



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: CV12-048/12315-00000-00566
Date Received: 9/25/12
Application Accepted By: S. Pine Fee: \$2080
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 590 Van Buren Drive Zip 43223
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: 010-284122
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): L-M (requesting AR-0)
Recognized Civic Association or Area Commission: Franklinton Area Commission
Proposed use or reason for Council Variance request: To permit construction of multi-family apartment complex
Acreage: 3.515 acres

APPLICANT: Name Volunteers of America

Address 1776 E. Broad St. City/State Columbus, OH Zip 43203
Phone # 253-6100 Fax # 372-3103 Email: _____

PROPERTY OWNER(S): Name City of Columbus- Land Bank Office

Address 109 N. Front St. City/State Columbus, OH Zip 43215
Phone # 645-5263 Fax # _____ Email: _____

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name Jackson B. Reynolds, III c/o Smith & Hale, LLC.

Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Volunteers of America: [Signature]
PROPERTY OWNER SIGNATURE City of Columbus: [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



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-048

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III

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 590 Van Buren Drive

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) 9/25/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) City of Columbus

109 N. Front St.

Columbus, OH 43215

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

Volunteers of America

253-6100

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

(5) Franklinton Area Commission c/o Mark Egner

165 Westpark Avenue

Columbus, OH 43222

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

(8) 21st day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) David Hodge
does not expire

My Commission Expires:



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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AREA COMMISSION

APPLICANT

ATTORNEY

Franklinton Area Commission
c/o Mark Egner
165 Westpark Ave.
Columbus, OH 43222

Volunteers of America
1776 E. Broad St.
Columbus, OH 43203

Jackson B. Reynolds, III
Smith & Hale, LLC
37 W. Broad St., #725
Columbus, OH 43215

PROPERTY OWNER

City of Columbus
Land Bank
109 N. Front St.
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

West Edge Assoc.
c/o Central Ohio Medical Textiles
575 Harmon Ave.
Columbus, Oh 43223

Keith Jackson
812 Renick St.
Columbus, OH

SIJ Partnership LLC.
3540 E. Fulton St.
Columbus, OH 43227

We Care Health Facility
c/o Diane E. Emich
740 Canonby Pl.
Columbus, OH 43223

Tammy Muncy
2525 Brendel Dr. Apt. 211
Columbus, OH 43235

Raymond and Linda Nelson
780 Renick St
Columbus, OH 43223

Mt. Ararat Freedom Gospel Church
817 Renick St.
Columbus, OH 43223

Irene Y. McClelland
PO Box 23289
Columbus, OH 43223

Larry Snodgres
3865 Cline Rd.
Columbus, OH 43228

Columbus Metropolitan Housing Authority
880 E. 11th Ave.
Columbus, OH 43211

Gladstone Holdings LLC
411 E. Town St.
Columbus, OH 43215

Emma Investments, LLC.
8641 La Senda Ct.
Racho Cucamonga, CA 91701

Columbus Paper Box Company
PO Box 23056
Columbus, OH 43223

Pomegranate Development Ltd.
65418 Barkcamp Rd.
Belmont, OH 43718

SPARC Holding, LLC.
107 S. High St.
Columbus, OH 43215

voa-vanburen.lbl (clh)
9/21/12 f.docs/labels/2012

C12-048



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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 # CV12-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds III

Of [COMPLETE ADDRESS] 37 W. Broad Street Suite 725, 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 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. City of Columbus-Land Bank Office 109 N. Front St. Columbus, OH 43215 John Turner 645-5263	2. Volunteers of America 1776 E. Broad St. Columbus, OH 43203 Suzanne Seifert 253-6100
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 21st day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



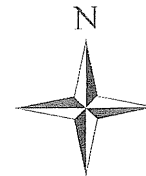
Here **DAVID L. HODGE**
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

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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: 010284122

