



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: CW14-057/14315-00000-00795
Date Received: 11/4
Application Accepted By: SP + ET Fee: \$2160
Comments: Assigned to Eliza Thrush, ethrush@columbus.gov
614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2340 Hilliard Rome Rd, Hilliard, OH Zip 43026
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: 560-154608, 560-220529, 560-154607, 560-168638, 560-154550, 560-168636
☐ Check here if listing additional parcel numbers on a separate page. 560 221355 partial
Current Zoning District(s): ARLD
Civic Association or Area Commission: N/A
Proposed use or reason for Council Variance request: Multi-family dwellings
Acreage: 17.24

APPLICANT: Name T&R Development - P. Ronald Sabatino

Address 3895 STONERIDGE LN City/State Dublin, OH Zip 43017
Phone # 614-923-4000 Fax # _____ Email: _____

PROPERTY OWNER(S): Name T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC

Address 3895 STONERIDGE LN City/State DUBLIN OH Zip 43017
Phone # 614-923-4000 Fax # _____ Email: _____

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

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name John P. Kennedy and Michael T. Shannon of Crabbe, Brown & James, LLP

Address 500 S. Front Street, Suite 1200 City/State Columbus, OH Zip 43215
Phone # 614-228-5511 Fax # 614-559-4559 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael T. Shannon

PROPERTY OWNER SIGNATURE Michael T. Shannon

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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.
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Please make all checks payable to the Columbus City Treasurer



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CV14-057

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
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.

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 requested as detailed below:

Please see attached Statement of Hardship

Signature of Applicant _____ Date _____

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CW14-057

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 2340 Hilliard-Rome Road, Hilliard, Ohio 43026
APPLICANT: T&R Development Hilliard, Home Limited Partnership 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: October 31, 2014

The Site consists of seven parcels (PIDs: 560-168636, 560-154550, 560-168638, 560-154607, 560-154608, 560-220529, 560-221355). The Site is located on Hilliard-Rome Road and south of Roberts Road. The Site's borders are classified as CPD on the north, LARD on the east, AR-12 on the south, and AR-12, R, LC2, LC3, C2, and CPD on the west.

Parcels 560-168636, 560-154550, and 560-168638 are currently classified R. Parcel 560-154607 is currently classified LC2. Parcels 560-154608, 560-2205209, and 560-221355 are currently classified AR-12. The Site is not subject to any commercial overlay, graphics overlay, planning overlay, or area commission. The Site is located within the Trabue-Roberts Area Plan, Hilliard-Rome Subarea.

Parcels 560-154608 and 560-220529, both classified AR-12, constitute a majority of the Site's total area. Those parcels were rezoned in 1981 to AR-12 and are currently used as multi-family residential. Applicant proposes rezoning entire Site to ARLD and effectively developing those remaining parcels as an extension of the existing development.

Parcels 560-154608 and 560-220529 currently provide 228 dwelling units. Applicant's proposed development will add 56 dwelling units for a total of 284 dwellings units on 17.24 acres and a gross density of 16.5 dwelling units per acre. Additionally parcels 560-154608 and 560-220529 currently provide 482 parking spaces. Applicant's proposed development will add 100 parking spaces for a total of 582 parking spaces and a parking ratio of two parking spaces per dwelling unit.

Applicant requests the following variances:

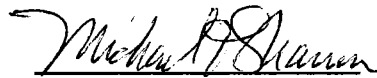
1. CCC 3333.18, Building Lines, which section requires a setback of 60 feet, the distance equal to one-half of the designated right-of-way of the frontage shown on the Columbus Thoroughfare Plan. Applicant requests a variance to allow a setback of 40 feet.
2. CCC 3333.255, Perimeter Yard, which section requires a minimum 25 foot perimeter yard. Applicant requests a variance to encroach on the minimum perimeter yard as indicated on the Site Plan.

A hardship exists in that the proposed development cannot conform to the underlying apartment-residential zoning district 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. Rather, the development will alleviate a hardship for difficulty which warrants variances from the ARLD, Apartment-Residential zoning classification.

The requested variances 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 variances.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michael T. Shannon".

Michael T. Shannon, Esq.

