



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: C113-038/13315-00000-00808

Date Received: 11/5/13

Application Accepted By: SP

Fee: \$2080.00

Comments: Application assigned to: Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 770 Michigan Avenue Zip 43215

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: 010-140804/140805/140806/026663

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

Current Zoning District(s): M, Manufacturing - requested - AR-2

Recognized Civic Association or Area Commission: Harrison West Society

Proposed use or reason for Council Variance request: to develop multi-family apartment complex

Acreage: 3.618 acres

APPLICANT: Name Snyder-Barker Investments

Address 29 W. Third Avenue City/State Columbus, OH Zip 43201

Phone # 975-7908 Fax # _____ Email: snyder@sbl360.com

PROPERTY OWNER(S): Name United States Trotting Association

Address 750 Michigan Avenue City/State Columbus, OH Zip 43215

Phone # 224-2291 Fax # 222-6791 Email: www.ustrotting.com

☐ 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 West Broad Street, 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 Snyder Barker Investments By:

PROPERTY OWNER SIGNATURE United States Trotting Association By:

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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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CV13-038

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:

The applicant is seeking variances for a new apartment complex located in the

Harrison West Area. The site consists of 3.6± acres of ground and is long and narrow with its greatest width being approximately 180'. The proposal is to create an urban designed complex with the buildings pulled up to the right of way and the parking within the interior of the site. Given the shape of the property and the urban design the variance are necessary due to the fact that the zoning code is oriented to suburban

development rather than intercity development. A number of the surrounding buildings are already developed with shortened building setbacks and the development pattern is appropriate for the area. The requested variance will not seriously affect any adjoining property nor the general welfare of the neighborhood. The practical difficulties associated with the site warrants the granting of the requested variances.

Signature of Applicant

John B. Rupprecht III

Date

11/4/13

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Variances List
770 Michigan Avenue

1. 33312.27(2) Parking space setback – 25' to 0' (along west and southern side of parking lot) 25' to 3' (on primary lot)
2. 3333.18(E) Building setback – 25' to 3'
3. 3312.49(C) Parking space requirement – 213 to 199 spaces for both lots combined – a reduction of 14 spaces
4. 3333.025 – Use variance – to allow a private freestanding parking lot for the apartment complex as a permitted use
5. 3333.24 Rearyard – reduce to 0' on parking lot
6. 3333.22 and 23 Sideyards – reduce sideyards to 16' to 0' and 5' to 0' for parking lot
7. 3333.25 Perimeter yard – reduce the perimeter yard from 25' to 3'
8. 3312.05(A)(19) Vision clearance – allow encroachment into sight triangle for parking spaces on primary lot
9. 3312.05(B)(2) Vision clearance – to allow encroachment into sight triangle at corner of Michigan & Buttles and Michigan & Thurber
10. 3312.21(B) Landscaping – to omit landscaping requirement along the south and west side of the parking lot



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-038

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 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 770 Michigan 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) United States Trotting Association
750 Michigan Avenue
Columbus, OH 43215

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

Snyder Barker Investments
975-7900

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

(5) Harrison West Society
c/o Kristen Easterday
P.O. Box 163442
Columbus, OH 43216

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

(8)



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

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APPLICANT

Snyder Barker Investments
29 West Third Avenue
Columbus, OH 43201

PROPERTY OWNER

United States Trotting Association
750 Michigan Avenue
Columbus, OH 43215

AREA COMMISSION

Harrison West Society
c/o Kristen Easterday
P.O. Box 163442
Columbus, OH 43216

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

City Pointe North Ltd.
825 Ingelside Avenue
Columbus, OH 43216

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Melmat Investments
839 Michigan Avenue
Columbus, OH 43215

CSX Transportation Inc.
Tax Department
500 Water Street (J-910)
Jacksonville, FL 32202

Thurber Square Investment
P.O. Box 1026
Columbus, OH 43216

Fame-Midamco Co LLC
c/o Bellwether Enterprise
Attn: Kaiti Sekerak
1360 East 9th Street, Suite 300
Cleveland, OH 44114

Yoakam Deagle Taggart Co
999 Polaris Parkway, Suite 200
Columbus, OH 43240

Thurber Gate Investment
P.O. Box 1026
Columbus, OH 43216

Columbus Engineering Consultants Inc
840 Michigan Avenue
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 # CV13-038