Zoning Number: 590

Street Name: VAN BUREN DR

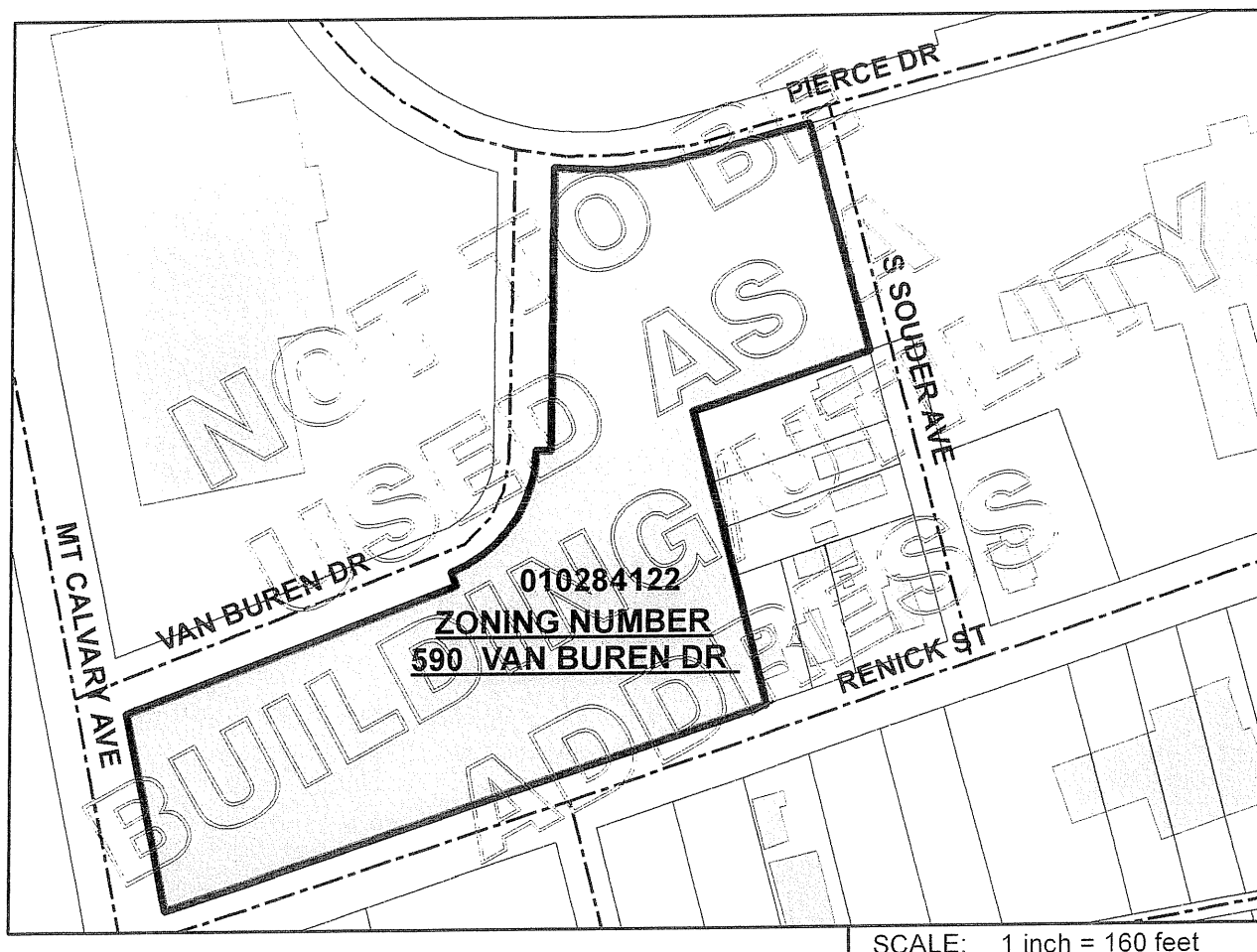
Lot Number: N/A

SUBDIVISION: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 9/17/2012



SCALE: 1 inch = 160 feet



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

GIS FILE NUMBER: 10569

CV12-048

Statement of Hardship

The requested variances are needed due to the odd shape of the lot, which is irregular and the future tenants that will be utilizing the proposed multi-family building. The 3.5± acre lot is almost configured like an S which restricts the location of the building on the site and forces it down into one corner of the parcel necessitating the variances for building and parking setback as well as the perimeter yard requirements. The parking space reduction is requested due to the type of tenant that apartments will be rented to when the structure is completed. The units will be reserved for lower income tenants that will probably not own cars but rely on other modes of transportation to move about the city. Additionally, the units are relatively small at less than 700 sq. ft. and the need for 1.5 parking spaces for each unit is not warranted in this situation. The requested variances will not adversely impact surrounding properties nor create any other problems for the inhabitants of the City of Columbus.

Signature of applicant

Date

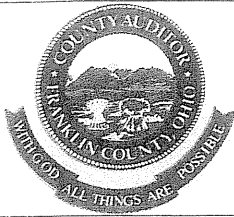
John B. Reynolds
9/25/12

VOA Variances

3333.17 (25' to 0')	Building Setback (along Mt. Calvary)
3312.27(2) less than 25'	Parking Setback along Van Buren
3333.255 less than 25'	Perimeter Yard reduction
3312.49 -	Parking Space reduction for multi-family dwelling from 150 to 51 (a reduction of 99 spaces)
3309.14(A)	Height to extend above 35'

voa-vanburen-var.lst (nct)
9/25/12 F:Docs

CV12-040



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/14/12



Disclaimer

Scale = 200

Grid North

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

CV12-048

inkc

MT CULINARY

VAN ALLEN DR

RENNICK ST

AVE

RENNICK ST

SCOTTER AVE

0 5 10 20 40

COLUMBUS VOA
09/24/12

site plan

CUIA-048

