

CV12-005/12315-00000-00102 \$ 2000

COUNCIL VARIANCE APPLICATION



OFFICE USE ONLY:

Planning Area: Far North Received By: S. Pine 2/27/12

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes): 68 Lazelle Road Zip: 43235

Is this property currently being annexed into the City of Columbus? ☐ 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: 31834301005000; 31834301012000; 3183430101011000

☐ If applicable, check here if listing additional parcel numbers on a separate page (REQUIRED)

Current Zoning District(s): R

Recognized Civic Association or Area Commission: Far North Communities Coalition

(See instructions in "Things to Remember" on front of application packet.)

Proposed Use or reason for Council variance request: Requesting reduction in perimeter yard requirement under §3333.255 from 25 feet to 5 feet for multi-family development

Proposed Height District: 35' Acreage: 1.5 +/- acres

(Columbus City Code Section 3309.14)

8.86 +/-

APPLICANT:

Name Metro Development LLC

Address c/o Jill Tangeman, 52 East Gay Street City Columbus Zip 43216

PROPERTY OWNER(S):

Name The Chakrôff Family LP
Address 68 Lazelle Rd., Columbus, OH 43235
Phone# c/o Jill Tangeman 614-464-5608

Name Dane Doremus III, Robert Doremus, Derek Sargent
Address 10175 Columbus Pike, Lewis Center, OH 43035
Phone# c/o Jill Tangeman 614-464-5608

☐ If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT

☐ Attorney

☐ Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City Columbus 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 [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

**AFFIDAVIT****(See reverse side for instructions)**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 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 68 LAZELLE RD
for which the application for a rezoning, variance, special permit or graphics plan was filed with the
Department of Development, Building Services Division on (3) 2/27/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME (4) The Chakroff Family LP/Dane Doremus, Robert Doremus, Derek Sargent
AND MAILING ADDRESS 68 Lazelle Rd. / 10175 Columbus Pike
Columbus, Ohio 43235 / Lewis Center, Ohio 43035

APPLICANT'S NAME AND PHONE # Metro Development LLC
(same as listed on front of application) c/o Jill Tangeman, Esq. / #614-464-5608

AREA COMMISSION OR CIVIC GROUP (5) Far North Communities Coalition
AREA COMMISSION ZONING CHAIR OR c/o Gloria Hume
CONTACT PERSON AND ADDRESS 771 Wynstone Drive
Columbus, Ohio 43035

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)

SIGNATURE OF AFFIANT (8) Jill Tangeman
Subscribed to me in my presence and before me this 24th day of February, in the year 2012
SIGNATURE OF NOTARY PUBLIC (8) Deanna R. Cook
My Commission Expires: NA

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Dane Thomas Doremus III, Robert Daniel
Doremus and Derk Allen Sargent, Jr.
P O Box 415
Shipshewana IN 46565

RENNOB Inc.
c/o TNT Co.
P O Box 85720
Worthington OH 43085

Ikechukwuka T. Ikegwuonu and
Abisola Y. Ikegwuonu
131 Arrowfeather Lane
Lewis Center OH 43035

The Crakroff Family Limited Partnership I
6561 Olentangy River Road
Worthington OH 43085

Patricia M. Olow
95 Arrowfeather Lane
Lewis Center OH 43035

Brandon M. Gerst and
Jessica M. Gerst
135 Arrowfeather Lane
Lewis Center OH 43035

Far North Columbus Coalition
Gloria Humes, Chair
771 Wynstone Drive
Columbus, Ohio 43035

Paulene M. Daviduk, Matthew Daviduk and
Stephen Daviduk
99 Arrowfeather Lane, Box #6
Lewis Center OH 43035

Jennifer D. Thomas
139 Arrowfeather Lane
Lewis Center OH 43035

Robert H. Rice and Rosemary Rice
2562 East Powell Road
Lewis Center OH 43085

Divya Jyothi Chandrashekar and
Deepak Rajan
103 Arrowfeather Lane
Lewis Center OH 43035

Teresa Schlosser
143 Arrowfeather Lane
Lewis Center OH 43035

Robert H. Rice and Rosemary Rice, Trustees
2562 East Powell Road
Lewis Center OH 43085

