

Date 12/1/10 Application # CV10-041

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224

Case Planner: Dana Hitt, 645-2395, dhitt@columbus.gov



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Far North Received By: D. Hitt

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 104 Lauriston Lane Zip 43235

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 610-274883

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) L-AR-12 and L-AR-12 with pending request to L-C-4

Recognized Civic Association or Area Commission Far North Columbus Communities Coalition

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: To permit residential subarea that does not front on public street.

Proposed Height District: 60' Acreage .276 +/- acres

(Columbus City Code Section 3309.14)

APPLICANT: Name Chemlawn Commercial LLC c/o Jill Tangeman

Address 52 East Gay St. City Columbus Zip 43215

PROPERTY OWNER(S) Name Traditions at Highbluffs, LLC

Address 470 Olde Worthington Rd. City Westerville Zip 43082

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT Attorney Agent

Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409

Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Chemlawn Commercial LLC By: David Hodge

Property Owner Signature Traditions at Highbluffs, LLC By: David Hodge

Attorney / Agent Signature David Hodge

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.



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:

Please see attached statement.

Signature of Applicant _____ Date _____

Statement of Hardship

104 Lauriston Lane

This property is currently the subject of a rezoning application (Z08 - 046) requesting rezoning of the property from its current classification of L-AR-12 to the L-AR-12 and L-C-4 districts. The rezoning would create a zoning subarea of condominiums along the west side of the site with the remainder zoned for commercial uses. Access to the property will be from Lazelle Road, and access to the condominiums will be through the commercial subarea and will not front upon a public street. C.C. 3333.16 requires each dwelling, apartment house or principal building to front upon a public street, where the residential subarea does not. This is a very minor, technical variance that will have no impact on either property or on surrounding properties. Appropriate cross-access easements will be provided to permit the residential users to access the property. The grant of this variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Chemlawn Commercial LLC

Signature of Applicant: By: David Holt

Date: 12/2/2010



City of Columbus Zoning Plat



208-046

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: 610-274883

Zoning Number: 104

Street Name: LAURISTON LN

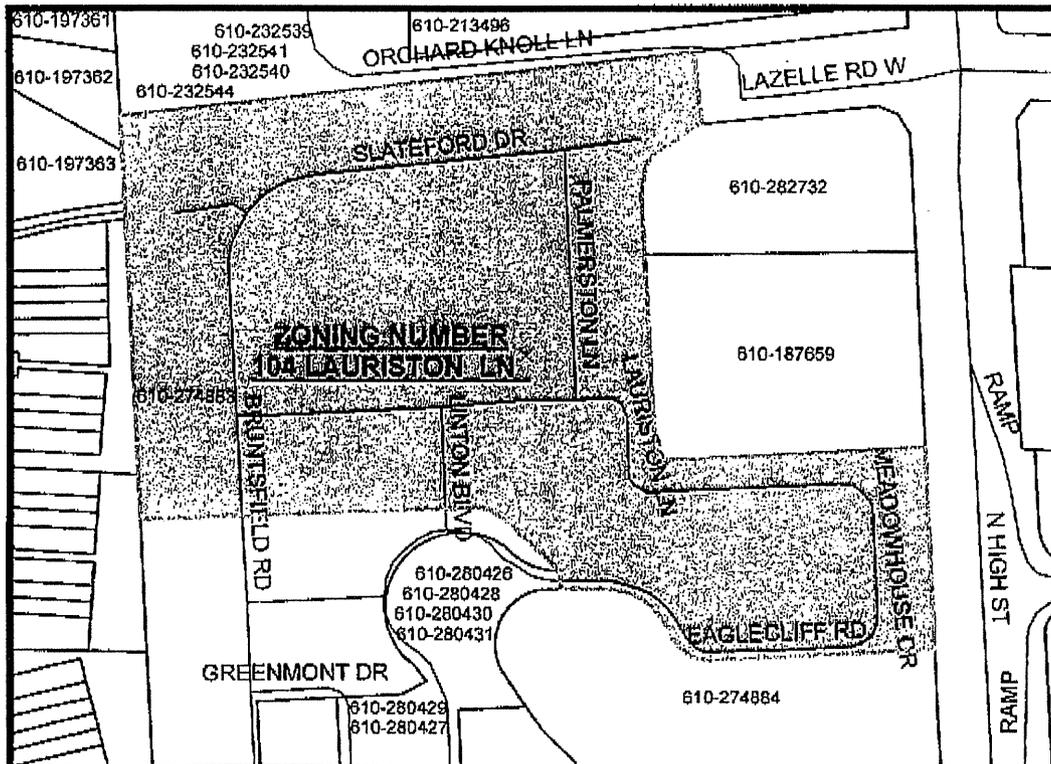
Lot Number: N/A

Subdivision: N/A

Requested By: H JB INC.

