

THE REFUGE 400 RYAN AVE.  
SHARED LIVING FACILITY

SITE LOCATION MAP		DRAWING INDEX		PROJECT DISCRPTION		LANDSCAPING		GENERAL INFORMATION	



5

4

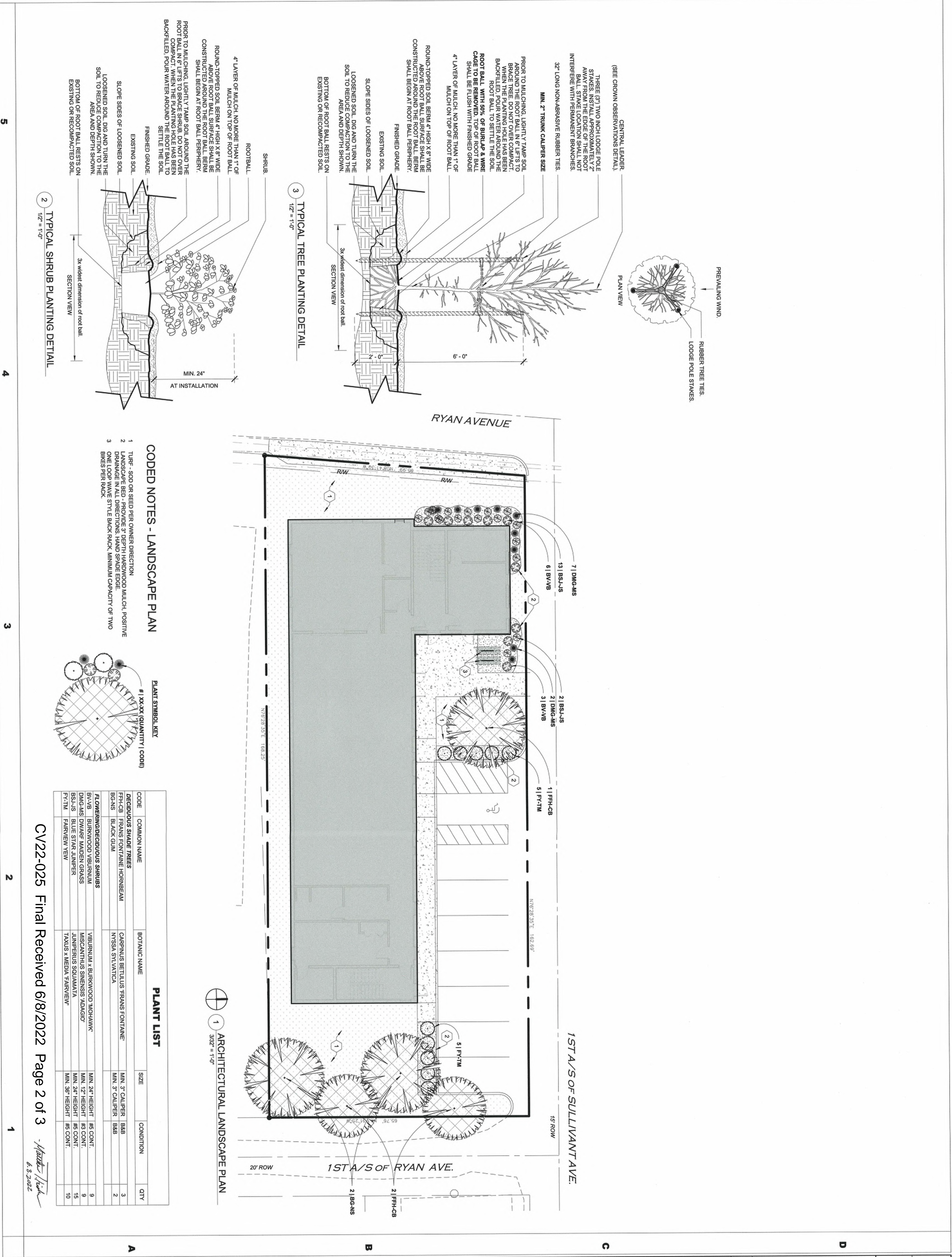
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 <p>McKnight &amp; Hosterman Architects, Inc. 3551 McDowell Road Columbus, Ohio 43123 Phone: (614) 875-1655 Fax: (614) 875-1666 www.mhgroup.com</p>		<p>Architect is not responsible for any dimensions scaled from drawings. Dimensions noted take precedence.</p>	
<p><b>SITE DEVELOPMENT TITLE SHEET</b></p>		<p><b>DRAWING DATE</b></p> <p><input checked="" type="checkbox"/> ZONING SUBMISSION 06/09/2022</p> <p><input type="checkbox"/> DD MEETING #2</p> <p><input type="checkbox"/> DD MEETING #3</p> <p><input type="checkbox"/> 100% Checklist</p> <p><input type="checkbox"/> Permit/Bid Set</p> <p>REVISIONS/ADDENDUMS</p>	
<p><b>SD100</b></p> <p>OF SHEETS</p> <p>219438</p>		<p>SHARED LIVING FACILITY</p> <p>THE REFUGE 400 RYAN AVE.</p> <p>400 RYAN AVE., COLUMBUS, OH 43223</p>	