Attorney for Applicant



COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CW14-057

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon

of (1) MAILING ADDRESS 500 S. Front Street, Suite 1200, Columbus, OH 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 2340 Hilliard-Rome Rd, Hilliard, Ohio

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) 11/4/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

T&R DEVELOPMENT and ROBINWOOD CORPORATE
(4) CENTER, LLC
3895 STONERIDGE LN
Dublin, OH 43017

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

T&R Development
923-4000

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

(5) N/A

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

(8)

Michael T. Shannon

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

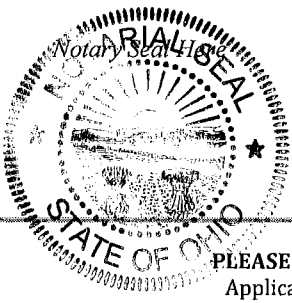
SIGNATURE OF NOTARY PUBLIC

(8)

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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Corinda Matijasich
7699 Wryneck Drive
Dublin, Ohio 43017

T&R Development Et Al
3895 Stoneridge Lane
Dublin, Ohio 43017

Silver Horn II LLC
11600 Edwards Road
Johnstown, Ohio 43031

Carnegie Properties, Inc.
6190 Cochran Road, Ste. A
Solon, Ohio 44139

Wendy's International Inc.
Attn: Tax Department
1 Dave Thomas Blvd.
Dublin, Ohio 43017-5452

TDM Properties LTD
5757 Heritage Lakes Drive
Hilliard, Ohio 43026

John W. Gibson
Post Office Box 3210
Westerville, Ohio 43086

Catherine Saporito
2450 Rome Hilliard Road
Hilliard, Ohio 43026

Gregory Richards
1288 Sherborne Lane
Powell, Ohio 43065

Cheryl & Steve Mosley
2410 Hilliard Rome Road
Hilliard, Ohio 43026

American Air Furnace Company
3945 Brookham Drive
Grove City, Ohio 43123

Cabot Cove Limited
c/o Donald W. Kelley & Assoc.
250 E. Broad St., Ste. 1100
Columbus, Ohio 43215

T&R Development III, Inc.
3895 Stoneridge Lane
Dublin, Ohio 43017

Hilliard Station Apartments, LLC
110 Polaris Parkway
Hilliard, Ohio 43082

Robinwood Corporate Center, LLC
c/o 3895 Stoneridge Lane – First Floor
Dublin, Ohio 43017

ATTORNEY

OWNER

APPLICANT

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

T&R Development
c/o Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43016

T&R Development
c/o Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43017

Robinwood Corporate Center, LLC
c/o 3895 Stoneridge Lane- First Floor
Dublin, Ohio 43017

AREA COMMISSION
None

Property Address
2340 Hilliard-Rome Road
Hilliard, Ohio 43026

CV14-057



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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 # CV14-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael T. Shannon, Esq.

Of [COMPLETE ADDRESS] 500 S. Front Street, Ste 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. T&R DEVELOPMENT and ROBINWOOD CORPORATE CENTER, LLC 3895 STONERIDGE LN, DUBLIN OH 43017 | 2. |
| 3. | 4. |

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

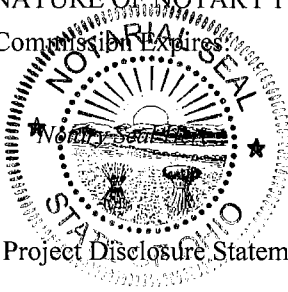
SIGNATURE OF AFFIANT Michael T. Shannon

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

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

My Commission Expires

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

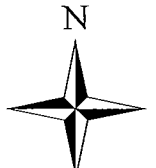


This Project Disclosure Statement expires six months after date of notarization.