Issued By: Patricia Austin

Date: 08/28/08



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
COLUMBUS, OHIO

SCALE: 1 inch equals 200 feet

0.276 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus located in Section 2, Township 2, Range 18, United States Military Lands, being out of that 19.658 acre tract conveyed to Traditions at Highbluffs, LLC by deed of record in Instrument Number 200503170049255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a southwesterly corner of the westerly terminus of Lazelle Road West, the southeasterly corner of said 19.658 acre tract, the northerly line of that tract conveyed to Worthington Industries Inc., by deed of record in Instrument Number 200405210117382;

thence North 06° 28' 18" West, with the westerly terminus of said Lazelle Road West, a distance of 9.23 feet to the TRUE POINT OF BEGINNING;

thence across said 19.658 acre tract the following courses and distances:

South 83° 37' 48" West, a distance of 64.98 feet to a point of curvature to the left;

with the arc of said curve to the left, having a central angle of 39° 26' 03", a radius of 100.00 feet, an arc length of 68.83 feet, a chord bearing and distance of South 63° 54' 47" West, 67.48 feet to a point;

South 44° 11' 45" West, a distance of 7.24 feet to a point of curvature to the right;

with the arc of said curve to the right, having a central angle of 39° 19' 57", a radius of 111.00 feet, an arc length of 76.20 feet, a chord bearing and distance of South 63° 51' 44" West, 74.71 feet to a point;

South 83° 31' 42" West, a distance of 259.31 feet to a point;

North 03° 03' 48" West, a distance of 22.04 feet to a point;

North 83° 31' 42" East, a distance of 258.00 feet to a point of curvature to the left;

with the arc of said curve to the left, having a central angle of 39° 19' 57", a radius of 89.00 feet, an arc length of 61.10 feet, a chord bearing and distance of North 63° 51' 44" East, 59.90 feet to a point;

North 44° 11' 45" East, a distance of 38.47 feet to a point of curvature to the right;

with the arc of said curve to the right, having a central angle of 39° 26' 03", a radius of 100.00 feet, an arc length of 68.83 feet, a chord bearing and distance of North 63° 54' 47" East, 67.48 feet to a point; and

North 83° 37' 48" East, a distance of 54.77 feet to a point in the easterly line of said 19.658 acre tract, the westerly terminus of said Lazelle Road West;

thence South 06° 28' 18" East, with the easterly line of said 19.658 acre tract, the westerly terminus of said Lazelle Road West, a distance of 36.80 feet to the TRUE POINT OF BEGINNING, and containing 0.276 acre of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.



AFFIDAVIT

(See reverse side for instructions) _____

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME David Hodge
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) CERTIFIED ADDRESS FOR ZONING PURPOSES 104 Lauriston Lane

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 12/1/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Traditions at Highbluffs, LLC
470 Olde Worthington Rd.
Westerville, OH 43082

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Chemlawn Commercial LLC
464-5608

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far North Columbus Communities Coalition
c/o Ms. Gloria Humes
771 Wyndstone Dr., Lewis Center, OH 43045

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)

SIGNATURE OF AFFIANT (8) David Hodge
Subscribed to me in my presence and before me this 11th day of November, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) Natalie C Timmons
My Commission Expires: 9/4/15



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

**APPLICANT/PROPERTY
OWNER**

Traditions of Highbluffs LLC
470 Olde Worthington Road
Westerville, OH 43082

ATTORNEY

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

AREA COMMISSION

Far North Columbus Communities
Coalition
Gloria Humes
771 Wyndstone Drive
Lewis Center, OH 43035

