

## 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



Date

7/24/21

## STATEMENT OF HARDSHIP

This former Bellows Elementary School is a historic building that had been largely abandoned and was in very poor condition when my client initially purchased the property. There was a significant investment made to shore up the structure, replacing the roof and a majority of the water damaged framing, as well as all the windows. The original zoning limitation text for this L-C-2 zoning also had to be modified as we were not permitted by ODOT to access the site as was dictated by the original limitation text.

We were originally approved by council variance for this modification to the limitation text on 10/10/2019. The existing building had 40,934 square feet commercial office space over four levels. My client has attempted since 2018 to find office tenants for the building, and unfortunately has not been able to find any viable office tenants for the large square office space. We have realized this large quantity commercial office space in this location is not viable proposal. We are proposing modifying the site for a mixture of uses which would better address the layout of the building and site as well as needs of the neighborhood.

We are proposing to convert the L-C-2 zoning to L-AR-0 zoning per the city of Columbus planning staff recommendation. The existing building will be modified to a mixed used building with 9403 square feet of business commercial use on the lower level, and a maximum 27 residential units on the first, second and third floor. The office space will be divided into various size suites, depending on the needs of the tenants. We also see this as an opportunity for a live/work situation, where the tenants of the building could also lease office space on the lower level. We propose to add eight townhouses along Campbell and three single-family homes which will be for sale homes facing Bellows.

No parking variances are required for this proposal. The mixture of housing types including apartments, as well as single family and townhouses will provide a variety affordability options which will be an asset to the neighborhood. The live/work option also will be an additional asset.

A few variances are required for the single family/townhouse residences. The building setback is comparable with other setbacks in the neighborhood, and follows the established development pattern. The proposed perimeter yard is also similar to other homes in the area.

The delivery of government services will not be impacted by this proposal. The owner purchased the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

SITE ACREAGE 1.6 ACRES  
LOT AREA 69,852 SF  
CURRENTLY ZONED L-C-2  
PROPOSED ZONING L-AR-O WITH LIMITATION TEXT.  
HEIGHTS OF NEW DWELLINGS TO BE LESS THAN 35'.  
OFFICE SPACE (LOWER LEVEL)  
9403/450 SF = 20.89 SPACES  
RESIDENTIAL UNITS (1ST,2ND,3RD FLOOR)  
27 UNITS X1.5/UNIT 40.5 SPACES  
BELLOWS BUILDING PARKING SPACES =61.39 OR 62 SPACES  
THREE SINGLE-UNIT DWELLINGS = 6 SPACES REQUIRED  
EIGHT APARTMENTS = 8 X 1.5 = 12 SPACES REQUIRED.  
TOTAL PARKING SPACES REQUIRE = 62+6+12 = 80 SPACES REQUIRED.  
81 SPACES PROVIDED

