



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: CV13-039 | 13315-00000-00817
Date Received: 11/5/13
Application Accepted By: S.P. Fee: \$4960
Comments: Assigned to Shannon Pine, 645-2203, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6106 Central College Rd. Zip 43054

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: 010-287927

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

Current Zoning District(s): CPD

Civic Association or Area Commission: Rocky Ford-Blacklick Accord

Proposed use or reason for Council Variance request: Development of Multifamily Residential, Single Family Residential and Commercial

Acreage: 34.5+/- (Variance acreage is 21.2+/-)

APPLICANT: Name Lifestyle Communities, Ltd

Address 230 West Street City/State Columbus, OH Zip 43215

Phone # 614.918.2000 Fax # _____ Email: alococo@lifestylecommunities.com

PROPERTY OWNER(S): Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

ATTORNEY / AGENT ☒ Attorney ☐ Agent

Name Michael T. Shannon

Address 500 S. Front St., Ste 1200 City/State Columbus, OH Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email: MS Shannon@Chilawyers.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael T. Shannon

PROPERTY OWNER SIGNATURE Michael T. Shannon

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

**STATEMENT OF HARDSHIP
6106 CENTRAL COLLEGE ROAD**

This Statement of Hardship is submitted in support of Applicant's Council Variance Application. The variances are necessary for the residential and commercial development of 6106 Central College Road. Applicant herein requests the following variances:

-Subarea A:

Development standard variance from CCC § 3333.255 (perimeter yard) to reduce the minimum perimeter yard between Subarea A and Subarea B to zero feet should those subareas develop as separate lots/parcels.

Development standard variance from CCC § 3333.17 (building lines) to allow a reduction of the front setback from New Albany Road West to 15 feet.

-Subarea B:

Use variance from CCC § 3356.05 (C-4 district development limitations) to allow the development of ground floor dwelling units.

-Subarea C:

Use variance from CCC § 3356.05 (C-4 district development limitations) to allow the development of ground floor dwelling units.

The subject property site ("Site") is located at the north-west and north-east corners of the intersection of Central College Road and New Albany Road West. All of the parcels are currently zoned CPD, Commercial Planned Development. The site is located within the Rocky Fork-Blacklick Accord

The Site is 34.5 +/- acres. Subarea A is 15.8 +/- acres and is vacant. Subarea B is 1.4 +/- acres and contains a single family residence and an accessory structure. Subarea C is 4.0 +/- acres and is vacant. Subarea D is 13.2 +/- acres and contains a single family residence.

Applicant is seeking to rezone the Site to allow the development of multi-family residential in Subarea A, mixed use (neighborhood commercial and multi-family residential) in Subarea B, mixed use (neighborhood commercial and multi-family residential) in Subarea C, and attached single-family residential in Subarea D.

Applicant is requesting a use variance from CCC § 3356.05 (C-4 district development limitations) in Subarea B and Subarea C to allow the development of ground floor dwelling units. In order to promote a truly mixed commercial and residential development, the Applicant will need the flexibility to develop dwelling units on the ground floor. This will make the project stand out as a

unique mixed use development consistent with the development goals of the Rocky Fork-Blacklick Accord.

Applicant is requesting a development standard variance from CCC § 3333.255 (perimeter yard) in Subarea A to reduce the minimum perimeter yard on the east boundary, between Subarea A and Subarea B, to 0 feet. The perimeter yard variance is necessary to allow the Applicant the flexibility to develop Subarea A and Subarea B as separate lots/parcels.

Applicant is requesting a development standard variance from CCC § 3333.17 (building lines) to allow a reduction of the front setback from New Albany Road West to 15 feet. The reduced setback from New Albany Road will allow Subarea A's setback to closely align with the setbacks of Subarea B and Subarea C along the New Albany Road West corridor and promote uniformity.