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City of Columbus Zoning Plat



C14-057

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: 560154608,-220529, -154550, 168636, 154607, 168638

Zoning Number: 2340

Street Name: HILLIARD-ROME RD

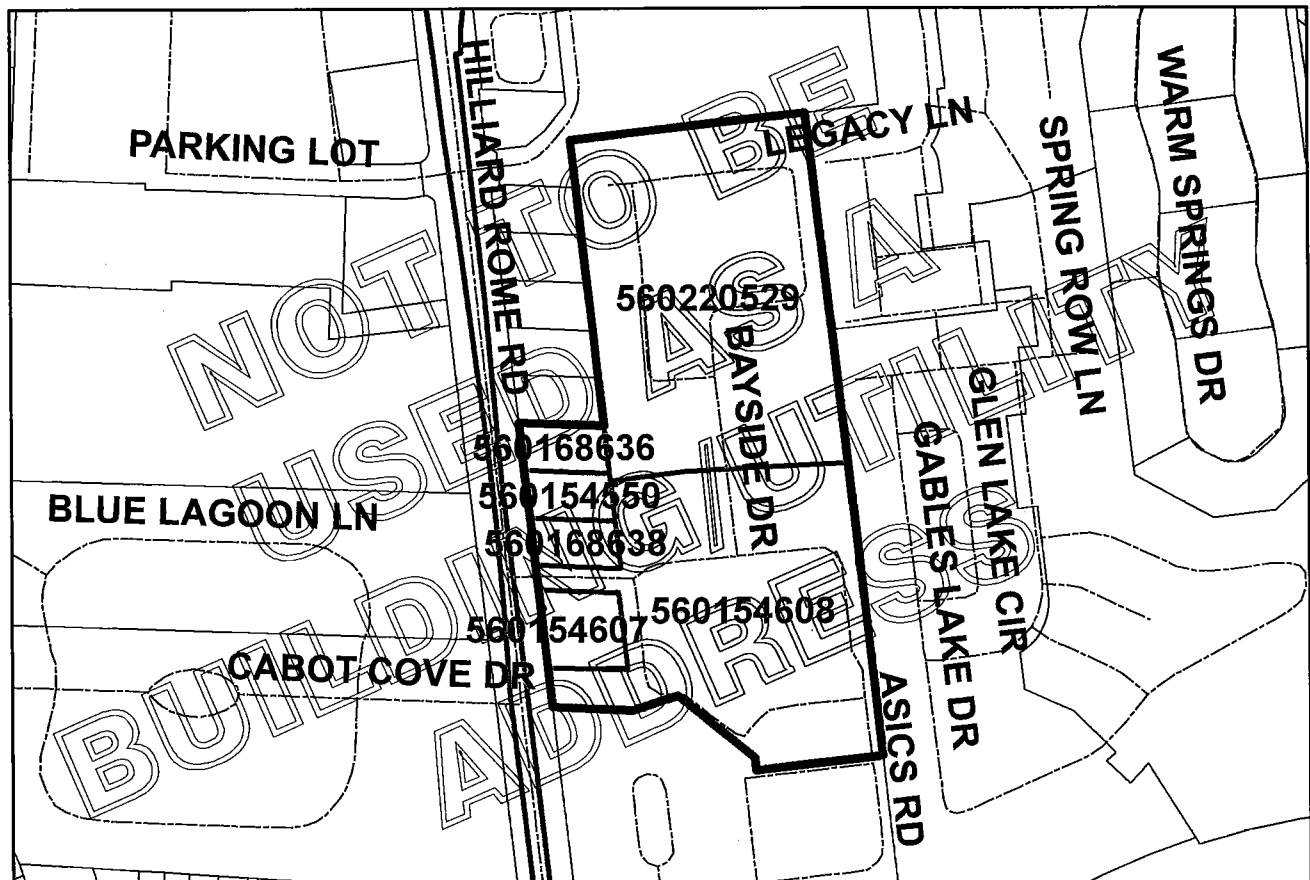
Lot Number : N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES, LLP (MICHAEL SHANNON)

Issued By: *Edyana Williams*

Date: 10/30/2014



SCALE: 1 inch = 400 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 24106



Zoning Description
17.24 Acres

CV14-057

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey numbers 6554 and 7029, being all of that 7.237 acre tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 200801230011000, that 8.120 acre tract conveyed as Tract I Parcel I and that tract conveyed as Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201110180132779, those tracts conveyed as Parcel I and Parcel II to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201410270141694, that tract conveyed to T&R Development Hilliard-Rome Limited Partnership by deed of record in Instrument Number 201407290097693, and that tract conveyed to Robinwood Corporate Center by deed of record in Instrument Number 201308230144367, and part of that 11.313 acre tract conveyed to T&R Development III, Inc. by deed of record in Official Record 18593B10, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Hilliard-Rome Road at the common corner of said 7.237 and 11.313 acre tracts:

Thence North $06^{\circ} 25' 25''$ West, with said easterly right-of-way line, a distance of 600.00 feet to a point;

Thence with the perimeter of said T&R Development Hilliard-Rome Limited Partnership tracts, the following courses and distances:

South $87^{\circ} 42' 02''$ East, a distance of 179.16 feet to a point;
North $06^{\circ} 25' 25''$ West, a distance of 603.78 feet to a point;
North $83^{\circ} 34' 20''$ East, a distance of 493.70 feet to a point;
South $06^{\circ} 36' 21''$ East, a distance of 735.55 feet to a point;
South $06^{\circ} 36' 17''$ East, a distance of 617.55 feet to a point at the northeast corner of said 11.313 acre tract;

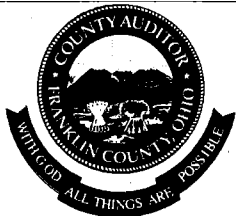
Thence with the line common to said 7.237 and 11.313 acre tracts, the following courses and distances:

South $83^{\circ} 25' 26''$ West, a distance of 266.41 feet to a point;
North $06^{\circ} 34' 34''$ West, a distance of 25.61 feet to a point;
North $51^{\circ} 34' 34''$ West, a distance of 204.08 feet to a point;
South $72^{\circ} 40' 47''$ West, a distance of 98.47 feet to a point; and
North $87^{\circ} 30' 12''$ West, a distance of 18.47 feet to a point;

Thence south $83^{\circ} 51' 20''$ West, across said 11.313 acre tract, a distance of 148.89 feet to a point in said easterly right-of-way line;

Thence North $06^{\circ} 38' 42''$ West, with said easterly right-of-way line, a distance of 22.66 feet to the POINT OF BEGINNING, containing 17.24 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



