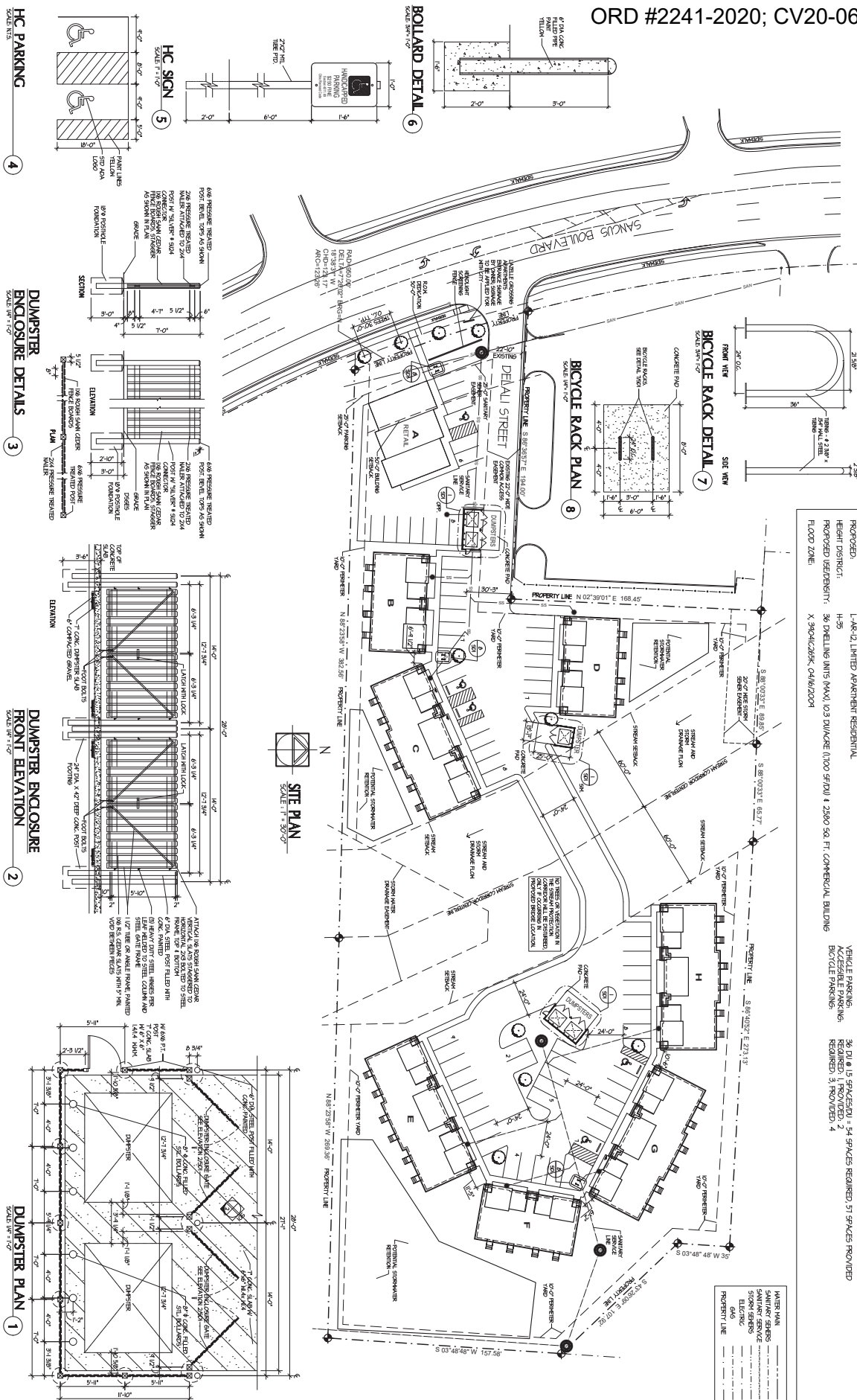


ADDRESS:	COMMERCIAL BUILDING PARKING REQUIRED.
PID:	VEHICLE PARKING.
AREA:	1.5 SPACES PER 250 SQ. FT. (2500 SQ.FT.COMMERCIAL BLDG) = 11 SPACES REQUIRED. 14 SPACES PROVIDED
AREA:	BIKE PARKING. 2 PROVIDED. 4 REQUIRED. 2 PROVIDED. 4
ZONING:	RESIDENTIAL PARKING REQUIRED.
PROPOSED:	VEHICLE PARKING. 1.5 SPACES PER 110 SQ.FT. (1100 SQ.FT.) = 15 SPACES REQUIRED. 17 SPACES PROVIDED
HEIGHT DISTRICT:	BIKE PARKING. 3 PROVIDED. 4 REQUIRED. 3 PROVIDED. 4
PROPOSED HEIGHT DISTRICT:	
LOAD ZONE:	