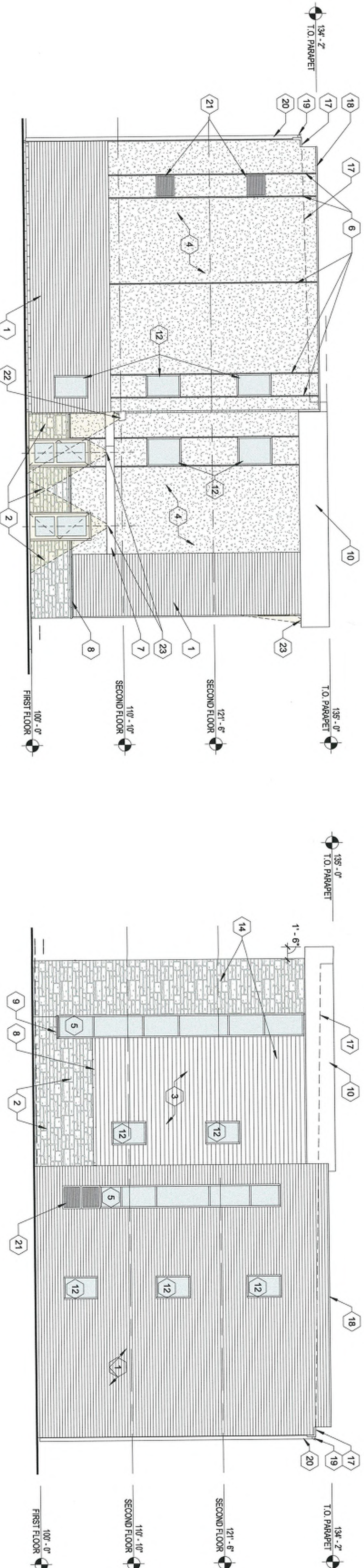
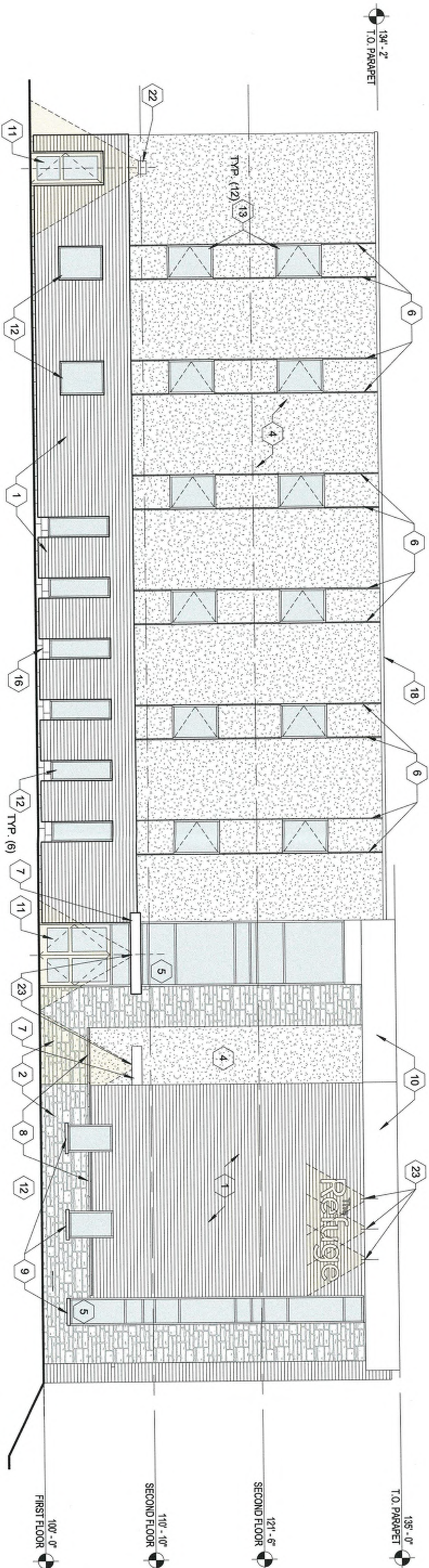
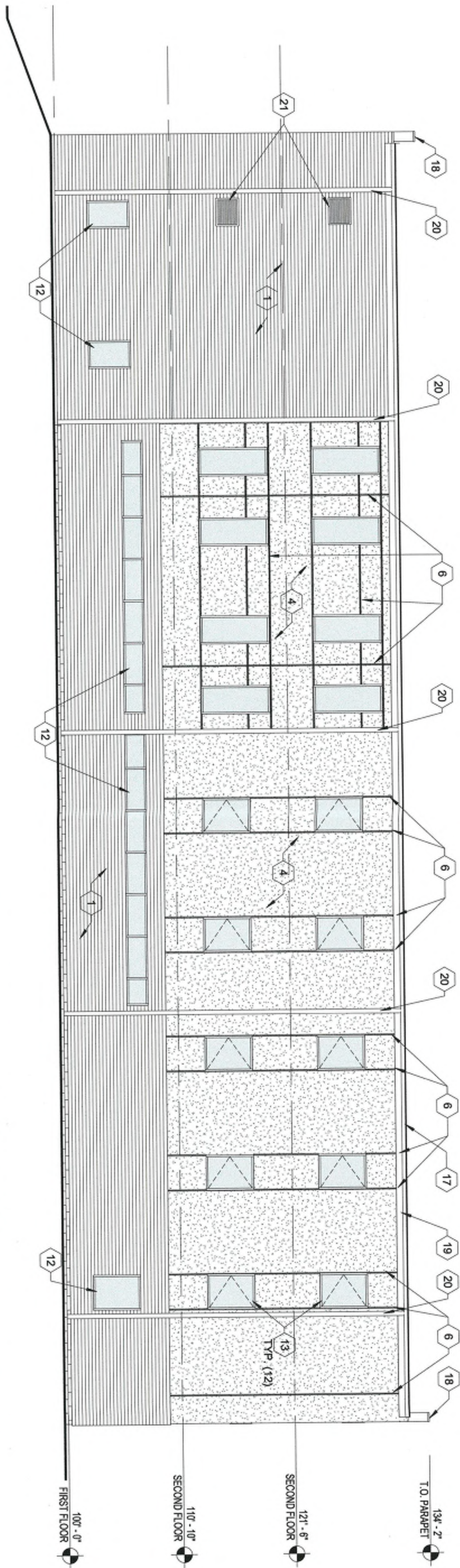
<b>THE REFUGE 400 RYAN AVE.</b>	
400 RYAN AVE., COLUMBUS, OH 43223	
DRAWING DATE 06/08/2022	
<input checked="" type="checkbox"/> ZONING SUBMISSION	
<input type="checkbox"/> DD MEETING #2	
<input type="checkbox"/> DD MEETING #3	
<input type="checkbox"/> 100% Checkset	
<input type="checkbox"/> Permit/Id Set	
REVISIONS/ADDENDUMS	
LAND	



