

DEVELOPMENT PLAN

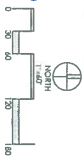
WOODFIELD PARK

PREPARED FOR METRO DEVELOPMENT

DATE 5.8.20

Z20-010 & CV20-015; Final Received 5/18/20

*Charles D. Brown* 5/18/2020



**Farris Planning & Design**  
LANDSCAPE ARCHITECTS  
20111 20th Avenue, Suite 100  
Boulder, CO 80501  
303.440.1111  
www.farrisplanning.com



### 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 list*

Signature of Applicant

*[Handwritten signature]*

Date

*1/28/2020*

*CV20-015*

**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**

### Statement of Hardship

The applicant zoned this site for and extended stay hotel and the setbacks that are reflected in the council variance match the setbacks shown on the site plan for the extended stay.

The applicant is using the same site plan and same number of units under the proposed new zoning. By allowing these variances the applicant will be able to use the same site plan. The granting of these variances will not seriously affect adjoining property or the general welfare. These variances will not impair and adequate supply of light and air to the adjacent property nor unreasonably increase the congestion of public streets, increase the danger of fires, endanger public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

metro-cassady.hardship (clh)  
1/28/20 S:Docs

CV20-015

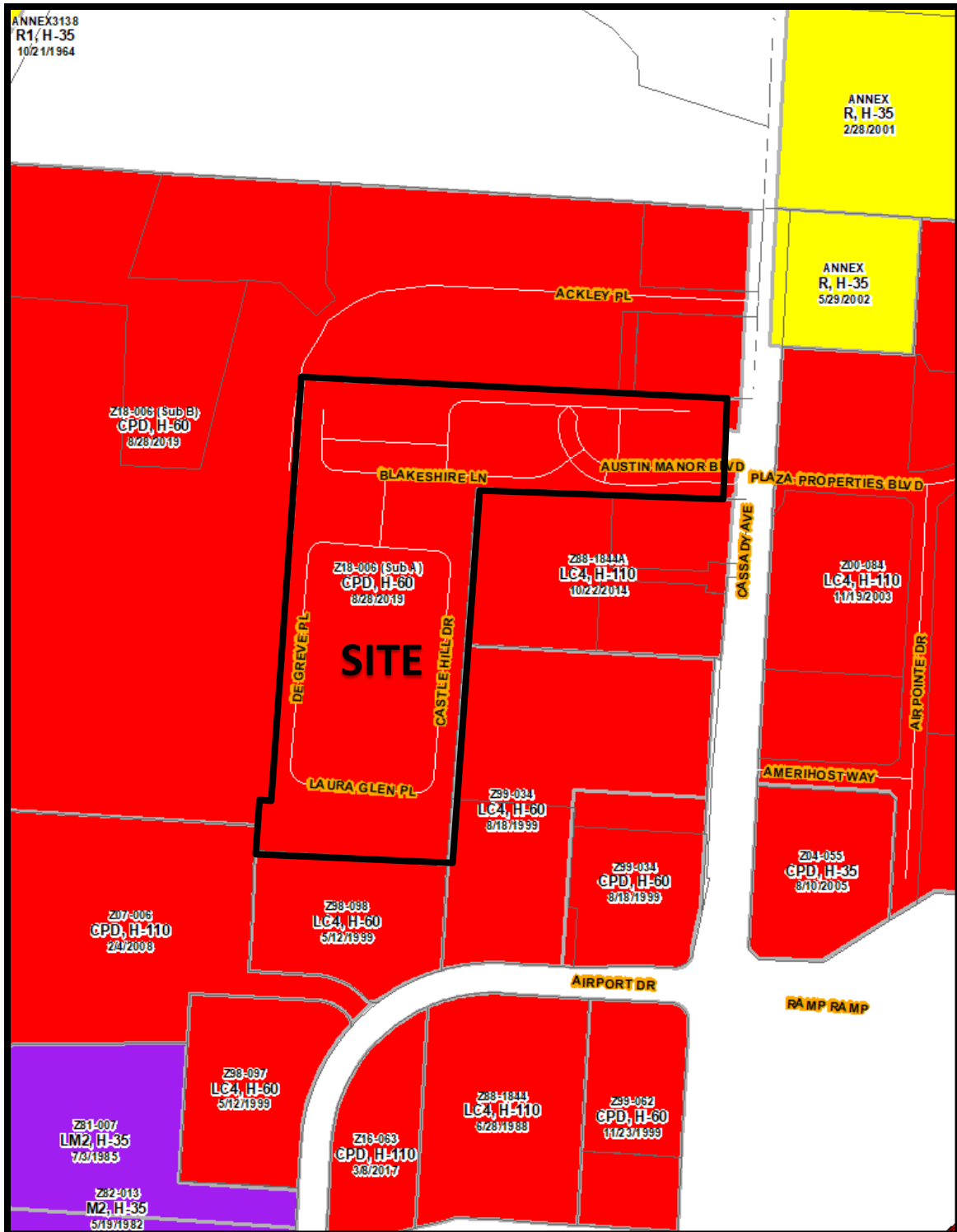
Variance List  
1535 North Cassady Avenue

3333.255 Perimeter Yard

West side	25 to 5 ft.	building and parking
North side	25 to 10 ft. 25 to 0	building parking
South side (eastern portion)	25 to 0	parking
East side	25 to 5 ft,	building and parking

metro-cassady-var.lst (nct)  
1/27/20 S:Docs

CV20-015



CV20-015  
1535 N. Cassady Ave.  
Approximately 9.95 acres





CV20-015  
1535 N. Cassady Ave.  
Approximately 9.95 acres

## North East Area Commission

"Together we can build a stronger community"

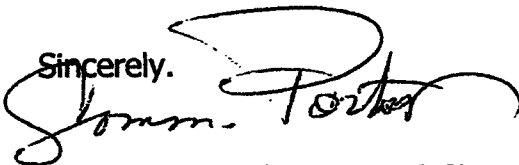
March 31, 2020

Ms. Kelsey Priebe  
Department of Development  
Building & Development Services  
111 North Front Street  
Columbus, OH 43215

Ms. Priebe:

Subject: CV20-015 & Z20-010, property known as 1535 North Cassady Ave, Columbus, OH 43219. The North East Area Commission at a public meeting on March 5, 2020 voted to approve the above applications, which concurrent of each.

Sincerely,

A handwritten signature in black ink, appearing to read "Elwood Rayford", written over the word "Sincerely,".

Cc: Elwood Rayford – NEAC Chair  
Jeffery Brown – Attorney



## 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 #: CV20-015

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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., Suite 100 Westerville, OH 43082 0 Columbus based employees	2. Woodfield Park LLC 470 Olde Worthington Rd., Suite 100 Westerville, OH 43082 0 Columbus based employees
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 28th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires 12 months after date of notarization.*

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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