



COUNCIL VARIANCE APPLICATION

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

OFFICE USE ONLY

Application Number: CV14-005 / 14315-00000-00073
Date Received: 2/5/14
Application Accepted By: S. Pine & ET Fee: \$1600
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 31 East Hubbard Avenue, Columbus, Ohio Zip 43215

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-029476, 010-023191, 010-010941

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

Current Zoning District(s): C-4

Civic Association or Area Commission: Italian Village Commission

Proposed use or reason for Council Variance request: Multi-family Residential

Acreage: 0.27 +/-

APPLICANT: Name The Wood Companies

Address 939 N. High St. Ste. 206 City/State Columbus, Ohio Zip 43201

Phone # 614.298.9663 Fax # 614.298.9664 Email: mwood@woodcompanies.com

PROPERTY OWNER(S): Name Short North Partners, LLC

Address 21 West Hubbard Avenue, Suite D City/State Columbus, Ohio Zip 43215

Phone # 614-298-9663 Fax # 614-298-9664 Email: mwood@woodcompanies.com

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

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Michael Shannon, Esq.

Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

SIGNATURES (ALL SIGNATURES MUST BE 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 all checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 31 East Hubbard Avenue, Columbus, Ohio 43215
APPLICANT: The Woods Companies, c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: February 6, 2014
APPLICATION #: _____

The Site consists of three parcels (PIDs: 010-029476, 010-023191, 010-010941). The Site is located at 31 East Hubbard Avenue in the Italian Village Historic District. The Site is located on the east side of North Pearl Street between East Hubbard Avenue and Hull Alley. The Site is currently used as a parking lot and contains a small accessory structure. The Site does not have any distinguishing characteristics.

The Site is currently zoned Commercial, C-4. The Site is subject to the Italian Village Historic District and the I-670 Graphics Control Planning Overlay.

Applicant proposes the construction of a multi-family apartment residential development. The development will have 42 residential units, 53 parking spaces, and stand approximately 72 feet tall.

Applicant requests the following variances:


1. 3356.03, C-4, Permitted Uses, which Section does not permit multi-family residential use. Applicant proposes a variance to allow those AR-1 uses permitted in 3333.02, Apartment Residential District Use.
2. 3309.12, Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant proposes a variance to allow a 72 foot building height.
3. 3321.05(B)(1), Vision Clearance, which Section requires a 10 foot clear vision triangle at the intersection of Pearl Alley and Hubbard Avenue. Applicant proposes a 0 foot building setback on both Pearl Alley and Hubbard Avenue.
4. 3356.11(3), C-4, District Setback Lines, which Section requires a building setback of no less than 25 feet. Applicant proposes a 0 foot building setback on both Pearl Alley and Hubbard Avenue.
5. 3312.49(C), Minimum Number of Parking Spaces Required, which Section requires 63 parking spaces for 42 dwelling units at 1.5 spaces/unit. Applicant proposes to provide 53 parking spaces for 42 dwelling units at 1.26 spaces/unit.

A hardship exists in that the proposed development cannot conform to the underlying commercial zoning districts, nor could it completely conform to any of the residential zoning districts established by the City's Zoning code. The development will appreciate and enhance the existing neighborhood, and therefore will not adversely affect the surrounding property or surrounding neighborhood, but rather will alleviate a hardship or difficulty which warrants a variance from the Commercial C-4 zoning code.

The requested variance will not impair an adequate supply of light or 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.

For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Michael Shannon", is written over a horizontal line.

Michael T. Shannon, Esq.
Attorney for Applicant



COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-005

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 43215

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 31 East Hubbard Avenue, Columbus, Ohio 43215
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/5/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Short North Partners, LLC
21 West Hubbard, Suite D
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

The Wood Companies

614-298-9663

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Italian Village Commission

Rex Hagerling Connie Tarbeck

50 West Gay Street, Fourth Floor

Columbus, Ohio 43215

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.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

day of

February

in the year

2014

(8)