Tiffany D. Hartzler, Paul Hartzler, and
Suzanna M. Hartzler
107 Arrowfeather Lane
Lewis Center OH 43035

Brent M. Rossman and
Jessica L. Rossman
147 Arrowfeather Lane
Lewis Center OH 43035

Jacqueline S. Raimonde
111 Arrowfeather Lane
Lewis Center OH 43035

Ronald E. Gray and
Nancy J. Gray
151 Arrowfeather Lane
Lewis Center OH 43035

Rusk Brothers Inc.
6677 State Route 229
Ashley OH 43003

Matthew J. Daviduk
115 Arrowfeather Lane
Lewis Center OH 43035

Jenny R. Peters
155 Arrowfeather Lane
Lewis Center OH 43035

Thomas E. Carpenter
8645 North High Street
Worthington OH 43085

Saranyan K. Palaniswamy and
Arthi Perumalsamy
119 Arrowfeather Lane
Lewis Center OH 43035

Village at Olentangy Meadows
Homeowners Association
Pennycress Lane
Lewis Center, OH 43035

Dominion Homes, Inc.
4900 Tuttle Crossing Boulevard
Dublin OH 43016

Dana M. Abramski and Jason R. Abramski
123 Arrowfeather Lane
Lewis Center OH 43035

Donald E. Craven and
Barbara J. Craven
80 Lazelle Road
Columbus OH 43235

Alberto G. Ramos and Samantha J. Ramos
127 Arrowfeather Lane
Lewis Center OH

Jeffrey S. Carpenter
10108 Arnold Place
Worthington OH 43235

William B. Boggs and Marcella J. Boggs
10144 Arnold Place
Worthington OH 43235

Sidney D. Price and Patrice L. Price
2172 Stowmont Court
Dublin OH 43016

111 Lazelle Road East LLC
c/o Health Care REIT Inc.
4500 Dorr Street
Toledo OH 43615

Columbus & Southern Ohio Electric Co.
One Riverside Plaza
Columbus OH 43215

Willow Brook Christian Communities, Inc.
55 Lazelle Road
Columbus OH 43235

Wilma Enterprises LLC
5351 Fortress Trail
Columbus OH 43230

United Dairy Farmers, Inc.
3955 Montgomery Road
Cincinnati OH 45212-3798

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street, P.O. Box 1008
Columbus, Ohio 43216-1008

STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirement 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 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:

See attached.

Signature of Applicant

[Handwritten Signature]

Date

2/27/2012

STATEMENT OF HARDSHIP

Property Address: 68 Lazelle Road

Applicant: Metro Development LLC

The subject site is 11.5 +/- acres on Lazelle Road, which is being rezoned by the Applicant to L-C4 and AR-1 (Application Z12-002). The Applicant has submitted a site plan as part of the rezoning request. The site plan shows the west side yard set-back as five (5) feet and the east side yard set-back as ten (10) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district. Notwithstanding the foregoing, the Applicant intends to commit to the site plan and buildings will be placed as identified on the site plan.

The subject site has significant natural features, including a stream and some mature tree stands. In addition, that portion of the site which fronts on Lazelle Road is very narrow. In order to protect these natural features but to allow the site to remain developable, the applicant has placed buildings close to the east and west property lines. The location of the buildings allows the stream to remain untouched and some trees to be preserved. There is no significant impact on the neighboring property owners as a result of this variance request. A similar stream branch runs along the property line on the parcel to the east of the subject site. Because the stream on this neighboring property will need to be protected, it is more than 100 feet between the subject site's property line and the eastern edge of the stream corridor on the neighboring property to the east. Similarly, there is a stream on the neighboring property to the west which will limit development along the contiguous property lines.

In this case, a perimeter yard of 25 feet isn't possible. In order to accommodate a 25-foot perimeter yard, the applicant would have to impact the stream and would not have the ability to retain trees. While it is important to protect the natural features of this site, the property owner has the right to develop the property. By allowing for this variance, the natural features of this site can be preserved and the site can be developed.

