

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

Signature of Applicant

[Handwritten signature]
Anthony Payer

Date

3/5/19

CV19-025

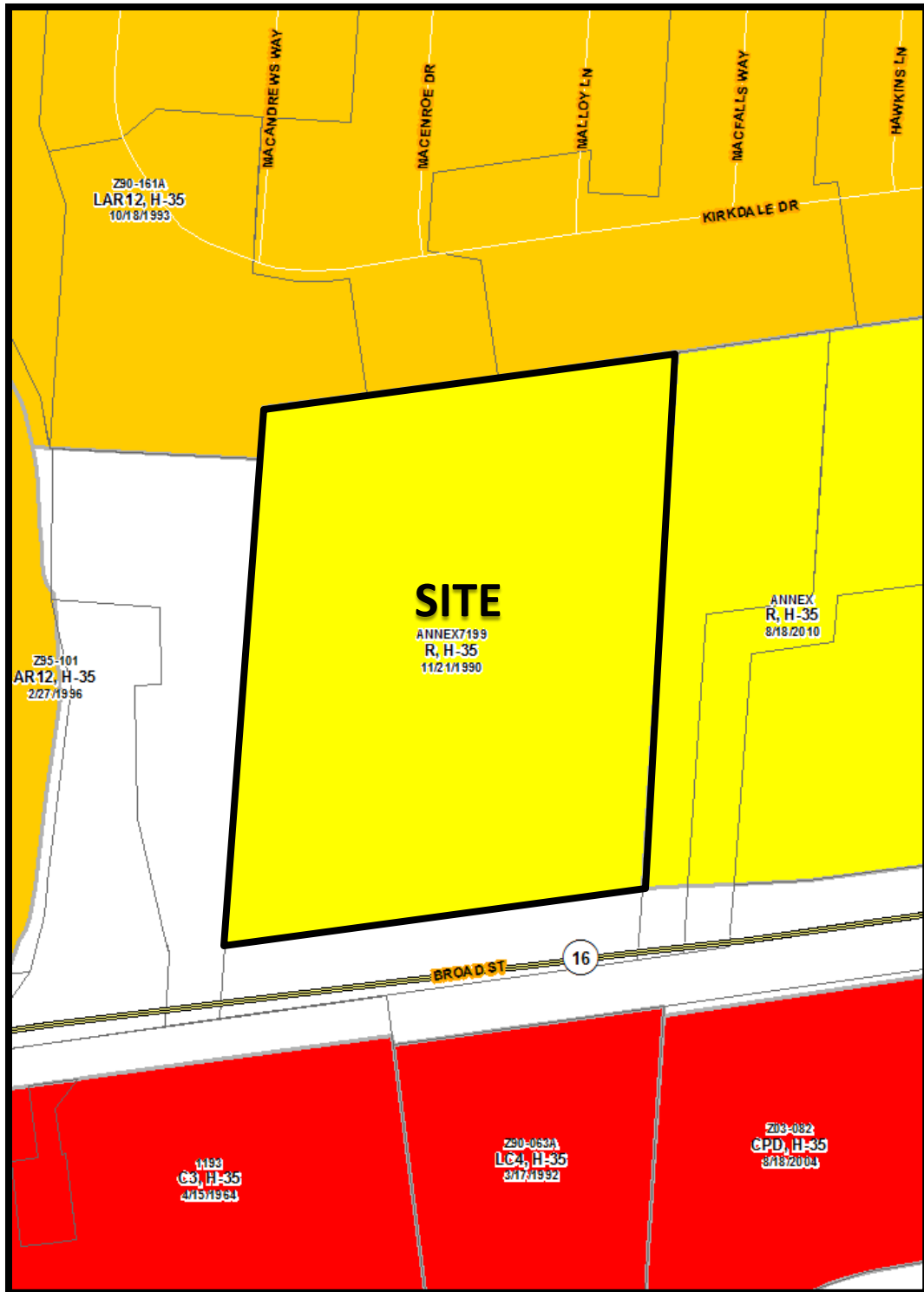
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