For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael T. Shannon
Attorney for Applicant



COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman, Esq.
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200; 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 6106 Central College Rd., Columbus, OH 43054
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) 11/5/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) See Attached

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

Lifestyle Communities, Ltd
614.918.2000

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

(5) Rocky Ford-Blacklick Accord
Claudia Husak
7167 Upper Albany Drive
New Albany, Oh 43054

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 9th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:



CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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New Albany Apartments LLC
30 Warren Street
Columbus, Ohio 43215

Columbia Gas Transmission Corp
Post Office Box 117
200 Civic Center Drive
Columbus, Ohio 43216-0117

New Albany Co, LLC
Post Office Box 490
New Albany, Ohio 43054

Central College Hospitality, LTD
230 West St., Ste. 200
Columbus, Ohio 43215

Sugar Run Albany LLC
Town Management LLC
3330 Dundee Rd., Ste. S1
Northbrook, IL 60062

Valerie Vining
5791 Andrew John Drive
New Albany, Ohio 43054

Janet Ackley
5795 Andrew John Drive
New Albany, Ohio 43054

Zaneta Simenoff
7065 Churchill Downs Drive
New Albany, Ohio 43054

Eric Mitchell
7010 Churchill Downs Drive
New Albany, Ohio 43054

Alexandra Shuck
7012 Churchill Downs Drive
New Albany, Ohio 43054

Michael Dalton, Jr.
7016 Churchill Downs Drive
New Albany, Ohio 43054

Amy Ledvinka
7018 Churchill Downs Drive
New Albany, Ohio 43054

Christine Janicki
7022 Churchill Downs Drive
New Albany, Ohio 43054

Charles Slane, Jr.
5738 Colts Gate Drive
New Albany, Ohio 43054

Michael Turack
5742 Colts Gate Drive
New Albany, Ohio 43054

Amanda Goodrich
5744 Colts Gate Drive
New Albany, Ohio 43054

Rachel White
5748 Colts Gate Drive
New Albany, Ohio 43054

Jon J Garlock
5750 Colts Gate Drive
New Albany, Ohio 43054

Rachel Kendzior
5754 Colts Gate Drive
New Albany, Ohio 43054

Amy J. McCloy
5964 Central College Road
New Albany, Ohio 43054

Sherrie Woods
5966 Central College Road
New Albany, Ohio 43054

Columbia Gas of Ohio, Inc.
200 Civic Center Dr/Taxes
Post Office Box 117
Columbus, Ohio 43216

Benchmark New Albany LLC
4053 Maple Road
Amherst, NY 14226

Farms at New Albany Park , LTD
c/o Corelogic Commercial
1 Corelogic Drive 4-3-289
Westlake, TX 76262

CW13-039

APPLICANT

Lifestyle Communities, Ltd
Michael DeAscentis
230 West Street
Columbus, Ohio 43215

PROPERTY OWNER

New Albany Co, LLC
8000 Walton Pkwy., Ste. 120
New Albany, Ohio 43054

PROPERTY OWNER

Central College Hospitality, Ltd
230 West St., Ste. 200
Columbus, Ohio 43215

AREA COMMISSION

Claudia Husak, Co- Chair
7167 Upper Albany Drive
New Albany, Ohio 43054

ATTORNEY

Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

ADDRESS

6106; 6028; 6076
and 6624 Central College



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

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 # CV13-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Eric J. Zartman, Esq.

Of [COMPLETE ADDRESS] 500 S. Front St., Ste. 1200; 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. Lifestyle Communities, Ltd. 230 West St. Columbus, OH 43215 250 Anthony Lococo (614.918.2000)	2.
3.	4.

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

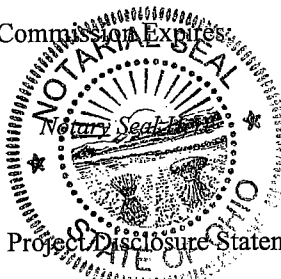
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires



CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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

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CJ13-039

Property Owners(s):

- Parcels 010-234586 and 010-234600 are owned by:

New Albany Co., LLC

8000 Walton Pkwy., Ste. 120

New Albany OH 43054

Phone: (614) 939-8000

Email: <http://www.newalbanycompany.com/contactus>

- Parcels 010-287927 and 010-234598 are owned by:

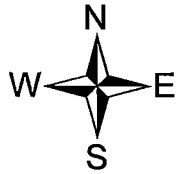
Central College Hospitality, Ltd.