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV12-065

Being first duly cautioned and sworn (NAME) Jill Tangeman
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43216
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

Metro Development LLC 470 Olde Worthington Road Westerville, Ohio 43082 614-540-2400 0 Columbus Employees	

☐ If applicable, check here if listing additional parties on a separate page (REQUIRED)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



City of Columbus Zoning Plat

CV12-005

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: 31834301012000, 31834301005000, 31834301011000

Zoning Number: 68

Street Name: LAZELLE RD

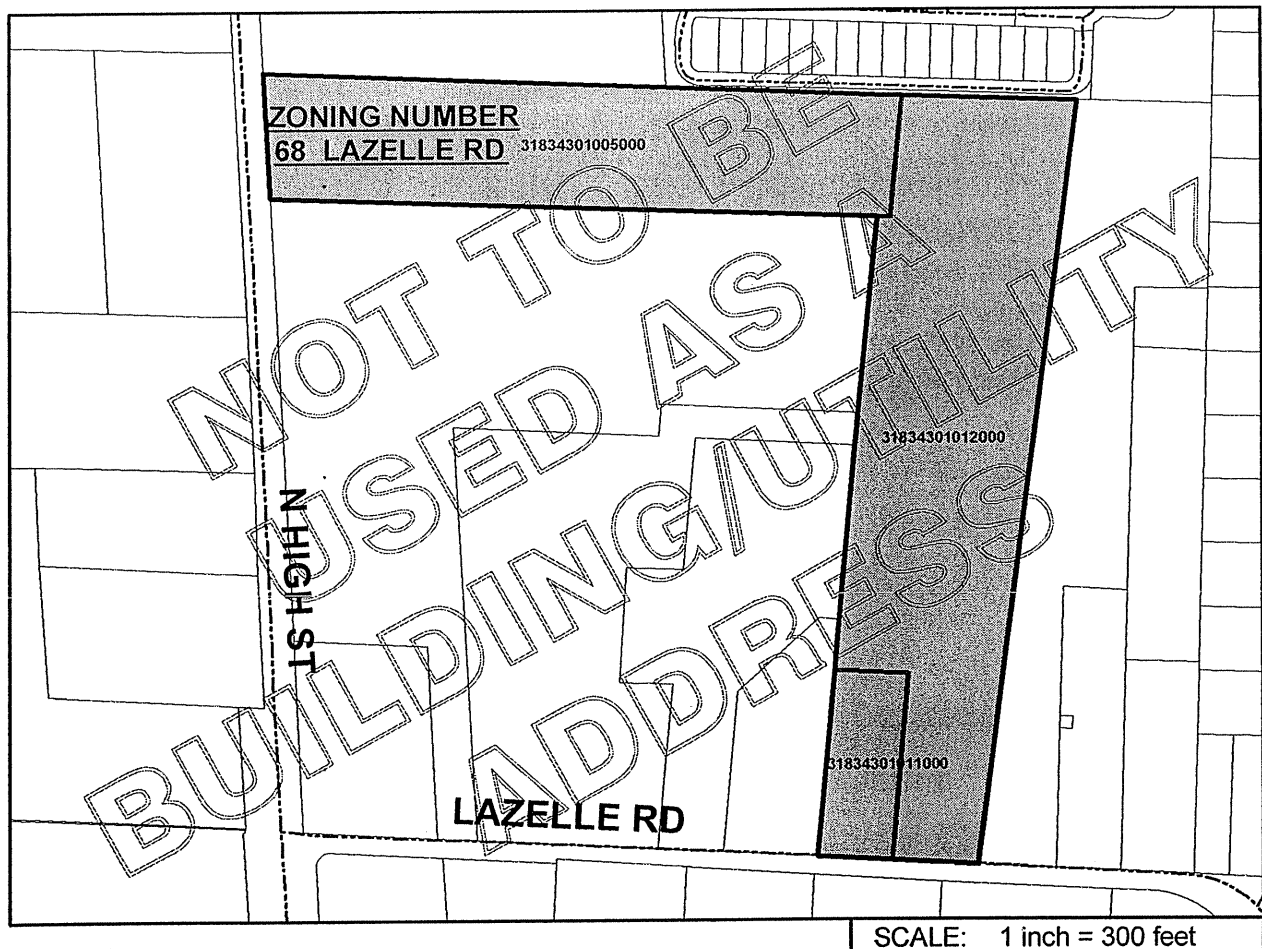
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE LLP. (VIRGINIA BUDA)