CLARENCE E MINGO II CV14-057

FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 10/31/14



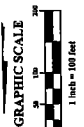
Disclaimer

Scale = 200



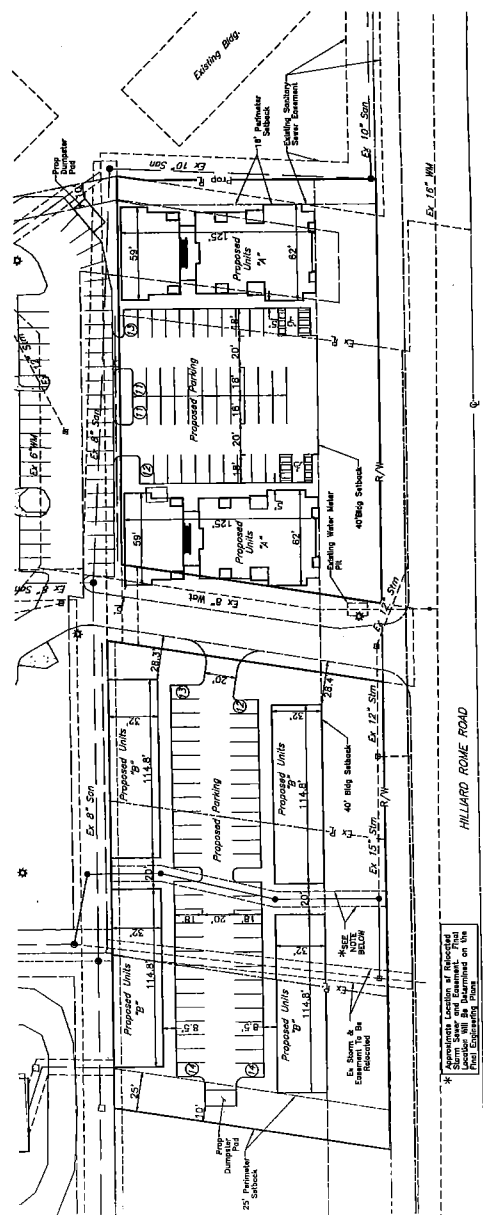
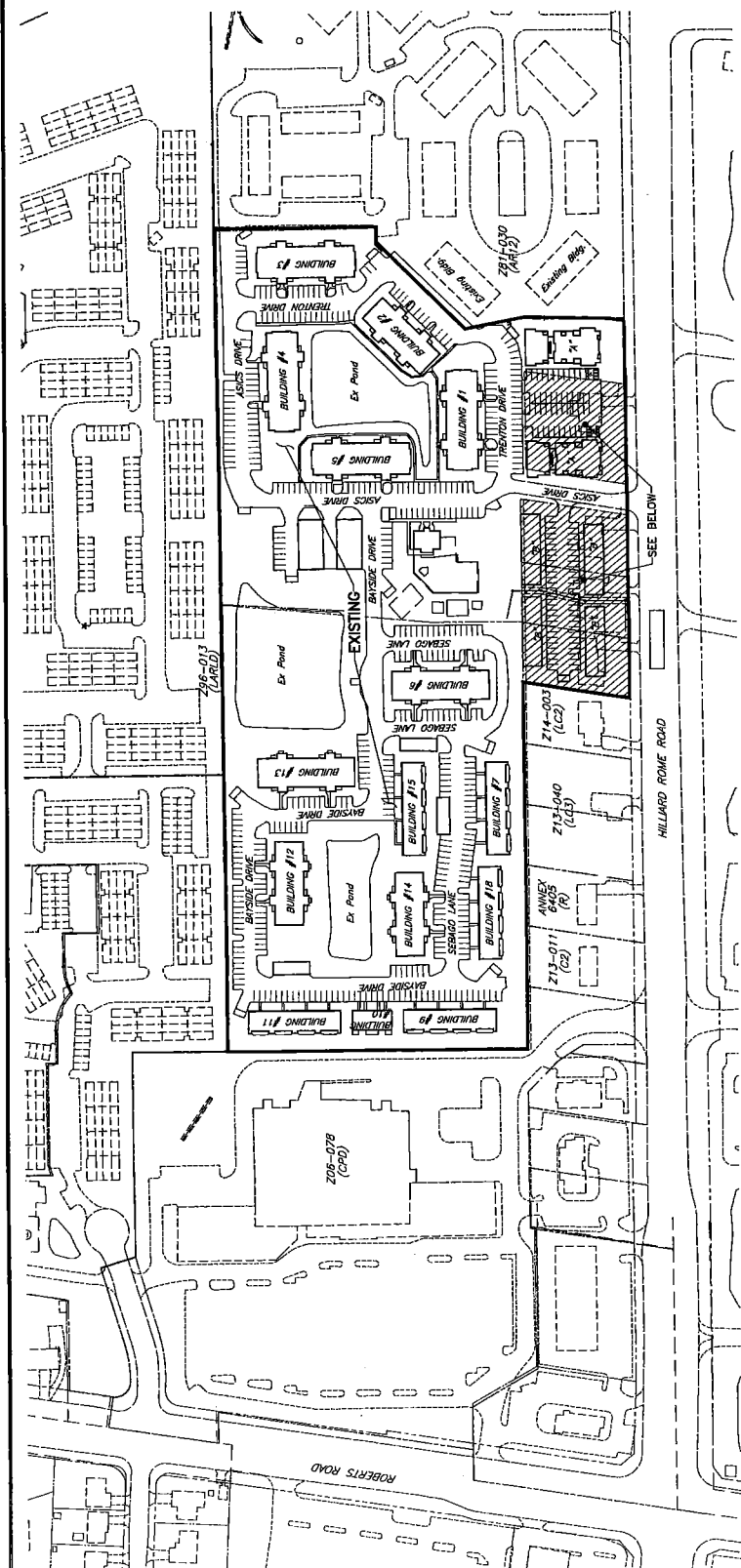
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