230 West St., Ste. 200

Columbus OH 43215



City of Columbus Zoning Plat



CW13-039

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: 010287927

Zoning Number: 6106

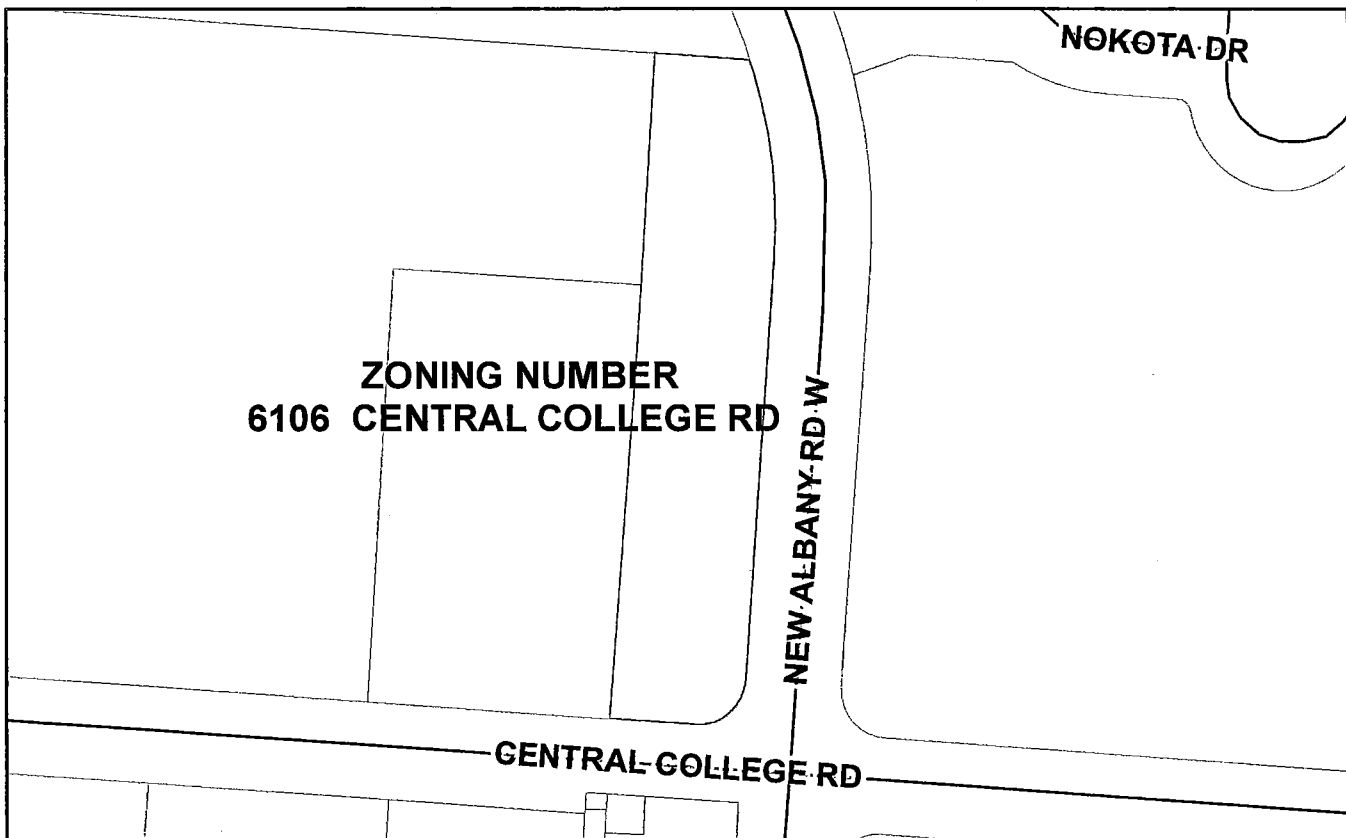
Street Name: CENTRAL COLLEGE RD

Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE BROWN & JAMES (ERIC ZARTMAN)

