

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographic or other data not shown. The developer warrants that the information provided is true and correct to the best of their knowledge and may be approved by the Director of the Building and Zoning Services Department or the appropriate authority of the jurisdiction. The developer warrants that the information provided is true and correct to the best of their knowledge and may be approved by the Director of the Building and Zoning Services Department or the appropriate authority of the jurisdiction.

David B. Perry, Agent  
Date: 03/05/2024

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Date: 03/05/2024

**SITE DATA**

ADDRESS: 1826 E LIVINGSTON AVENUE COLUMBUS, OH 43205  
 PUD: 010-0708B  
 AREA: 3.21 ACRES (140,199 SF) (NET OF LIVINGSTON AVENUE ROW)  
 ZONING: AR-2 (PENDING Z 22 - OH42)  
 VARIANCE: C/V23-070  
 BUILDING HEIGHT: 45 FT  
 PROPOSED USE: 118 DWELLING UNITS, COMMERCIAL 5,500 SF  
 DENSITY: 36 DU/ACRE (210.9 V/DU)  
 SETBACKS: 118 DWELLING UNITS @ 1.5/DU REQUIRED = 41.5/189 REQUIRED 5 ADA SPACES  
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 PARKING LOT TREES: 164 SPACE PARKING LOT 11 INTERNAL TREES AT 1 PER 10 SPACES REQUIRED 11 MANU PROVIDED  
 DWELLING UNIT TREES: 118 DWELLING UNITS - 12 INTERNAL TREES AT 1 PER 10 SPACES REQUIRED 12 MANU PROVIDED

**DEVELOPMENT AMENITIES**

1. ADA PARKING SPACES (CITY OF COLUMBUS DESIGN STANDARDS)
2. ADA COMPLIANT ENTRYWAYS (CITY OF COLUMBUS DESIGN STANDARDS)
3. ADA COMPLIANT STAIRS (CITY OF COLUMBUS DESIGN STANDARDS)
4. ADA COMPLIANT ELEVATORS (CITY OF COLUMBUS DESIGN STANDARDS)
5. ADA COMPLIANT RAMPWAYS (CITY OF COLUMBUS DESIGN STANDARDS)
6. ADA COMPLIANT SIGNAGE (CITY OF COLUMBUS DESIGN STANDARDS)
7. ADA COMPLIANT TOILETS (CITY OF COLUMBUS DESIGN STANDARDS)
8. ADA COMPLIANT SHOWERS (CITY OF COLUMBUS DESIGN STANDARDS)
9. ADA COMPLIANT BATHING (CITY OF COLUMBUS DESIGN STANDARDS)
10. ADA COMPLIANT COMMERCIAL SPACE
11. TRANSFORMER PAD
12. BIRD/INSECT SHIELD
13. ALL PARKING SPACES 8' X 18' - EXCEPT ADA SPACES
14. 1820' X 620' X 8' SIGN - 5000' CAPACITY
15. 1820' X 620' X 8' SIGN - 5000' CAPACITY
16. PARKING LOT LIGHTING: FULLY SHIELDED CUT OFF FIXTURES MAX 18' HEIGHT



WODS COOPER COMPANIES  
 10000 WOODS DRIVE  
 COLUMBUS, OHIO 43240

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 COLUMBUS, OHIO 43240

PCI DESIGN GROUP, INC.  
 10000 WOODS DRIVE  
 COLUMBUS, OHIO 43240

GRANVILLE WOODS LOFTS  
 COLUMBUS, OHIO

DATE: 2024 03 08

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# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## STATEMENT OF HARDSHIP

