

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 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.

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 not included, a new application (and applicable fees) 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 attached.

Signature of Applicant

John A. Williamson

Date 6/17/21

**City of Columbus
Council Variance Application
Hardship Statement**

Wedgewood Apartments is a 649-unit multi-family affordable housing development located in the Hilltop area of the City of Columbus (the “Site”). The Site receives rental subsidy under the United States Department of Housing and Urban Development Section 8 program. All of the residents who live in Wedgewood Apartments pay thirty percent (30%) of their gross monthly income for rent, which is significantly less than market rent. A portion of the Site, which is the subject of this variance application (the “Application”) contains 14.00 +/- acres, 143 dwelling units, and will undergo a lot split, resulting in four (4) separate parcels. The lot split is needed to facilitate the refinancing of the Site, which will provide funding for needed repairs to the buildings and dwelling units and reduce operating costs, ensuring the Site’s ongoing viability. A complete variance list for the site is attached as “Exhibit A.” A copy of the Lot Split Survey Plat is attached as “Exhibit B”. This Application is being submitted to remedy various zoning issues that have arisen through the lot split approval review from the City of Columbus.

Parcel 010-111172-00 – 3710-3740 Eakin Road

Parcel 010-1111-72-00 is zoned AR-3 – apartment residential use. The lot split will facilitate a new 4.715 acre parcel (“Parcel 1”) and a new 2.696 acre parcel (“Parcel 2”). Parcel 1 will be utilized specifically for a parking lot only. There were but presently are no buildings contained on Parcel 1. A parking lot is not a specified approved use in the AR-3 district. We are requesting a variance to allow for the parking lot to remain on Parcel 1. The Wedgewood Apartments does not need the additional parking. The future use of Parcel 1 is undetermined but perhaps it could be developed to provide more affordable housing in the City. This Lot Split will enable Parcel 1 to be potentially developed in the future.

Additionally, the required parking setback of Parcel 2 along Eakin Road is twenty-five (25) feet. We are requesting a variance to reduce this parking setback requirement to eighteen (18) feet, since the parking lot in Parcel 2 is 18 feet from the right of way line of Eakin Road. Additionally, Parcel 2 consists of fifty-five (55) dwelling units, requiring 1.5 parking spaces per unit, for a total of eighty-three (83) required parking spaces. This parcel contains 74 parking spaces and is 9 parking space deficient. We are seeking a variance to allow this current deficiency, since we are also seeking a variance to change the use of Parcels 1 and 3 to serve as a parking lot for the Site. Some of the tenants of Wedgewood Apartments do not have vehicle, and most tenants only have one vehicle. The project historically and currently has sufficient parking for the tenants and guests. A variance is also requested for Parcel 2 to conform the existing parking that encroaches into the vision clearance triangle along Eakin Road. Technical variances for Parcels 1 and 2 are also included to allow parking spaces and a maneuvering area to cross the parcel line, to conform the existing perimeter yard, and to allow no perimeter yard along the proposed interior parcel lines.

Parcel 010-111173-00 – 3629-3631 Sullivant Avenue:

Parcel 010-111173-00 is zoned AR-3 – apartment residential use. The lot split will facilitate a new 3.634 acre parcel (“Parcel 3”), which will be utilized specifically for a parking lot only. There were but presently are no buildings contained on Parcel 3. A parking lot is not a specified use in the AR-3 district. We are requesting a variance to allow for this use as a parking lot on Parcel 3. The Wedgewood Apartments does not need the additional parking. The future use of Parcel 3 is undetermined but perhaps it could be developed to provide more affordable housing in the City. This Lot Split will enable Parcel 3 to be potentially developed in the future.


Parcel 010-111174-00 – 662-698 Wedgewood Drive:

Parcel 010-111174-0 is zoned AR-3 – apartment residential use. The proposed 3.060 acre parcel (“Parcel 4”) consists of eighty-eight (88) dwelling units, requiring 1.5 parking spaces per unit, for a total of one hundred thirty-two (132) required parking spaces. This parcel contains 50 parking spaces and is 82 parking space deficient. We are seeking a variance to allow this current deficiency, since we are also seeking a variance to change the use of Parcels 1 and 3 to serve as a parking lot for the Site. Some of the tenants of Wedgewood Apartments do not have vehicle, and most tenants only have one vehicle. The project historically and currently has sufficient parking for the tenants and guests. A parking setback variance of 1 foot is also requested for Parcel 4 along Eakin Road to conform existing conditions, as well as a variance to vision clearance standards to allow parking within the clear vision triangle on Parcel 4 in the southeast corner of the site along Eakin Road. A variance is also requested to conform the existing perimeter yard of the entire development, and to allow no perimeter yard along the proposed interior parcel lines.