Issued By: James P. Reagan Date: 9/30/2013



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 14821

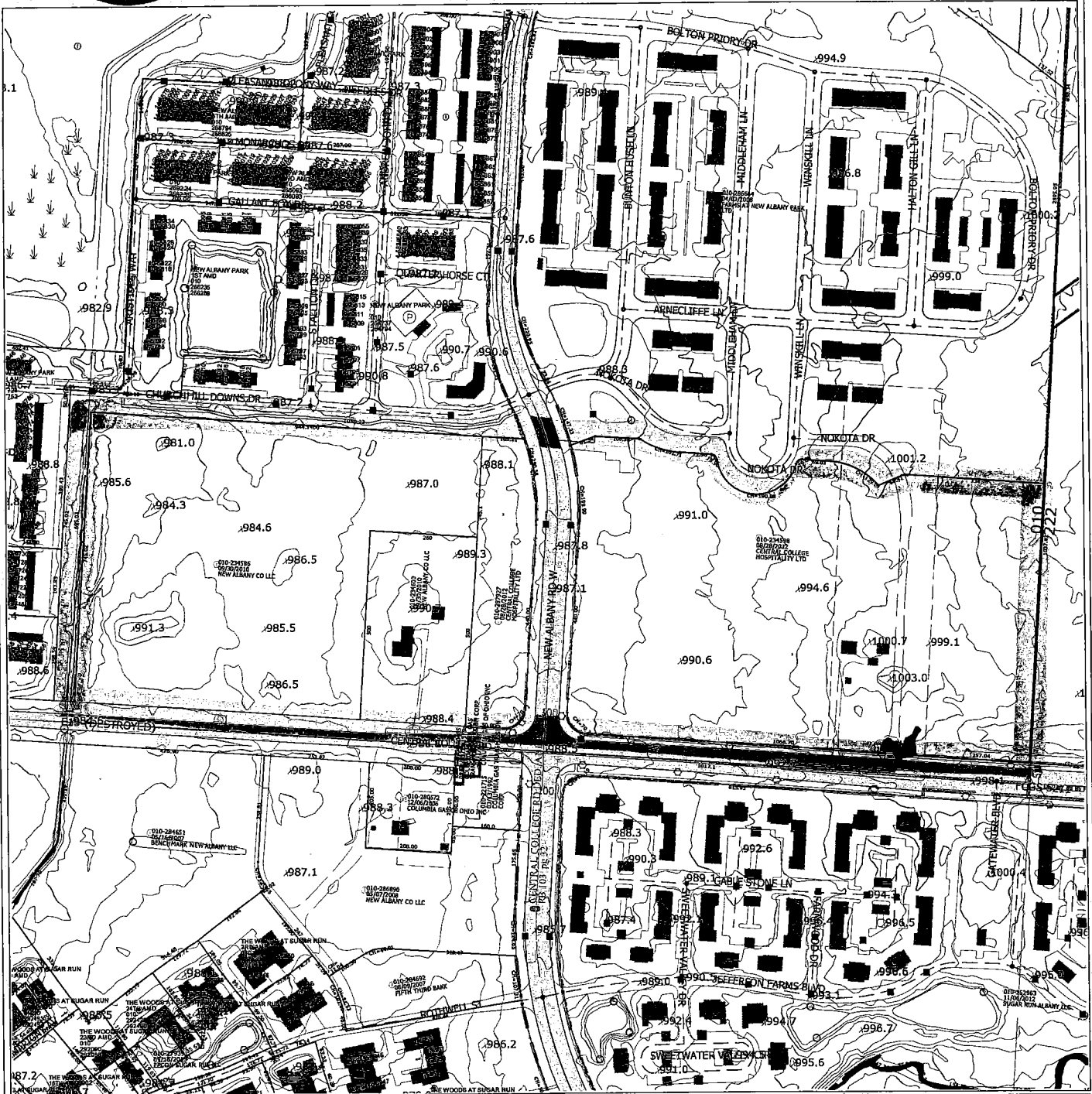
C13-039



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/31/13