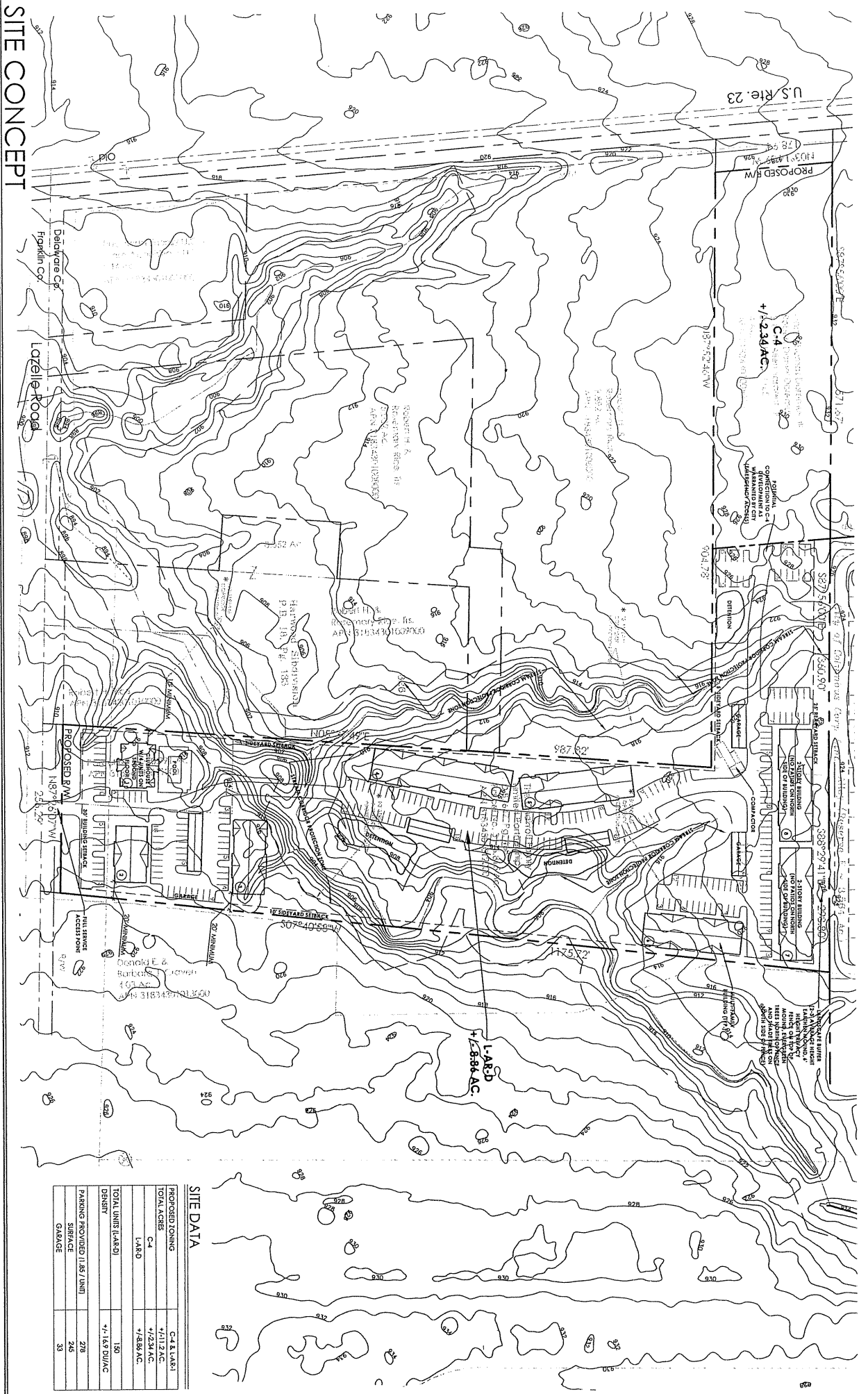
Issued By: *Virginia Buda*

Date: 12/22/2011



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

SCALE: 1 inch = 300 feet
GIS FILE NUMBER: 4891



SITE CONCEPT

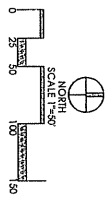
68 LAZELLE ROAD

PREPARED FOR METRO DEVELOPMENT LLC

DATE: FEBRUARY 27, 2012

SITE DATA

PROPOSED TOWNING	C-4 & L-884
TOTAL ACRES	+1.12 AC.