Carol A. Stewart

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014



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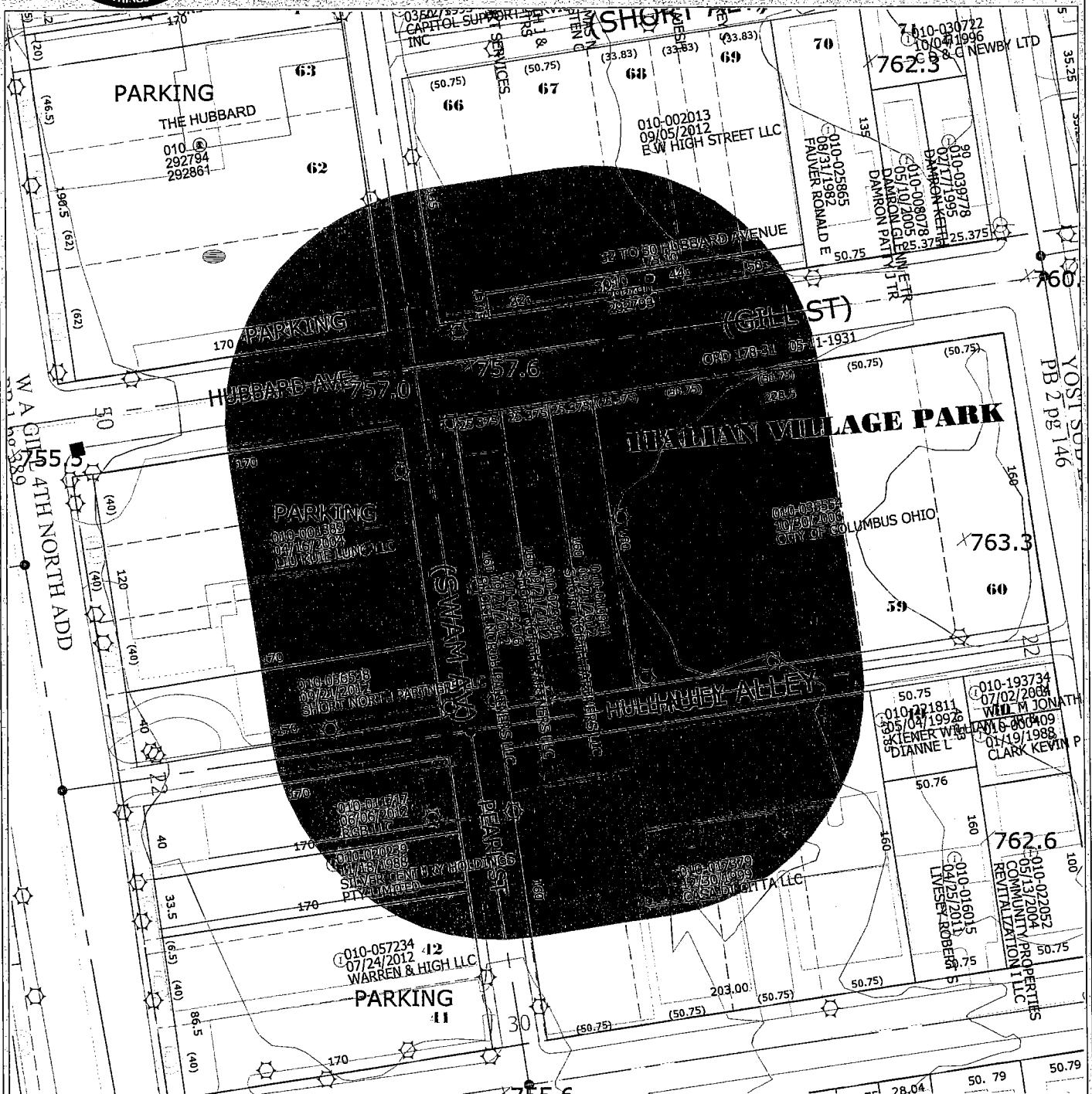
CV14-005



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 1/23/14



Disclaimer

Scale = 80'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CV14-005

Liu Kuie Lung LLC
800 N. High Street
Columbus, Ohio 43215

E W High Street LLC
1220 Dublin Road
Columbus, Ohio 43215

Short North Partners LLC
21 W. Hubbard Ave., Ste. D
Columbus, Ohio 43215

RGB LLC
772 N. High St., Ste. 200
Columbus, Ohio 43215

First Community Bank
4300 E. Broad Street
Columbus, Ohio 43213

Silver Century Holdings
PTY Limited
780 N. High St.
Columbus, Ohio 43215

City of Columbus
Real Estate Management
90 W. Broad St., Room 425
Columbus, Ohio 43215