STATE OF OHIO
COUNTY OF FRANKLIN

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

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. United States Trotting Association 750 Michigan Avenue Columbus, OH 43215 30 employees Mike Tanner - 224-2291	2. Snyder Barker Investments 29 West Third Avenue Columbus, OH 43201 2 employees Jason Snyder - 975-7908
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 13 day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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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**ZONING DESCRIPTION
UNITED STATES TROTting ASSOCIATION**

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of tracts of land conveyed to United States Trotting Association as described in Deed Book 3438, Page 796, Deed Book 3438, Page 798, Deed Book 3740, Page 704, Deed Book 2398, Page 79, and Deed Book 3349, Page 680, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Parcel One:

Being Lots E-1, E-2, and E-3, in the Re-subdivision of Goodale Urban Renewal Plat No. 1, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 37, Page 19-A, and encompasses parcel numbers: 010-140804, 010-140805, 010-140806

Parcel Two:

Being Lot D-2, in Goodale Urban Renewal Plat No. 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 36, Page 102-A, and encompasses parcel number: 010-02663

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on November 1, 2013.

THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.



City of Columbus Zoning Plat



CV13-038

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: 010140804, 010140805, 010140806, 010026663

Zoning Number: 770

Street Name: MICHIGAN AVE

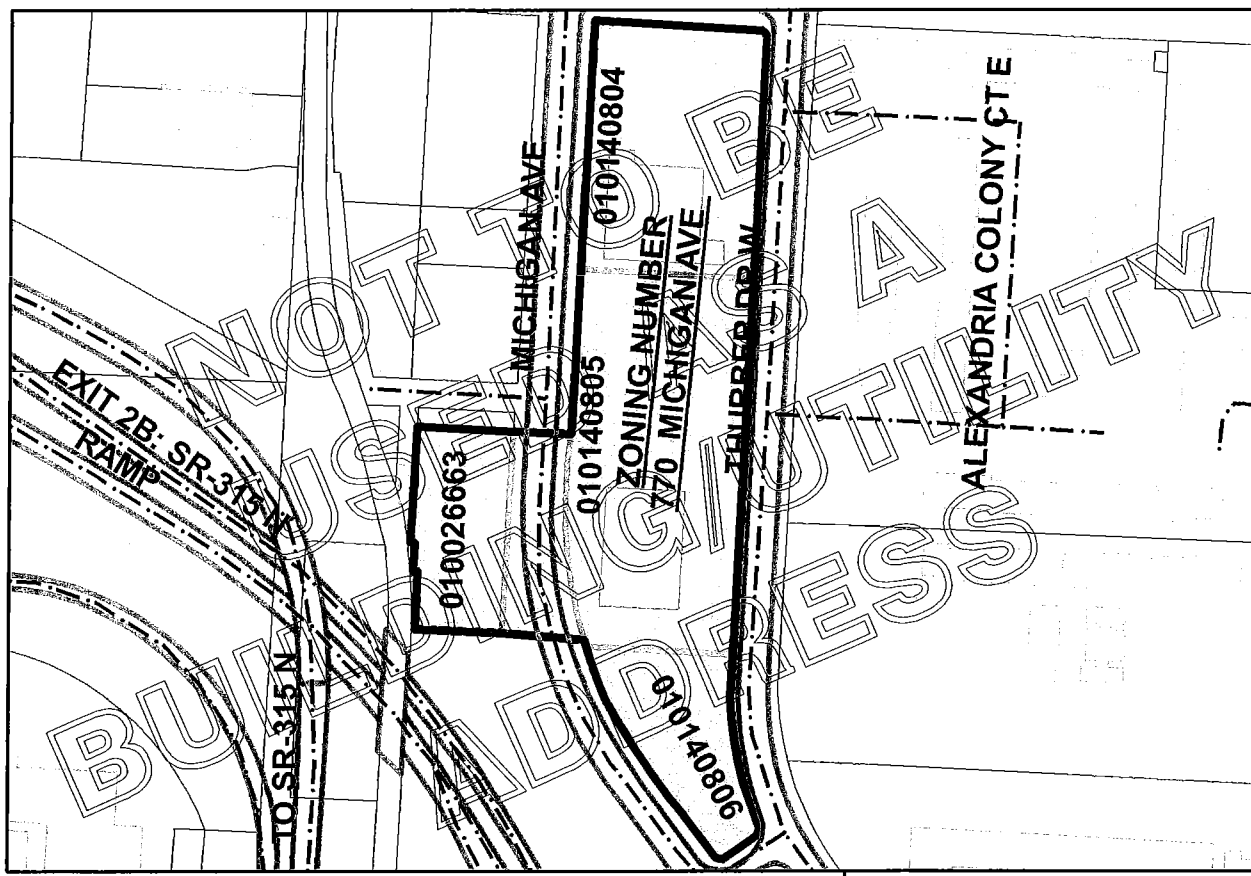
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Whisman*