L-884	+1.12 AC.
C-4	+1.12 AC.
TOTAL UNITS (L-884)	150
DENSITY	+1.67 DU/AC
PARKING PROVIDED (1.85/UNIT)	278
SURFACE	245
GARAGE	33



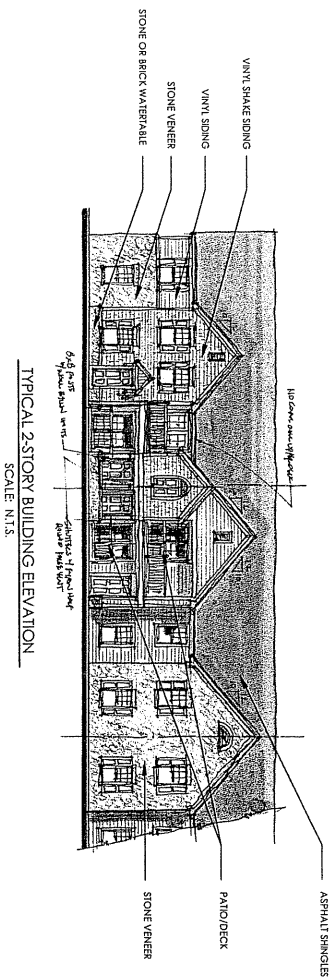
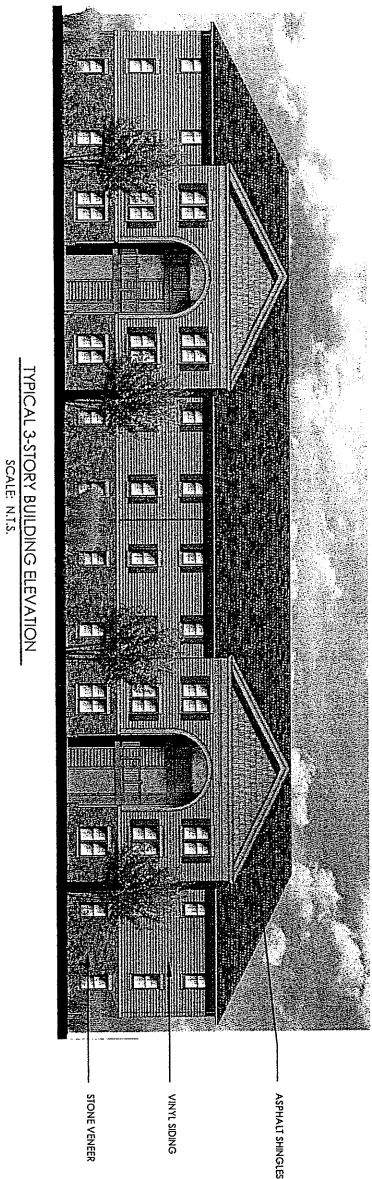
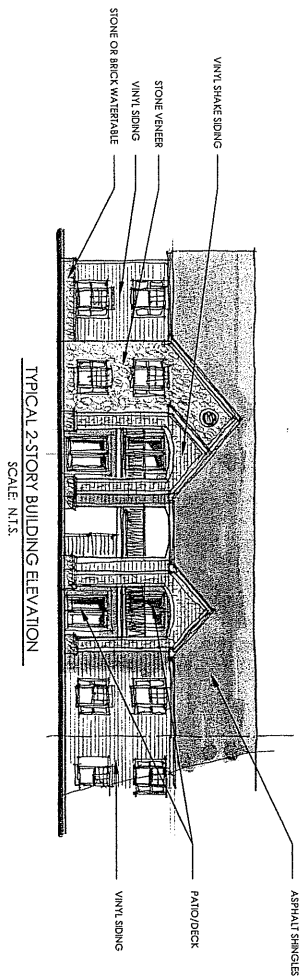
Paris Planning & Design
 LAND PLANNING
 201 N. 1st Street
 Suite 401
 Columbus, OH 43215
 614.461.1144
 www.parisplanning.com