The Wood Companies
Tax Department
939 N. High St., Ste. 206
Columbus, Ohio 43201

APPLICANT

PROPERTY OWNER

ATTORNEY

The Wood Companies
939 N. High Street, Ste. 206
Columbus, Ohio 43201

Short North Partners, LLC
21 West Hubbard Ave.
Ste. D
Columbus, Ohio 43215

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

AREA COMMISSION

Italian Village Commission
Attn: Connie Torbeck
50 W. Gay Street – 4th Floor
Columbus, Ohio 43215

PROPERTY ADDRESS

31 E. Hubbard Ave
Columbus, Ohio 43215



COUNCIL VARIANCE APPLICATION

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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 # CV14-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Eric Zartman

Of [COMPLETE ADDRESS] 500 South Front Street, Suite 1200, 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 formats

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

1. The Wood Companies 21 West Hubbard Avenue, Suite D Columbus, Ohio 43215 Mark Wood <u>614-298-9663</u>	2.
3. <u>mwood@woodcompanies.com</u>	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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

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City of Columbus Zoning Plat

W14-005^N



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010029476

Zoning Number: 31

Street Name: E HUBBARD Ave

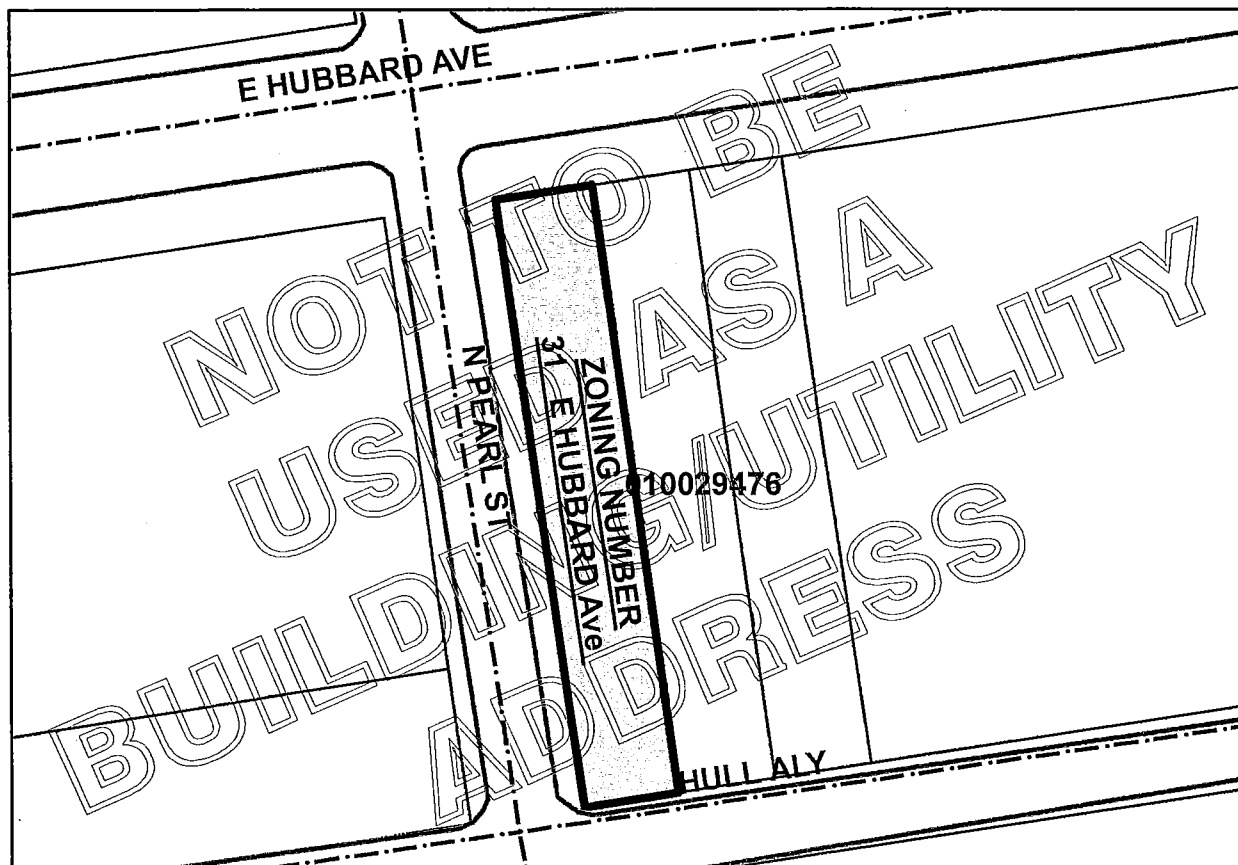
Lot Number 55

Subdivision: W A GILL

Requested By: CRABLE, BROWN & JAMES, LLP (ERIC ZARTMAN)

Issued By: *Patricia A. Austin*

Date: 1/21/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 17067



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

AS TO PROPERTY C (31 E. HUBBARD AVENUE, COLUMBUS, OHIO 43215):

Situated in the State of Ohio, County of Franklin, and in the City of Columbus.

