Mayor Michael B. Coleman

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: CV12-019
Date Received: 5/1/12
Application Accepted By: S. Pine / DH Fee: $1600
Comments: 12315-00000-00229 Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 738 Bryden Road Zip 43205

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: 010-008637

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

Current Zoning District(s): ARLD

Recognized Civic Association or Area Commission: Near East Area Commission / Historic Resources Commission

Proposed use or reason for Council Variance request: To permit a European style hostel

Acreage: .18 +/-acre

APPLICANT: Name RPMD, LLC

Address 240 North Franklin St. City/State Columbus, OH Zip 43015

Phone # (740) 816-9919 Fax # Email:

PROPERTY OWNER(S): Name Same as applicant

Address City/State Zip

Phone # Fax # Email:

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

ATTORNEY / AGENT ☒ Attorney ☐ Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City/State Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409 Email:

PAID
MAY 01 2012
BUILDING & ZONING SERVICES

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE RPMD, LLC By: David Hodge

PROPERTY OWNER SIGNATURE RPMD, LLC By: David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

City of Columbus
Zoning Plat

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

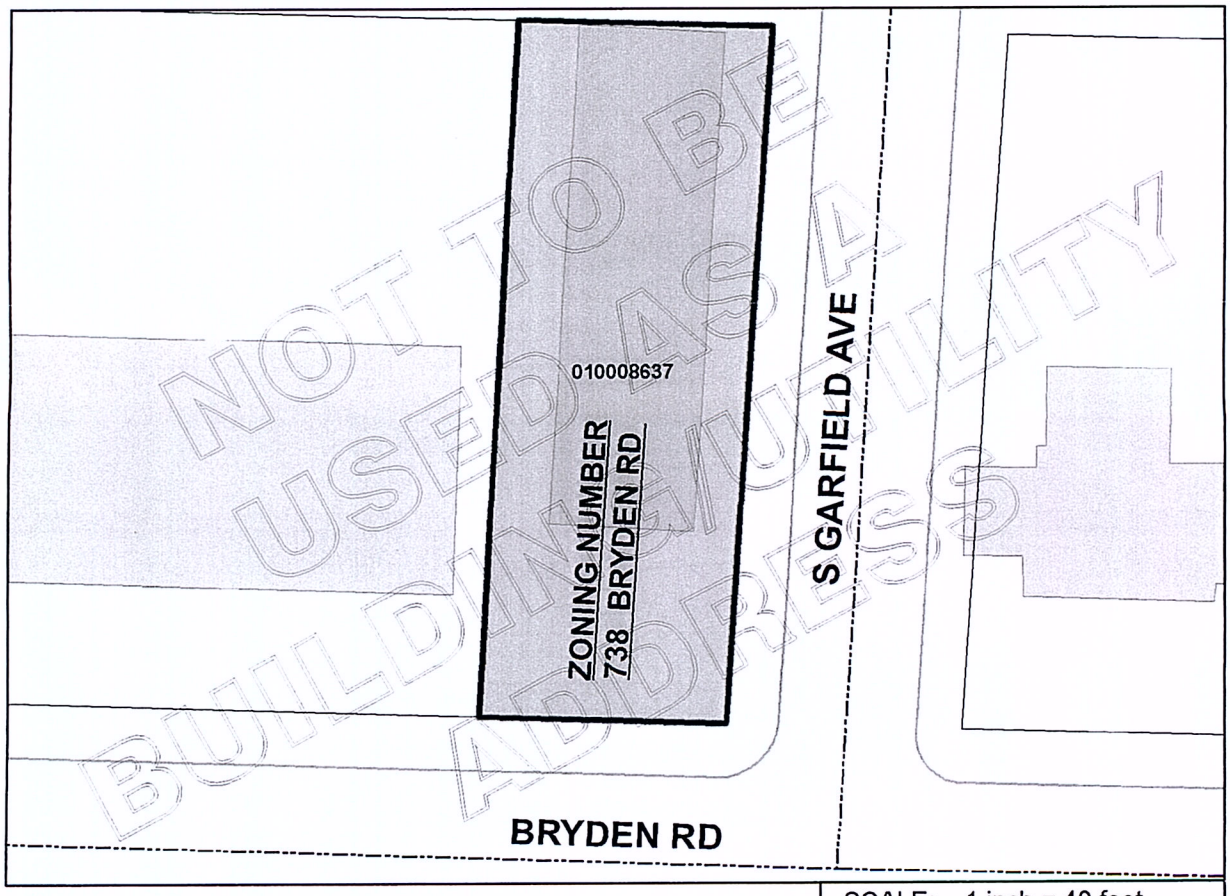
Parcel ID: 010008637

Zoning Number: 738 **Street Name: BRYDEN RD**

Lot Number: 1 **Subdivision:MONETTS BRYDEN RD**

