



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

OFFICER-ONLY

Application Number: CV12-041 / 12315-00000-00509
 Date Received: 8/31/12
 Application Accepted By: S. Pine Fee: \$2,240
 Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1018 Marsala Avenue Zip 43228

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: 010-243602

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

Current Zoning District(s): L-ARLD (pending)

Recognized Civic Association or Area Commission: _____

Proposed use or reason for Council Variance request: reduce perimeter yard to zero

Acreage: 4.4 +/- acres

APPLICANT: Name Hartford Village Commons LLC

Address 470 Olde Worthington Road, Suite 100 City/State Westerville, OH Zip 43082

Phone # 540-2400 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 Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Hartford Village Commons, LLC By: [Signature]

PROPERTY OWNER SIGNATURE Hartford Village Commons, LLC By: [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.

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



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CV12-041

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:

See attached

Signature of Applicant

Date

8/30/12

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Statement of Hardship

There is an existing driveway between the existing units and the proposed units and a perimeter yard between the two phases would not be appropriate. The request is to reduce the perimeter yard from 25 feet to zero along the common property line. The granting of this 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.

Hartford Village Commons LLC

By:  _____Date: 8/30/12



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-041

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS Smith & Hale LLC, 37 West Broad Street, 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 1018 Marsala Avenue

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)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Hartford Village Commons LLC
470 Olde Worthington Road, Suite 100
Westerville, OH 43082

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

Hartford Village Commons LLC

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

(5)

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

Subscribed to me in my presence and before me this 30th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)



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

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APPLICANT/PROPERTY OWNERATTORNEY

Hartford Village Commons LLC
470 Olde Worthington Road, Suite 100
Westerville, OH 43082

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

SURROUNDING PROPERTY OWNERS

Marcus Pohlmann Properties I LLC
P.O. Box 33
Westerville, OH 43162

Image Hospitality LLC
5655 Feder Road
Columbus, OH 43228

Tim Wheeler
1020 Hartford Village Blvd.
Columbus, OH 43228

David A Barbour
1022 Hartford Village Blvd.
Columbus, OH 43228

Eric M Lee
1024 Hartford Village Blvd.
Columbus, OH 43228

Myriam Sanabria
1026 Hartford Village Blvd.
Columbus, OH 43228

Shelley Seifert
1028 Hartford Village Blvd.
Columbus, OH 43228

Juan & Lynn Rodriguez
3527 Fairmont Lane
Oxnard, CA 93036

Joshua C & Krystal R Muir
213 Holly Street
Roxbury, ID 83440

Jonathan & Cynthia H Nickey
990 Hartford Village Blvd.
Columbus, OH 43228

Amanda K Smith
994 Hartford Village Blvd.
Columbus, OH 43228

Jennifer Myers
996 Hartford Village Blvd.
Columbus, OH 43228

Chad E Waits
998 Hartford Village Blvd.
Columbus, OH 43228

Roland K & Susan J Farquar
1006 Hartford Village Blvd.
Columbus, OH 43228

Erin Henschen
1010 Hartford Village Blvd.
Columbus, OH 43228

Benjamin W & Jenny L Pester
1012 Hartford Village Blvd.
Columbus, OH 43228

Marilou Haines
1014 Hartford Village Blvd.
Columbus, OH 43228

Tasha R Snyder
978 Hartford Village Blvd.
Columbus, OH 43228

Christopher L Colburn
976 Hartford Village Blvd.
Columbus, OH 43228

Nicholas & Esther Lee
972 Hartford Village Blvd.
Columbus, OH 43228

Nathan R & Tiffany K Boroff
966 Hartford Village Blvd.
Columbus, OH 43228

Tu Troung
960 Hartford Village Blvd.
Columbus, OH 43228

Brian & Lacy Beckstrom
952 Hartford Village Blvd.
Columbus, OH 43228

Leslyn M Nitta
3626 San Jose Lane
Santa Barbara, CA 93105

Blake E Hildreth III
1056 Marsala Avenue
Columbus, OH 43228

Shannon L McDevitt
1050 Marsala Avenue
Columbus, OH 43228

Dean E Salts
975 Hilliard Rome Road
Columbus, OH 43228

Ruth A Hoffman, et al.
P.O. Box 243
Hilliard, OH 43026

Larry L Hoffman et al.
P.O. Box 243
Hilliard, OH 43026

Villagecomm-feder.lbl (nct)
6/4/12 F:Docs/s&hlabels/2012



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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 # CV12-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown - Smith & Hale LLC