Being the West one-half (1/2) of Lot Number Fifty-five (55) in WILLIAM A. GILL'S THIRD NORTH ADDITION, or subdivision of land, in said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 303, Recorder's Office, Franklin County, Ohio

AS TO PROPERTY D (33 E. HUBBARD AVENUE, COLUMBUS, OHIO 43215):

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the East one-half (1/2) of Lot Number Fifty-five (55) of WILLIAM A. GILL'S THIRD NORTH ADDITION, to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 389, Recorder's Office, Franklin County, Ohio.

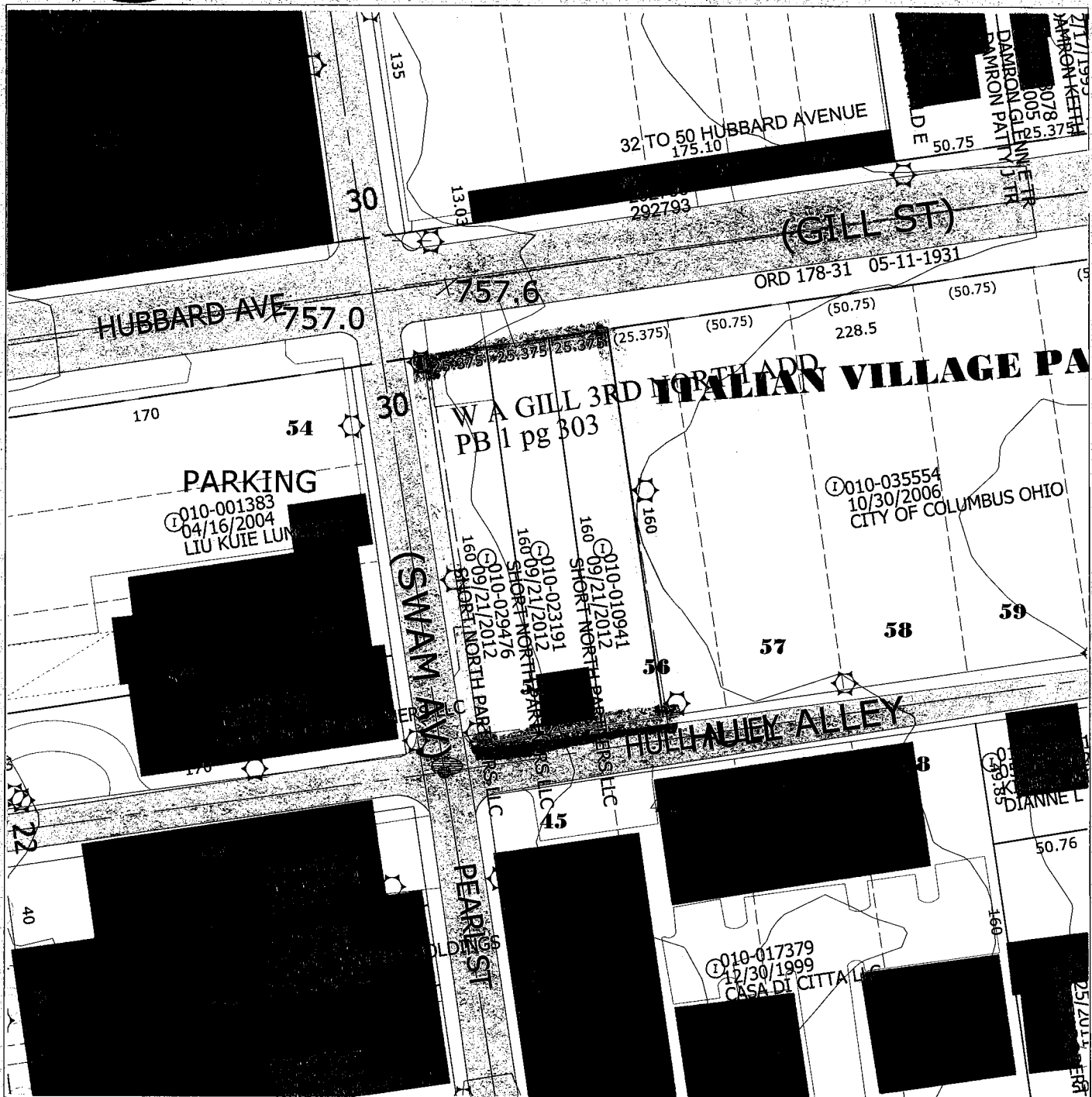
CU14-005



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/23/14



Disclaimer

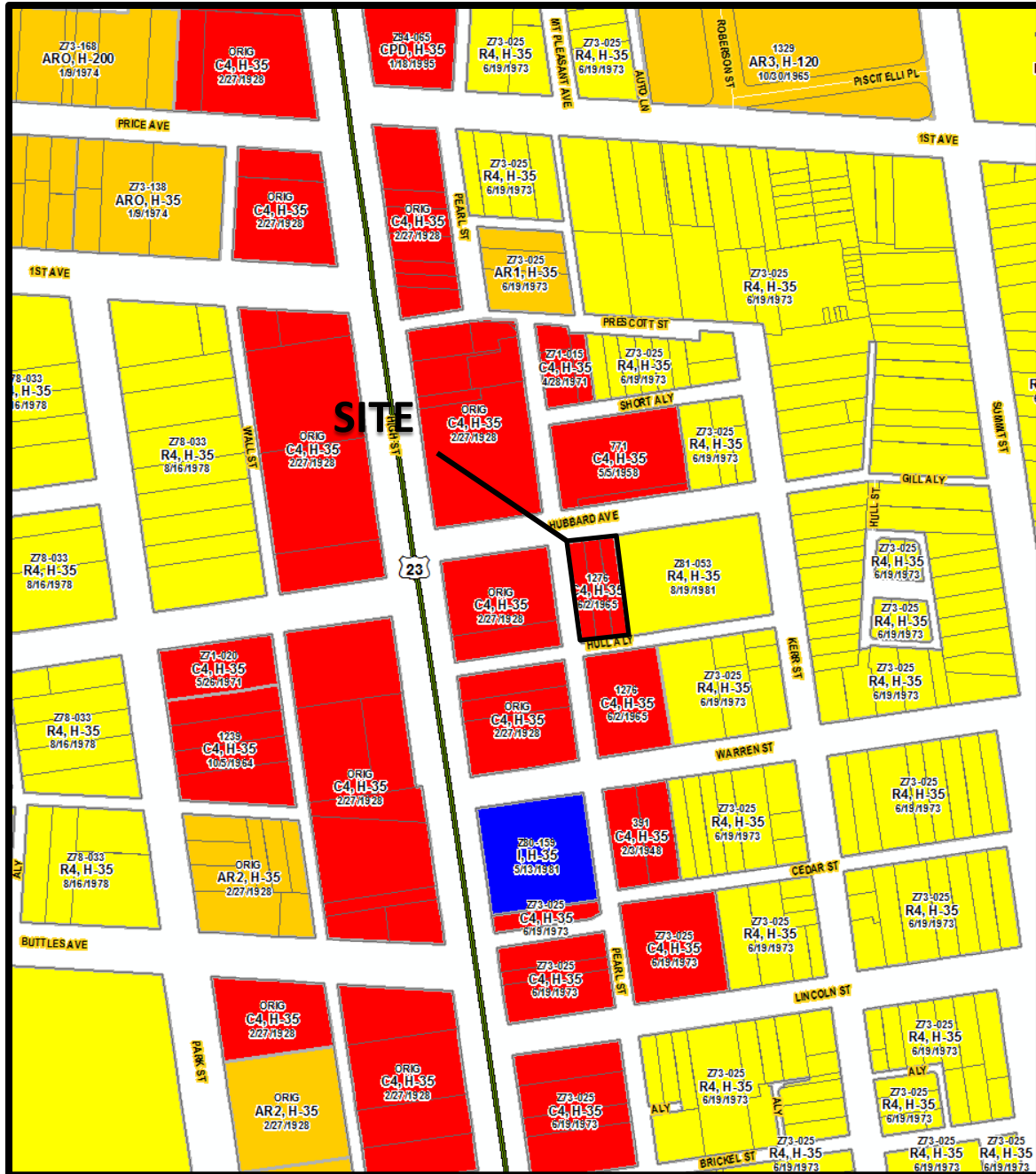
