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

Application Number: CVII-013
Date Received: 5/11/11
Application Accepted By: OH Fee: 
Comments: 

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 700 W. Third Ave Zip 43212
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: 010-096214

☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): M-Manufacturing
Recognized Civic Association or Area Commission: Fifth by Northwest Area Commission

Proposed use or reason for Council Variance request: Building and Parking Setback Variances for Sub-area B
Acreage: 5.01 acres

APPLICANT: Name North Star Realty and Edwards Development Companies (see attached sheet)
Address City/State Zip
Phone # Fax # Email:

PROPERTY OWNER(S): Name Olentangy Ventures I and II LLC
Address 159 E, Broad St., Ste. 100 City/State Columbus, OH Zip 43215
Phone #: 614.454.5000 Fax #: 614.454.5100 Email: tbrigdon@nsrealty.net

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

ATTORNEY / AGENT Attorney Agent
Name Crabbe, Brown & James, LLP, Michael T. Shannon, Esq.
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone #: 614.229.4506 Fax #: 614.229.4559 Email: mshannon@cbjlawyers.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT 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
Olentangy and Third Rezoning
700 W. Third Ave

and

1201 Olentangy River Road
Rezoning from M-Manufacturing to C4 and L-AR-O

Council Variance Application
Applicants

Name: North Star Realty
Address: 150 E Broad Street
Ste. 100
Columbus, Ohio 43215
PH: 614.454.5000
FAX: 614.454.5001
Email: tbrigdon@nsrealty.net

Name: Edwards Development Companies
Address: 495 S. High Street
Ste. 150
Columbus, Ohio 43215
PH: 614.241.2070
FAX: 614.241.2080
Email: steve.simonetti@edwardscdc.com
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 has filed a Rezoning application #Z11-007 for the subject property. Sub-area B of proposed rezoning application request a zoning of L-AR-O for an apartment complex. Due to the irregular shape and topography of the lot, the applicant has a practical difficulty in meeting the Code required building and parking setbacks. Applicant therefore requests a Building Setback Variance from Sec. 3333.18 to reduce the required building setback from 30 ft to 12.3 and a variance to the Parking Setback in 3312.27(a) from the required parking setback from 25 ft. to 4.27 ft.

Signature of Applicant ____________________________ Date ____________

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
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: 010096214
Zoning Number: 700            Street Name: W 3RD AVE
Lot Number: 8                  Subdivision: WM NEILS HRS
Requested By: CRABLE, BROWN & JAMES, LLP (MICHAEL SHANNON)
Issued By: [Signature]            Date: 5/9/2011

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

SCALE: 1 inch = 100 feet
GIS FILE NUMBER: 251
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

AFFIDAVIT
(See next page for instructions)

APPLICATION # CVII-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon, Esq.
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, OH 43215
deposited 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 700 W. Third Ave.
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) 5/11/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Olentangy Ventures I and II LLC
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

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

North Star Realty & Edwards Development Cos.
c/o Michael Shannon Esq., 614.229.4506

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

Fifth by Northwest
C/o Bruce Shalter, Zoning Comm. Chair
1635 8 Grandview Ave.
Columbus, Ohio 43212

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 10th day of May, in the year 2011

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

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
NRI Equity Land Investments LLC
375 N. Front St., Ste. 200
Columbus, Ohio 43215

R.S. Garek Associates
464 E. Main St., Ste. 100
Columbus, Ohio 43215

Olentangy Ventures II LLC
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

National Tax Search LLC
C N A Mary Fehl
303 E. Wacker Dr., Ste. 1040
Chicago, ILL 60601-5222

CSX Transportation INC
TAX DEPARTMENT
500 Water St (J-910)
Jacksonville, FLA 32202

Cole FM Grandview OH LLC
Ruths Hospitality Group
333 Bush St., Ste. 2510
San Francisco, CA 94104

Olentangy Ventures I, LLC
Northstar Realty
150 E. Broad Street, Ste. 100
Columbus, Ohio 43215

City of Columbus
Real Estate Management
90 W. Broad St., Room 425
Columbus, Ohio 43215

OWNER

APPLICANT

AREA COMMISSION

Olentangy Ventures I & II LLC
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

North Star Realty
150 E. Broad Street, Ste. 100
Columbus, Ohio 43215

Fifth by Northwest
Bruce Shalter
Zoning Commission Chair
1635B Grandview Ave
Columbus, Ohio 43212

Edwards Development Companies
495 S. High Street, Ste. 150
Columbus, Ohio 43215

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

Property Address
700 W. Third Avenue
Columbus, Ohio 43212
**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 # **CWI-013**

STATE OF OHIO  
COUNTY OF FRANKLIN


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

<table>
<thead>
<tr>
<th>Number</th>
<th>Business Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Olentangy Ventures I and II, LLC</td>
<td>150 E. Broad St., Ste. 100, Columbus, Ohio 43215</td>
</tr>
<tr>
<td>2.</td>
<td>North Star Realty</td>
<td>150 E. Broad St., Ste. 100, Columbus, Ohio 43215</td>
</tr>
<tr>
<td>3.</td>
<td>Edwards Development Companies</td>
<td>495 S. High St., Ste. 150, Columbus, Ohio 43215</td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 18th day of May, 2011, in the year 2011

**SIGNATURE OF NOTARY PUBLIC**

My Commission expires:  

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

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
700 West Third Avenue
Approximately 5.01 acres
700 West Third Avenue
Approximately 5.01 acres

CV11-013