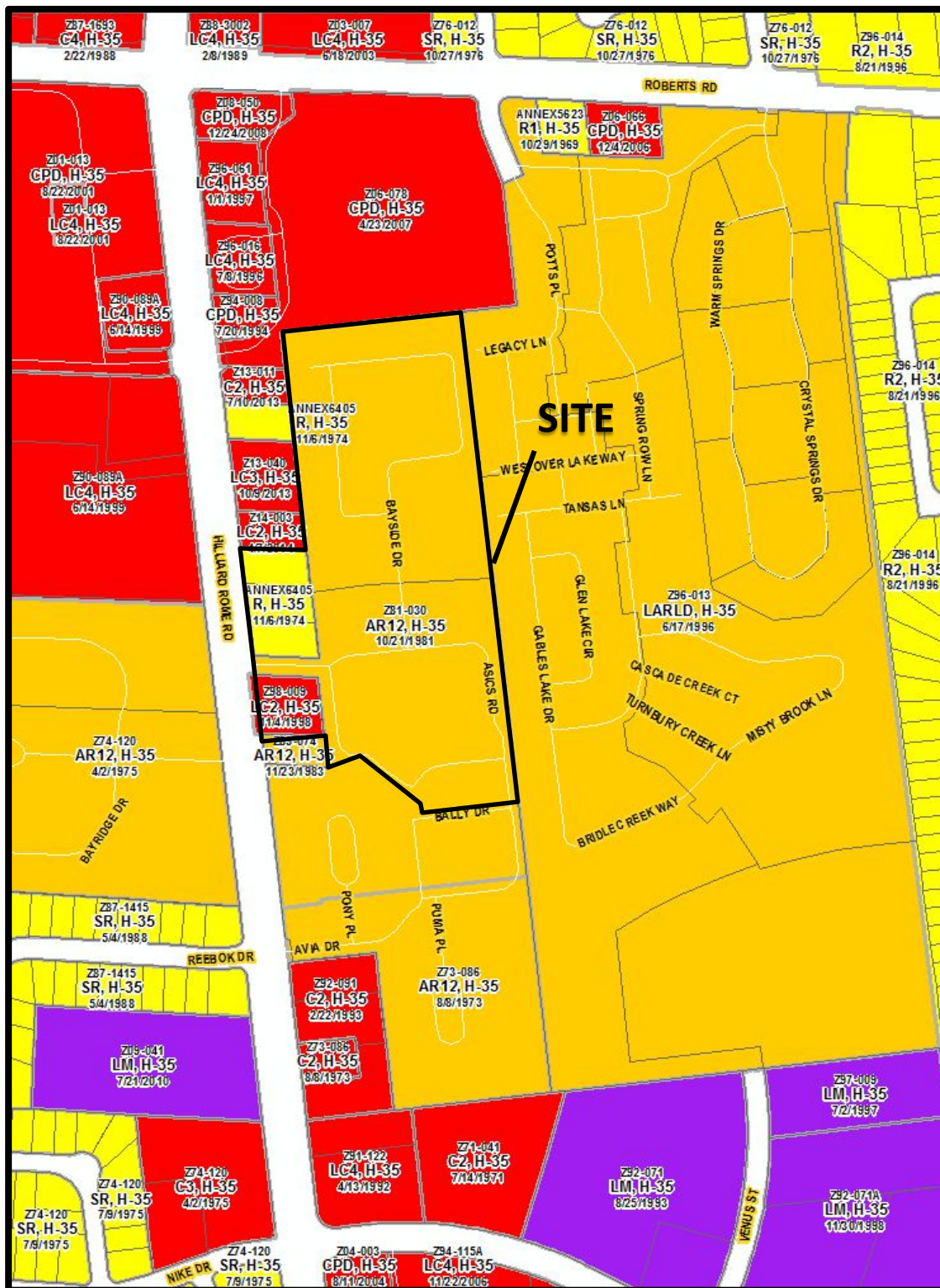


| SITE DATE | | |
|-----------------|------------|--|
| TOTAL ACREAGE | 17.24 AC. | |
| NUMBER OF UNITS | 284 | |
| DISTING | 88 | |
| PROPOSED | 12 | |
| - ONE BEDROOM | 20 | |
| - TWO BEDROOM | 24 | |
| - THREE BEDROOM | | |
| GROSS DENSITY | 16.5 DU/AC | |
| PARKING SPACES | 562 | |
| DISTING | 462 | |
| PROPOSED | 100 | |
| PROPOSED ZONING | ALU | |