CODED NOTES - EXTERIOR

- 1 HORIZONTAL CORRUGATED METAL PANEL, EXPOSED
- 2 CULTURED STONE VENEER
- 3 HORIZONTAL WOOD CLADDING, RAINGUARD
- 4 EIFS OVER 4" EXTERIOR RIGID INSULATION
- 5 ALUMINUM STOREFRONT SYSTEM
- 6 EIFS V GROOVE
- 7 PRE-FABRICATED CANOPY SYSTEM, SEE SPECIFICATIONS FOR MORE INFO.
- 8 PRECAST WATERTABLE
- 9 PRECAST CONCRETE SILL
- 10 VERTICAL SMOOTH METAL PANEL, WITH CONCEALED FASTENER
- 11 ALUMINUM STOREFRONT DOOR
- 12 VINYL AWNING EGRESS WINDOW
- 13 SIGNAGE BY SEPARATE CONTRACT, COORDINATE WITH OWNER, PROVIDE TOWER AND NECESSARY BLOCKING IN THIS AREA.
- 14 EXTERIOR BUILDING LIGHTING - SEE ELECTRICAL DRAWINGS
- 15 EXPOSED MASONRY, PAINTED
- 16 LOW SLOPE MEMBRANE ROOF
- 17 METAL PARAPET CORING
- 18 METAL BOX GUTTER
- 19 MECHANICAL LOUVER, PAINT TO MATCH FACADE
- 20 METAL DOWNPOUT
- 21 EXTERIOR WALL SCONCE, SEE ELECTRICAL SHEETS.
- 22 RECESSED LIGHT FIXTURE IN CANOPY, SEE ELECTRICAL SHEETS.

\*ANY GRAPHICS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY, AND WILL BE APPROVED UNDER A SEPARATE PERMIT



EXTERIOR ELEVATIONS

SD102  
OF SHEETS  
219438

SHARED LIVING FACILITY  
**THE REFUGE 400 RYAN AVE.**  
400 RYAN AVE.,  
COLUMBUS, OH 43223

DRAWING	DATE
<input checked="" type="checkbox"/> ZONING SUBMISSION	06/08/2022
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<input type="checkbox"/> 100% Checksheet	
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REVISIONS/ADDENDUMS

Architect is not responsible for any dimensions scaled from drawings. Dimensions noted take precedence.



The  
McKnight  
Group

Located in Columbus, Ohio's Center and Midtown

**McKnight & Hosterman Architects, Inc.**  
200 West Broad Street  
P.O. Box 370  
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Phone: (614) 875-1653  
Fax: (614) 875-7066  
www.mcknightgroup.com





## Statement of Hardship

The Refuge, Inc.  
P.O. Box 16173  
Columbus, OH 43216

Dear City of Columbus Zoning Board,

The Refuge, Inc. is formally requesting the following variances in regards the proposed construction of a Shared Living Facility at 400 Ryan Avenue.

### *3332.039 – R-4 residential district*

The applicant is requesting a variance to allow the construction of a Shared Living Facility in a R-4 zoning district. The Refuge has acquired the property at 400 Ryan Avenue from the City of Columbus to expand their efforts with drug and alcohol recovery in Columbus. The Refuge currently has an existing Shared Living Facility located adjacent to the subject property at 1601 Sullivant Avenue that was permitted with reduced parking and setbacks in a AR-1 zoning district under Council Variance #CV13-029. 400 Ryan Avenue is also the most viable location for The Refuge to expand due to its proximity to the existing facility making it logistically beneficial.

