

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-055 Date Received: 8/31/16
Application Accepted by: Rev MM Fee: \$2080
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 827 E. MAIN STREET, COLUMBUS, OH Zip: 43205

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-093457-00, 010-066971-00

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): Z73-197, COMMERCIAL, C1, H-35

Area Commission or Civic Association: NEAR EAST AREA COMMISSION

Proposed Use or reason for Council Variance request:
PARKING

Acreage: •1377 + 3.4846 = 3.62

APPLICANT:

Name: TURNER CONSTRUCTION (Charles Egbert) Phone Number: (614) 984-3000 Ext.: _____

Address: 262 HANOVER STREET City/State: COLUMBUS, OH Zip: 43215

Email Address: CEGBERT@TCCO.COM Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: MAIN 18 LLC Phone Number: (614) 224-9255 Ext.: _____

Address: 536 S WALL ST STE 300 City/State: COLUMBUS, OH Zip: 43215

Email Address: info@smithtandy.com Fax Number: (614) 224-9258

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: CHARLES EGBERT Phone Number: (614) 984-3000 Ext.: _____

Address: 262 HANOVER STREET City/State: COLUMBUS, OH Zip: 43215

Email Address: CEGBERT@TCCO.COM Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Council Variance Application

CV16-055

827 E. Main Street

August 30, 2016

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, Main 18 LLC's, request for variance related to the 3.62 acre property located at 827 E. Main Street. The intent is to utilize the property to allow for managed parking as construction proceeds at the Nationwide Children's Hospital Campus.

Children's Hospital is one of the largest and most sophisticated health care centers in the country. This directly relates to their need for constant expansion. As the hospital and its facilities continue to grow, so does the demand for parking in the area. Additional parking is necessary in order to accommodate construction workers and avoid imposing on "on-street" parking in the surrounding neighborhoods.

The 827 East main Street site represents a surface upon which invaluable parking may be utilized in this area. We anticipate requiring this lot for a duration of three years. The associated construction plans will involve approximately 400 trades and has potential of bringing in 1500 jobs post completion of the Behavioral Health Pavilion.

The following variances are being requested in order to facilitate moving forward with this application:

- 1) C.C.C. Section 3351.03 C-1 Permitted Uses
- 2) C.C.C. Section 3372.604 Setback requirements
- 3) C.C.C. Section 3372.607 Landscaping & Screening
- 4) C.C.C. Section 3372.609 Parking & Circulation
- 5) C.C.C. Section 3312.21 Landscaping & Screening
- 6) C.C.C. Section 3312.39 Striping & Marking
- 7) C.C.C. Section 3312.43 Required Surface for Parking

Variance 1. Section 3351.03 C-1 Permitted Uses

Despite it being granted before, temporary parking is not one of the uses listed under this "C-1" zoning appointment. We request to be permitted to utilize this lot for parking purposes.

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Variance 2. Section 3372.604 Setback requirements

Our main objective for this lot is a maximized parking capacity. Hence we are requesting the minimum five foot setback for parking be decreased to zero feet.

Variance 3. Section 3372.607 Landscaping & Screening

We are requesting the use of Chain link fencing rather than the more long-term/permanent fencing options such as masonry, metal tube or metal bar options stated.

Variance 4. Section 3372.609 Parking & Circulation

Considering our intentions and the fact that we won't have a principal building, we request the lot in its entirety be permitted the purpose of off-street parking.

Variance 5. Section 3312.21 Landscaping & Screening

We don't plan to install the landscaping & screening items stated, as our projected use for the lot will be parking space. It would prove to be counterintuitive to our need for maximized parking area.

Variance 6. Section 3312.39 Striping & Marking

Our plan is for the lot to be gravel surface, this is our reasoning for not implementing striping and markings.

Variance 7. Section 3312.43 Required surface for parking

We request to be permitted to install a gravel surface on the lot for our purposes.

In conclusion the granting of the variances listed will alleviate expected hardships while not imposing on the general public residing in the area nor the traffic flowing through it.

AFFIDAVIT (See instruction sheet)

Application Number: CV16-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charles Egbert
of (1) MAILING ADDRESS 262 HANOVER STREET, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 827 E. MAIN STREET, COLUMBUS, OH

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) MAIN 18 LLC
536 S WALL ST STE 300
COLUMBUS, OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) TURNER CONSTRUCTION (Charles Egbert)
(614) 984-3000

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) NEAR EAST AREA COMMISSION (Annie Ross-Womack)
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of August, in the year 2016

Rev [Signature] My Commission Expires 3/26/2017

Notary Seal Here



Heather Briggeman
Notary Public, State of Ohio
My Commission Expires 03-26-17

This Affidavit expires six (6) months after the date

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Please make checks payable to the Columbus City Treasurer

