

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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

*Wendell Park Development LLC*  
*by Darryl B. Perry, Agent*

Date

*11-25-19*

Signature of Attorney

*[Signature]*

Date

*11-26-19*

**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**

*CV19-124*

## **Exhibit B**

### **CV19-124, Statement of Hardship**

#### **1372 N. Grant Avenue, Columbus, OH 43201**

The 1.47 +/- site was rezoned (Ord. 0224-2013, Z12-023) in 2013 to CPD, Commercial Planned Development for age restricted senior housing. The site hasn't been developed as permitted by the CPD. Rezoning application Z19-091 is pending to rezone the site from CPD to AR-2, Apartment Residential for multi-family development. This variance application is submitted as a companion application to rezoning application Z19-091.

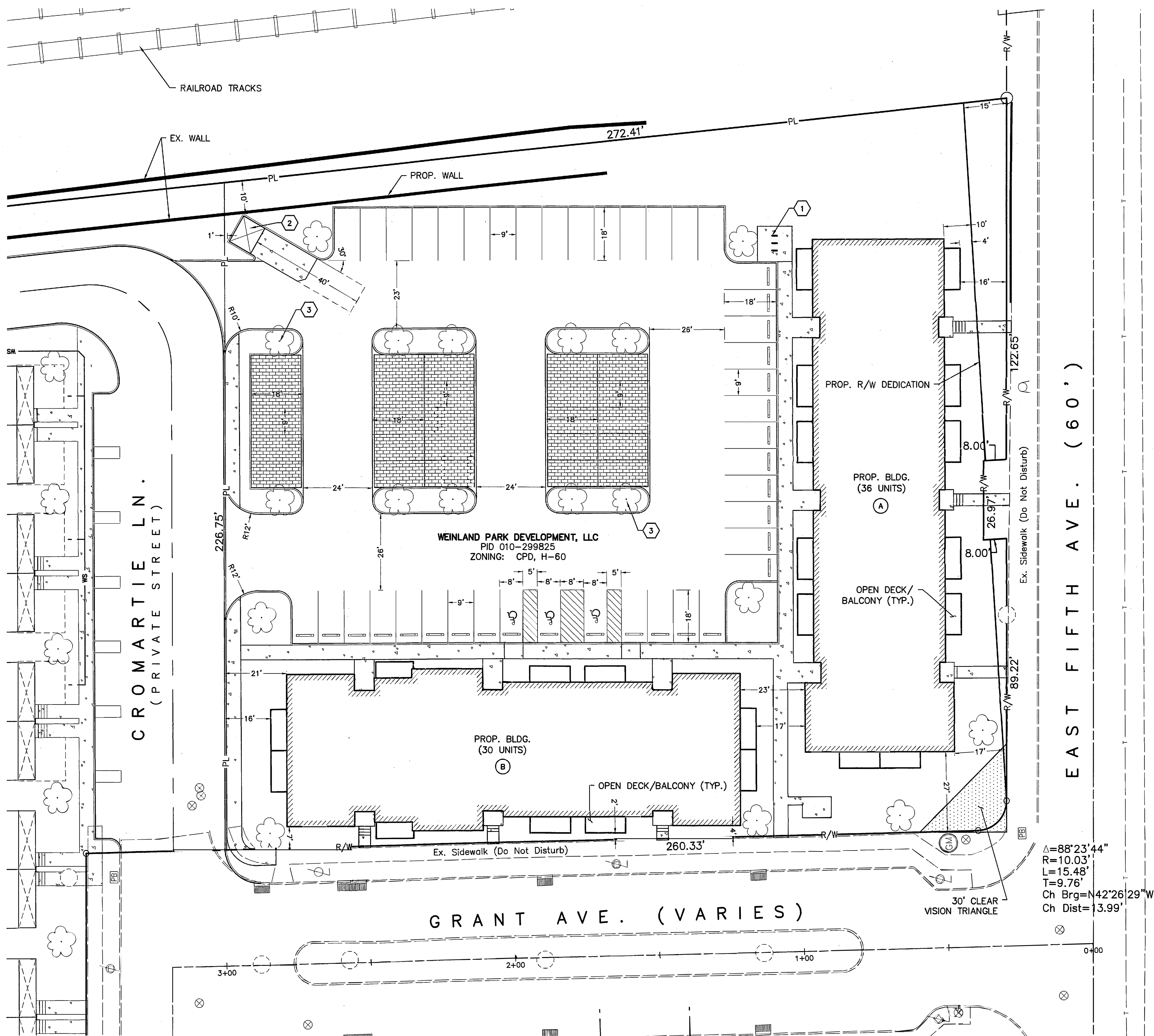
The site is located at the northeast corner of E. Fifth Avenue and N. Grant Avenue. Applicant proposes two (2) apartment buildings totaling 66 (max) dwelling units with the buildings placed along the street frontages and the parking lot located behind the buildings. Access to the site will be from N. Grant Avenue and Cromartie Lane (private street).

