

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-044 Date Received: 7/29/15

Application Accepted by: ET Fee: \$1700

Comments: Assigned to Shannon Pine 645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST: 577

Certified Address (for zoning purposes only): 567 & 581 W. Town Street, Columbus, OH Zip: 43215

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: 010-020900

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

Current Zoning District(s): East Franklinton Zoning District

Area Commission or Civic Association: Franklinton Area Commission

Proposed Use or reason for Council Variance request: Construction and operation of a mixed-use building containing administrative offices, veterinary medical suites, and kennels for guide dogs being trained to work with the blind.

Acreage: 1.055

APPLICANT:

Name: Pilot Dogs, Inc. Phone Number: 614-221-6367 Ext.: _____

Address: 625 West Town Street City/State: Columbus, Ohio Zip: 43215

Email Address: jgray@pilotdogs.org Fax Number: 614-221-1577

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

Name: Pilot Dogs, Inc. Phone Number: 614-221-6367 Ext.: _____

Address: 625 West Town Street City/State: Columbus, Ohio Zip: 43215

Email Address: jgray@pilotdogs.org Fax Number: 614-221-1577

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

Name: Erik Stock, Ice Miller LLP Phone Number: 614-462-1105 Ext.: _____

Address: 250 West Street, Suite 700 City/State: Columbus, OH Zip: 43215

Email Address: erik.stock@icemiller.com Fax Number: 614-222-4247

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

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

CV15-046

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:

Applicant Pilot Dogs, Inc. ("Pilot Dogs") is an Ohio non-profit corporation that, since its founding in 1950, has had a mission to provide guide dogs for the blind. Since 1952, Pilot Dogs has been headquartered at 625 West Town Street in the East Franklinton neighborhood. Pilot Dogs does not charge for its services, which include providing each client a pilot dog, four weeks of in-residence training, and round-trip transportation to Columbus. Although Pilot Dogs conducts its administrative and training operations at its 625 W. Town Street headquarters, the kennels where the guide dogs live while not on-site at headquarters is located several miles away on Stimmel Road. The time and expense needed each day to transport numerous dogs between the kennels and headquarters poses a hardship on Pilot Dogs. In order to alleviate this hardship, Pilot Dogs seeks a variance to construct and operate a multi-use building on recently acquired land directly adjacent to its headquarters at 625 W. Town Street. This new building would house additional administrative offices and state-of-the art veterinary medical suites and kennels. If the proposed variance is granted, surrounding property owners will not be adversely affected. First, Pilot Dogs' day-to-day operations in the neighborhood will not change. Second, the state-of-the art building represents a significant investment, and will add to--not detract from--the East Franklinton neighborhood. Third, the new building would not be a commercial enterprise, and, as the shuttling of dogs to and from the kennels would cease, would have the net effect of reducing traffic in the neighborhood.

Signature of Applicant  Date July 28, 2015

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AFFIDAVIT (See instruction sheet)

Application Number: CV15-0408

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Erik Stock, Esq.

of (1) MAILING ADDRESS Ice Miller LLP, 250 West Street, Suite 700, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 567 and 581 W. Town Street, Columbus, OH 43215

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/29/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Pilot Dogs, Inc.

625 West Town Street
Columbus, Ohio 43215

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

Pilot Dogs, Inc.
614-221-6367

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

(5) Franklinton Area Commission

Trent Smith, Chair of Planning Committee
PO Box 23315, Columbus, Ohio 43233

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], Attorney-in-fact of Pilot Dogs, Inc.

Sworn to before me and signed in my presence this 29th day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]
My Commission Expires no expiration

Notary Seal



Nicole R. Woods, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
This Commission has no expiration date
Sec. 147.03 R.C.

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CV15-0416

Pilot Dogs, Inc.
c/o Jay Gray
625 West Town Street
Columbus, Ohio 43215

Pilot Dogs, Inc.
c/o Jay Gray
625 West Town Street
Columbus, Ohio 43215

Erik Stock
Ice Miller LLP
250 West Street
Columbus, Ohio 43215

Franklinton Area Commission
Trent Smith, Chair, Planning C'tee
PO Box 23315
Columbus, Ohio 43233

First Source LLC
1400 Dublin Road
Columbus, OH 43215

Rich Gift LLC
218 S. Gift Street
Columbus, OH 43215

Huntington National Bank of
Columbus, Trustee
c/o Pilot Dogs
625 W. Town Street
Columbus, OH 43215

City of Columbus, Ohio
c/o Land Bank
50 W. Gay Street, 4th Floor
Columbus, OH 43215