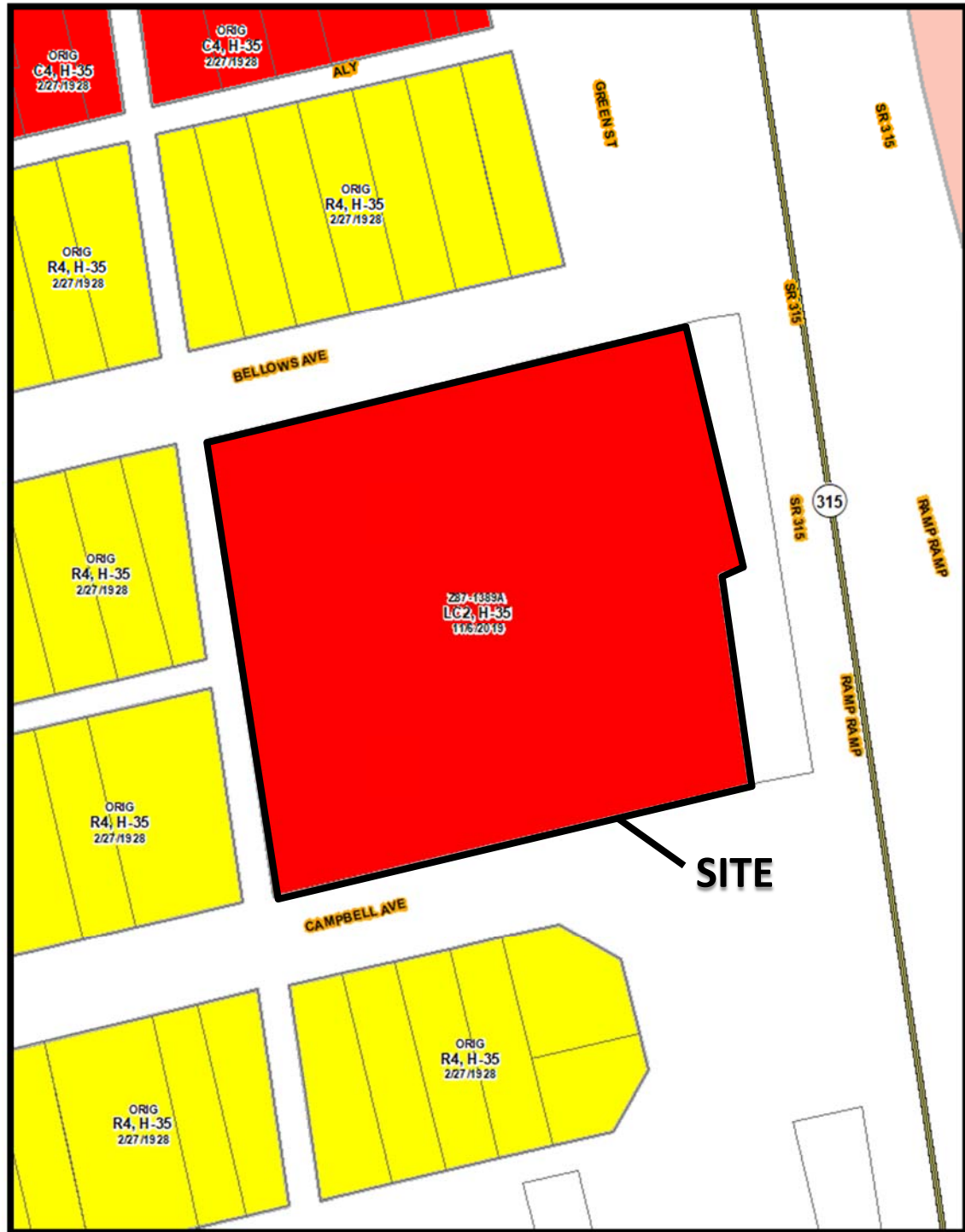
PROPOSED VARIANCES

3333.04 PERMITTED USES IN AN AR-O APARTMENT OFFICE DISTRICT: TO ALLOW FOR THREE SINGLE FAMILY HOMES ON THE NORTHWEST CORNER OF THE LOT

3333.18 BUILDING LINES: TO ALLOW FOR THE BUILDING LINE ALONG CAMPBELL FROM 25' TO 10' AND ALONG BELLOWS FROM 25' TO 10'. CONFORM EXISTING BUILDING SETBACK ALONG SR 315 ROW FROM 25' TO 6'-8" (6.67').

3333.255 PERIMETER YARD: TO ALLOW FOR PERIMETER YARD TO BE 3' MINIMUM ALONG THE WEST PROPERTY LINE IN LIEU OF THE REQUIRED 25' MINIMUM.

3333.26(a) HEIGHT DISTRICT: TO PERMIT THE EXISTING HEIGHT OF 58'-8" (58.67') IN LIEU OF THE REQUIRED MAXIMUM OF 35'.



CV21-080  
725 Bellows Ave.  
Approximately 1.63 acres





CV21-080  
725 Bellows Ave.  
Approximately 1.63 acres

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

Case Number: CV21-080

Address: 725 Bellows Ave.

Group Name: Franklinton Area Commission

Meeting Date: Sept 14, 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:**

Approval - widen alley and if possible  
Add Sidewalk

Vote: 14-yes 2-no 1-ABSTAIN

Signature of Authorized Representative: W B Wain

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-581-6479

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.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV21-080

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) Yhezkel Levi

of (COMPLETE ADDRESS) 139 E Main Street #103 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. Yhezkel Levi 139 E. Main Street #103 Columbus Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

19

day of

July

, in the year

2021

SIGNATURE OF NOTARY PUBLIC

MAY 18, 2023  
My Commission Expires

Notary Seal Here



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