Date: 10/28/2013



SCALE: 1 inch = 200 feet



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

GIS FILE NUMBER: 15160

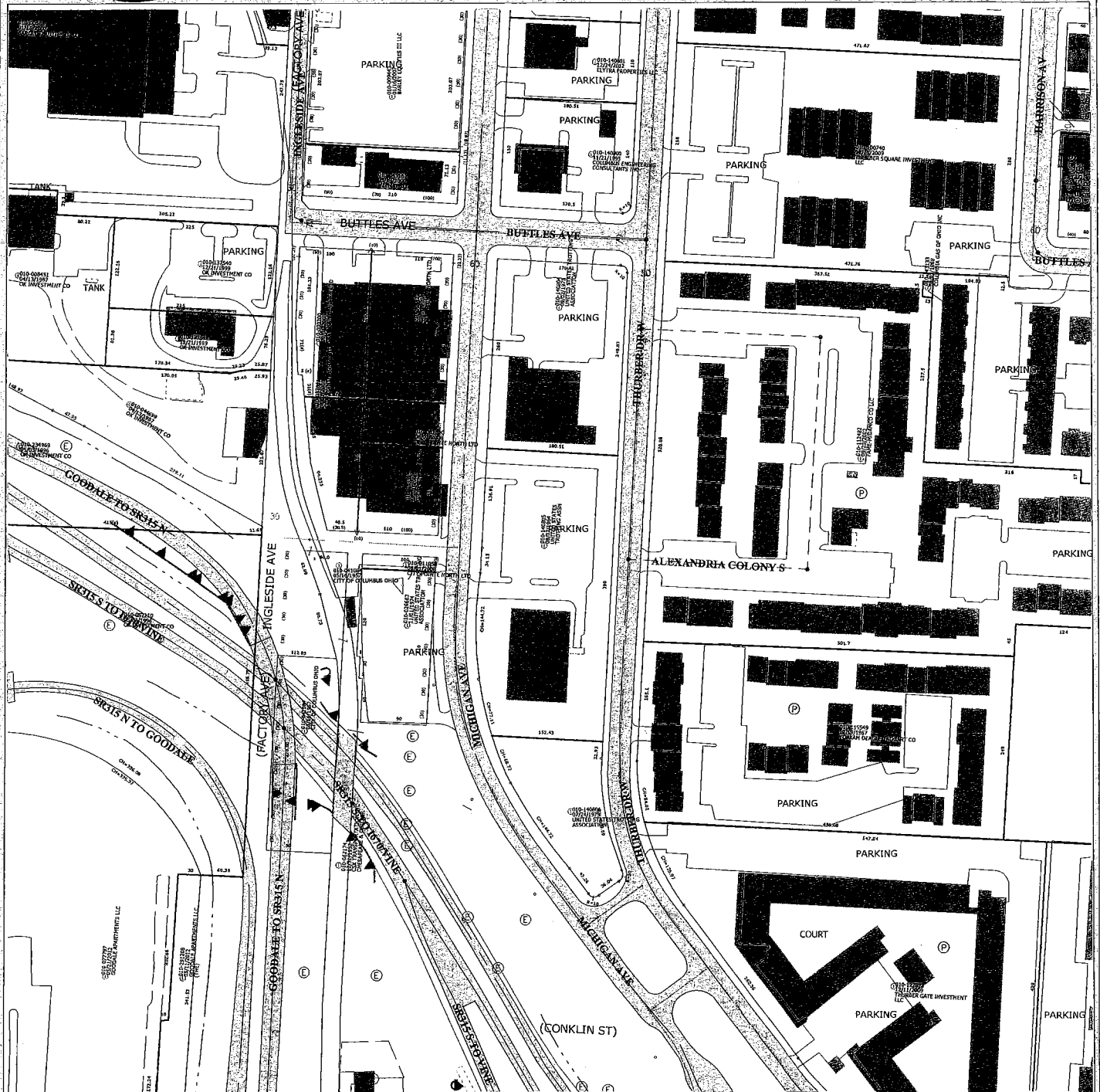
CV13-038