CV12-005

ARCHITECTURAL CHARACTER

68 LAZELLE ROAD

PREPARED FOR METRO DEVELOPMENT LLC
DATE: FEBRUARY 27, 2012





**Delaware County Auditor
George Kaitsa**

North High Street and Lazelle Road

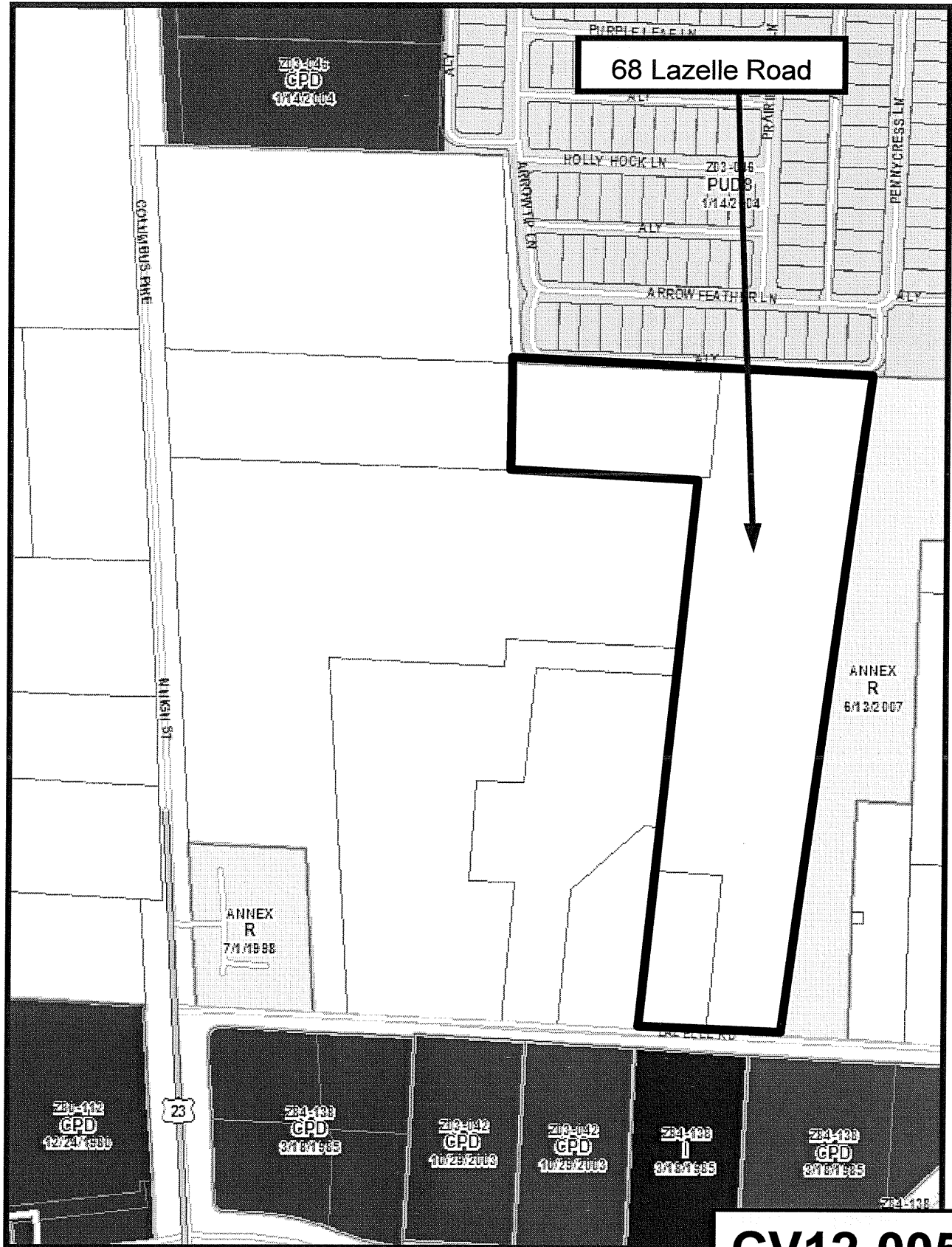
Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Aerial photo is current as of April 2010.

Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office.

Prepared by: Delaware County Auditor's GIS Office on December, 2011.

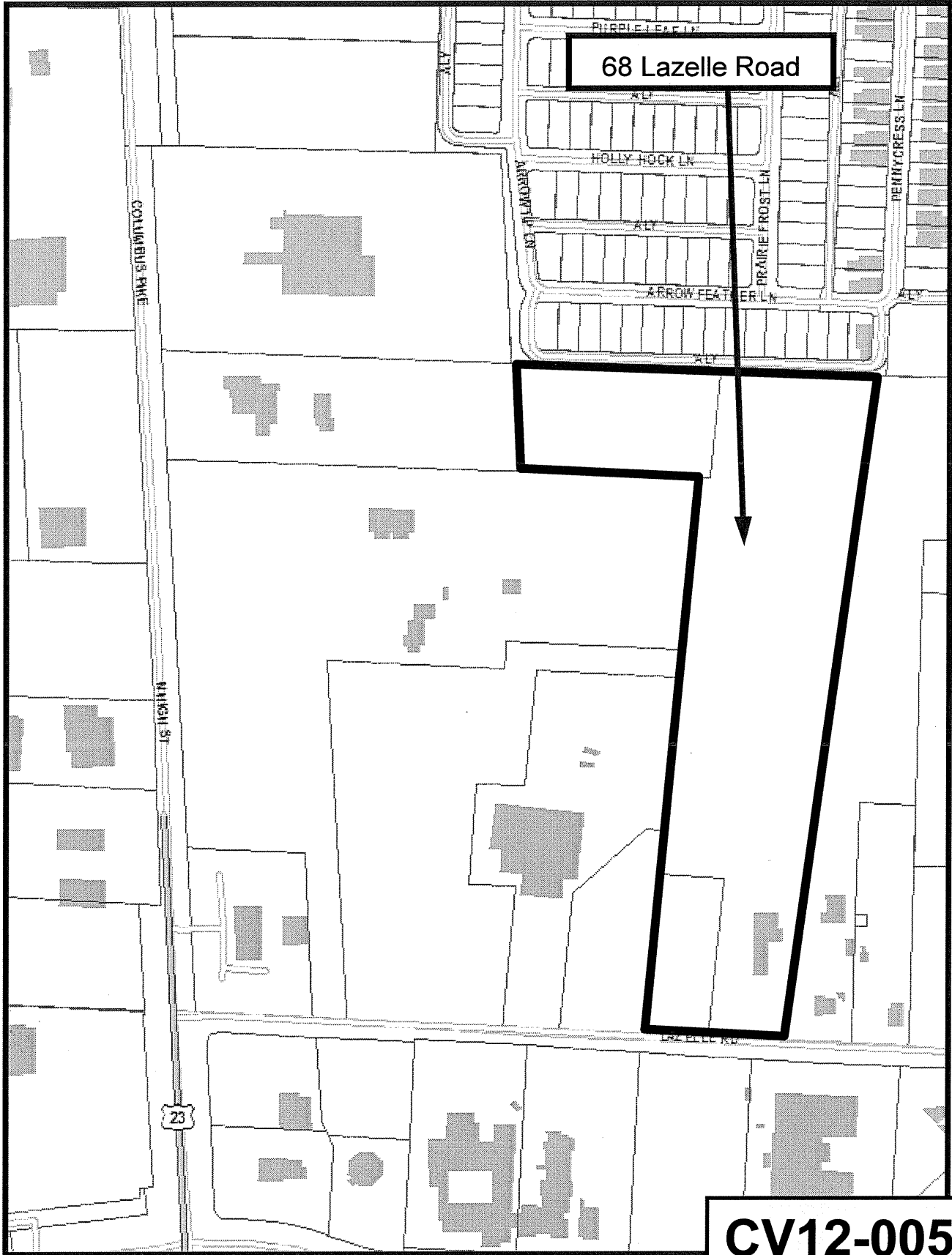


CV12-005