Application No. CV23-070

### Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

See Exhibit B

Signature of Applicant

*Worla Cooper Companies, Inc. by David B. Perry* Date *6/26/23*

Signature of Attorney

*Donald Mack* Date *6/26/23*

## Exhibit B

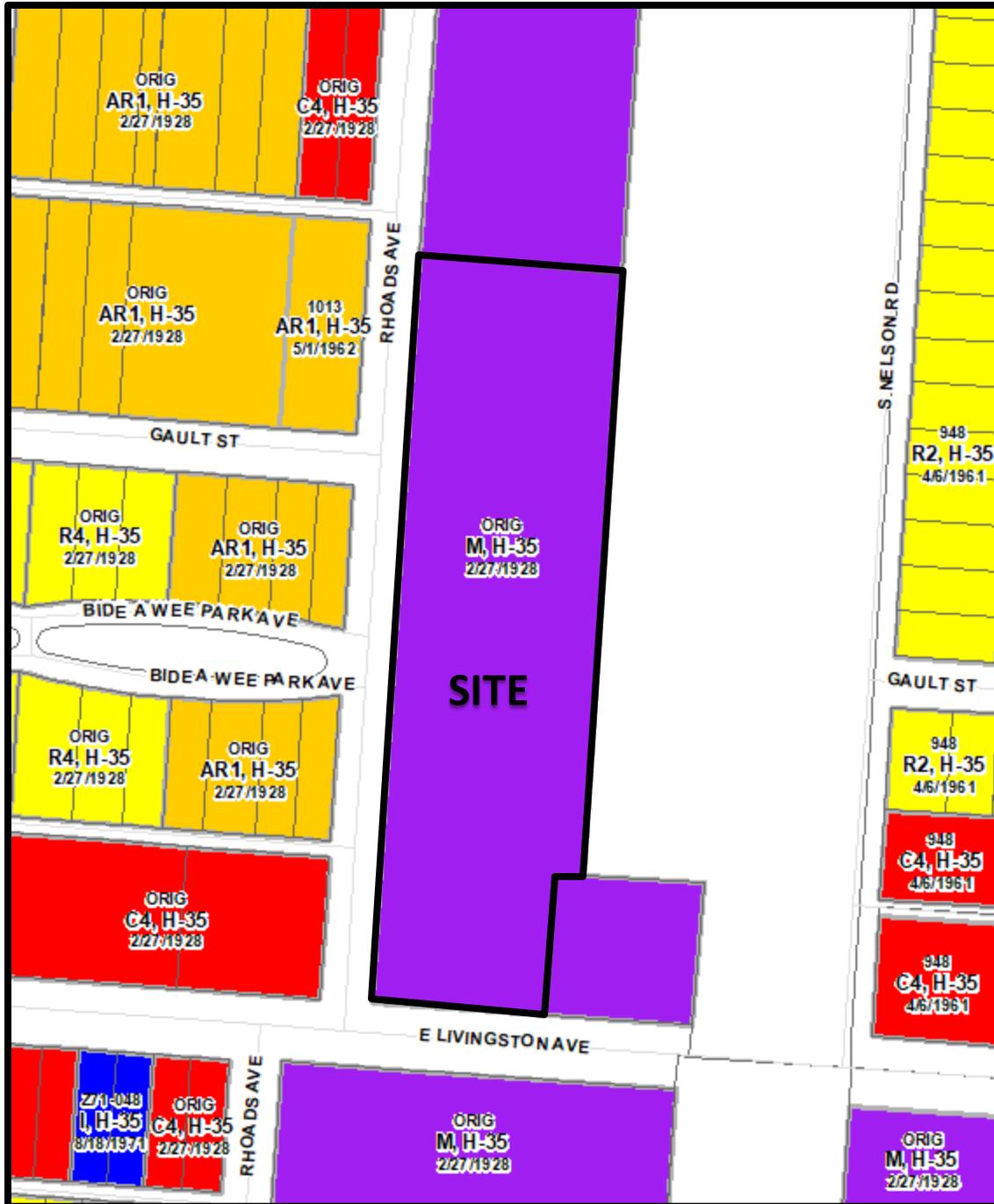
### Statement of Hardship CV23-070, 1826 E Livingston Avenue

The site is 3.27 +/- acres and being Franklin County Auditor Tax Parcel 010-076843, located at the northeast corner of E. Livingston Avenue and Rhoads Avenue. The site is zoned M, Manufacturing. The existing building will be razed with redevelopment of the site. By Ordinance 1734-2022 (CV21-151), passed June 10, 2022, a mixed-use development with 124 dwelling units and 5,500 SF of commercial use(s) is permitted. Applicant has received funding for the development. Rezoning application Z22-042, to rezone to the AR-2, Apartment Residential District was submitted to the City of Columbus prior to Ordinance 1734-2022 (CV21-151) being heard by Columbus City Council, as required by City of Columbus process for affordable housing developments. This application, CV23-070, is submitted for variances to the AR-2 district. Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 118 dwelling units and 5,500 SF of commercial use.

This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing.