Of [COMPLETE ADDRESS] 37 West Broad Street, 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, State, Zip
Number of Columbus based employees
Contact name and number

1. Hartford Village Commons LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 540-2400 - zero employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Natalie C. Timmons
9/4/15



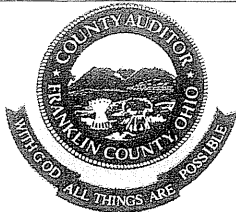
Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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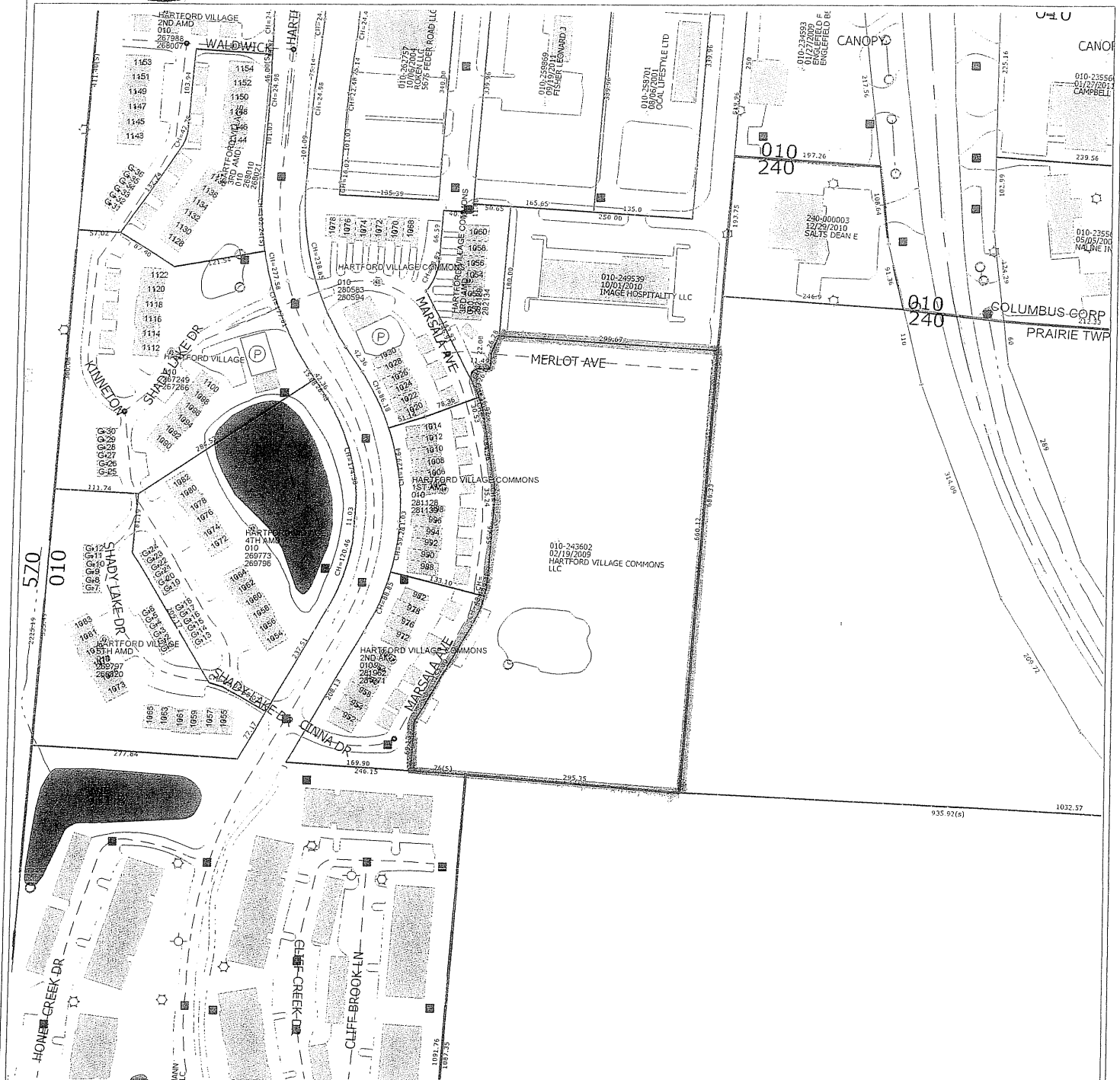
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 5/23/12



