



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: CV15-004
Date Received: 2-1-15
Application Accepted By: SP+EG Fee: \$1200

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1648 Wilson Road Zip 43204

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: 142-000014-00 and 570-219204-00

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

Current Zoning District(s): R and L-SR Requested Zoning District(s) L-AR-1

Recognized Civic Association or Area Commission: None

Proposed use or reason for Council Variance request: Applicant is requesting a reduction in parking setbacks on Wilson Road and Trabue Road from 25 feet to 10 feet for a multi-family development

Acreage: 5.8 +/- 5.77

APPLICANT:

Name Metro Development LLC

Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082

Phone # 614-540-2400 Fax _____ Email: jstangeman@vorys.com

PROPERTY OWNER(S):

Name Richard McFarland Trustee

Address 1649 Wilson Road City/State Columbus, OH Zip 43204

Phone c/o Jill Tangeman, Esq. #464-5608 Fax _____ Email: jstangeman@vorys.com

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

ATTORNEY / AGENT

Attorney

Agent

Name Jill Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, Ohio Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT 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



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

CU 5-004

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.

Applicant Signature: _____

Date: _____

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: 1648 Wilson Road

Applicant: Metro Development LLC

The subject site is 5.774+/- acres at the southeast corner of Wilson Road and Trabue Road which is being rezoned by the Applicant to AR-1 (Application Z15-002). The Applicant has submitted a site plan as part of the rezoning request.

The subject site has recently been annexed to the City of Columbus and is zoned R-Rural. The site is contiguous to existing industrial uses to the northwest and south and to commercial uses to the west. The east side of the property however abuts a single family development. The applicant is asking to reduce the parking setback on Wilson Road and on Trabue Road in order to orient the development toward the existing commercial and industrial uses and establish a 40' setback contiguous to the single family development to the east. Many of the uses on Wilson Road and Trabue Road were established before the front yard setback requirements based upon the Columbus Thoroughfare Plan were established or are commercial in nature. Consequently, a parking setback of 10 feet from Wilson Road and from Trabue Road is consistent with other developments in the area.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV 15-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1648 Wilson Road

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) 2/1/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Richard McFarland Trustee
1648 Wilson Road
Columbus, Ohio 43204

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

(5) Metro Development LLC
#614-540-2400

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

(6) None

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 continuous to the subject property: (7)

SIGNATURE OF AFFIANT

(8) Jill Tangeman

Subscribed to me in my presence and before me this 2nd day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

Antonio G. Caradonna
1641 Middlecoff Ct.
Columbus, OH 43228

Louise Cheung and Mee Cheung
3850 Trestle Ct.
Columbus, OH 43204

City of Columbus
c/o Real Estate Management
90 W. Broad St., Room 425
Columbus, OH 43215

Mary C. Clark, Trustee
2624 Sonnington Dr.
Dublin, OH 43017

John L. Dennis
1617 Middlecoff Ct.
Columbus, OH 43228

Richard E. Dulin, Jr. and
Mary M. Dulin
1567 Vanelm St.
Columbus, OH 43228

Barbara J. Emerick
1605 Middlecoff Ct.
Columbus, OH 43228

Del-Ray Feagin
1593 Middlecoff Ct.
Columbus, OH 43228

Matthew S. Holewinski and
Melissa B. Holewinski
1585 Middlecoff Ct.
Columbus, OH 43228

Robert J. Lybbert and
Elizabeth Lybbert
3847 Trestle Ct.
Columbus, OH 43204

Cathy J. McDaniel and
John G. McDaniel
1645 Wilson Rd.
Columbus, OH 43204

Richard L. McFarland and
Malcom G. McFarland
1484 Poplar Dr.
Columbus, OH 43204

Richard L. McFarland, Trustee
1648 N. Wilson Rd.
Columbus, OH 43204

Harbir K. Rekhi
3853 Trestle Ct.
Columbus, OH 43204

Milliard H. Skaggs, Wilma D.
Skaggs and Charles G. Skaggs
1555 Vanelm St.
Columbus, OH 43228

Michael R. Snow
1656 Middlecoff Ct.
Columbus, OH 43228

Chris M. Utter
1621 N. Wilson Rd.
Columbus, OH 43204

WAGCLAN LLC
2345 Ashland Ave.
Cincinnati, OH 45206

Robert J. Wallace
1655 Middlecoff Ct.
Columbus, OH 43228

James Wamsley
1647 Middlecoff Ct.
Columbus, OH 43228

Boehringer Ingelheim Roxane Inc.
BIRI Tax Dept
c/o BIPI Tax Department
P. O. Box 368
Ridgefield, CT 06877

Denver Short
1585 N. Wilson Rd.
Columbus, OH 43204

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour
and Pease LLP
52 E. Gay Street
Columbus, OH 43215



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

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 #

CV15-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay 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 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. Metro Development LLC c/o Joe Thomas 614-540-2400 470 Olde Worthington Road, Westerville, OH 43082 0 Columbus employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 2nd day of February, in the year 2015.