NOT FOR CONSTRUCTION
LAZELLE CROSSING
APARTMENTS
Delali St. Columbus, OH 43081



781 Northwest Blvd. Suite 100
Columbus, Ohio 43212
Phone: (614) 481-8574
www.jmacarchitects.com

SD1

SITE PLAN AND DETAILS

JOB NO: 1714
DATE: 26 May 2020
REVISIONS:

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

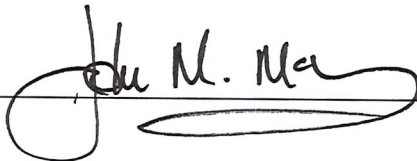
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Please see exhibit 'A'

Signature of Applicant



Date

9/10/2020

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 'A'

CV20-061 Statement of Hardship, 8240 Sancus Boulevard
(pending re-zoning application Z20-045)

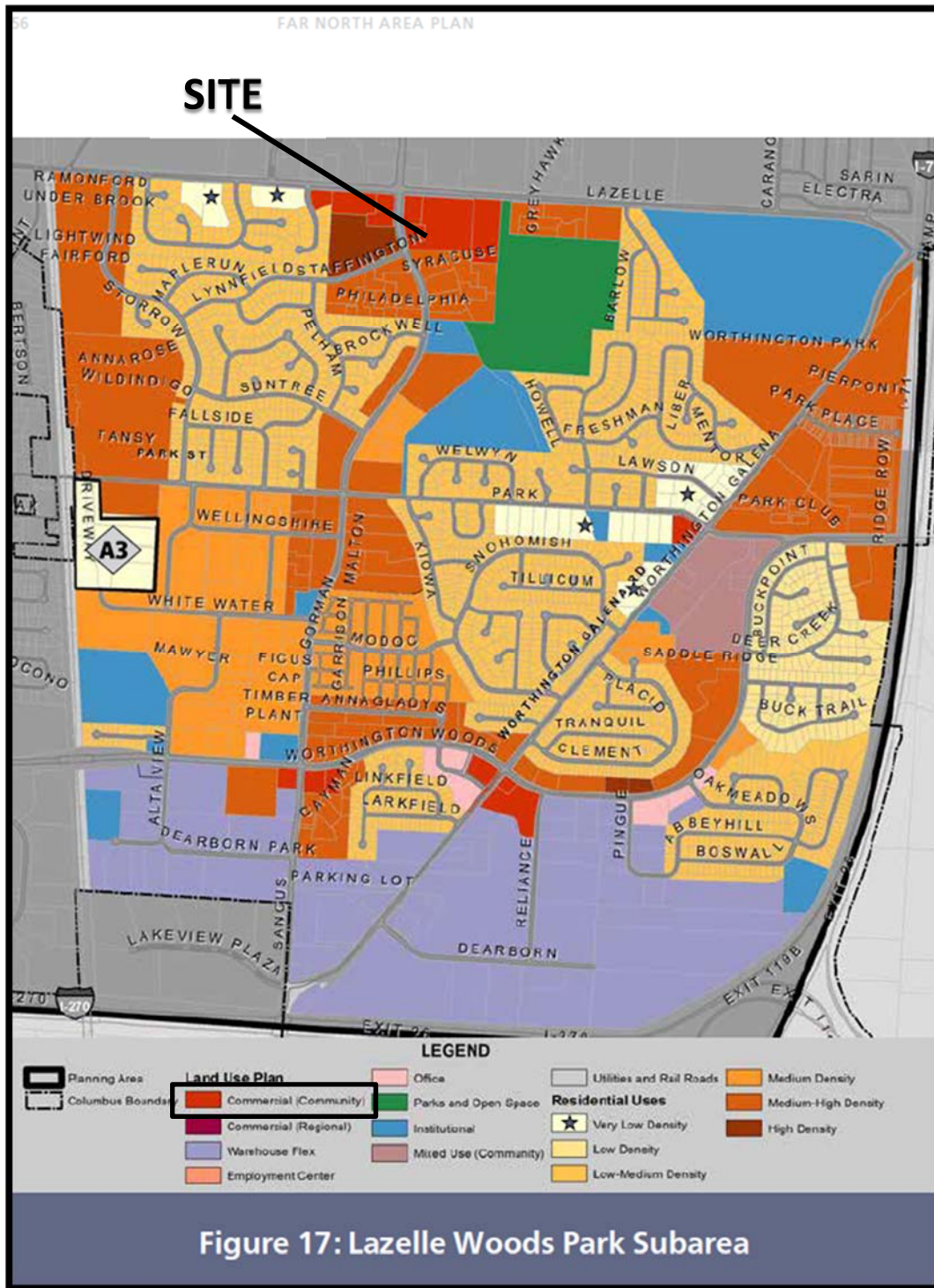
Applicant has a hardship with the physical shape of the property and effect of the 120' Stream Corridor Protection Zone (SCPZ). Applicant has a hardship in re-zoning a mixed-use development, as there is not a zoning code that includes both uses that are being proposed. Applicant has a practical difficulty with code compliance to develop the property due to the physical characteristics of the property, including an irregular shape and a 120' stream corridor protection zone.