The site is designated as "Higher Intensity Residential" in the University District Plan (2015). The use and density is supported by the University District Plan and is comparable to the 70 dwelling unit senior housing development plan of the current CPD zoning. The University District Plan supports parking at 0.75 per bedroom. At 72 bedrooms, 54 parking spaces are recommended by the University District Plan, while 67 are provided (0.93 spaces per bedroom and 1.02/DU).

Applicant has a hardship and practical difficulty with applicable development standards designed for suburban development being applied to an urban development. The requested variances are comparable to variances supported by staff for many urban developments.

#### Applicant requests the following variances:

- 1). Section 3325.907(A), Parking, to increase parking coverage from 35% to 40%.
- 2). Section 3325.909(A), Building Lines, to reduce the E. Fifth Avenue and N. Grant Avenue building setback lines from 18 feet and 25 feet to 10 feet and 4 feet, respectively.
- 3). Section 3325.911(C), Building Separation and Size, to increase calculated floor area from 10,200 SF per building to 20,500 SF and 28,000 SF for the building fronting N. Grant Avenue and E Fifth Avenue, respectively.
- 4). Section 3325.913(C), Maximum Floor Area Ratio, to increase Floor Area Ratio (FAR) from 0.60 to 0.63, while the University District Plan recommends up to 1.0 FAR for replacement of non-contributing buildings with new construction.
- 5). Section 3325.915(A)(B), Height, to increase height from 35 feet to 45 feet.
- 6). Section 3333.255, Perimeter Yard, to reduce the north perimeter yard from 25 feet to Zero (0) feet to provide a sidewalk along Cromartie Lane (private street) and one (1) foot for a dumpster box; and to reduce the east perimeter yard from 25 feet to ten (10) feet for a dumpster box and parking lot pavement.



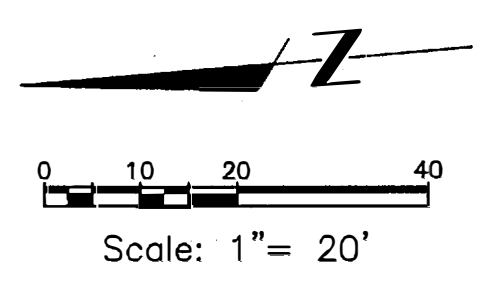
SITE & BUILDING INFORMATION		
ADDRESS: 1372 N. GRANT AVE.		
PID: 010-299825		
SITE AREA: 1.470 AC. (64,051 S.F.)		
EXISTING ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT Z12-023		
HEIGHT DISTRICT: H-60		
PROPOSED ZONING: AR-2 (CV19-124)		
BUILDING HEIGHT: 45' MAX. (SECTION 3325.915(A)(B))		
PROPOSED USE: MULTI-FAMILY RESIDENTIAL, 66 D.U.		
BUILDING SEPARATION AND SIZE (SECTION 3325.911(C)):		
CALCULATED FLOOR AREA		
BUILDING A: 20,469 S.F.		
BUILDING B: 19,347 S.F.		
FAR (SECTION 3325.913(C)): 0.63		
DENSITY: 44 UNIT/ACRE		
LOT AREA/D.U.: 970 S.F. / D.U.		
PARKING:		
USE AREA - MULTI-FAMILY	PARKING (SECTION 3325.907(B))	
	REQUIRED	PROVIDED
66 UNITS	66.05 Spaces	67 Spaces
ACCESSIBLE:	4 Spaces	3 Spaces
BICYCLE:	5 Spaces	6 Spaces
SITE TREES		
66 UNITS (1:10 UNITS)	7	7
PARKING (1:10 SPACES)	7	7
TOTAL TREES:	14	14
SETBACKS: AS SHOWN		
LOT COVERAGE: 27% BUILDING COVERAGE (3325.905(A))		
PARKING COVERAGE: 40% (SECTION 3325.907(A))		
REFUSE: PRIVATE HAULER		
FLOOD ZONE: "X"		
PANEL NO.: 39049C0307K (06/17/2008)		

KEYED NOTES	
1	SURFACE-MOUNTED INVERTED-U TYPE METAL BIKE RACK. EACH RACK TO ACCOMMODATE TWO BICYCLES.
2	PROP. DUMPSTER LOCATION
3	PROP. SITE TREE (TYP.)
4	PROP. CONC. WALK

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent  
Joseph M. Reidy, Attorney

5-14-2020  
Date:  
5-14-2020  
Date:



M:\1005017\_GrantAve\DWG\Zoning\ZONING SITE PLAN CV19-012.dwg --ZONING 5 LAST EDITED Bldgm ON 5/15/20

REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

GRANT PARK REDEVELOPMENT

PHASE 4 EAST

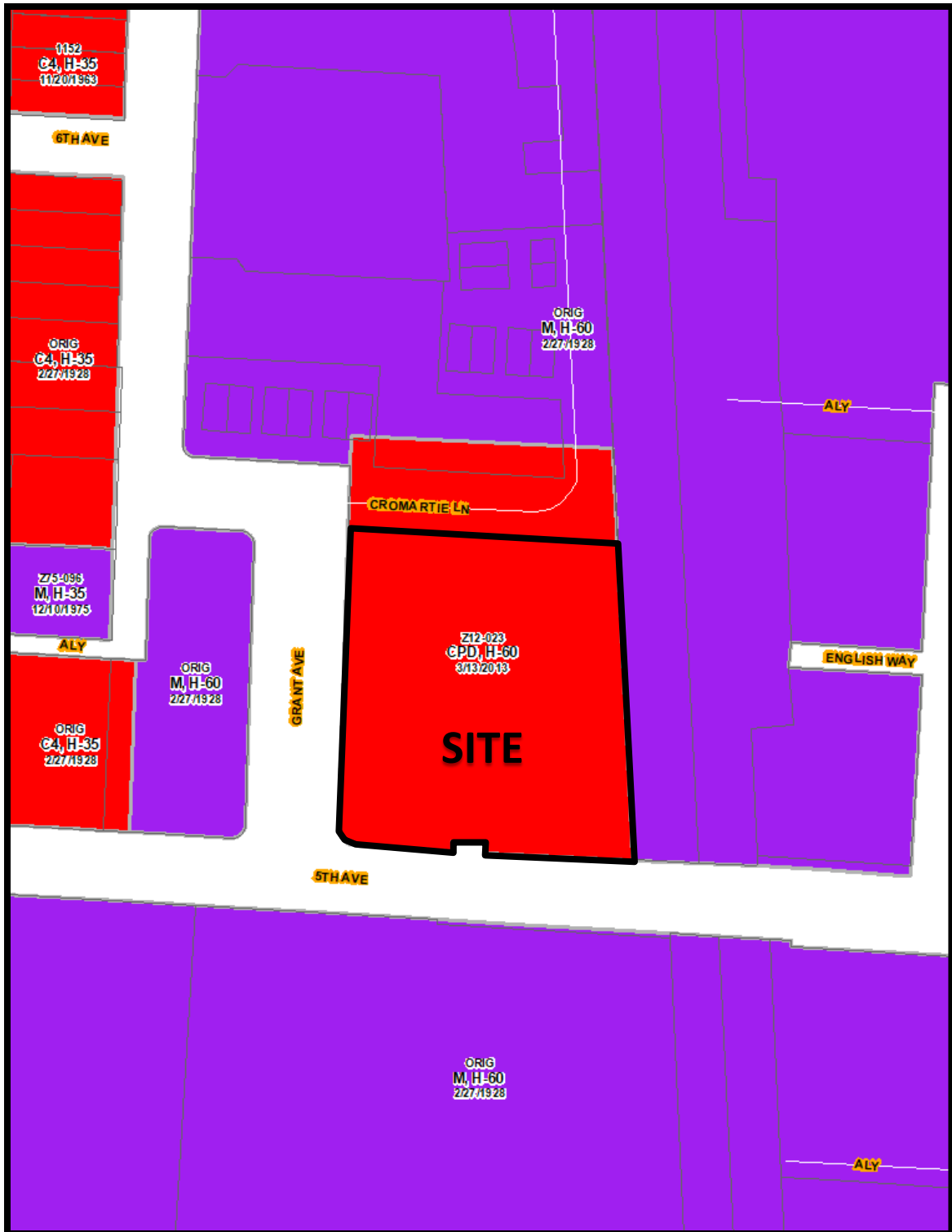
JOB NO.	1005.017
DESIGNED BY:	CDM
DRAWN BY:	CDM
CHECKED BY:	MEF
APPROVED BY:	MEF
DATE:	05.14.20