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: _____ **Date: 4/26/2012**



SCALE: 1 inch = 40 feet

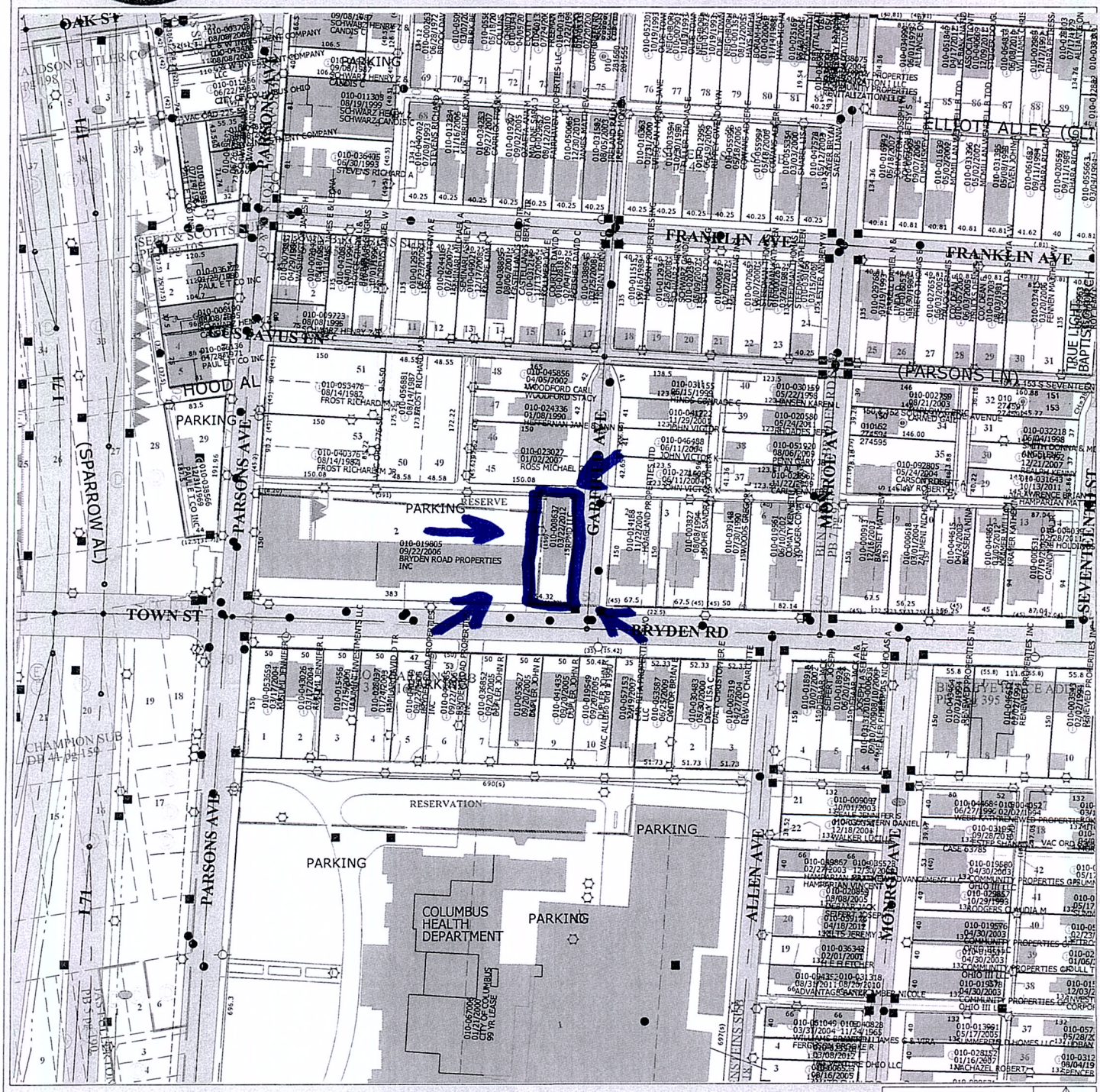
GIS FILE NUMBER: 8090

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

printed: 4/26/2012 - 11:39:59 AM - O:\MAPROOM\ADDRESS IMAGES\ZONING

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: dlh **DATE: 4/26/12**



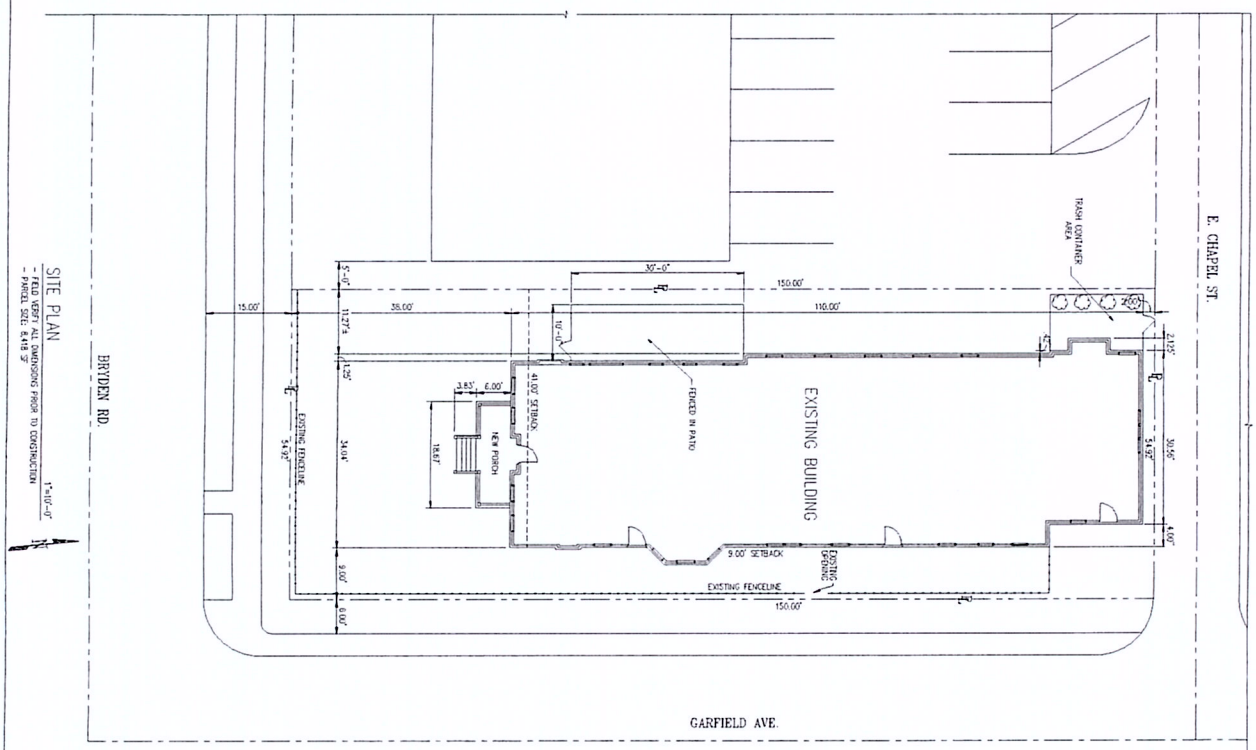
Scale = 200

Grid North

Disclaimer

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



PRELIMINARY REVIEW		01/12/07	HLS
MARK	DESCRIPTION	DATE	BY
REVISION RECORD			

PROJ. NO. 2012127

DATE: 4/27/12

DRAWING NO. A-1

RENOVATION
FOR
738 BRYDEN RD.
Bexley, Ohio

HASBROUCK ENGINEERING, INC.
CONSULTING ENGINEERS
6161 BUSCH BLVD - SUITE 87 - COLUMBUS, OHIO 43229
614-888-3916 Fax 614-888-3952

