

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

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: Weirland Park Development LLC by David B. Perry, Agent Date: 12-5-19

Signature of Attorney: [Signature] Date: 12-5-19

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

CV19-123

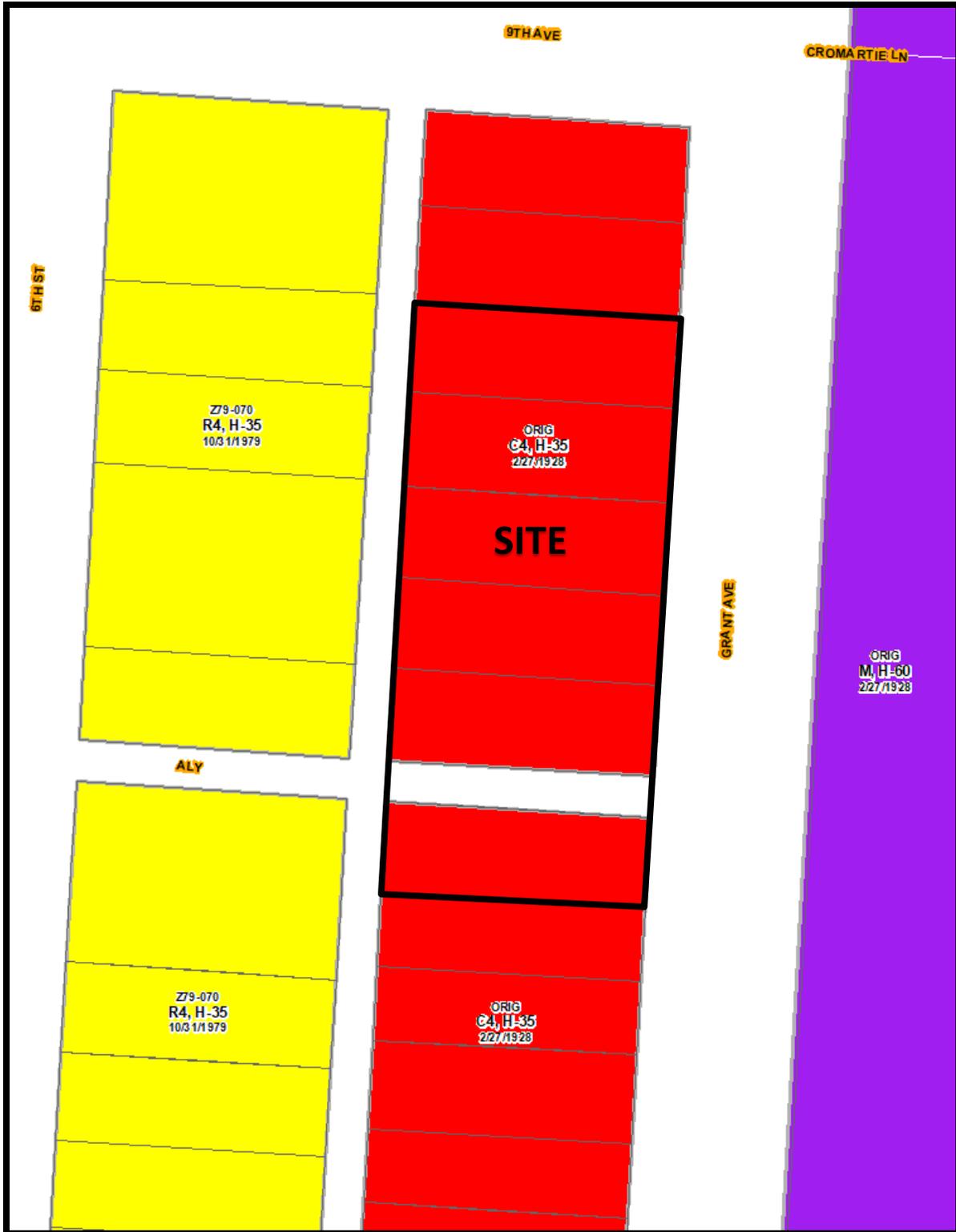
1427 N. Grant Avenue, Columbus, OH 43201

The 0.559 +/- acre site is located on the west side of N. Grant Avenue, 210 +/- feet north of E. Eighth Avenue. The site is zoned C-4, Commercial. By this variance, applicant proposes to build eight (8) detached single family dwellings in the C-4 District. Applicant has built 46 detached single family dwellings in the C-4 and C-2 districts on the west side of N. Grant Avenue, south of this site, by variance (CV09-036, CV17-042). Since CV17-042, applicant has vacated a 16 foot alley, now PID: 010-297980, and acquired additional parcels north of the vacated alley that weren't available when CV17-042 was done. Applicant is redeveloping the former Columbus Coated Fabrics site on the east side of N. Grant Avenue with residential uses. The proposed use is consistent with the redevelopment of the Weinland Park area, new construction in the vicinity and the University District Plan (2016), which recommends "Lower Intensity Residential" as the land use for the site. The proposed lots shall be a minimum of 29' wide, the houses shall have three (3) foot side yards and, detached garages shall also have three (3) foot side yards. The depth of the property is 105', subject to survey, so the lots will be 2,940 +/- square feet.

Applicant has a hardship and practical difficulty in that the C-4 district permits residential use, other than on the ground floor. There have been many variances granted to permit ground level residential use in the commercial districts including for this development. In this case, substantially more intense commercial and residential uses (above the ground floor) could be developed under existing zoning. The permitted uses of the existing C-4 district are contrary to the established uses in the area and the University District Plan (2016), and time is of the essence to permit additional single family dwellings.

Applicant requests the following variances:

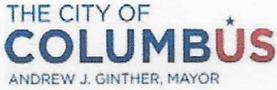
- 1). Section 3356.03, C-4, Permitted Uses, to permit ground floor residential use, thereby permitting detached single family dwellings.
- 2). Section 3356.11, C-4 District Setback Lines, to reduce the N. Grant Avenue building setback line from 25 feet to 10 feet and subject to the setback of an open porch being a minimum of four (4) feet.



CV19-123
1427 N. Grant Ave.
Approximately 0.56 acres



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DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: CV19-123

Address: 1427 N GRANT AVENUE

Group Name: UNIVERSITY AREA COMMISSION

Meeting Date: FEBRUARY 3, 2020

- Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Five horizontal lines for notes.

Vote: 13 yes; 0 no; 0 abstention

Signature of Authorized Representative: Brian Wilkins

SIGNATURE

UNIVERSITY AREA COMMISSION

RECOMMENDING GROUP TITLE

614-560-5785

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, 111 N. Front St, Columbus, OH 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 #: CV19-123

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy, Attorney of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, Columbus, Ohio 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)

Table with 2 columns and 2 rows. Row 1: 1. Weinland Park Development, LLC; 842 N. 4th St., Ste. 200, Columbus, OH 43215; # Columbus based Emps: Zero (0); Contact: Joseph M. Reidy, 614-721-0682. 2. Grant Park Homes, LLC; 842 N. 4th St., Ste. 200, Columbus, OH 43215; # Columbus based Emps: Zero (0); Contact: Joseph M. Reidy, 614-721-0682. Row 2: 3. ----- 4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Joseph M. Reidy

Subscribed to me in my presence and before me this 5th day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023

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