### *3312.49 - Minimum number of parking spaces required*

The applicant is requesting a variance to reduce the required number of parking spaces required for the proposed Shared Living Facility due to the size of the lot and day-to-day operations of The Refuge. The Refuge believes that the previously approved parking lot design in ORD#1319-2021; CV21-014 is sufficient for the needs of the new facility as residents of the Refuge program are not permitted to have personal vehicles on site. The Refuge arranges carpools and shuttle services to the residents that are in the work program, reducing that number of vehicles on site daily.

### *3332.25 – Maximum side yards required & 3332.26 – Minimum side yard permitted*

The applicant is requesting a variance to reduce the required minimum side yard setback along the north property line bordering the ally from 7.325' to 3.9' and reduce



the total maximum side yard requirement from 13.125' to 9.7'. The proposed design meets the required 5.8-foot setback at the south property line; however, 27.5' of the building will extend into the side yard setback requirement along the north property line. The remaining length of the building is setback from the north property line by twenty-eight feet due to the location of the required parking lot.

*3332.27 – Rear yard*

The applicant is requesting a variance to reduce the required rear yard lot percentage from 25% to 17%. As previously stated, 400 Ryan Avenue is the most viable location for The Refuge to construct a new Shared Living Facility. The Refuge has determined the most economical size for a new Shared Living Facility is forty-six beds. Following design guidelines in Rule 5122-30-14 in the Ohio Administrative Code for "Sleeping and living spaces", it was estimated that 13,250 sf was required to serve forty-six residents. Due to the total building square footage and the limited on-site locations for the required parking lot, the footprint of the proposed building will not meet the rear yard lot percentage requirement.

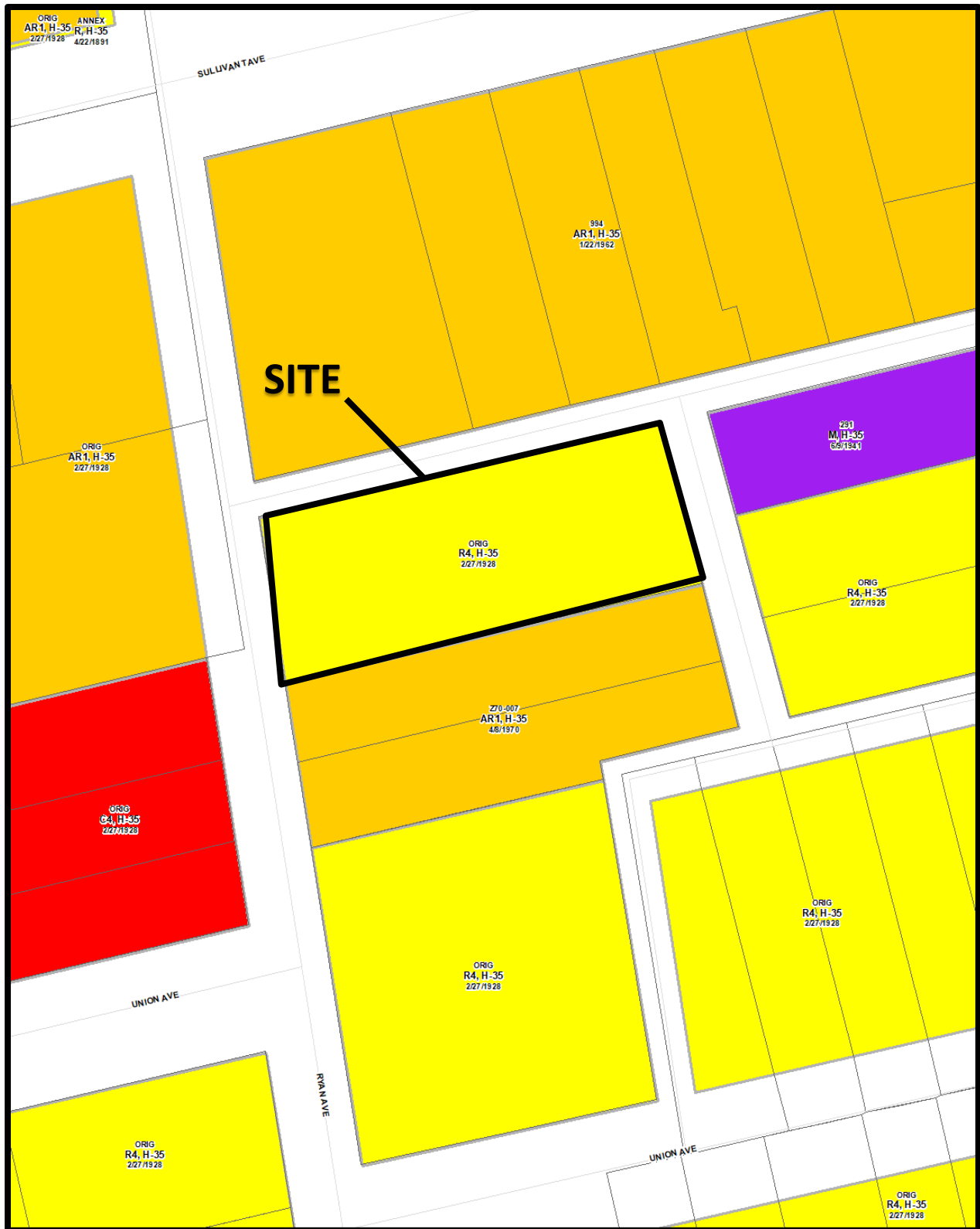
Thank you for your time and consideration,