**City of Columbus
Council Variance Application
Exhibit A - Variance List**

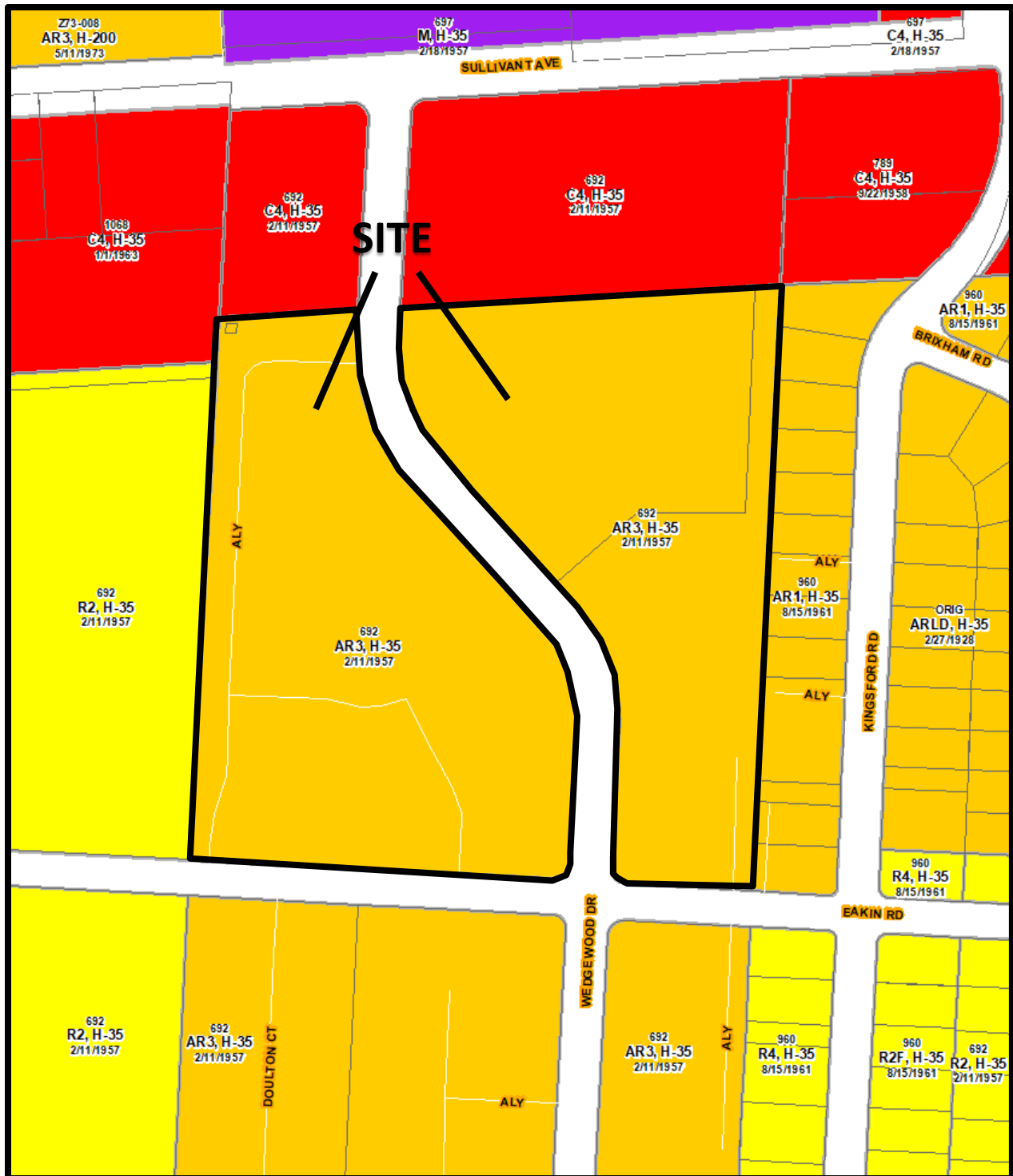
Variance List:

1. Section 3333.03, AR-3, Apartment Residential District Use: To allow an existing parking lot as a primary use on proposed Parcels 1 and 3 as a result of a lot split.
2. Section 3312.25, Maneuvering: To allow vehicle maneuvering across property lines on Parcels 1, 2, and 3 as a result of a lot split.
3. Section 3312.27(2), Parking setback line: To maintain a reduced parking setback line of 18 feet along Eakin Road for Parcel 2 and approximately 1 foot along Eakin Road for Parcel 4, where 25 feet is required.
4. Section 3312.29, Parking space; To allow parking spaces on proposed Parcels 1 and 2 to be divided by parcel lines, as the result of a lot split.
5. Section 3312.49, Minimum numbers of parking spaces required; To allow 74 provided parking spaces on Parcel 2 for 55 dwelling units, while 83 spaces are required ($1.5 \times 55 = 83$); and to allow 50 provided parking spaces for 88 dwelling units on Parcel 4, where 132 spaces are required ($1.5 \times 88 = 132$).
6. Section 3321.05, Vision clearance; To conform existing parking spaces that encroach into the required vision clearance triangles along Eakin Road on proposed Parcels 2 and 4.
7. Section 3333.255, Perimeter yard; To conform the existing perimeter yard of the entire development, and to allow no perimeter yard along the proposed interior parcel lines.