Applicant is requesting the following variances:

- 1). 3333.02 – AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a 2,580 sq. ft. retail commercial use building in an L-AR-12 zoning district, as shown on the proposed site plan.
- 2). 3333.02 – AR-12, ARLD and AR-1 Apartment Residential District Use, to permit commercial vehicle use of Delali Street for proposed retail commercial use building, located along and parallel to the north property line adjacent to 8260 Sancus Blvd. (PID 610-237655), which presently provides vehicular access to 8260 Sancus Blvd.
- 3). 3333.255 – Perimeter Yard, to reduce the perimeter yard from the required 25 feet, to 10 feet, pertaining to the residential use buildings on the proposed site plan. The distance per building encroaching the 25 foot perimeter yard requirement are as follows:
Building 'B' – 10'-0"
Building 'C' – 15'-9"
Building 'D' – 10'-0"
Building 'E' – 19'-0"
Building 'G' – 21'-3"
Building 'H' – 11'-3"
- 4). 3333.18 – Building Lines, to reduce the required building setback from Sancus Blvd. from the required 50 feet to 32 feet for the retail commercial use building, as shown on the proposed site plan.



CV20-061
8240 Sancus Blvd.
Approximately 3.49 acres



CV20-061
8240 Sancus Blvd.
Approximately 3.49 acres



CV20-061
8240 Sancus Blvd.
Approximately 3.49 acres

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: CV20-061

Address: 8240 Sancus Blvd.

Group Name: Far North Columbus Communities Coalition

Meeting Date:

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:

Mr. McKay and his firm were gracious and patient with what turned out to be 3 presentations over 3 meetings.

Vote: 8-0

Signature of Authorized Representative:

James Palmisano

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
 MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV20-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John McKay
of (COMPLETE ADDRESS) 781 Northwest Blvd., Suite 100, Columbus, OH 43212
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 3 lines per box)

1. Akidel Investment Company, LLC 1701 Home Rd. Delaware, OH 43015 # of Columbus Based Employees: 2 Contact: Yaw Agyekum 614-882-7782	2. Yaw and Delali Agyekum 1701 Home Rd. Delaware, OH 43015 # of Columbus Based Employees: 0 Contact: Yaw Agyekum 614-882-7782
3.	4.

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

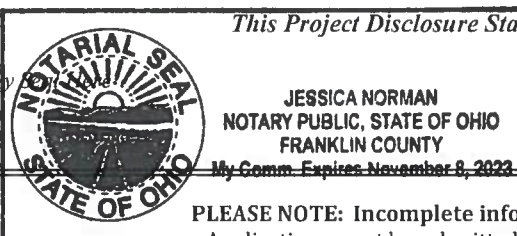
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

November 8, 2023



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

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 all checks payable to the Columbus City Treasurer