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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

CV19-034

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

NP/FG, LLC by David B. Py...

Date

3-25-19

Signature of Attorney

Donald Plank
a HARVEY

Date

3-25-19

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

CV19-034, 2114 Ikea Way

The site is located on the north and south side of Ikea Way, west of Worthington Road and E. Powell Road. All of the property is zoned L-C-4, Limited Commercial District from various rezoning applications. Applicant's development concept for the site includes a broad range of commercial uses, including retail, office, hotel and restaurant uses, all as permitted under the current L-C-4 zoning, and, additionally, residential use. The C-4 district permits dwelling units when located over a ground level commercial use, but not ground level dwelling units per se. A multi-year build-out is expected. The acreage included in the legal description for this application will be split for individual development sites over a multi-year period. It is not anticipated that parcels for construction phases and/or individual building sites will individually comply with parking, while all code required parking will be provided either on individual development parcels or within 750 feet of developments with off-site parking and/or parking structures or a combination of parking both on and off individual development sites. This variance will permit ground level residential use and reduces on-site parking subject to full code compliance with parking either on-site or off-site within 750 feet or a combination thereof.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district and a similar ground level residential use is permitted as an "extended stay hotel". Ground level residential use is a minor modification of uses already permitted in the C-4 district and consolidation of parking in off-site parking structures or lots or a combination of parking on each development site and off-site is a more efficient and desirable way of addressing parking than each development parcel individually meeting on-site parking.

Applicant requests the following conditions be a part of the variance ordinance:

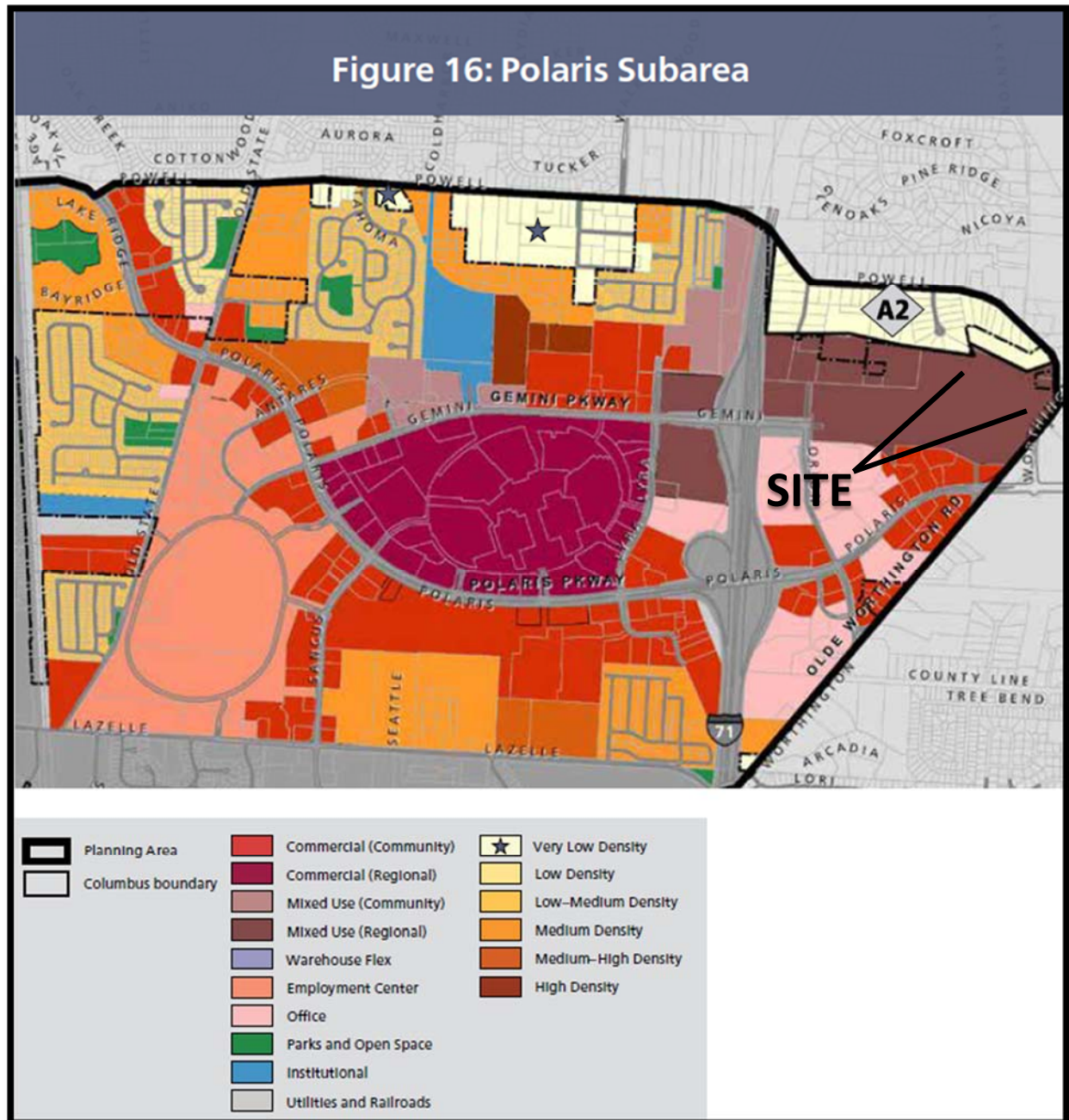
- 1). Section 4. Development of the site shall be subject to the requirements of Chapter 4309, Traffic Standards Code.
- 2). Section 5. All code required parking shall be provided on the same side of Ikea Way as the use and sidewalk shall be provided connecting the use to all required parking spaces.

Variances are requested as follows:

- 1). 3356.03, C-4, Permitted Uses, to permit ground level residential use.
- 2). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce total code required parking to zero (0) for each development site, subject to all code required parking being provided on-site, off-site but within 750 feet or some combination thereof.

- 3). 3312.51, Loading Space, to not provide any loading space meeting the dimensions of this section (12'x15'x50' plus applicable code required maneuvering area), while service areas as needed will be designed for each building.
- 4). 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0).

Approximately 33.98 acres



Far North Area Plan (2014)

CV19-034
2114 Ikea Way
Approximately 33.98 acres



CV19-034
2114 Ikea Way
Approximately 33.98 acres



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV19-034

Address

2114 Ikea Way

Group Name

For North Columbus Communities Coalition

Meeting Date

12-1-2020

Specify Case Type

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

All questions answered satisfactorily.
Neighboring property owner attended and
was satisfied

Vote

8-0

Signature of Authorized Representative

SIGNATURE

James Palmiero

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614/832-9083

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 #: CV19-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 3 lines per box)

1. NP/FG, LLC; 8800 Lyra Drive, Suite 650, Columbus, OH 43240; Number Columbus based employees: 0 Contact: Franz Geiger, (614)841-1000	2. Polaris 91, LLC; 8800 Lyra Drive, Suite 650, Columbus, OH 43240; Number Columbus based employees: 0 Contact: Franz Geiger, (614)841-1000
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 26th day of March, in the year 2021

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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