SIGNATURE OF NOTARY PUBLIC *Michelle L. Parmenter*

My Commission Expires: _____

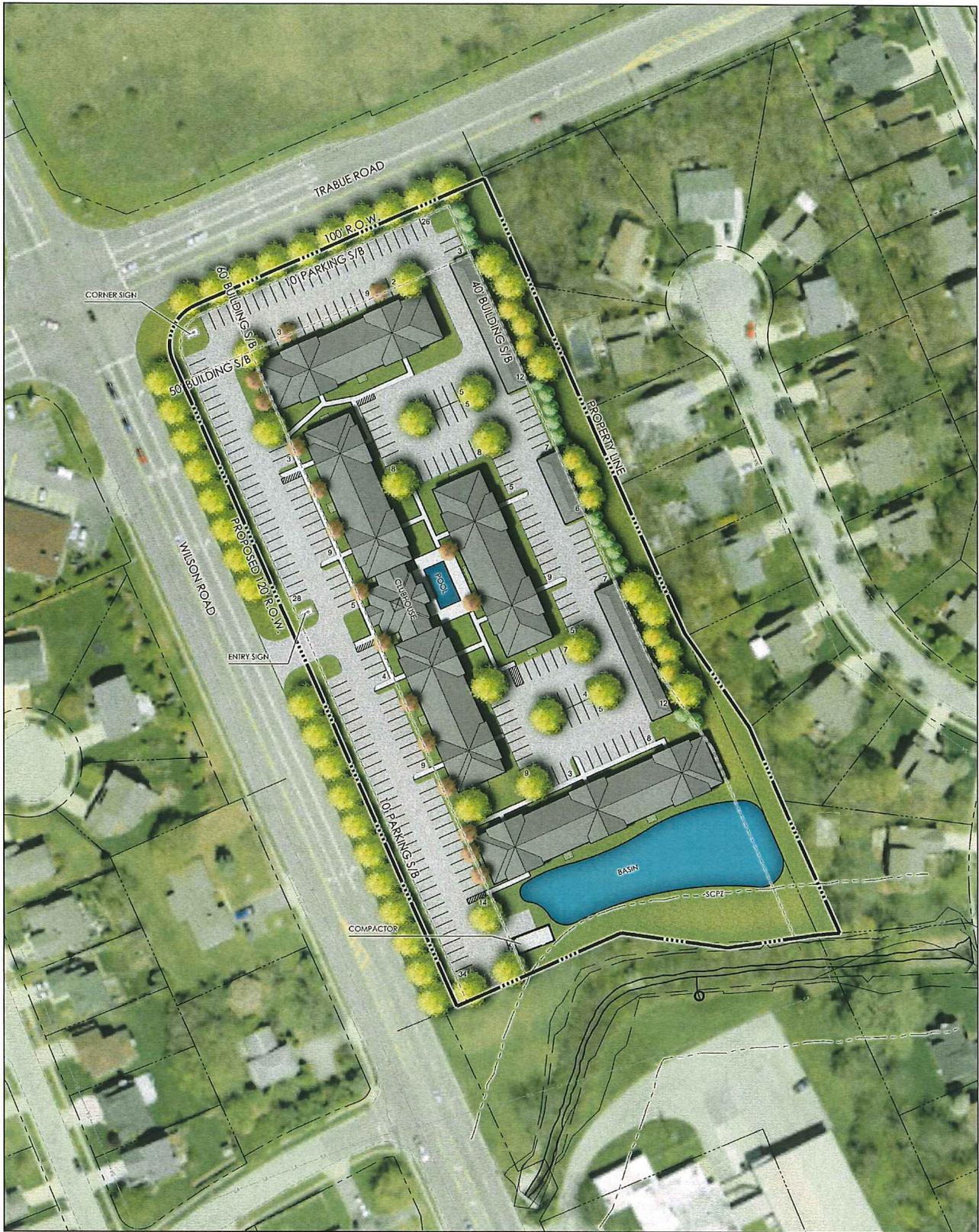
Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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