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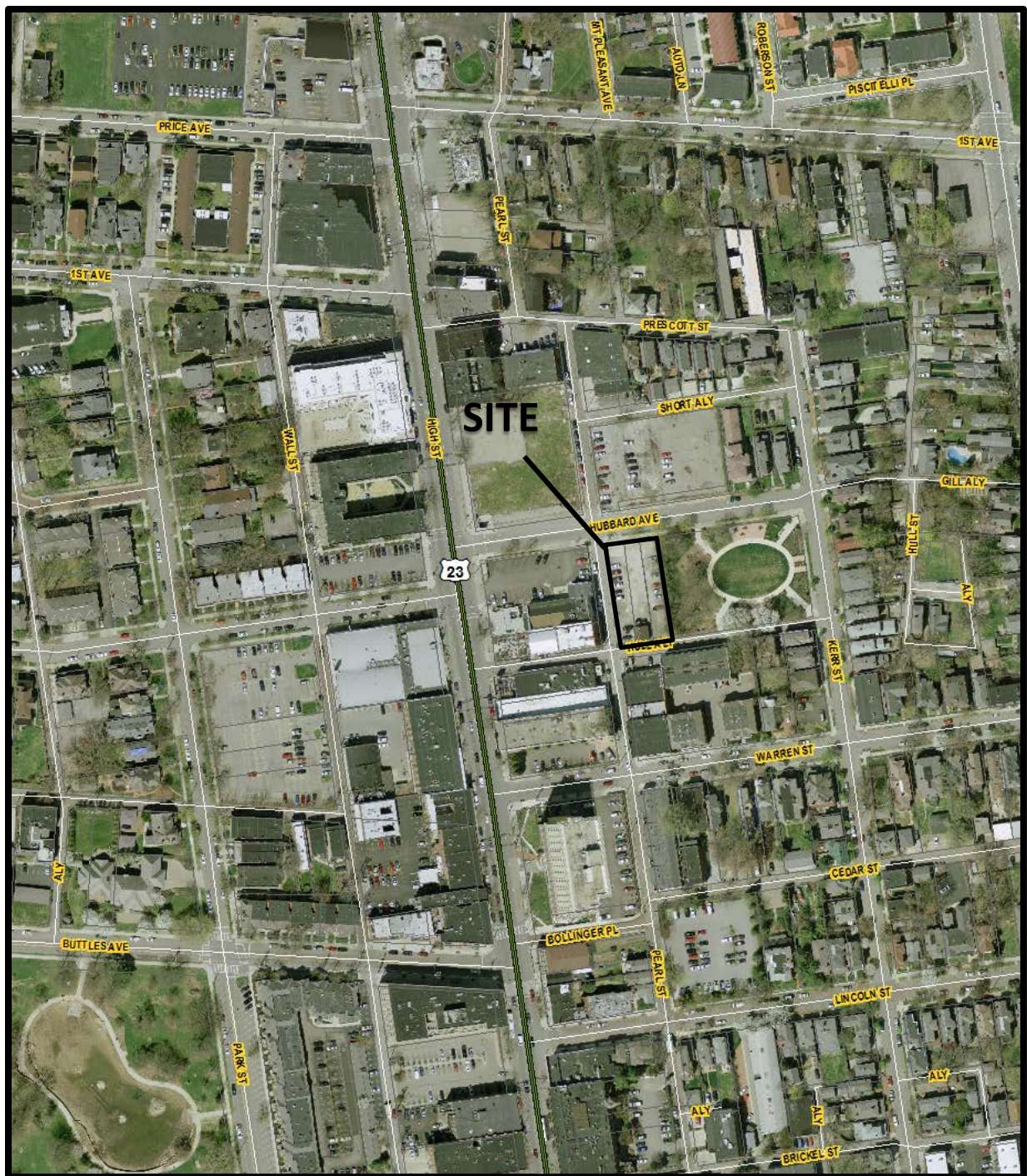
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Real Estate / GIS Department

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CV14-005
 31 East Hubbard Avenue
 Approximately 0.27 acres



CV14-005
31 East Hubbard Avenue
Approximately 0.27 acres