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

CV12-041



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: 010243602

Zoning Number: 1018

Street Name: MARSALA AVE

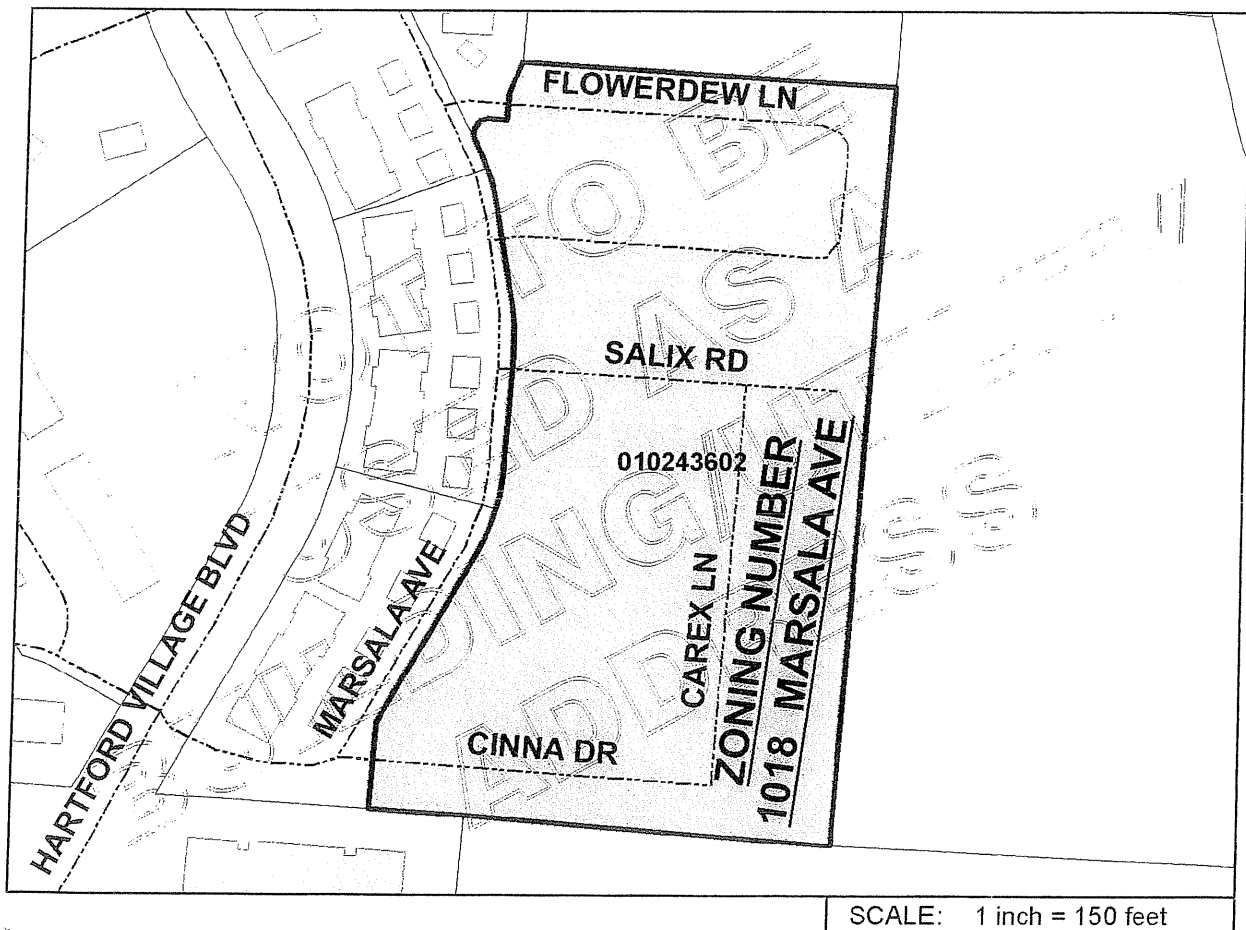
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: Adriana Amador