Scott G. Guiler
c/o Scott & Carol Guiler
355 Cherokee Drive
Canal Winchester, OH 43110

Weeks Engineered Plastics
201 S. Gift Street
Columbus, OH 43215

Linda Janera Torres and Jay
Thomas Stuckman
c/o Linda Janera Torres
186 S. Gift Street
Columbus, OH 43215

JTS Investment Properties LLC
610 W. Town Street
Columbus, OH 43215

Carl Newman
196 S. Gift Street
Columbus, OH 43215

Doy Services Inc.
600 W. Town Street
Columbus, OH 43215

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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 #

CV15-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jay Gray, in his capacity as Executive Director of Pilot Dogs, Inc.

of (COMPLETE ADDRESS) 625 West Town Street, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Pilot Dogs, Inc. 625 West Town Street Columbus, Ohio 43215 33 Columbus based employees Jay Gray, 614-221-6367	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jay Gray, Jr's Executive Director

Sworn to before me and signed in my presence this

28th

day of

July

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

Never

ERIN STOCK, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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

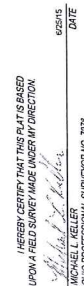
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CV 15-046

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COUNCIL VARIANCE
APPLICATION OF PILOT DOGS, INC.

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, and being more particularly described as follows:

Being Lot numbers 17, 18, 19, and 20 in M.L. SULLIVANT'S SECOND ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 74, Recorder's Office, Franklin County, Ohio.