ZONING SITE PLAN

1372 N. GRANT AVE.

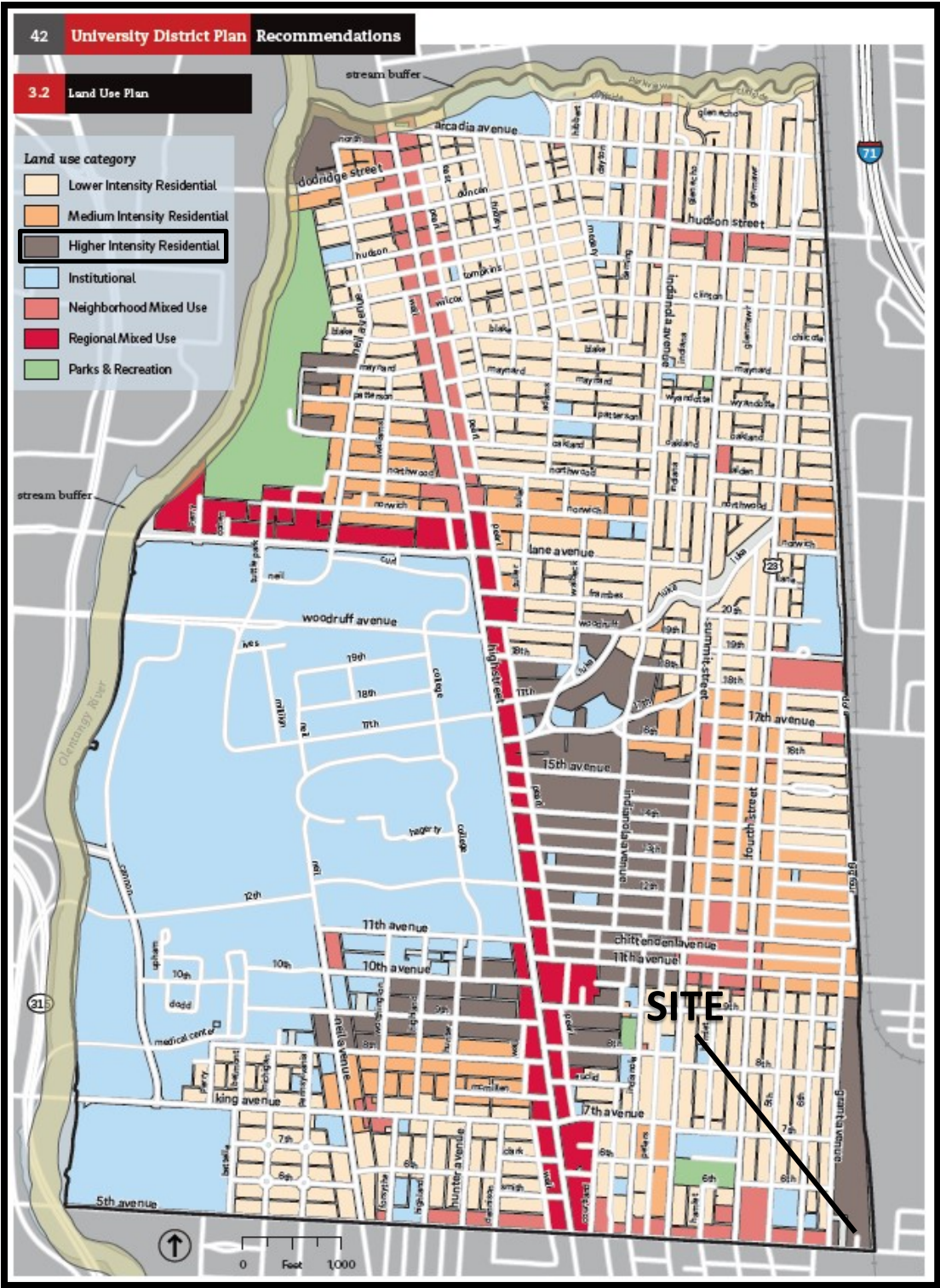
CV19-124

SCALE: 1" = 20'	
SHEET NO.	OF
1	1



CV19-124  
1372 North Grant Ave.  
Approximately 1.47 acres





CV19-124  
1372 North Grant Ave.  
Approximately 1.47 acres





CV19-124  
1372 North Grant Ave.  
Approximately 1.47 acres

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

**Case Number:** CV19-124 & Z19-091

**Address:** 1372 N GRANT AVENUE

**Group Name:** UNIVERSITY AREA COMMISSION

**Meeting Date:** FEBRUARY 3, 2020

**Specify Case Type:**

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation:**

(Check only one and list basis for recommendation below)

☒ Approval

☐ Disapproval

**NOTES:**

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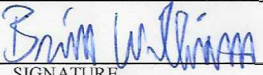
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**Vote:** 12 yes; 0 no; 0 abstention

**Signature of Authorized Representative:** 

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.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Council Variance Application

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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 #: CV19-124

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy  
of (COMPLETE ADDRESS) Weinland Park Development, LLC; 842 N. 4th St., Ste. 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)

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. -----
3. -----	4. -----

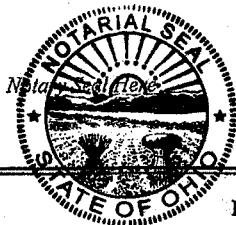
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15<sup>th</sup> day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

**MaryAlice Wolf**

Notary Public, State of Ohio

My Commission Expires October 24, 2023

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