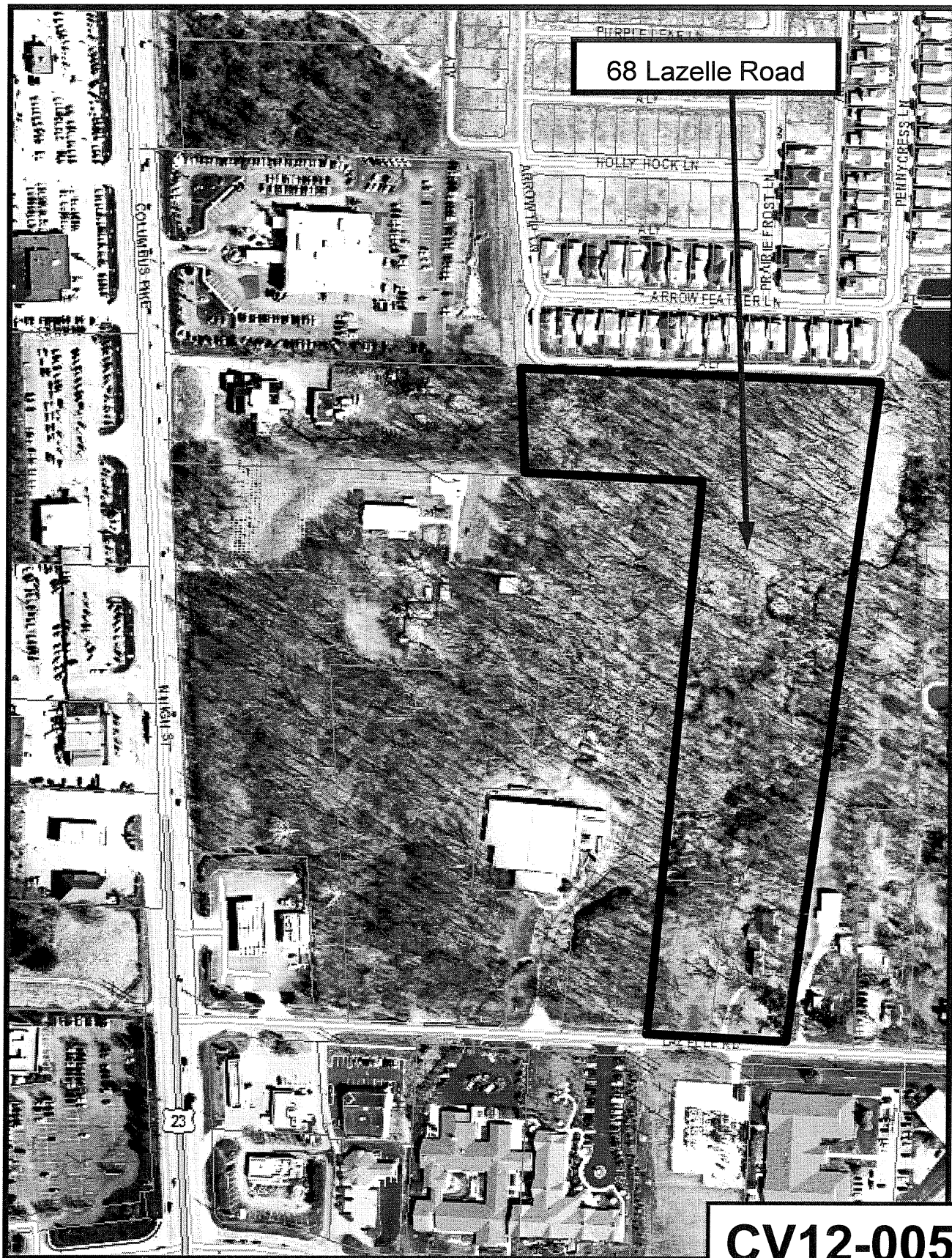
68 Lazelle Road

CV12-005



68 Lazelle Road

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68 Lazelle Road

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