CV15-0294



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 7/28/15



Disclaimer

Scale = 60

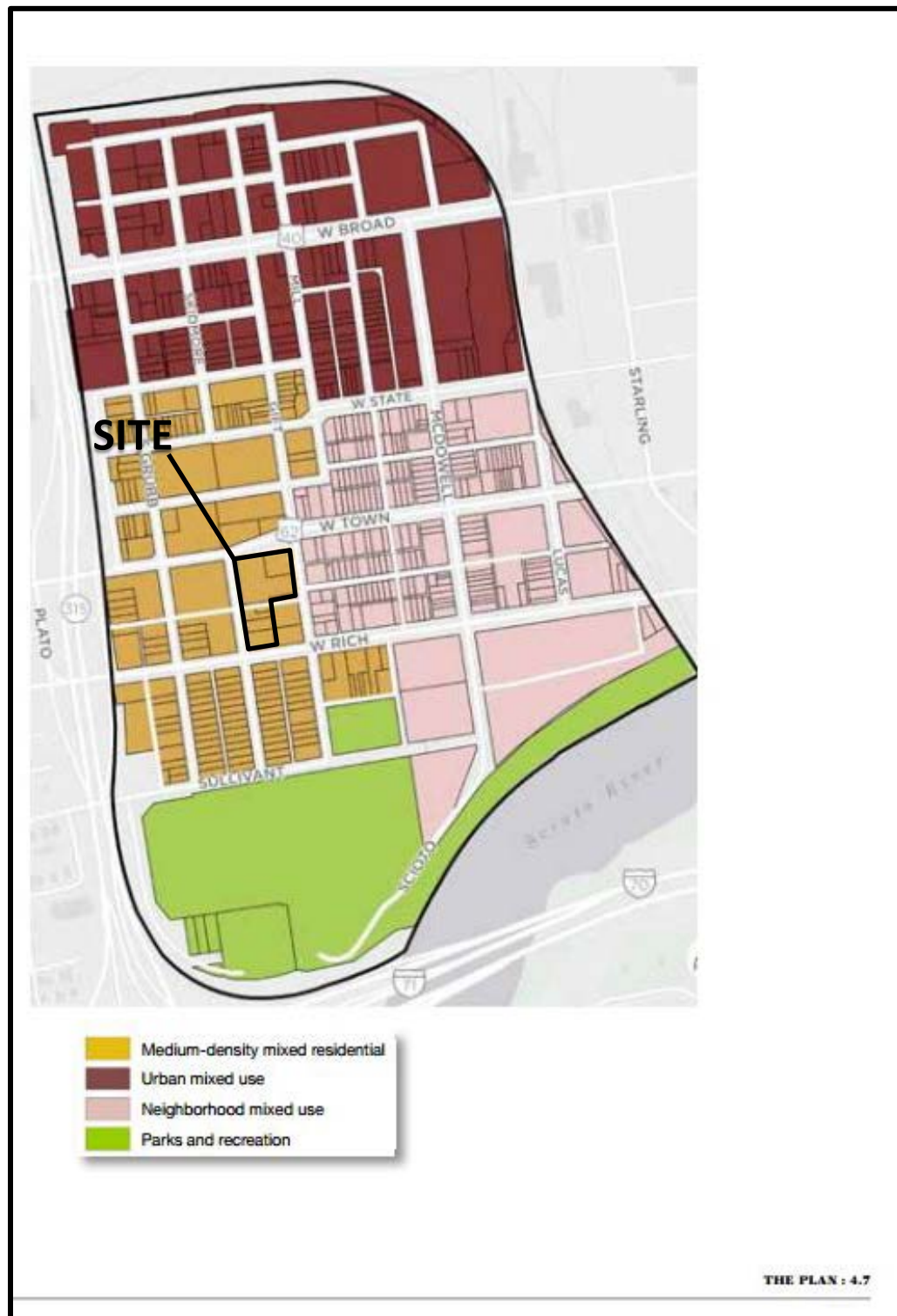


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



CV15-046
577 West Town Street
1.06 Acres



CV15-046
577 West Town Street
1.06 Acres
East Franklinton Creative Community District Plan
(2012)

CLASSIFICATION	DENSITY (DWELLING UNITS PER ACRE)	DESCRIPTION
MEDIUM-DENSITY MIXED RESIDENTIAL	6–10	This classification includes single-family houses, duplexes, and townhouses. New development should reinforce the existing pattern and type of residential construction in the neighborhood. Somewhat higher densities and multistory buildings of more than four units may be considered for areas that sit immediately adjacent to a primary corridor, but proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern. Existing commercial, light-industrial, and institutional uses are recognized and supported but are limited to existing footprints and must comply with zoning and other regulations.
NEIGHBORHOOD MIXED USE	16–45	This classification encourages mixed uses at the neighborhood level. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller-scale retail, office, institutional or mixed uses built to Urban Commercial Overlay design standards. Neighborhood commercial uses should be located at key intersections and nodes. Residential units should be located either above and/or next to the commercial, office or institutional uses.
URBAN MIXED USE	45 or higher	This classification encourages mixed uses at the regional level, including larger mixed-use development, residential, retail and office uses. Residential units are located either above and/or next to the commercial, office, or institutional uses in multistory buildings. Highest-density buildings should be located adjacent to W. Broad Street.
PARKS AND RECREATION	N/A	Integrate parks into residential neighborhoods where possible. Parks are either publicly or privately owned recreational facilities and include golf courses.

bridge that will increase commuter traffic and raise the area's visibility. Grassroots arts initiatives have already taken root here, most notably at the quickly expanding 400 West Rich Street warehouse development by Urban Smart Growth. Core strategy elements include:

- Concentrating the first new developments within this subarea to maximize their impact.
- Clustering early retail at the intersections of Lucas and Rich and McDowell and Rich.
- Focusing on three catalytic sites
 - > CMHA property south of West Rich
 - > Urban Smart Growth properties
 - > FDA warehouse and adjacent lot
- Emphasizing uses that appeal to the creative community.

DODGE PARK NEIGHBORHOOD

The southwest portion of the plan area contains the highest concentration of single-family housing in the district but also has significant industrial, institutional and commercial uses. The investigation of East Franklinton as a possible charter-school location has included sites in this neighborhood, where it would join the Boys and Girls Club of Columbus facility. The area contains newly built



and rehabilitated, affordable single-family houses, and the plan recommends adding more such housing throughout the revitalization process to help maintain affordability in East Franklinton. In addition to providing an appealing new option for existing residents, participants in focus

groups and public events convened for this plan repeatedly underscored the need for single-family housing (with yards) to accommodate young families of the creative community. Core strategy elements include:

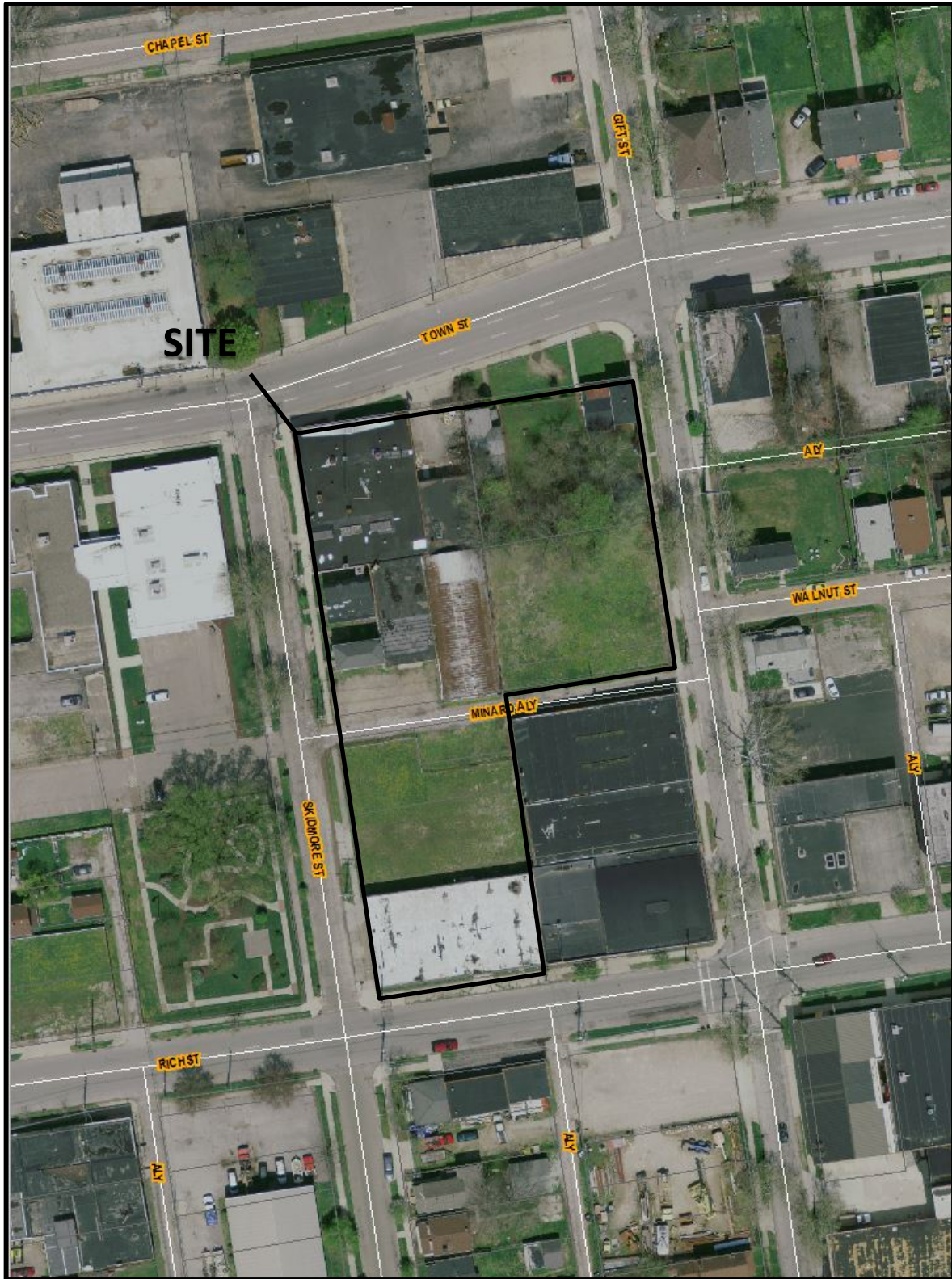
- Continuing infill development of affordable single-family and duplex housing. Marketing housing to current residents and creative community households seeking a more traditional neighborhood.
- Encouraging a land swap between the Recreation & Parks Department and CMHA to bring green space deeper into the neighborhood and identifying other opportunities for shared green space.
- Developing collaborative relationships with educational and cultural institutions to create high-quality education opportunities and emphasize arts and innovation.
- Prioritizing both redevelopment of existing buildings and new development.
- Providing for flexibility of first-floor uses in all new and redeveloped buildings
- Subsidizing retail space within new developments.

WEST BROAD STREET NEIGHBORHOOD

A major east-west commuter road, Broad Street hosts most of the existing retail and commercial uses in East Franklinton. It functions primarily as an edge to the blocks on either side of it but also serves as an entry to downtown not unlike East Broad and North and South High streets. This plan recommends creating a development strategy for the full corridor that would be implemented by a collaborative development partnership. Because the market does not appear strong enough to support such an initiative now, Broad Street redevelopment should take place as a later phase of East Franklinton's revitalization. Core elements include:

- Identifying development partners with the capacity to focus on the entire corridor (for example, AEP owns a key parcel).
- Allowing larger-scale, mixed-use development with structured parking.
- Establishing incentives that encourage residential development on upper floors above retail uses.
- Focusing on crossover retail uses that would appeal to new creative-class residents but also draw from beyond the neighborhood, attracting customers from the rest of Franklinton and downtown commuters.





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