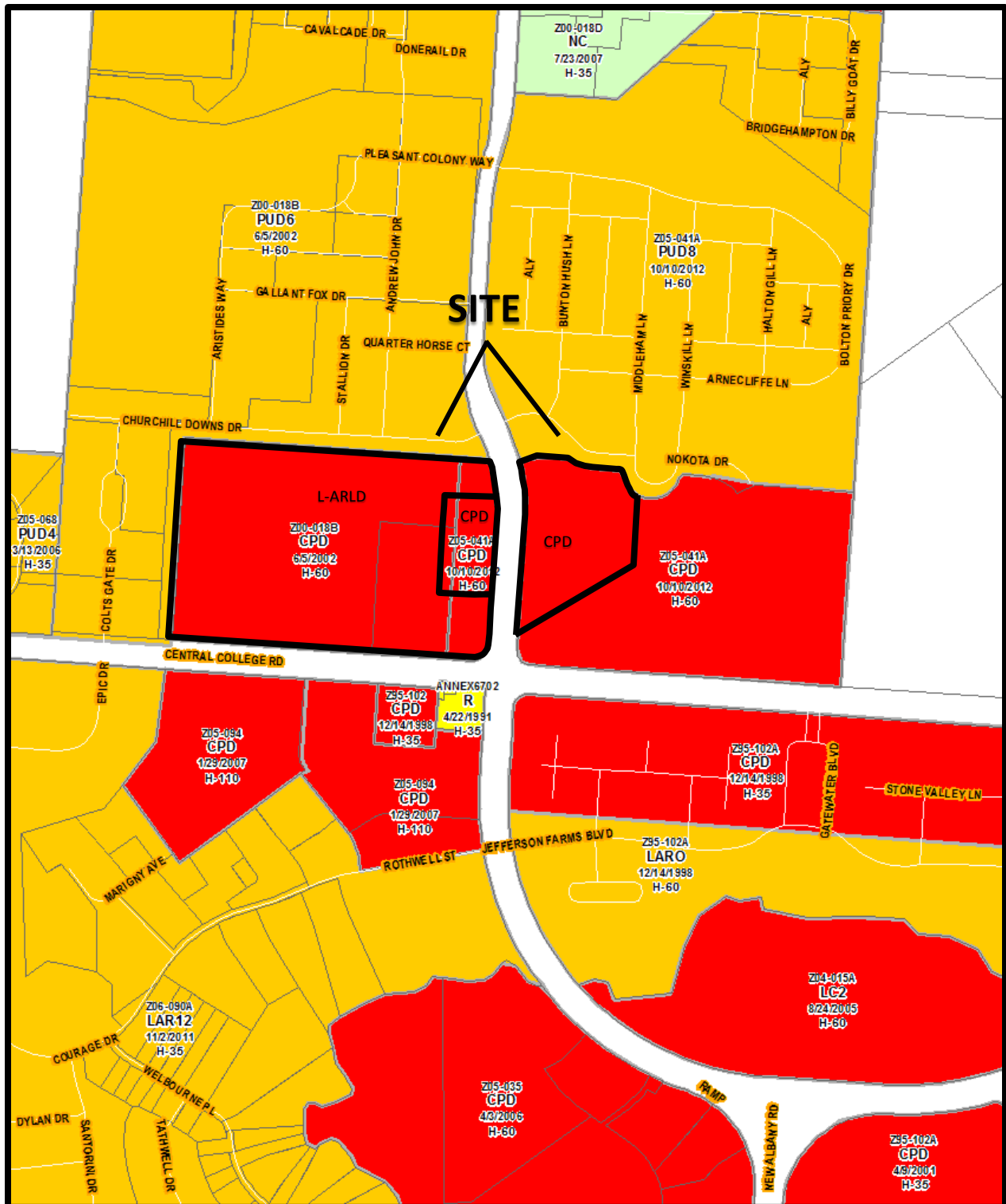
Disclaimer

Scale = 350

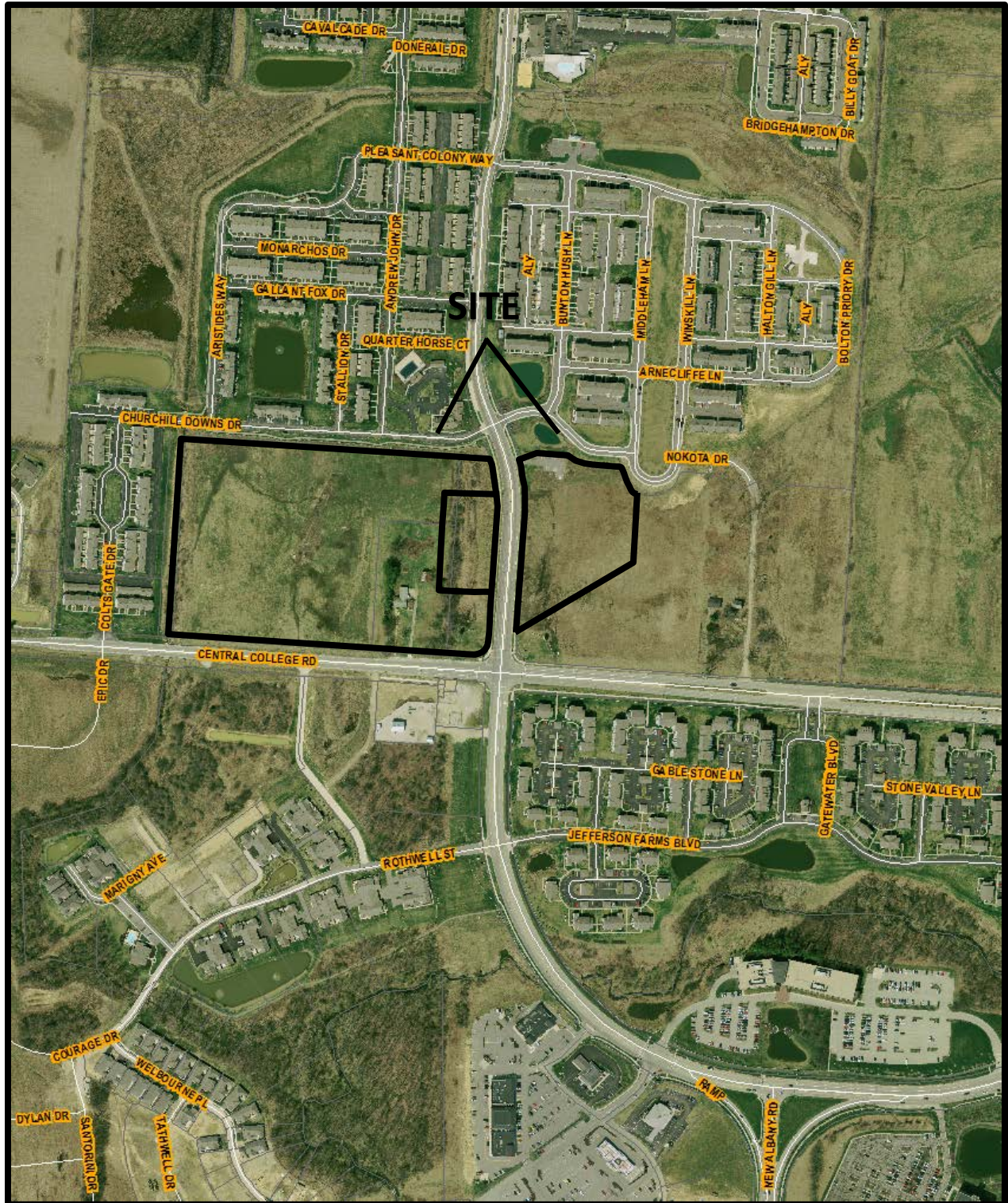


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



CV13-039
 6106 Central College Road
 Approximately 21.2 acres
 Request: First-floor residential in CPD &
 reduced setbacks/perimeter yard in L-ARLD



CV13-039

6106 Central College Road

Approximately 21.2 acres

Request: First-floor residential in CPD &
reduced setbacks/perimeter yard in L-ARLD