DESIGNED BY: JEH
DRAWN BY: HCK
CHECKED BY: JEH
APPROVED BY: JEH

Statement of Hardship

738 Bryden Road

The applicant / property owner submits this Council Variance request for the purpose of establishing and maintaining a European style hostel within the Olde Town East and Near East neighborhood. A hostel is not a use contemplated by the Columbus Zoning Code, though it could meet the definition of either a rooming house or apartment hotel neither of which are uses permitted in the ARLD zoning district, C.C. 3332.02, though both of which are permitted in other multi-family residential zoning districts. A hostel use is appropriate within a residential neighborhood to allow visitors to experience a neighborhood and area rather than being located during their stay within strictly commercial areas. This is especially true, and appropriate, in this neighborhood which has excellent access from the interstate system, and proximity to commercial uses both along Parsons Avenue and Columbus' downtown. A hostel use is a low intensity use that will integrate well with the surrounding neighborhood. Further the applicant is requesting a variance to C.C. 3333.23 to permit a reduction in the minimum sideyard to allow a masonry patio enclosure wall to be within 2 feet of the western property line. This request is appropriate for this use where experience from operation in the Ohio State University area has shown that the vast majority of guests arrive in Columbus by air, Greyhound or Mega bus, and arrive at the property by COTA bus, taxi, or by pre-arranged airport pick-up.

It should be noted that City records indicate that this property has been used since 1914 as a boarding house, rooming house, residential care facility, and at one time as the dormitory for Columbus School for Girls. From a historical and land use perspective therefore, the proposed land use is appropriate and consistent with the mixed-use nature of the neighborhood. This request will enable what was once a functional and beautiful property to again make a contribution to the aesthetic and function of the neighborhood.

The grant of these requested variances 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, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests that the variances be granted.

RPMD, LLC

Signature of Applicant: By: David Hogg, attorney

Date: 5/1/2012

hostel.stmnt
4/30/2012

Mayor Michael B. Coleman

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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME David Hodge
of **(1)** MAILING ADDRESS 37 W. Broad St., Suite 725, 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 738 Bryden 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)** 5/1/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) RPMD, LLC
240 N. Franklin St.
Delaware, OH 43015

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
RPMD, LLC
(740) 816-9919

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave., Columbus, OH 43206

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)** David Hodge

Subscribed to me in my presence and before me this 1st day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC **(8)** Natalie C. Timmons

My Commission Expires: 9/4/15

NOTARIAL SEAL STATE OF OHIO

Notary Seal Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Revised 02/14/11

APPLICANT/PROPERTY OWNER

RPMD, LLC
240 North Franklin Street
Delaware, OH 43015

AREA COMMISSION

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Avenue
Columbus, OH 43206

Historic Resources Commission
c/o Randy Black
109 North Front Street
Columbus, OH 43215

ATTORNEY

David L. Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Sandra N & John A Mohr
762 Bryden Road
Columbus, OH 43205

Hoagland Properties Ltd.
752 Bryden Road
Columbus, OH 43205

John R Dupler
1277 East Broad Street
Columbus, OH 43205

Bryden Road Properties Inc.
P.O. Box 6209
Columbus, OH 43206

Michael G Ross
143 South Garfield Avenue
Columbus, OH 43205

Jane & Ann N Heffernan
137 South Garfield Avenue
Columbus, OH 43205

Victor K John
142 South Garfield Avenue
Columbus, OH 43213

Brian E Cantor
755 Bryden Road
Columbus, OH 43205

Richard M Frost Jr.
6500 Huntley Road
Columbus, OH 43229

Lar-Rita Properties Two LLC
749 Bryden Road
Columbus, OH 43205

buckeyehostel.lbl (nct)
4/27/12 F:Docs/s&hlabels/2012

Mayor Michael B. Coleman

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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 # CV12-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 725, 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 formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. RPMD, LLC 240 North Franklin Ave. Delaware, OH 43015	2.
3.	4.