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



SITE DATA

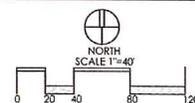
TOTAL ACRES	+/- 5.774 ACRES
TOTAL UNITS	132 UNITS
DENSITY	+/- 22.86 D.U./AC.
GARAGE PARKING	30 SPACES
SURFACE PARKING	244 SPACES
TOTAL PARKING	274 TOTAL (2.08 SPACES/UNIT)

CONCEPT PLAN

WILSON/TRABUE ROAD

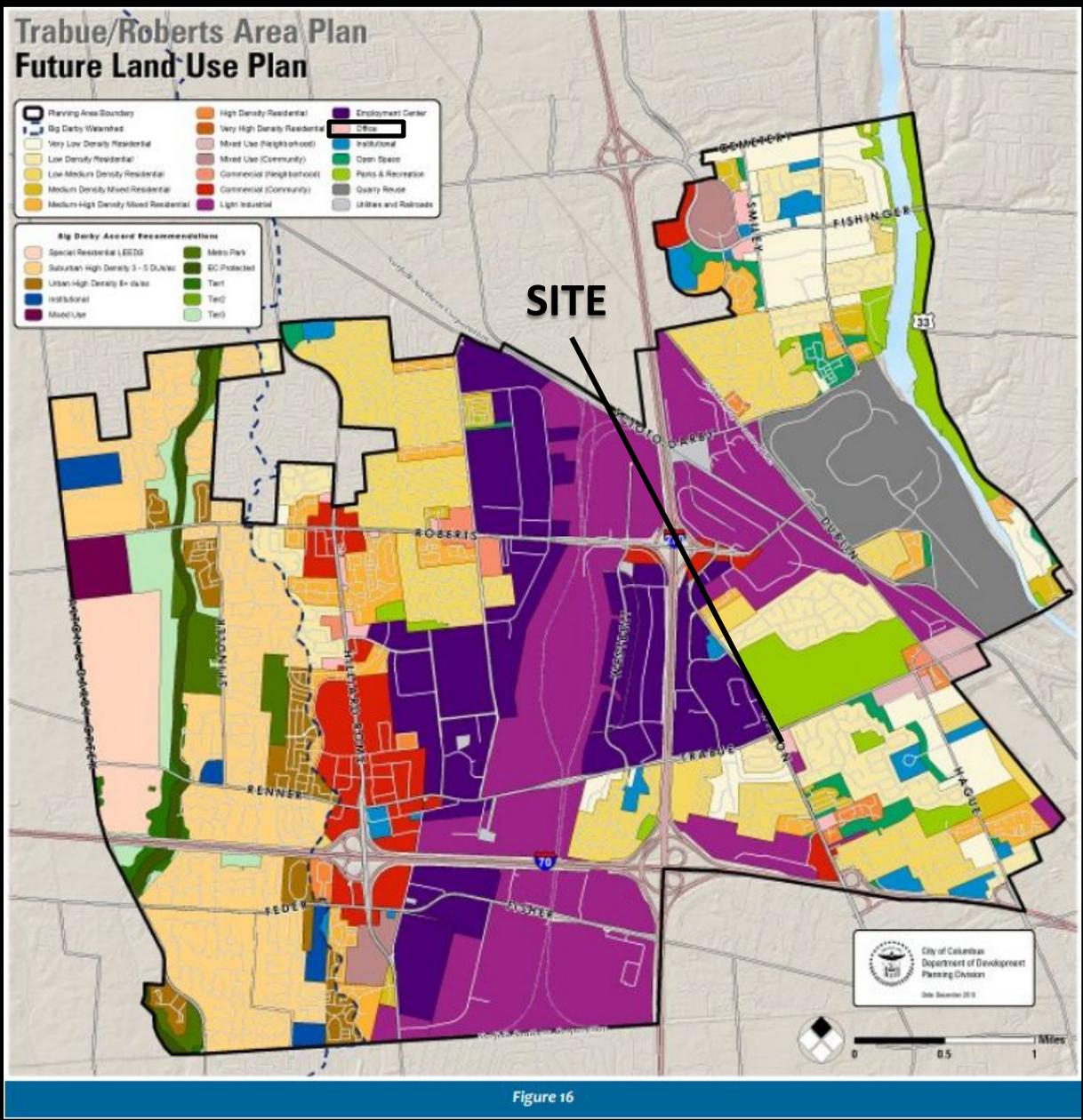
PREPARED FOR METRO DEVELOPMENT

DATE: 1.29.2015



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Columbus, OH 43215
 P 614 487 1964 Suite 401 www.farisplanninganddesign.com



CV15-004
 1648 Wilson Road
 Approximately 5.8 acres
 Trabue/Roberts Area Plan (2011)



CV15-004
1648 Wilson Road
Approximately 5.8 acres