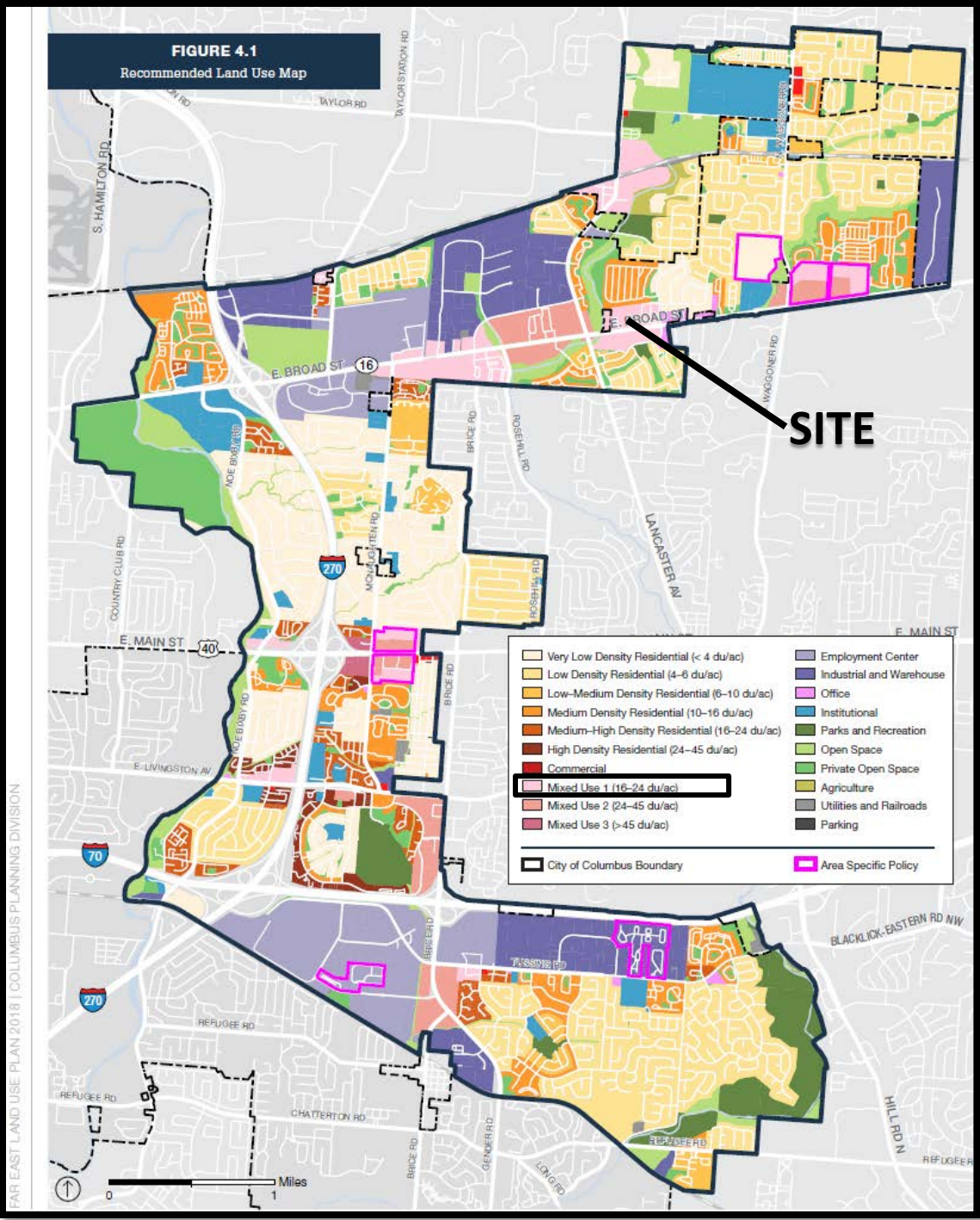
Please make checks payable to the Columbus City Treasurer

The applicant is requesting a variance to Section 3333.18 Building lines to reduce the building setback from 60 to 50 feet along E. Broad Street. By bringing the building closer to the right of way, the applicant has more flexibility in the layout of this site allowing for preservation of a pond and wooded area at the northeast corner of the site. The granting of this variance will not seriously affect any adjoining property or the general welfare.

metro.ebroad.doc
3/5/19 S:docs (clh)



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7230 East Broad Street
Approximately 8.8 acres



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Approximately 8.8 acres



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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 Z18-080 / CV19-025

Address 7230 E Broad St

Group Name Far East Area Commission

Meeting Date 2/5/2019

Specify Case Type

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | BZA Variance / Special Permit |
| <input checked="" type="checkbox"/> | Council Variance |
| <input checked="" type="checkbox"/> | Rezoning |
| <input type="checkbox"/> | Graphics Variance / Plan / Special Permit |

Recommendation (Check only one)

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Approval With quorum of 6 1 abstain 5 yes |
| <input type="checkbox"/> | Disapproval |

NOTES:

2-5-19 6 Commissioners reviewed the traffic survey. Discussed landscaping. Commissioners agreed to set back of 50 feet in lieu of 60 feet.

NOTES: Commissioner Marshall stated he had walked the property and the existing trees that are being referred to in the site plan are either dead or dying. Proper landscape and screening needs to be done to replace these trees.

1-9-19 Zoning Chair Commissioner Marshall again walked the parcel to confirm the trees separating the parcel and the adjacent Condos are either dead or dying.

Z18-080 was tabled for the February meeting. This is the 3rd time these parcels were brought in front of the FEAC. The other 2 had grocery stores as the key stone to a retail complex.

The main concern on the part of the Commissioners is the heavy traffic on Broad Street making left turns out of the single exit dangerous.

It was agreed that the applicant would submit and bring back to the FEAC the response they get from the traffic Department.

Signature of Authorized Representative *Larry Marshall*

Recommending Group Title **Commissioner / Zoning Chair**

Daytime Phone Number: **614 619 3278**

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at 614 645-2463 OR MAIL to:
Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215

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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 #: CV19-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., #460, 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

| | |
|---|--|
| 1. Metro Development LLC 470 Olde Worthington Rd., #100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>0</u> number of Columbus based employees | 2. Mario Deramo, Loreto Deramo, Carolina Cervi c/o Paul W. Leithart II, Esq. 575 S. Third Street Columbus, OH 43215 614-545-7728 |
| 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 5th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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