ALBAST TAWFIG I
ALBAST MOWAFFAG
860 E MAIN ST
COLUMBUS, OH 43205

CHRISTY WALKER
3984 RIDGEWOOD AVE
LAS VEGAS, NV 89120

CARTER VAUGHN I
CARTER ANTHONY L
2630 WILLOWGATE RD
GROVE CITY, OH 43123

CRAFTER GREGORY B
PO BOX 164292
COLUMBUS, OH 43216

ROBERT SCHILLING
815 N HIGH ST STE R
COLUMBUS, OH 43215

L&N-UP ALUM CREEK LLC
3540 E FULTON ST
COLUMBUS, OH 43227

802 E MAIN ST LLC
PO BOX 141435
COLUMBUS, OH 43214

LINA YACoub
758 WESTRAY DR
WESTERVILLE, OH 43081

CARE PET INC
785 E MAIN ST
COLUMBUS, OH 43215

NATIONWIDE CHILDRENS
HOSPITAL
700 CHILDRENS DR
COLUMBUS, OH 43205

NICHOLAS A ZALIMENI JR
800 BRYDEN RD
COLUMBUS, OH 43205

COLUMBUS & SOUTHERN
OHIO ELECTRIC CO
TAX DEPT 27TH FL
PO BOX 16428
COLUMBUS, OH 43216

MOUND ST LLC
4425 PONCE DE LEON BLVD
FL 5
CORAL GABLES, FL 33146

CHRISTOPHER K MILLER
SUMIRE FUNAKOSHI
413 E 12TH AVE
COLUMBUS, OH 43201

BO/RITT PROPERTIES LLC
5 E LONG ST STE 1203
COLUMBUS, OH 43215

FRIENDS OF THE HOMELESS
INC
924 E MAIN ST
COLUMBUS, OH 43205

BIBLE MISSIONARIES
FELLOWSHIP
3046 BLUEFIELD DR
COLUMBUS, OH 43207

INDUS HOLDINGS LLC
881 E MAIN ST
COLUMBUS, OH 43205

CITY OF COLUMBUS LAND
BANK
50 W GAY ST FL 4
COLUMBUS, OH 43215

CITY OF COLUMBUS REAL
ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

GUS FREZOULIS
ANGELOS FREZOULIS
PO BOX 253
DUBLIN, OH 43017

MAIN 18 LLC
536 S WALL ST STE 300
COLUMBUS, OH 43215

NEAR EAST AREA
COMMISSION ZONING CHAIR
ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

TURNER CONSTRUCTION
262 HANOVER STREET
COLUMBUS, OH 43215

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHARLES EGBERT
of (COMPLETE ADDRESS) 262 HANOVER ST 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:

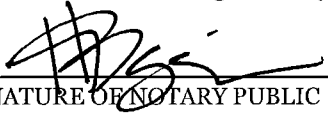
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

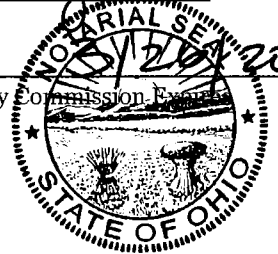
<p>1. TURNER CONSTRUCTION 262 HANOVER STREET COLUMBUS, OH 43215 100+ EMPLOYEES CHARLES EGBERT (614) 984-3000</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 30th day of August, in the year 2016


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires 03/26/2017
Heather Briggeman
Notary Public, State of Ohio
My Commission Expires 03-26-17

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3.620 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Lot 24, Section 13, Township 5, Range 22, United States Military Lands, being all of Lots 87 and 88 of "Crosby's Addition", a subdivision of record in Plat Book II, Page 263, conveyed as Parcel 3, Tracts A, B, C, D and E to The Lula Douglas Foundation, Inc. by deed of record in Official Record 16626 B10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southerly right-of-way line of East Main Street (80 feet wide) with the easterly right-of-way line of Seventeenth Street (33 feet wide), being the northwesterly corner of said Lot 87 and Parcel 3, Tract C;

Thence North $90^{\circ} 00' 00''$ East, a distance of 381.00 feet, with the northerly lines of said Lots 87 and 88, the northerly lines of said Parcel 3, Tracts C, A, B and D, and said southerly right-of-way line, to an iron pin set at the intersection of said southerly right-of-way line with the westerly right-of-way line of Eighteenth Street (60 feet wide), being the northeasterly corner of said Lot 87 and Parcel 3, Tract D;

Thence South $01^{\circ} 11' 13''$ West, a distance of 418.89 feet, with the easterly line of said Lot 88 and Parcel 3, Tract D and said westerly right-of-way line, to an iron pin set at the intersection of said westerly right-of-way line with the northerly right-of-way line of East Mound Street (60 feet wide), being the southeasterly corner of said Lot 87 and Parcel 3, Tract D;

Thence North $89^{\circ} 57' 38''$ West, a distance of 372.32 feet, with the southerly lines of said Lots 88 and 87, the southerly lines of said Parcel 3, Tracts D, B, A and E, and said northerly right-of-way line, to an iron pin set at the intersection of said northerly right-of-way line with said easterly right-of-way line, being the southwest corner of said Lot 88 and Parcel 3, Tract E;

Thence North $00^{\circ} 00' 00''$ West, a distance of 418.54 feet, with the westerly line of said Lot 87, the westerly line of said Parcel 3, Tracts E and C, and said easterly right-of-way line, to the POINT OF BEGINNING, containing 3.620 acres, more or less, and being all of Auditor Parcel Number 010-066971 and Auditor Parcel Number 01 0-093457.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the assumed bearing of North $90^{\circ} 00' 00''$ East for the centerline of East Main Street.