Date: 5/25/2012



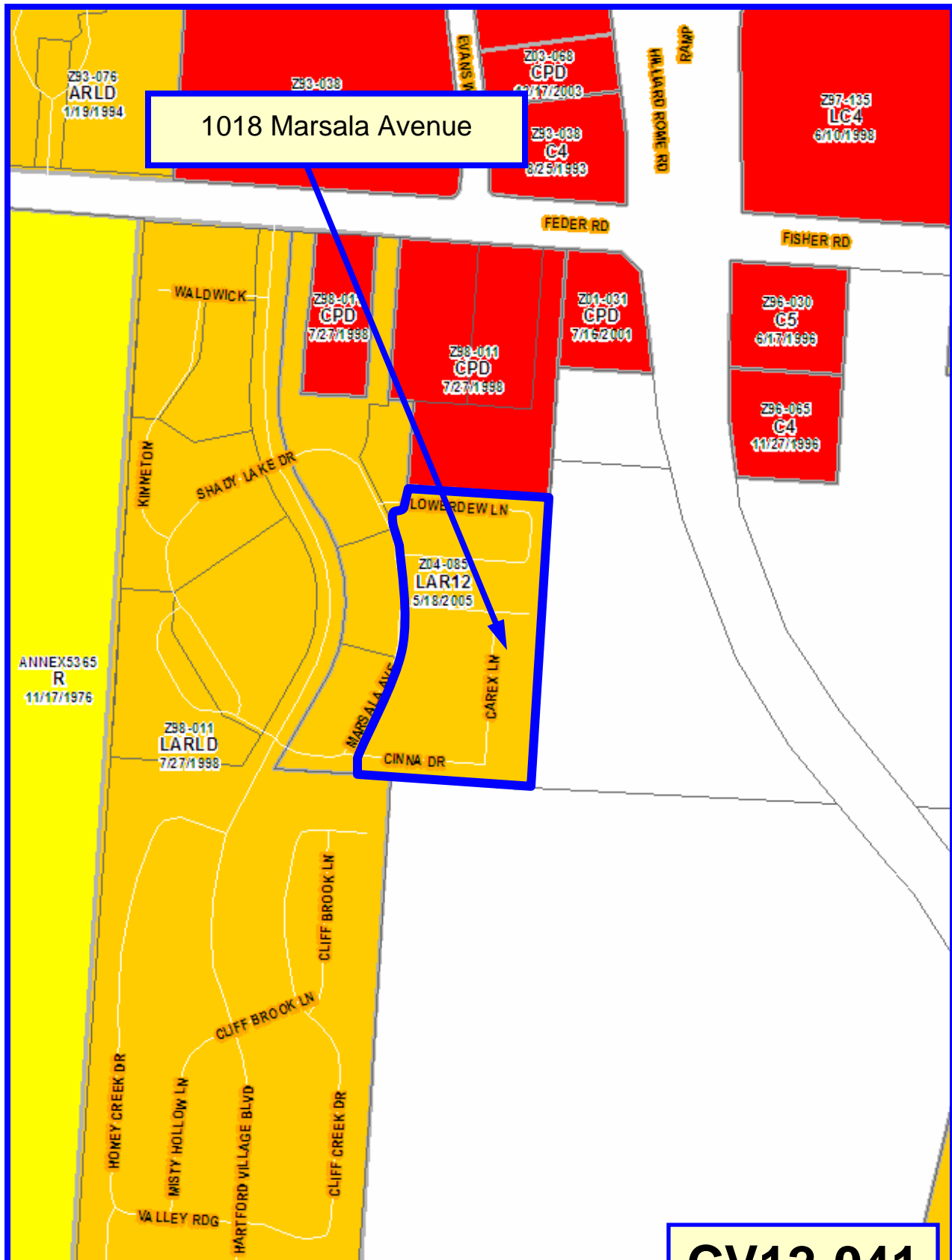
SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 8414

