 (FAX)

**Planning Division**  
111 N. Front St.  
Columbus, Ohio 43215-9040  
(614) 645-8664

**Downtown Commission**  
Daniel J. Thomas (Staff)  
Urban Design Manager  
(614) 645-8404  
[djthomas@columbus.gov](mailto:djthomas@columbus.gov)

**Date:** July 9, 2018

**Application Number:** 18-6-7

**Address:** 170 Marconi Boulevard

**Property Owner:** 170 Marconi LLC (Nationwide Realty Investors - NRI)

**Applicant:** NRI

**At the June 26, 2018 meeting the Downtown Commission recommended to City Council that a variance be given to allow for a non-accessory surface parking (pay) lot in Parking Zone A. Considerations include:**

- The Downtown Commission at their August 22, 2017 meeting approved the demolition of dilapidated parking structure and building of a temporary surface parking lot.
- The lot will be landscaped and incorporate permeable surfaces.

#### **Other Requirements, Limitations, or Conditions:**

- *The lot is intended to be temporary in nature.* It is expected that the owner will have a permanent replacement building within a reasonable amount of time. This expectation was articulated by both the owner and the Commission at the August 22, 2017 meeting and the June 26, 2018 meeting.
- *The owner will return to the Commission no later than June 26, 2023 (five years) with status update on the disposition of the property.*



Daniel J. Thomas 614-645-8404  
Downtown Commission Staff / Planning Division



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**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 #: CV18-043

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James Rost  
of (COMPLETE ADDRESS) 375 N. Front St. Ste 200 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. <u>170 Marconi, LLC</u> <u>375 N. Front St. Ste 375</u> <u>Columbus, OH 43215</u> <u>James Rost 614-857-2330</u>	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 5 day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

This Project Disclosure Statement expires DANIEL GRESKO after date of notarization.



DANIEL GRESKO  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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