Regards,

Jordan Fillmore,  
The Refuge, Inc.  
Applicant

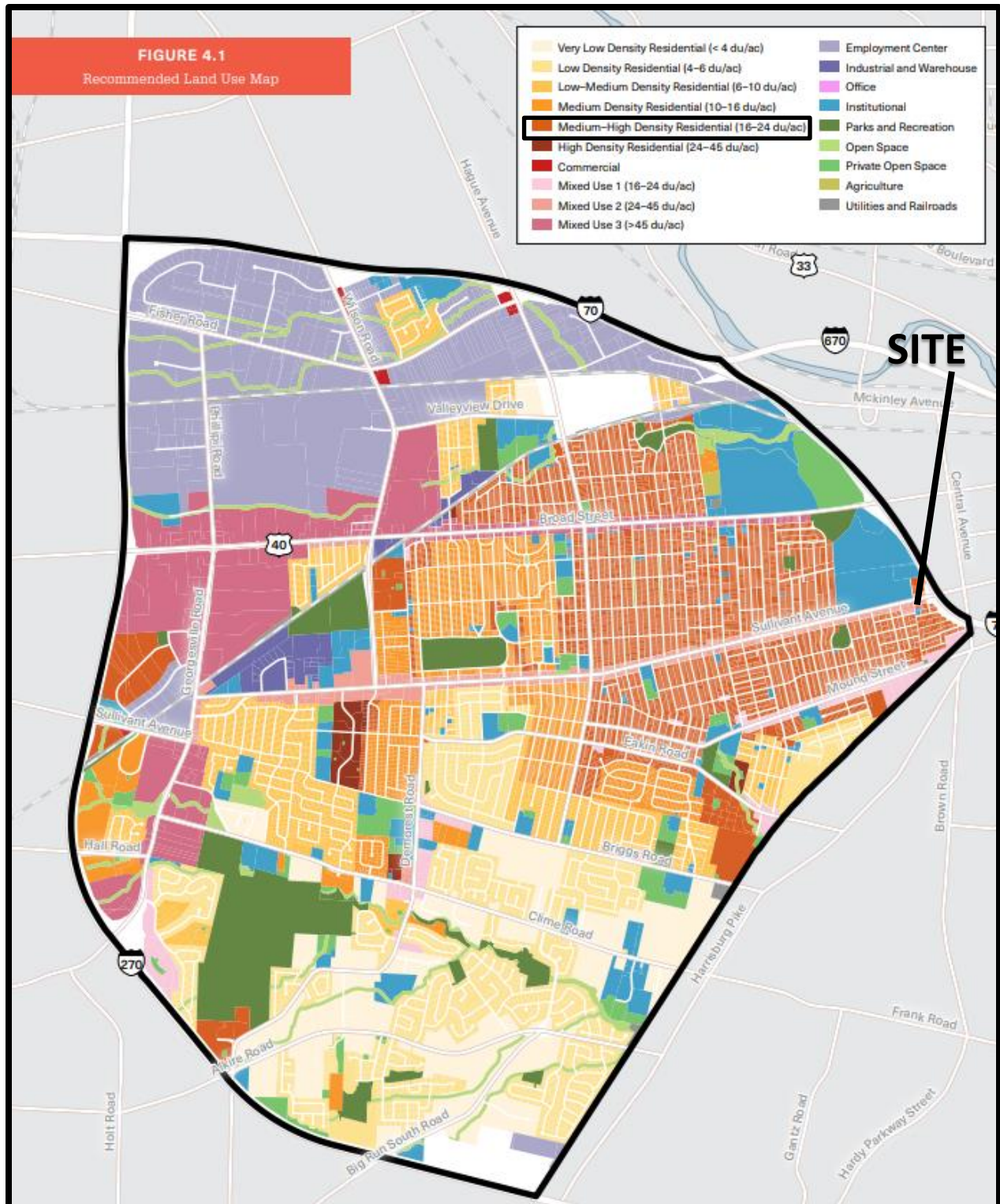
Matthew Fisher, NCARB  
The McKnight Group  
Agent

**Leaders in Innovative Church Design and Building**



CV22-025  
400 Ryan Ave.  
Approximately 0.25 acres





CV22-025  
400 Ryan Ave.  
Approximately 0.25 acres





CV22-025  
400 Ryan Ave.  
Approximately 0.25 acres



## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

**Case Number** CV22-025

**Address** 400 Ryan Avenue

**Group Name** Greater Hilltop Area Commission

**Meeting Date** 5/10/2022

**Specify Case Type**

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

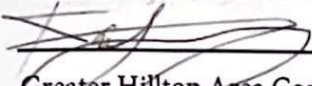
**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

Construction of a shared living facility on this parcel is a natural extension of the existing shared living facility immediately adjacent to the property, also operated by applicant. No objections to this council variance were expressed by surrounding property owners or residents. The Commission was convinced that the new facility will not present an increased need for parking beyond the planned 8 spaces due to residents not being permitted to have personal vehicles or visitors. Setback and rear yard percentage were not of major concern to the Commission.

**Vote** 13 yes, 0 no

**Signature of Authorized Representative** 

**Recommending Group Title** Greater Hilltop Area Commission

**Daytime Phone Number** 614.623.5069

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.



## Council Variance Application

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-025

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) Jordan Fillmore  
of (COMPLETE ADDRESS) 400 Ryan Ave, Columbus, OH 43223  
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 format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Refuge, Inc. PO Box 163173, Columbus, OH 43216 14 Columbus based employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28<sup>th</sup> day of MARCH, in the year 2022

SIGNATURE OF NOTARY PUBLIC

2/5/2025  
My Commission Expires

Notary Seal Here



Benjamin B Reynolds  
Notary Public, State of Ohio  
My Commission Expires 2/5/2025  
Section 147.03 R.C.

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