



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

CV20-095

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 attached Statement of Hardship.

Signature of Applicant

Handwritten signature: David H. ... attorney

Date

Handwritten date: 9/22/2020

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

**STATEMENT OF HARDSHIP**

**Application:** CV20-095  
**Property Address:** 844 E. 11<sup>th</sup> Avenue  
**Parcel ID:** 010-052653, 010-028496, 010-012499, 010-012498,  
010-052655, 010-052654  
**Owner & Applicant:** Central Ohio Improvement Corporation  
Loeffler Opportunity Funds, LLC  
**Attorney:** David Hodge - Underhill & Hodge, LLC  
**Date:** February 3, 2021

This property located north-east of the intersection of East 11<sup>th</sup> Avenue and Kingry Street. The property is six parcels and currently zoned C-4 and R-3. The two C-4 parcels are vacant, two of the R-3 parcels are vacant, and two of the R-3 parcels have two-unit townhomes. The property is bordered by Interstate-71 on the west, R-3 zoned residential on the north, CPD zoned Columbus Metropolitan Housing Authority on the east and C-4 zoned retail/commercial on the south across East 11<sup>th</sup> Avenue.

The property is not within a Historic District, Commercial Overlay, or Planning Overlay. The property is within the South Linden Area Commission. The property is also within the South Linden Land Use Plan which recommends Mixed Use 3 for a majority of the area and Medium Density Residential for the remainder. Mixed Use 3 is a commercial classification which supports residential uses with a density of 45 dwelling units per acre. Medium Density is a residential classification which supports a variety of dwelling types with a density of 10-16 dwelling units per acre.

It is the Applicant's intent to redevelop this property with a multifamily residential development with up to 44 dwelling units which is consistent with the South Linden Land Use Plan's recommended use and density. The Applicant does not have a current plan for this development but submits this application to obtain entitlements for multifamily residential development on the property. Public funding and grants are an essential component for this property's redevelopment and they are conditioned upon the property already having the necessary entitlements. Therefore, the Applicant requests the following use variance:

1. Section 3332.035, R-3 Permitted Uses – Applicant requests a use variance to allow AR-2 uses of Section 3333.025 for the parcels currently zoned R-3.
2. Section 3356.03, C-4 Permitted Uses – Applicant requests a use variance to allow AR-2 uses of section 3333.025 for the parcels currently zoned C-4.

The proposed variance is consistent with the South Linden Land Use Plan because it will allow investment and redevelopment at appropriate density. The Plan states that South Linden has experienced population loss and economic challenges in recent years. Despite these factors,

neighborhood leaders have worked with the City and other partners to foster continued investment and build upon the elements that contribute to a thriving community. As a result, the community adopted the South Linden Neighborhood Plan in 2003, the South Linden Neighborhood Plan Amendment in 2012, and the Linden Community Plan in 2018. Reinvestment is a core principle to this community.

The proposed use will not adversely affect the surrounding properties or the neighborhood. The surrounding properties mostly consist of residential properties to the north and commercial properties to the east and south. The mix of surrounding uses makes this property appropriate for higher density residential uses and this is supported by the Plan.

The requested use variance will not impair 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