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

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 17th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires: 9/4/15

NOTARIAL SEAL STATE OF OHIO

Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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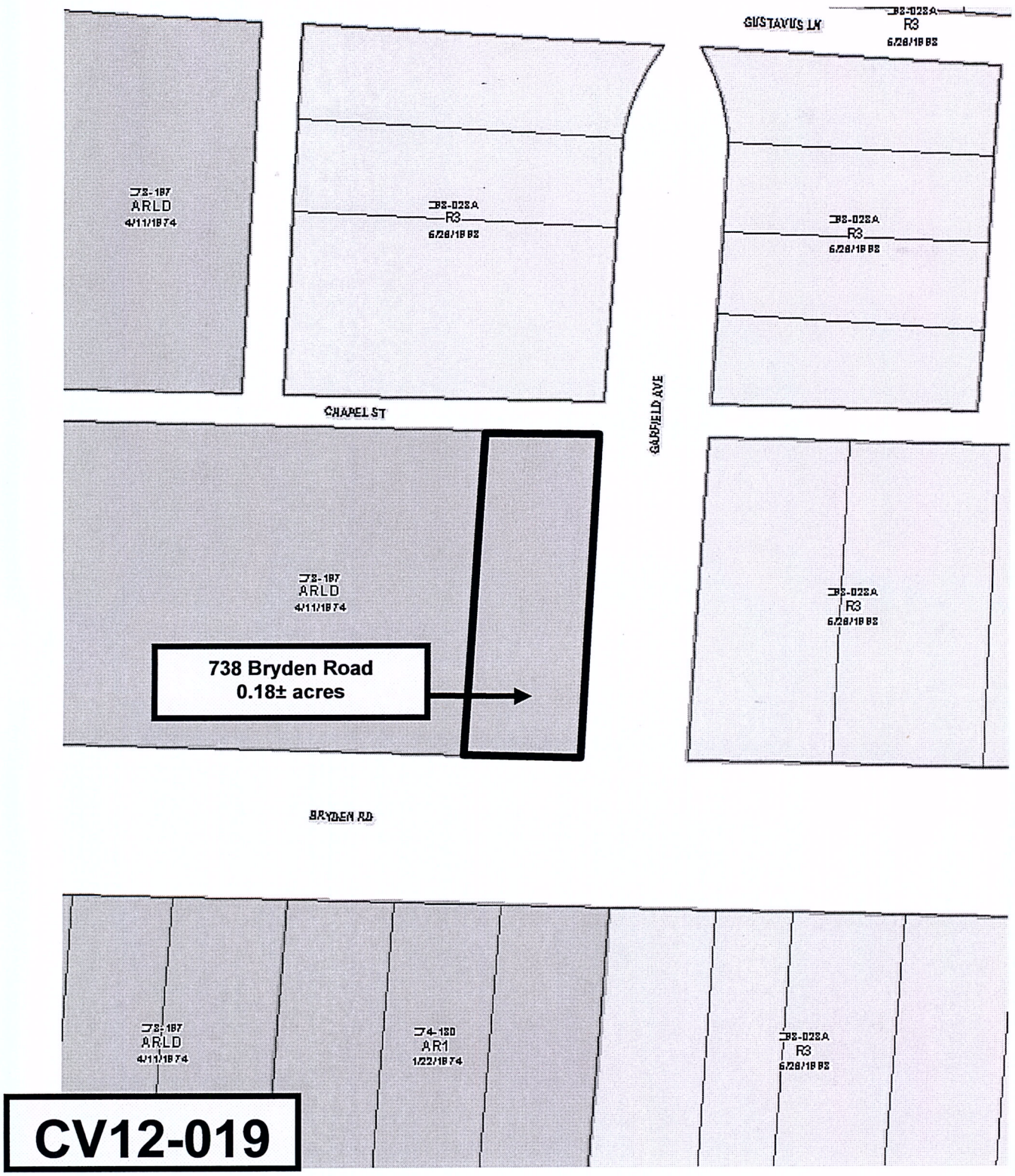
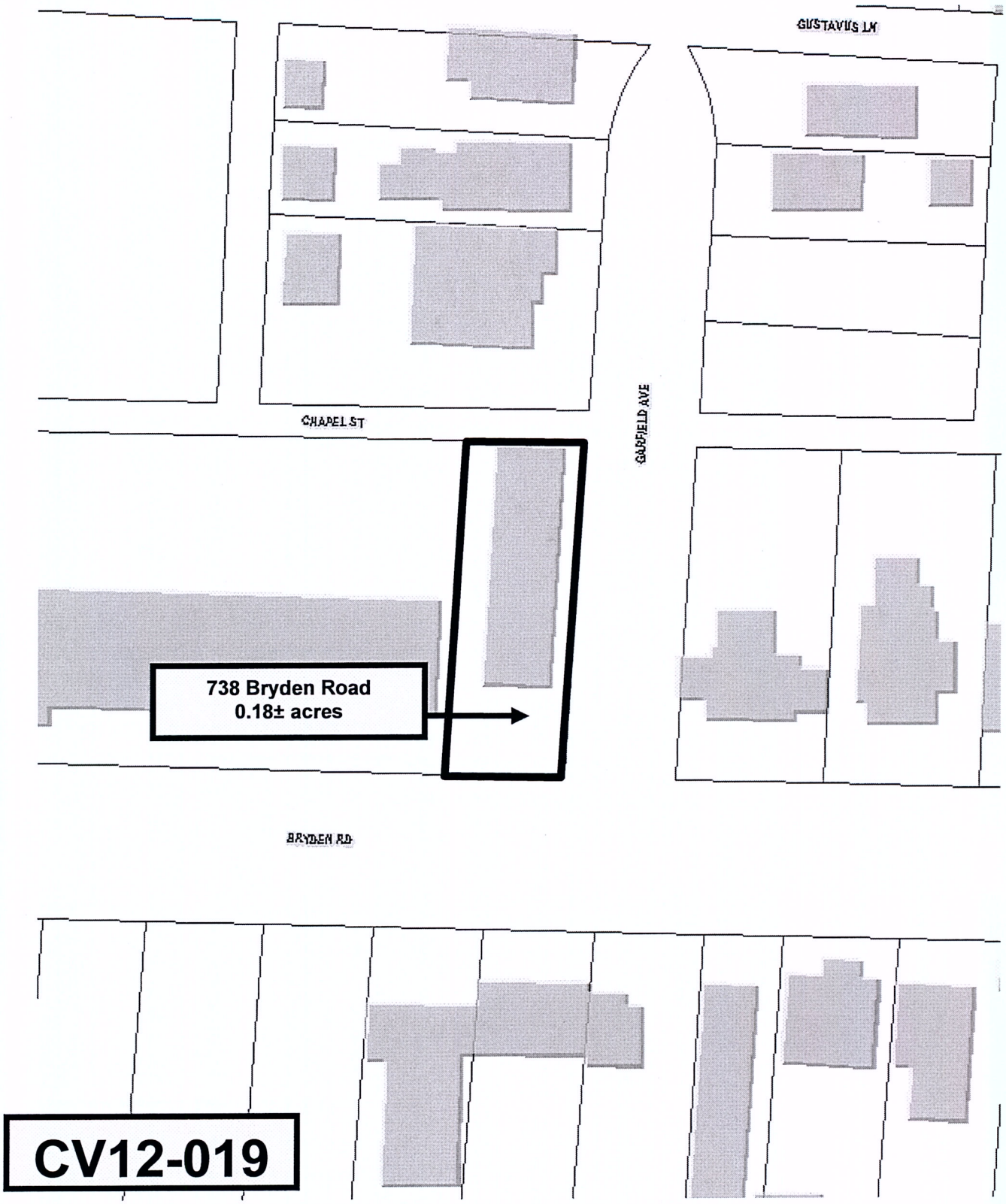
Revised 02/14/11