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/29/13



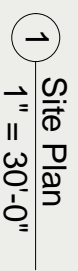
Disclaimer

Scale = 200



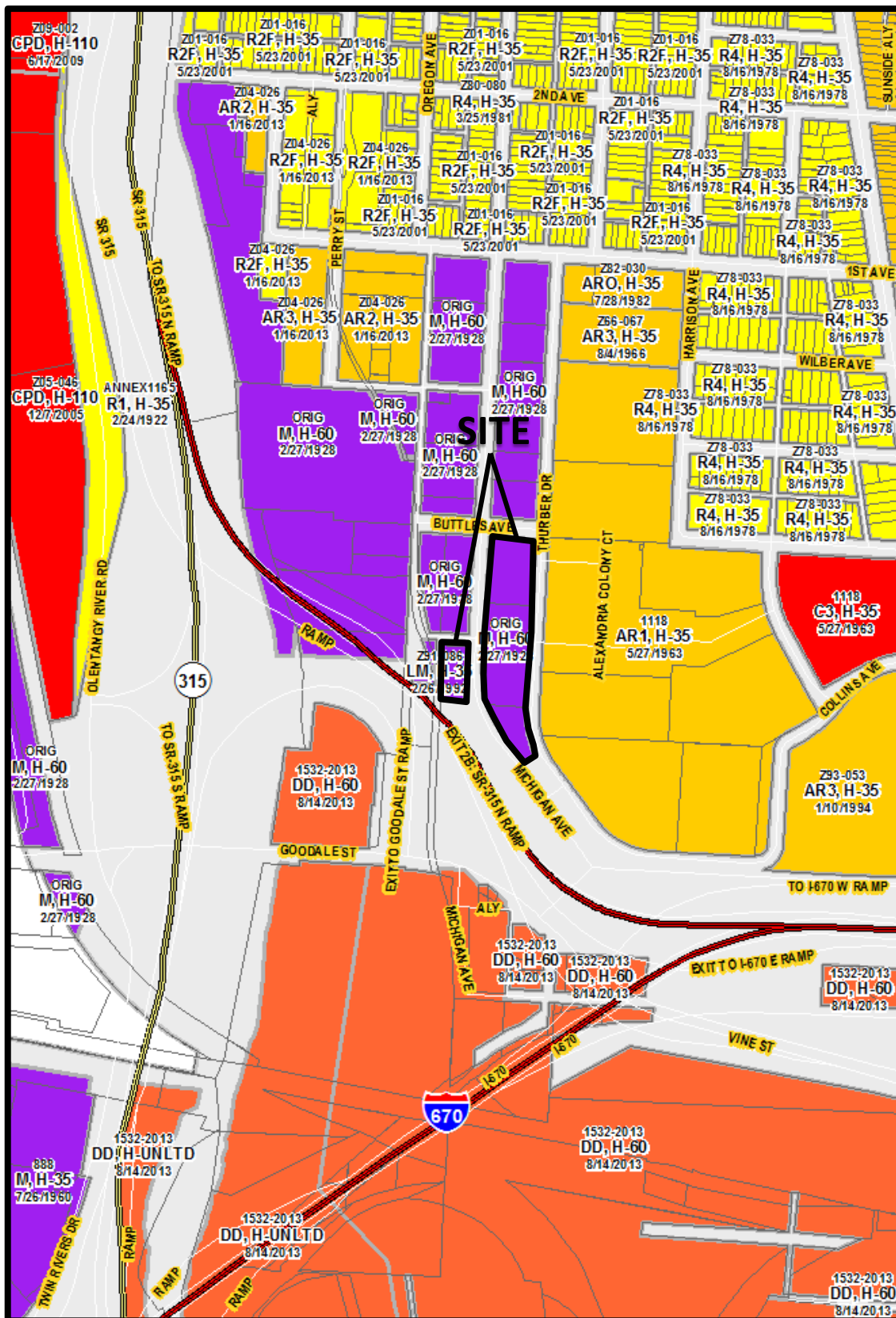
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