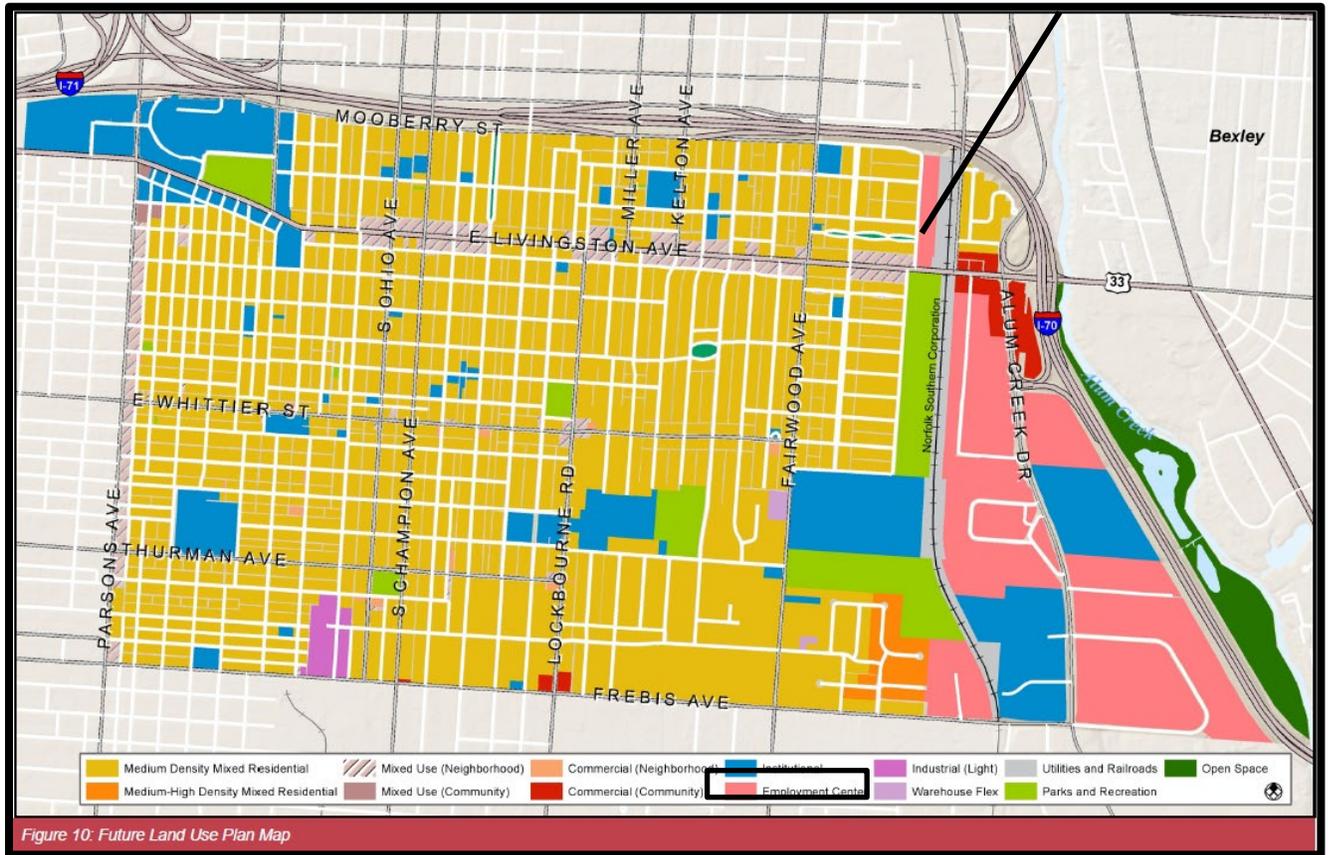
#### Applicant requests the following variances:

- 1). Section 3333.025, AR-2, Apartment Residential District Use, to permit 5,500 SF of commercial use (2,000 SF restaurant) and 3,500 SF (office and/or retail) to permit office, retail and restaurant use.
- 2). Section 3309.14(A), Height Districts, to increase building height to 46' in the H-35 height district.
- 3). Section 3312.49, Required parking, to reduce parking for 118 dwelling units (177 spaces) and 5,500 SF of commercial use (2,000 @ 1 per 75 and 3,500 @ 1 per 250, total 41 spaces) from 218 spaces to 162 spaces.
- 4). Section 3333.18, Building Lines, to reduce the E. Livingston Avenue building setback line from 50' (Columbus Multi-Modal Thoroughfare Plan) to 8' from the new E Livingston Avenue right of way line to be located 50' from center line.
- 5). Section 3332.255, Perimeter Yard, to reduce the north and east perimeter yards from 25' to 10' and 2', respectively.