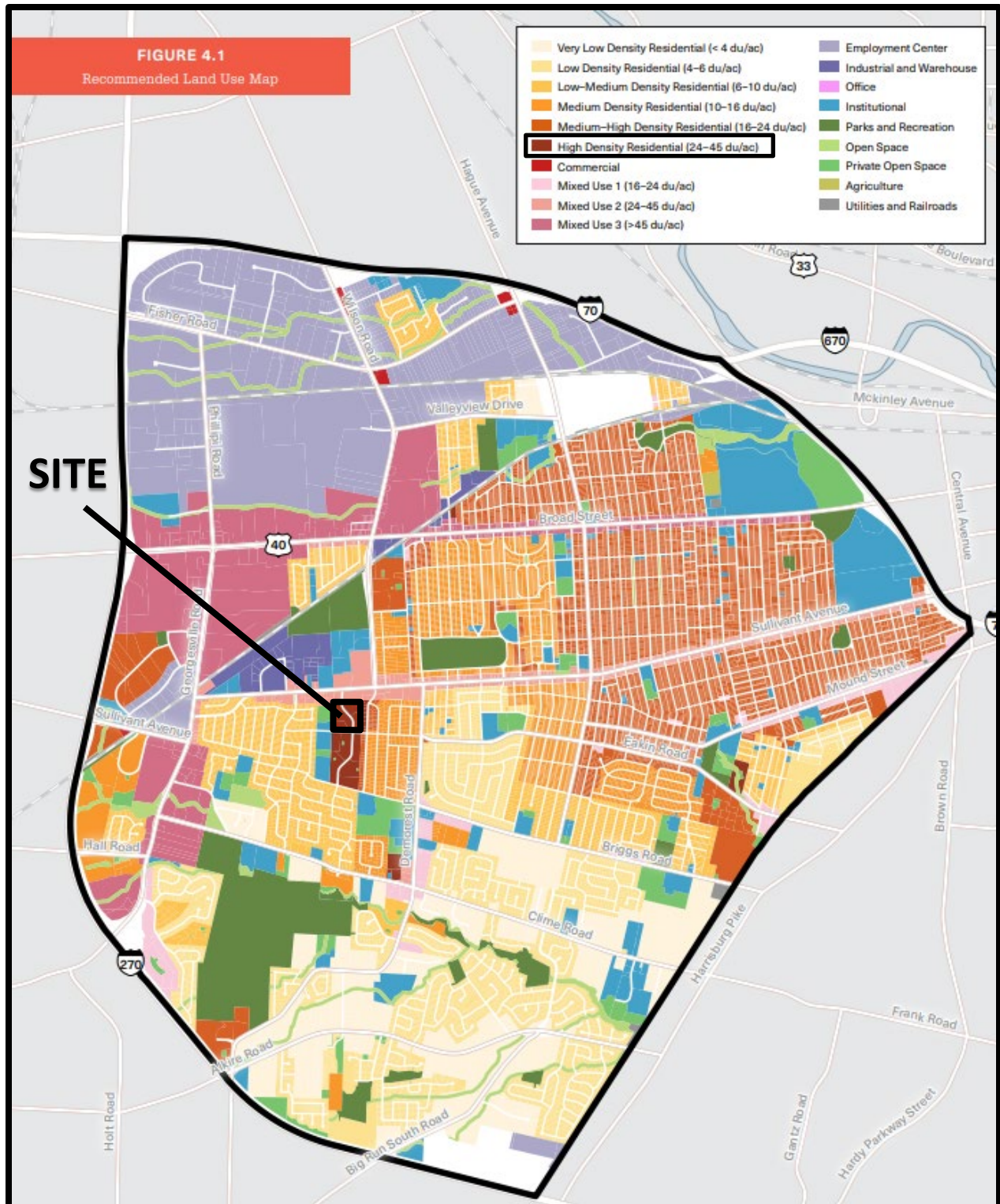

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STRUCTUREPOINT**
INC.

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2500 Corporate Exchange Dr., Ste. 503 | Columbus, Ohio 43231
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CV21-070
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Approximately 14.11 acres



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THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

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:

CV21-070

Address:

3710 EAKIN RD.

Group Name:

GREATER HILLTOP AREA COMMISSION

Meeting Date:

10-5-2021

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:

13-0

Signature of Authorized Representative:

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

6143646486

DAY TIME 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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-070

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Adam F. Saad

of (COMPLETE ADDRESS) 500 S. Front Street, Suite 250, 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 (including 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. ACD Partners IV L.L.C. 20250 Harper Avenue Detroit, Michigan 48225	2. John A. Williamson 313-886-7196 john@acdmail.com
3. There are zero (0) Columbus-based employees.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17th day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



LORI A. MACBETH
Notary Public, State of Ohio
My Commission Expires 02-28-2023

This Project Disclosure Statement expires six (6) months after date of notarization.