

CV19-108; Final Received 6/5/20

Revision Schedule		
#	Description	Date

40 N. Parkwood
Avenue

Kelley Companies
175 S. Third Street, Suite 1020
Columbus, Ohio 432215
43203

NOT FOR CONSTRUCTION

Site Plan -
Proposed

SP1

06/02/2020

18520

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

48 Parkwood, Ltd by David B. Perry, Agent

Date *10-28-19*

Signature of Attorney

Melinda L. Kelley

Date *10/28/19*

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

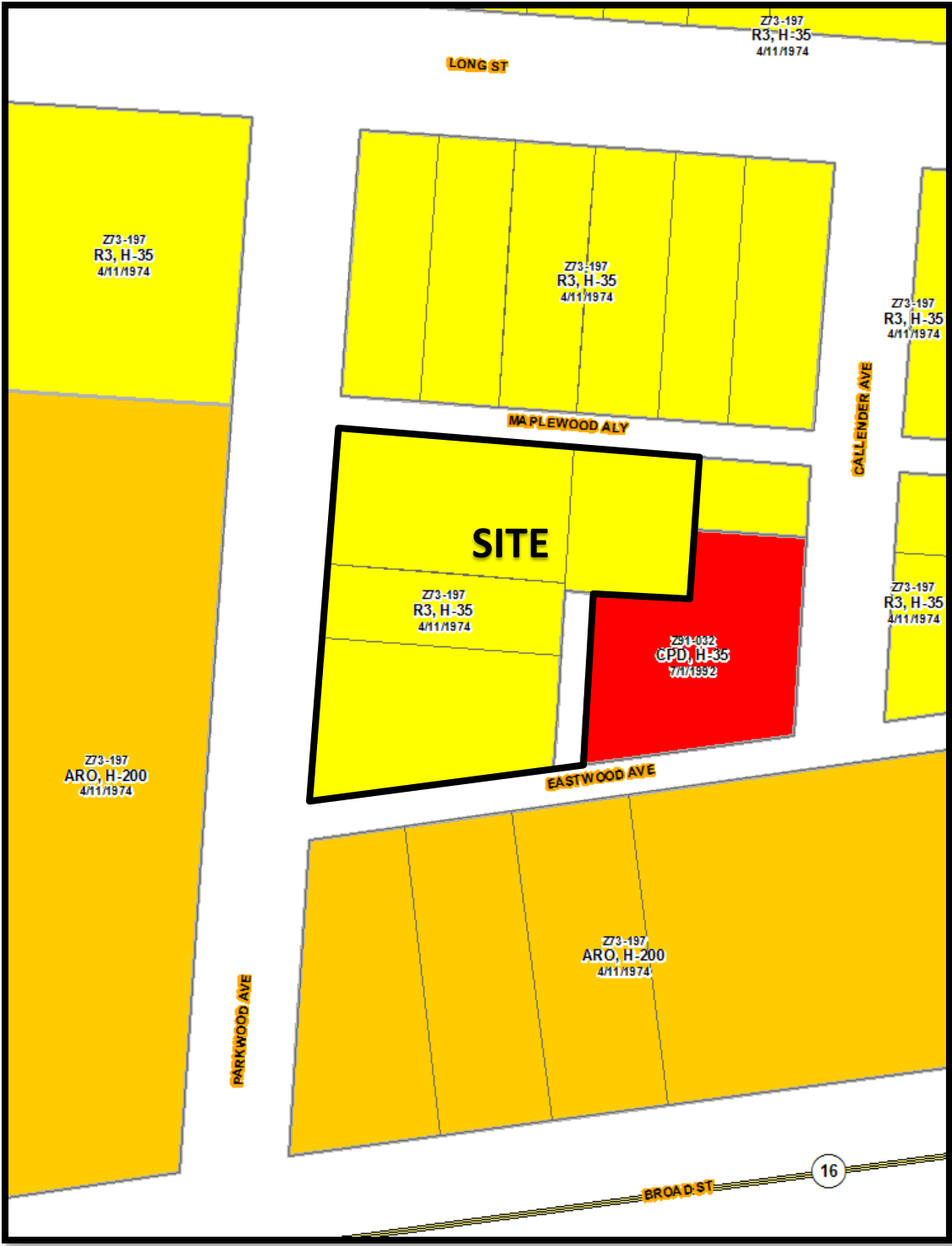
Exhibit B
Statement of Hardship CV19-108
40 N. Parkwood Avenue, Columbus, OH 43203

The site is 0.759 +/- acres on the east side of N. Parkwood Avenue, 200 +/- feet north of E. Broad Street. Rezoning application Z19-081 is pending to rezone the property to the AR-2, Apartment Residential District. The rezoning application will conform the proposed use and density of the development. This application is submitted as a companion variance application to rezoning Z19-081 to conform the apartment development to applicable development standards of the AR, Apartment Residential District. The proposed development is the change of use and addition to 48 N. Parkwood for use as nine (9) dwelling units and new construction of a 27 dwelling unit building on what is now 32 and 40 N Parkwood Avenue. The current buildings at 32 and 40 N. Parkwood Avenue will be raised. Both are in very poor condition. The development will revitalize the 48 N Parkwood Avenue building that has been vacant for many years. The project offers new housing and considerable investment in the neighborhood. The parcels will be combined to form a single parcel in conjunction with the final Site Compliance Plan.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections because there is no zoning district to which the site could be rezoned without also requiring variances. The proposed use is consistent with multi-family uses in the area. The requested variances are not substantial, will not alter the residential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3309.14(A), Height Districts, to increase permitted height of the proposed 27 dwelling unit building from 35 feet to 37 feet.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 54 spaces (36 DU @ 1.5 spaces/DU) to 20 parking spaces.
- 3). Section 3333.255, Perimeter Yard, to reduce calculated perimeter yard from 15.6 feet to 5' (48 Parkwood), 10 feet southeast corner of new building, 2 feet (south side compactor), 1 foot (east side compactor), 4 feet (east pavement setback), 6 feet (south pavement setback), 1 foot (bulk storage located in Perimeter Yard), 7 feet (north pavement setback), as shown on the Site Plan.
- 4). Section 3333.18, Building Lines, requires a building setback of 25 feet from N. Parkwood Avenue, while a setback of 20 feet is proposed to the new apartment building.



CV19-108
40 N. Parkwood Ave.
Approximately 0.76 acres



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40 N. Parkwood Ave.
Approximately 0.76 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: Z19-081 / CV19 - 108

Address: 40 North Parkwood Avenue

Group Name: Near East Area Commission

Meeting Date: January 9, 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)

- KDB*
☒ Approval
☐ Disapproval

NOTES:

Applicant will present final design (variances not affected) with NEAC Planning Comm.

Vote: 8-2-0

Signature of Authorized Representative:

Kathleen D. Bueh
SIGNATURE

CHAIR - NEAR EAST AREA Comm
RECOMMENDING GROUP TITLE

614-582-3053
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 - 108

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley, Attorney at Law
of (COMPLETE ADDRESS) 175 South Third Street, Suite 1020, 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. 48 Parkwood, LTD.; 175 South Third St., Ste. 1020, Columbus, OH 43215; # Columbus based emps: 0 Contact: Michael Kelley, 614-372-6390	2. -----
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Michael Kelley

Subscribed to me in my presence and before me this 27th day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

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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