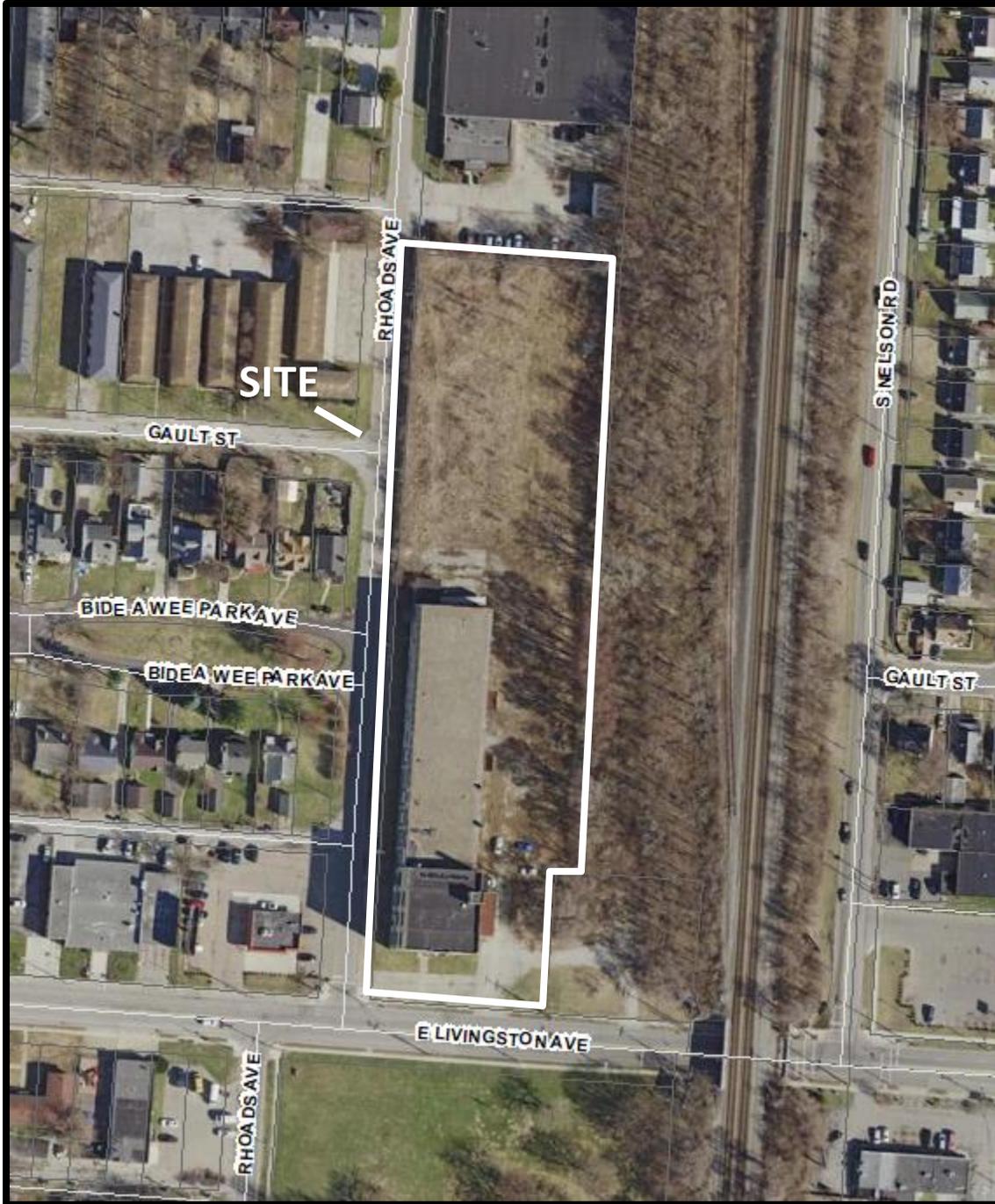


CV23-070  
1826 E. Livingston Ave.  
Approximately 3.27 acres  
M to AR-2

Site



CV23-070  
1826 E. Livingston.  
Approximately 3.27 acres



Z22-042  
1826 E. Livingston Ave.  
Approximately 3.27 acres  
M to AR-2

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV23-070  
Address 1836 E. LIVINGSTON AVENUE  
Group Name LIVINGSTON AVENUE AREA COMMISSION  
Meeting Date 12/19/23  
Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit  
Recommendation (Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote APPROVAL - 6 ; DISAPPROVAL - 3 ; ABSENT - 0  
Signature of Authorized Representative Mpil  
Recommending Group Title COMMISSION PRESIDENT  
Daytime Phone Number (614) 580-8365

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-070

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

Being first duly cautioned and sworn (NAME) Donal Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215

deposes and states that they are 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 format:

For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

<p>1. Woda Cooper Companies, Inc.; 500 South Front Street, 10th Floor, Columbus, OH 43215 Number of Columbus-based employees: 131 Contact: Jon White, (614) 396-3211</p>	<p>2. Lee-Elle Management, LLC; 144 South Drexel Avenue, Bexley, OH 43209 Number of Columbus-based employees: _____ Contact: Yacov Sudai, (301) 728-8016</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.  
SIGNATURE OF AFFIANT Donal Plank

Sworn to before me and signed in my presence this 8<sup>th</sup> day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here  
My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

**This Project Disclosure Statement expires six (6) months after date of notarization.**