GUSTAVUS LN
R3
6/26/1982
72-187
ARLD
4/11/1974
82-023A
R3
6/26/1982
CHAPEL ST
GARFIELD AVE
738 Bryden Road
0.18± acres
BRYDEN RD
74-130
AR1
1/22/1974
CV12-019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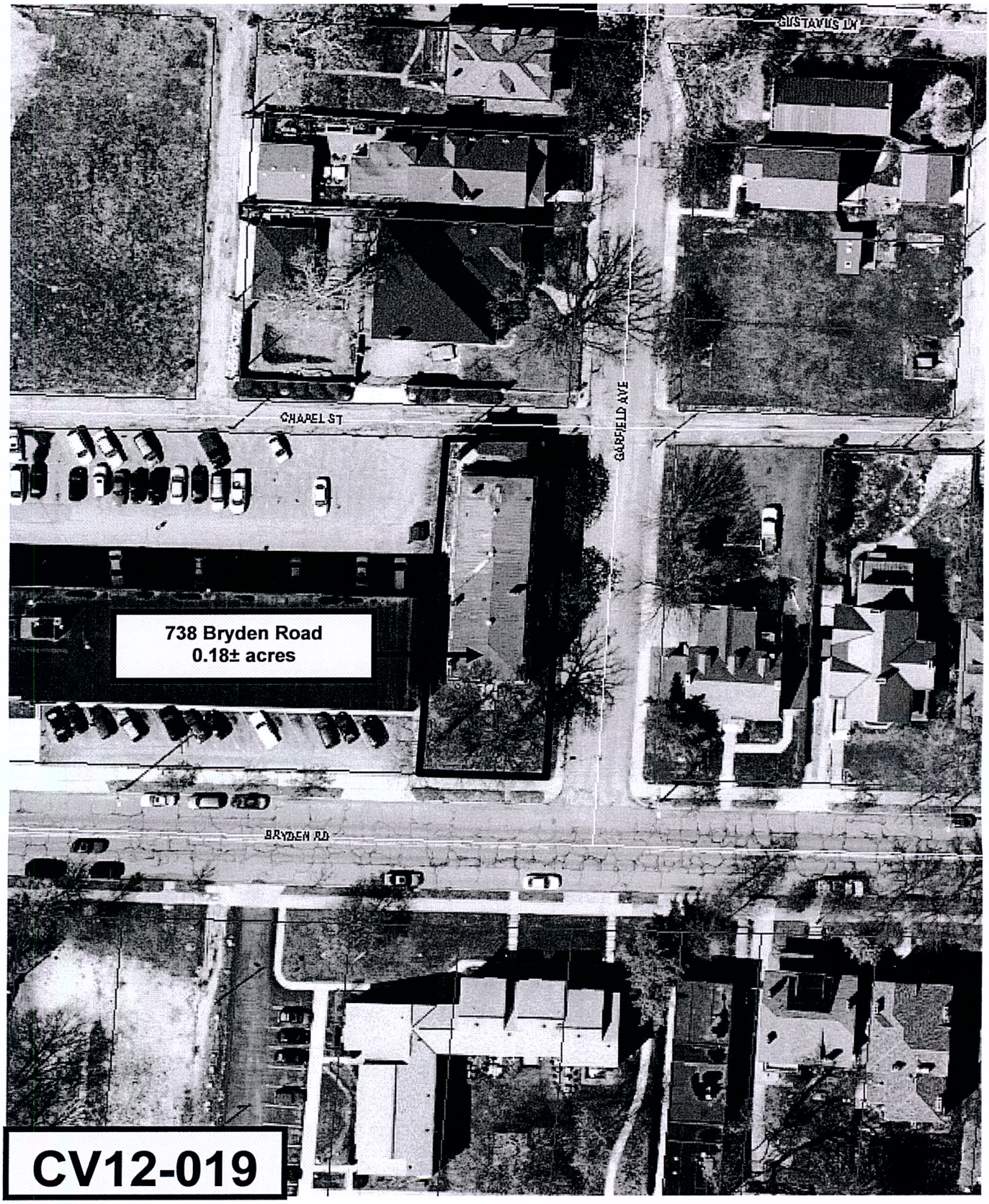
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