**SURROUNDING PROPERTY
OWNERS**

Metropolitan 23 LLC
150 East Broad Street, Ste. 200
Columbus, OH 43215

Donald W. Huiner, afdt
8372 Cliffthorne Way
Columbus, OH 43235

Henry C. Bishop
8370 Cliffthorne Way
Columbus, OH 43235

Portia W. Lester
8368 Cliffthorne Way
Columbus, OH 43235

Robert C. Bennett
8366 Cliffthorne Way
Columbus, OH 43235

Rebecca L. Magoto
8364 Cliffthorne Way
Columbus, OH 43235

Dorothy Ellis
8362 Cliffthorne Way
Columbus, OH 43235

Olentangy Highbluffs Association
8362 Cliffthorne Way
Columbus, OH 43235

Michael S. Baker
8442 Cliffthorne Way
Columbus, OH 43235

Nathan A. Everard &
Misty D. Henderson
8440 Cliffthorne Way
Columbus, OH 43235

Barbara A. Weber
8438 Cliffthorne Way
Columbus, OH 43235

Clyde & Helen J. Gearheart
8436 Cliffthorne Way
Columbus, OH 43235

Timothy F. Rice
8434 Cliffthorne Way
Columbus, OH 43235

Joanie Guaragno
8424 Cliffthorne Way
Columbus, OH 43235

Deneice L. Brownfield
8422 Cliffthorne Way
Columbus, OH 43235

James W. & Lysbeth J. Bates
8420 Cliffthorne Way
Columbus, OH 43235

Wilma J. Coss
8418 Cliffthorne Way
Columbus, OH 43235

Ellen W. Massuros
8406 Cliffthorne Way
Columbus, OH 43235

Ronald G. Bartolomucci
8404 Cliffthorne Way
Columbus, OH 43235

Michael D. & Heather A. Zorio
5288 Triple Crown Court
Columbus, OH 43221

Gary L. & Kay L. Clarke
6706 Markwood Street
Worthington, OH 43085

Ryan T. & Kirsten A. Callahan
8392 Cliffthorne Way
Worthington, OH 43235

Edward L. Bell
8390 Cliffthorne Way
Columbus, OH 43235

Albert & Phyllis Vanderhorst
8388 Cliffthorne Way
Columbus, OH 43235

Dawn T. Schureck
8386 Cliffthorne Way
Columbus, OH 43235

Olenbluffs Way Homeowners
Association
8444 Cliffthorne Way
Columbus, OH 43235

Deborah A. Wildi
8486 Nuthatch Way
Columbus, OH 43235

Amy L. Hall
8480 Nuthatch Way
Columbus, OH 43235

Mark W. Kossman &
Diana L. Lantz
8474 Nuthatch Way
Columbus, OH 43235

Orchard Knoll Operating
Associates LP
330 Garfield Street
Santa Fe, NM 87502

Regency Centers LP
P.O. Box 790830
San Antonio, TX 78279-083

Cliffthorne Association
8386 Cliffthorne Way
Columbus, OH 43235

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

Tim Donut U S Limited Inc.
4150 Tuller Road, Ste. 236
Dublin, OH 43017

Bradley & Suzanne Brandt
8355 Orchard Knoll Lane
Columbus, OH 43235

Ronald Hammond
8315 Linton Blvd.
Columbus, OH 43235

Mike Parsons & Renee Farol
8357 Orchard Knoll Lane
Columbus, OH 43235

Geralyn Leveto
266 Hunters Hollow Dr.
Warren, OH 44484

William & Helen Snell
8359 Orchard Knoll Lane
Columbus, OH 43235

Amit Arora
8319 Linton Blvd.
Columbus, OH 43235

Terry & Betty Miller
8361 Orchard Knoll Lane
Columbus, OH 43235

Jeremiah & Kimberly Hite
8321 Linton Blvd.
Columbus, OH 43235

Melissa Hunt
8314 Linton Blvd.
Columbus, OH 43235

Julia McDevit
8323 Linton Blvd.
Columbus, OH 43235

Pramod Rustagi
899 Rubis Drive
Sunnyvale, CA 94087

Jacqueline Hatten
8316 Bruntsfield Road
Columbus, OH 43235

Adam & Abigail Benetka
8318 Bruntsfield Road
Columbus, OH 43235

Matthew Kambic
8320 Bruntsfield Road
Columbus, OH 43235

Benjamin Jameson
8322 Bruntsfield Road
Columbus, OH 43235

Cheryl Bers
8324 Bruntsfield Road
Columbus, OH 43235

Joseph Wojnowski & Jonelle Deja
8328 Bruntsfield Road
Columbus, OH 43235

Ember Bosart
8330 Bruntsfield Road
Columbus, OH 43235

Regina Blair
8317 Bruntsfield Road
Columbus, OH 43235

Felix Cestari
8323 Bruntsfield Road
Columbus, OH 43235

Kevin Erney
8327 Bruntsfield Road
Columbus, OH 43235

chemlawn.lbl
11/9/2010



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 11/10/10



Disclaimer

Scale = 500



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.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-041