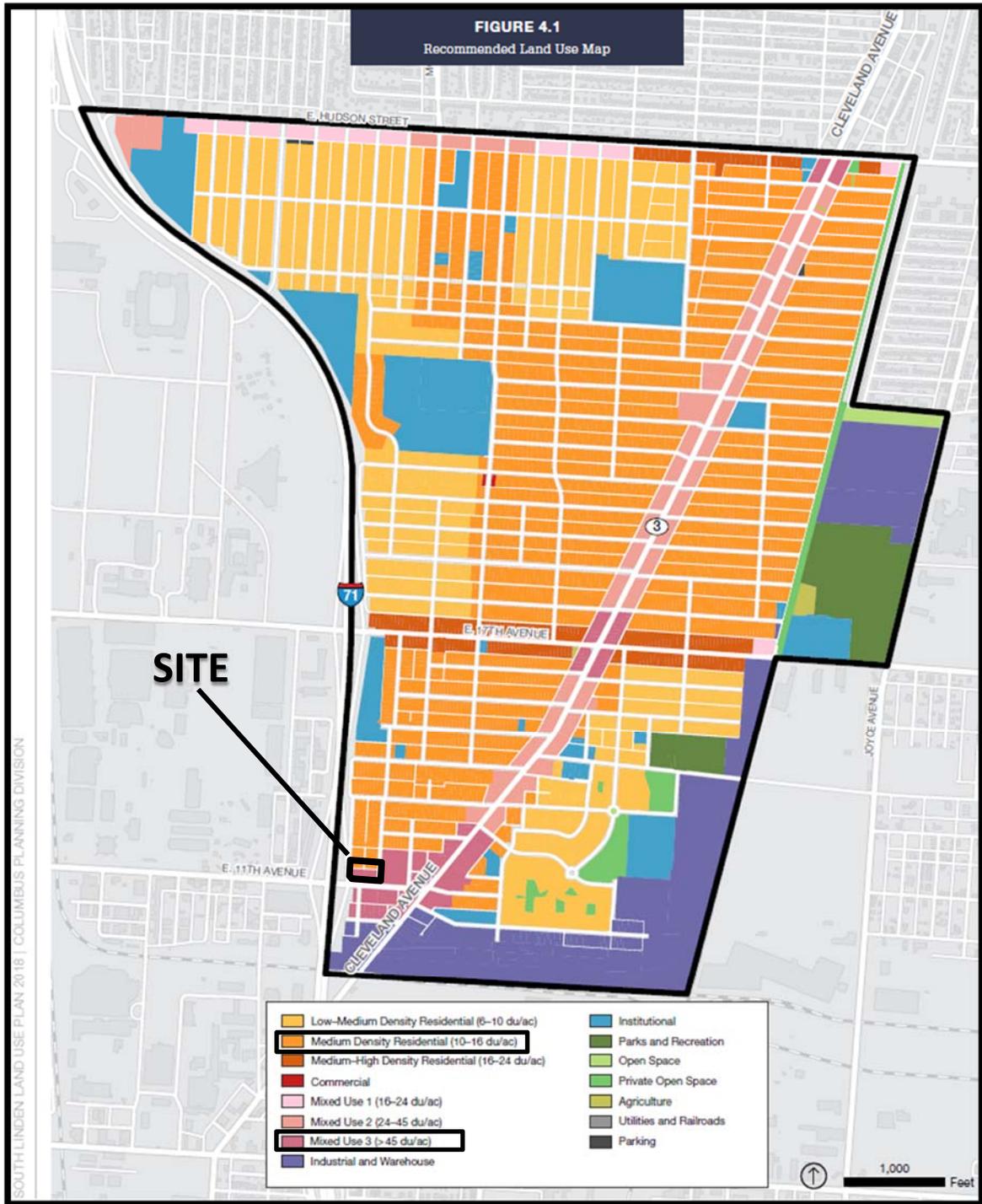
The applicant respectfully requests the approval of this use variance request.



By: \_\_\_\_\_  
David Hodge



CV20-095  
844 E. 11<sup>th</sup> Ave.  
Approximately 1.20 acres



CV20-095  
844 E. 11<sup>th</sup> Ave.  
Approximately 1.20 acres



CV20-095  
844 E. 11<sup>th</sup> Ave.  
Approximately 1.20 acres

---

---

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

**Case Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Group Name:** \_\_\_\_\_

**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:**

**Vote:** \_\_\_\_\_

**Signature of Authorized Representative:** /s/Peggy A. Williams/  
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV20-095

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
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)

Table with 2 columns and 2 rows listing parties with addresses and names.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of David Hodge

Subscribed to me in my presence and before me this 22 day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Eric J. Zartman

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

My Commission Expires:

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

Notary Seal Here

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