Michael S. Sen 11/4/54
CV14-057

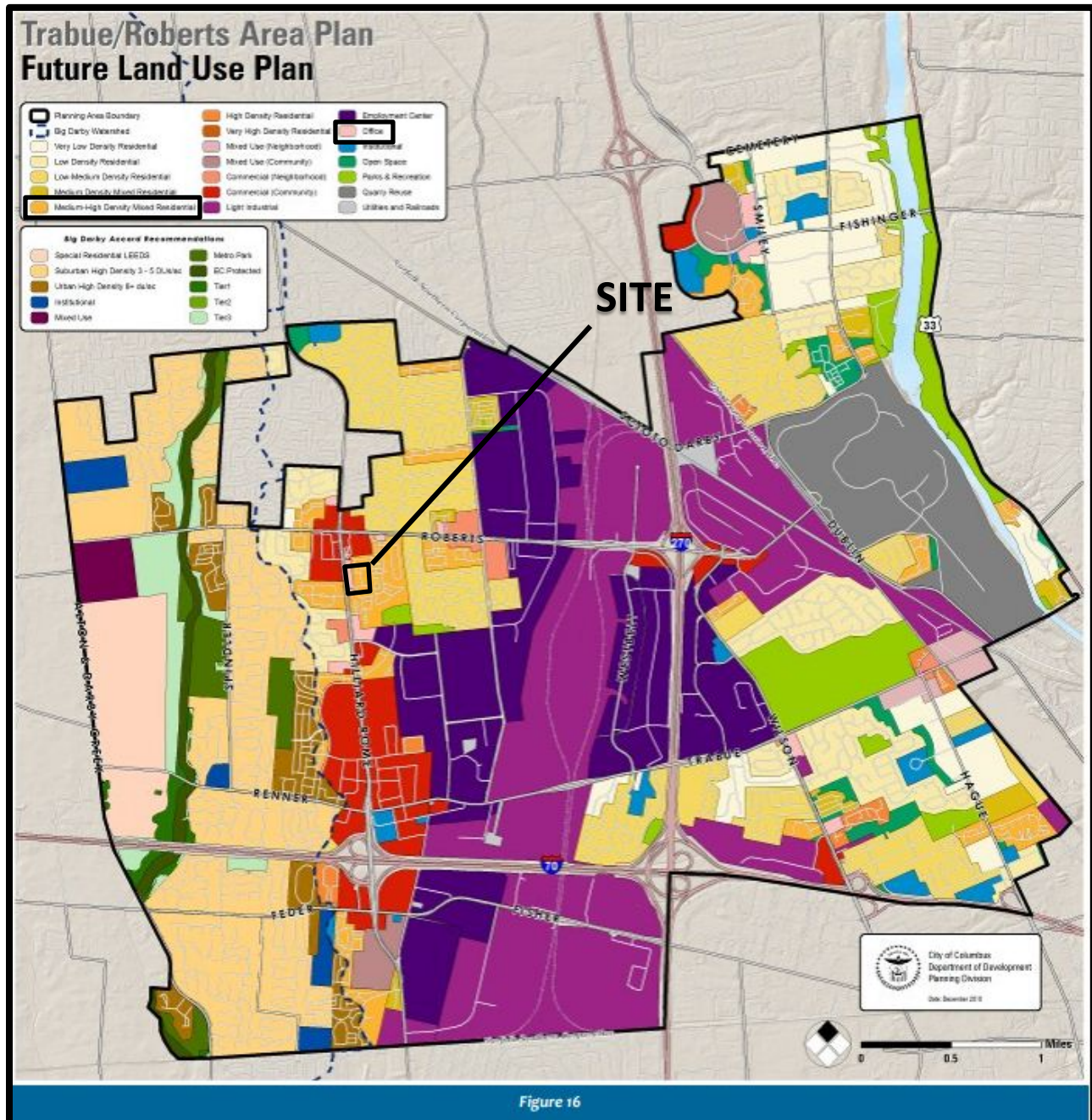


* Approximate Location of Relocated Storm Sewer and Easement. Final Location Will Be Determined on the Final Engineering Plans