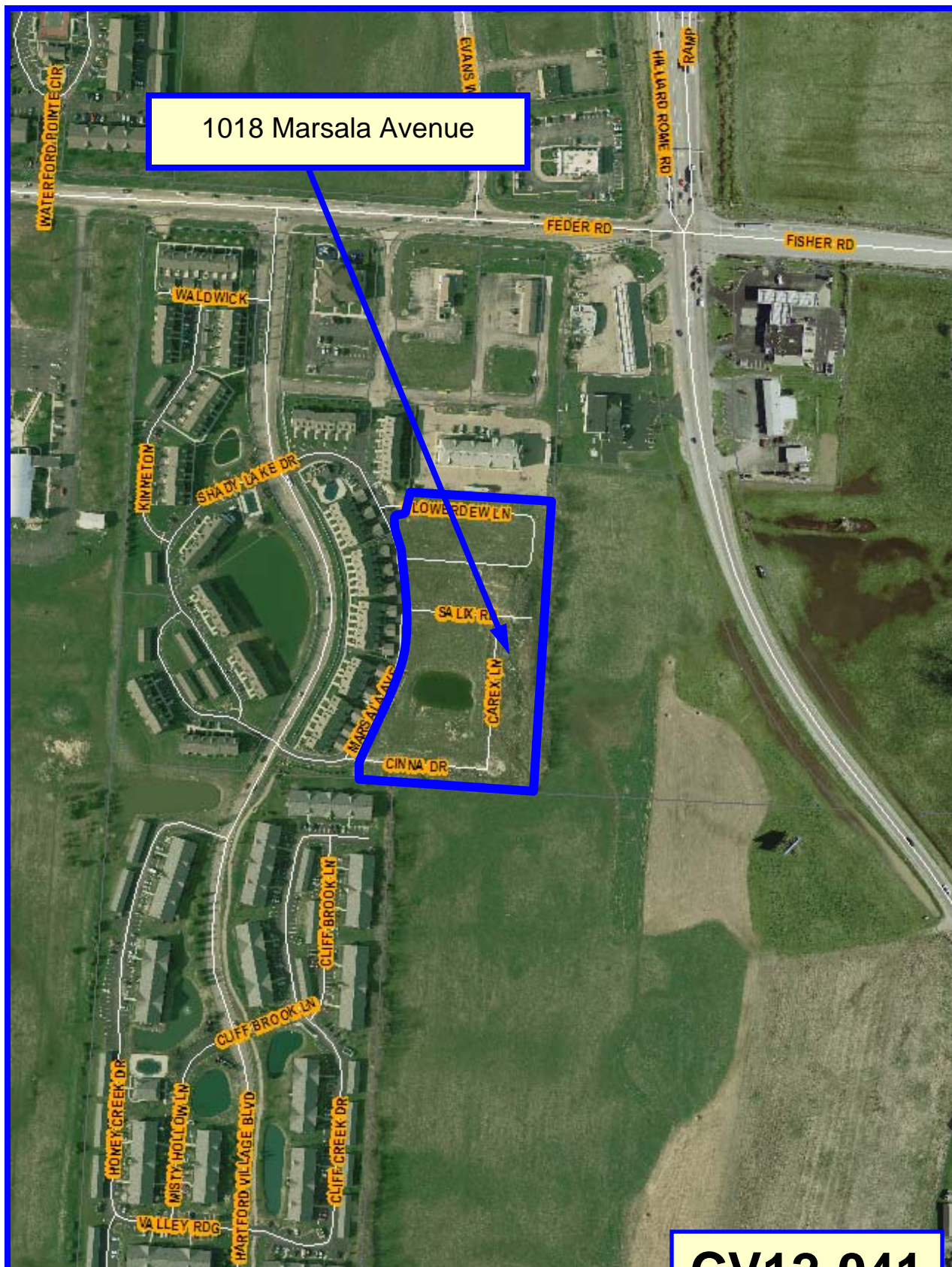


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

CV12-041



CV12-041



1018 Marsala Avenue

CV12-041