Michigan and Thurber Avenues

Garage Spaces:	84
Lot S. of Michigan:	52
New Surface Lot:	63
Total Spaces On Site:	199
(Plus +/- 45 On Street Spaces)	
(Includes Provision for (c) ADA Compliant Spaces)	

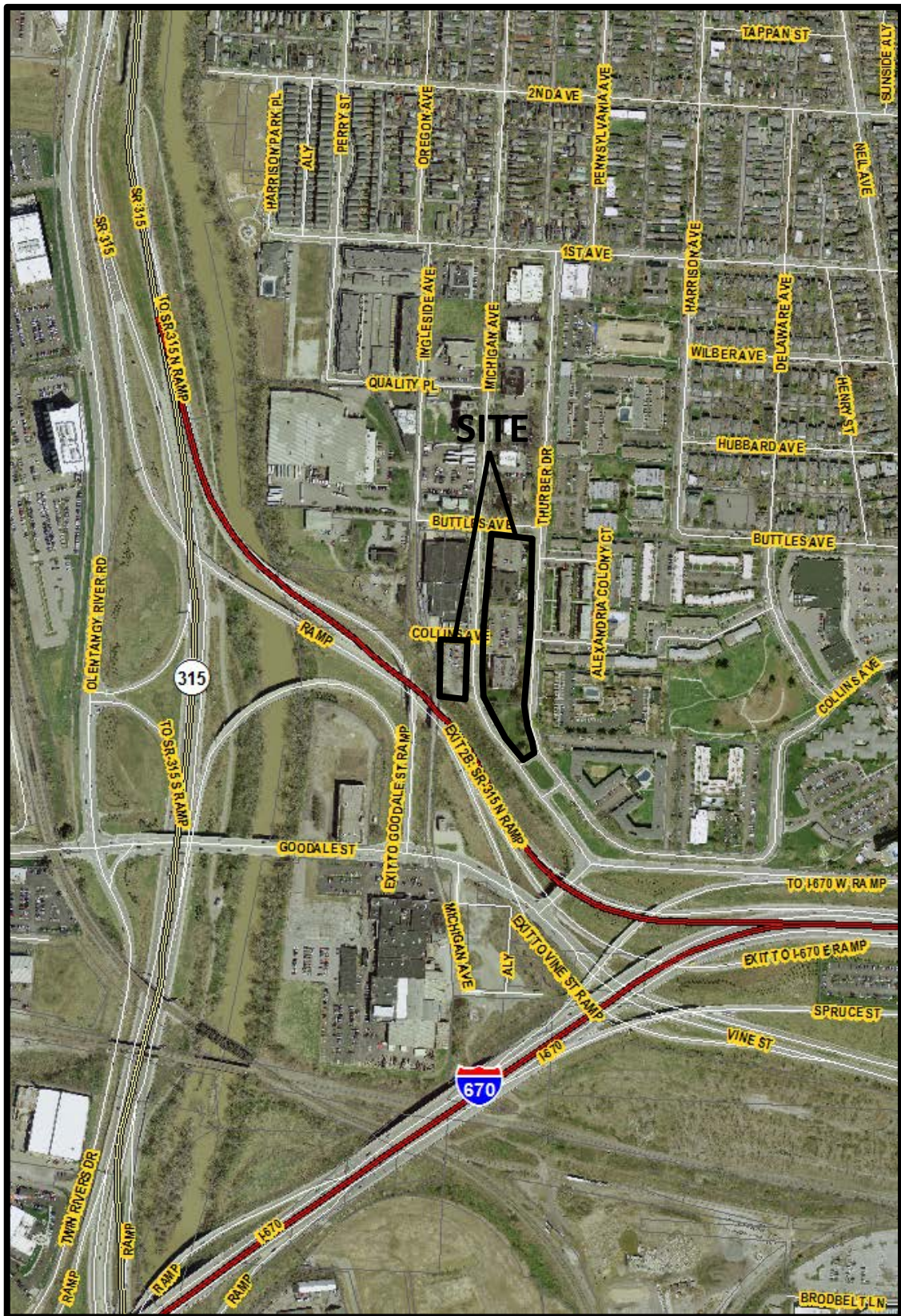


CV13-038

770 Michigan Avenue

Approximately 3.618 acres

Request: Council Variance to develop multi-family apartment complex



CV13-038

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