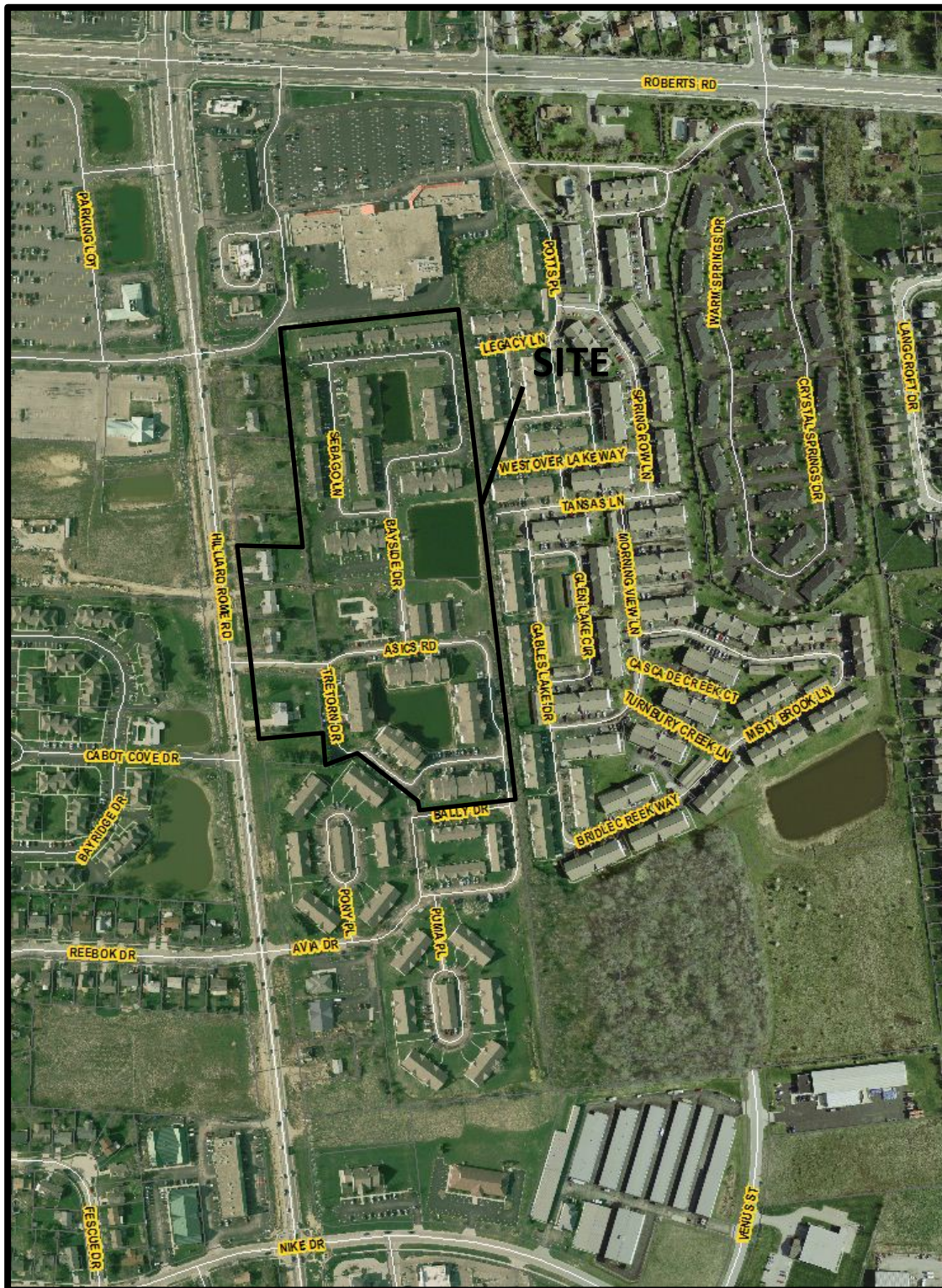


CV14-057

2340 Hilliard Rome Road
Approximately 17.24 acres



CV14-057
 2340 Hilliard Rome Road
 Approximately 17.24 acres
 Trabue/Roberts Area Plan (2011)



CV14-057
2340 Hilliard Rome Road
Approximately 17.24 acres