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Traditions at Highbluffs, LLC 470 Olde Worthington Rd. Westerville, OH 43082	Chemlawn Commercial LLC c/o Jill Tangeman 52 East Gay St. Columbus, OH 43215
Village Communities, LLC 470 Olde Worthington Rd. Westerville, OH 43082	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 11th day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

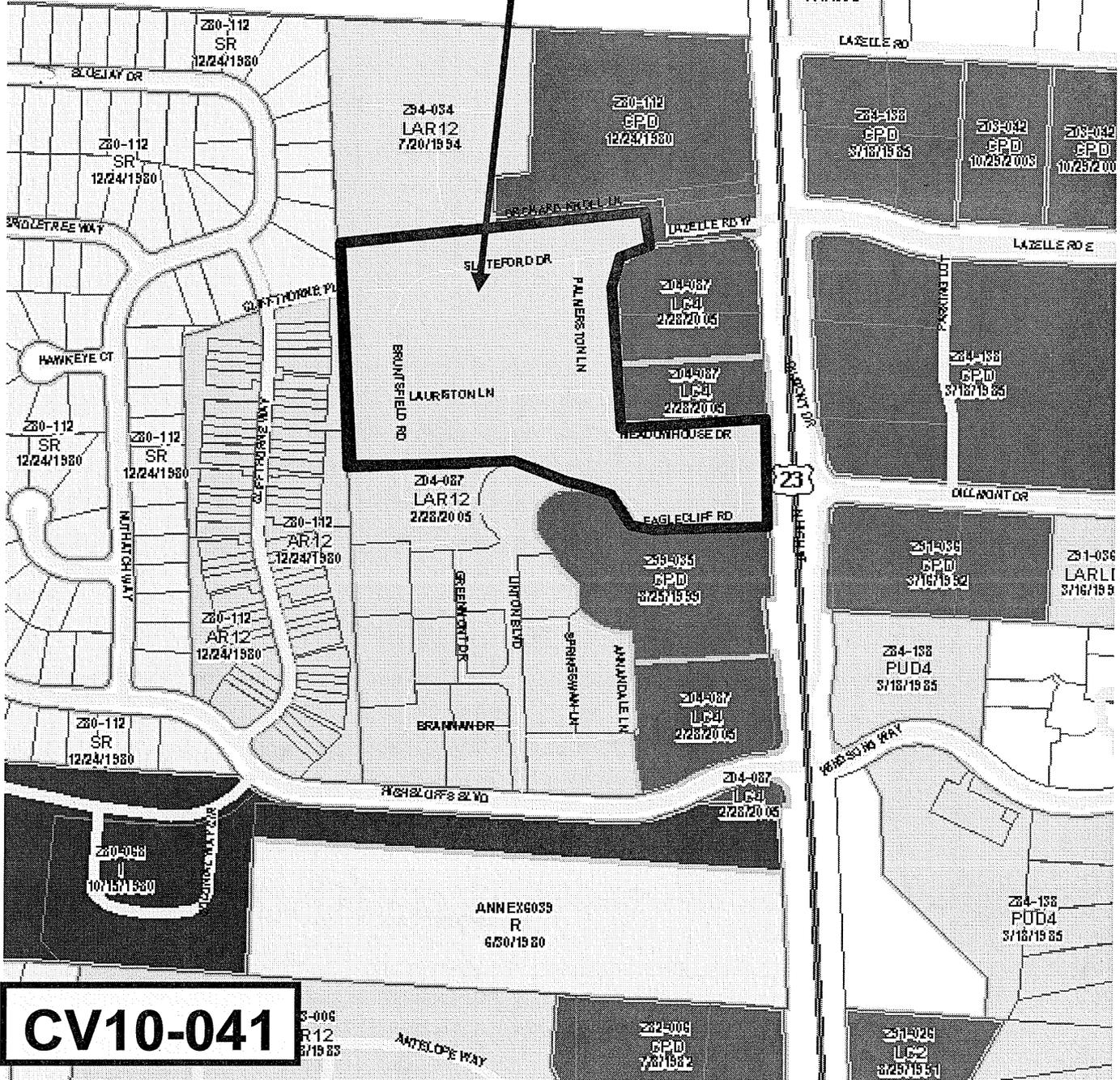
9/4/15

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



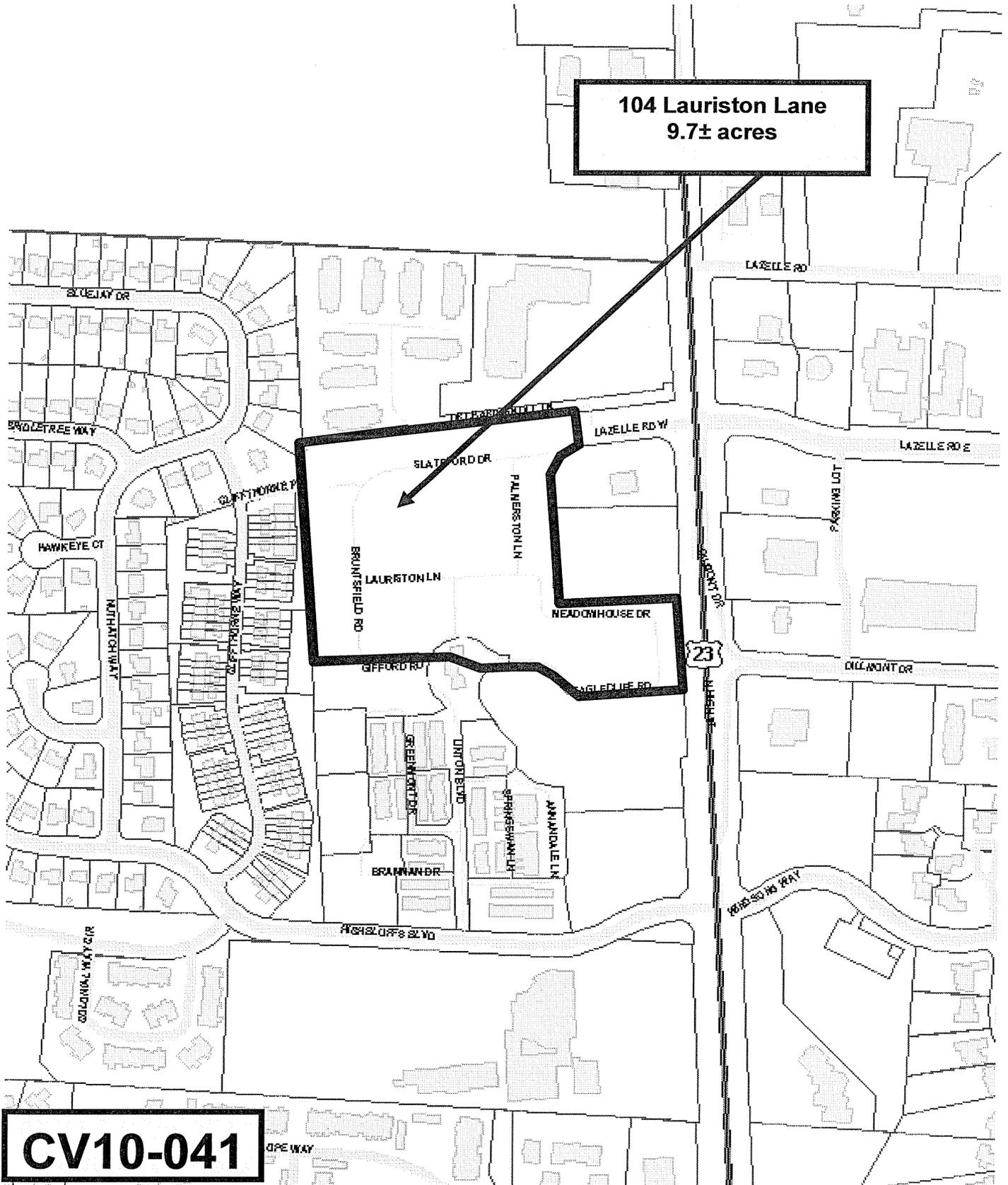
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

**104 Lauriston Lane
9.7± acres**

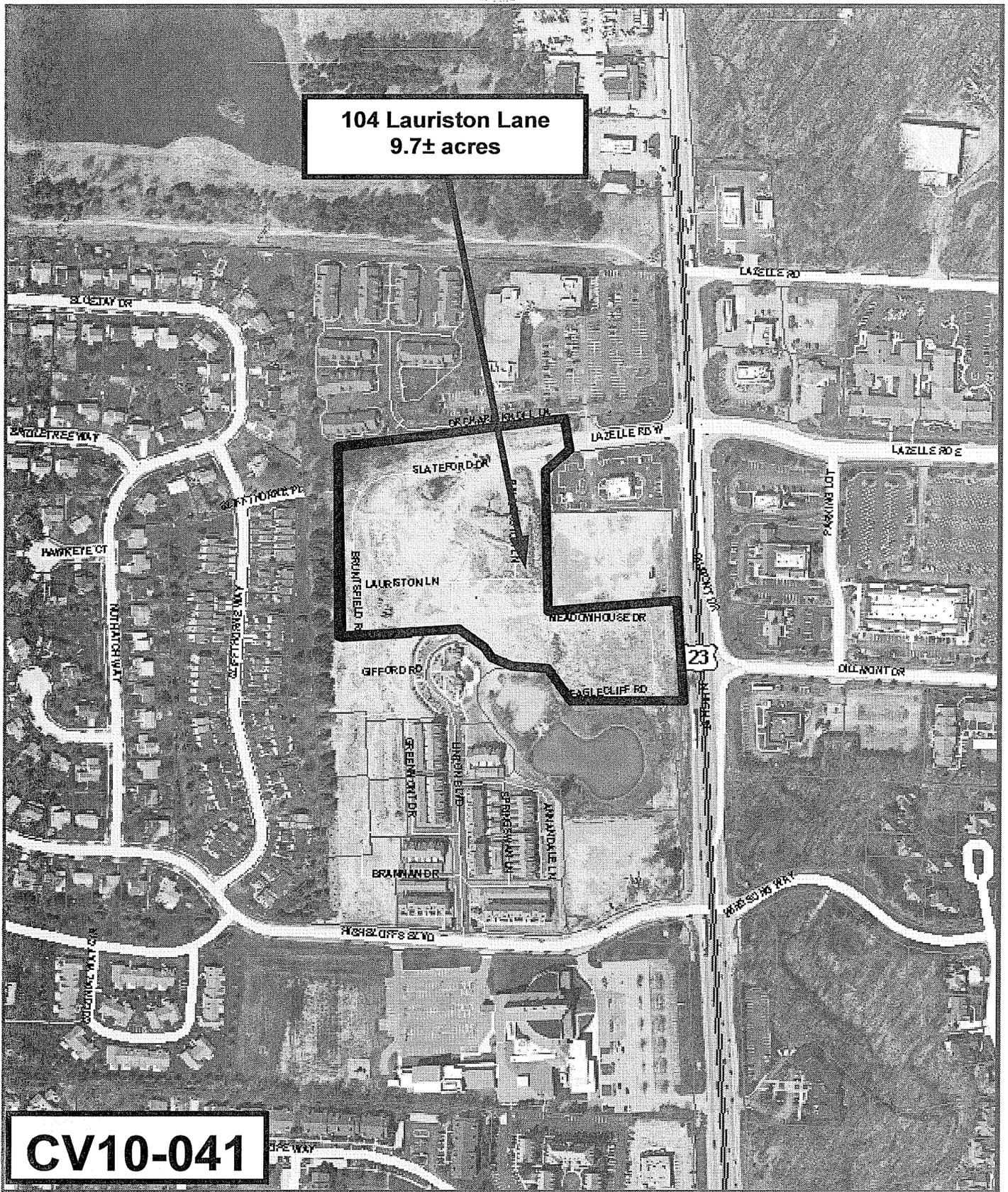


CV10-041

104 Lauriston Lane
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CV10-041



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