

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time reviewed by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David E. Perry, Agent for Applicant  
 Date: 06/23/2023

David B. Perry  
 Date: 06/23/2023

David Perry, Attorney for Applicant  
 Date: 06/23/2023

**SITE LEGEND**

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- (X) — PARKING STALL COUNT
- (X) — ADA PARKING STALL COUNT
- — — — — STRAIGHT CURB
- — — — — FENCE
- ▒ — CONCRETE WALK
- (T) — STREET TREE/PARKING LOT TREE

**DEVELOPMENT DATA (NORTH PARCEL)**

**ZONING:** PARCEL ID: 010-104068 PART  
 ZONING ADDRESS: 30 FORNOF RD  
 SITE ACREAGE: 2.01 ACRES  
 COUNCIL VARIANCE: CV23-024  
 ZONING: AR-1 (Z22-43), S HIGH ST  
 ZONING VARIANCE: CV23-025  
 PROPOSED USE: MULTIFAMILY  
 HEIGHT DISTRICT: H40  
 BUILDING HEIGHT: 60'  
 FEMA FLOODPLAIN: 3040C0339K, ZONE X (EFF. 8/17/2009)

**SITE DATA:** LOT COVERAGE: 50% (25% EST.)

**BUILDING DATA:** PROPOSED DWELLING UNITS: 85 UNITS (MAX)  
 PROPOSED DENSITY: 33 DU/AC (1340 +/- SF/DU)

**PARKING DATA:** 66 DU @ 1.5 SPACEDU 99  
 COMMERCIAL: 6,250 SF (MAX) @ 1.25 SPACEDU 50 SF  
 LESS: CCO REDUCTION (69%) 12  
 TOTAL COMMERCIAL: 13 SPACES  
 TOTAL REQUIRED: 111 (CV22-024 PERMITS 110 (INCLUDING 7 ADA SPACES))  
 TOTAL PROVIDED: 110 (INCLUDING 7 ADA SPACES)

**BICYCLE PARKING DATA:** REQUIRED: 7  
 PROVIDED: 8

**LANDSCAPING DATA:** REQUIRED PARKING LOT TREES: 11  
 PROVIDED PARKING LOT TREES: 11 (MIN)  
 PARKING LOT TREE ISLANDS: 4 (RADIUS ON TREE)  
 REQUIRED DWELLING UNIT TREES (1 PER 10 DU): 7  
 PROVIDED DWELLING UNIT TREES: 7 (MIN)  
 STREET TREES: FORNOF RD - 57' OC +/-

**DEVELOPMENT DATA (SOUTH PARCEL)**

**ZONING:** PARCEL ID: 010-045603  
 ZONING ADDRESS: 103 FORNOF RD  
 SITE ACREAGE: 5.49 ACRES  
 COUNCIL VARIANCE: CV21-082  
 ZONING: AR-1 (Z21-181)  
 ZONING VARIANCE: CV23-025  
 PROPOSED USE: MULTIFAMILY  
 HEIGHT DISTRICT: H40  
 BUILDING HEIGHT: 60'  
 FEMA FLOODPLAIN: 3040C0339K, ZONE X (EFF. 8/17/2009)

**SITE DATA:** LOT COVERAGE: 45% (22% EST.)

**BUILDING DATA:** PROPOSED DWELLING UNITS: 180 UNITS (MAX)  
 PROPOSED DENSITY: 33 DU/AC (1300 +/- SF/DU)

**PARKING DATA:** 180 DU @ 1.5 SPACEDU 270  
 TOTAL, INCLUDING 7 ADA SPACES: 271 (INCLUDING 7 ADA SPACES)  
 TOTAL PROVIDED: 271 (INCLUDING 7 ADA SPACES)

**BICYCLE PARKING DATA:** REQUIRED: 16  
 PROVIDED: 16

**LANDSCAPING DATA:** REQUIRED PARKING LOT TREES: 27  
 PROVIDED PARKING LOT TREES: 27 (MIN)  
 PARKING LOT TREE ISLANDS: 4 (RADIUS ON TREE)  
 REQUIRED DWELLING UNIT TREES (1 PER 10 DU): 18  
 PROVIDED DWELLING UNIT TREES: 18 (MIN)  
 STREET TREES: FORNOF RD & DERING RD - 57' OC +/-

Final Site Plan Received 6.23.23 Sheet 1 of 1 **CV23-025**

# DERING FAMILY HOMES

30 FORNOF RD/103 FORNOF ROAD, COLUMBUS OH



**STATUS:** APPROVAL PENDING NOT FOR SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COSTS OF REVIEWING DUE TO ANY CHANGES TO THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COSTS OF REVIEWING DUE TO ANY CHANGES TO THE PLANS.

**REVISION:**

PROJECT NUMBER	2021.00880
SHEET NAME	ZONING PLAN
DATE	06/23/2023
SHEET NUMBER	1/1



# 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- 025

**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 NRP Properties LLC Date 2/21/2023  
by David B. Perry, Agent

Signature of Attorney Donald Blank Date 2/21/2023

**Exhibit B**  
**Statement of Hardship**  
**CV23-025, 30 and 103 Fornoff Road**

The site is a total of 7.50 +/- acres with 5.494 +/- acres located on the south side of Fornoff Road and 2.008 +/- acres located on the north side of Fornoff Road. The south site is PID: 010-245503, zoned L-M, Limited Manufacturing and subject to Ordinance 0188-2022, passed 02/07/2022 (CV21-092) by which a 175 dwelling unit apartment complex is permitted. Rezoning application Z21-091 is pending to rezone the site to the AR-1, Apartment Residential District. The north site is PID: 010-104058 (part), zoned C-4, Commercial, and subject to Ordinance 2000-2022, passed 07/18/2022 (CV22-024) by which an 80 dwelling unit apartment building and 6,000 SF of commercial use are permitted. Rezoning application Z22-043 is pending to rezone the site to the AR-1, Apartment Residential District.

Applicant is a developer of affordable housing. Applicant has obtained Ohio Housing Finance Agency (OHFA) funding for the development of both the north and south sites for a total of 245 dwelling units and 6,250 (max) SF of commercial space on the north site. The Average Median Income (AMI) will range from 30% - 80% with an average of 60%. Consistent with City policy for affordable housing developments, applicant is proceeding with the pending rezoning applications (Z21-091, Z22-043) for the AR-1, Apartment Residential District. This variance application is submitted for applicable variances for both the north and south sites.

Applicant has a hardship in that variances are required in conjunction with establishing AR-1 zoning to reflect the multi-family 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.

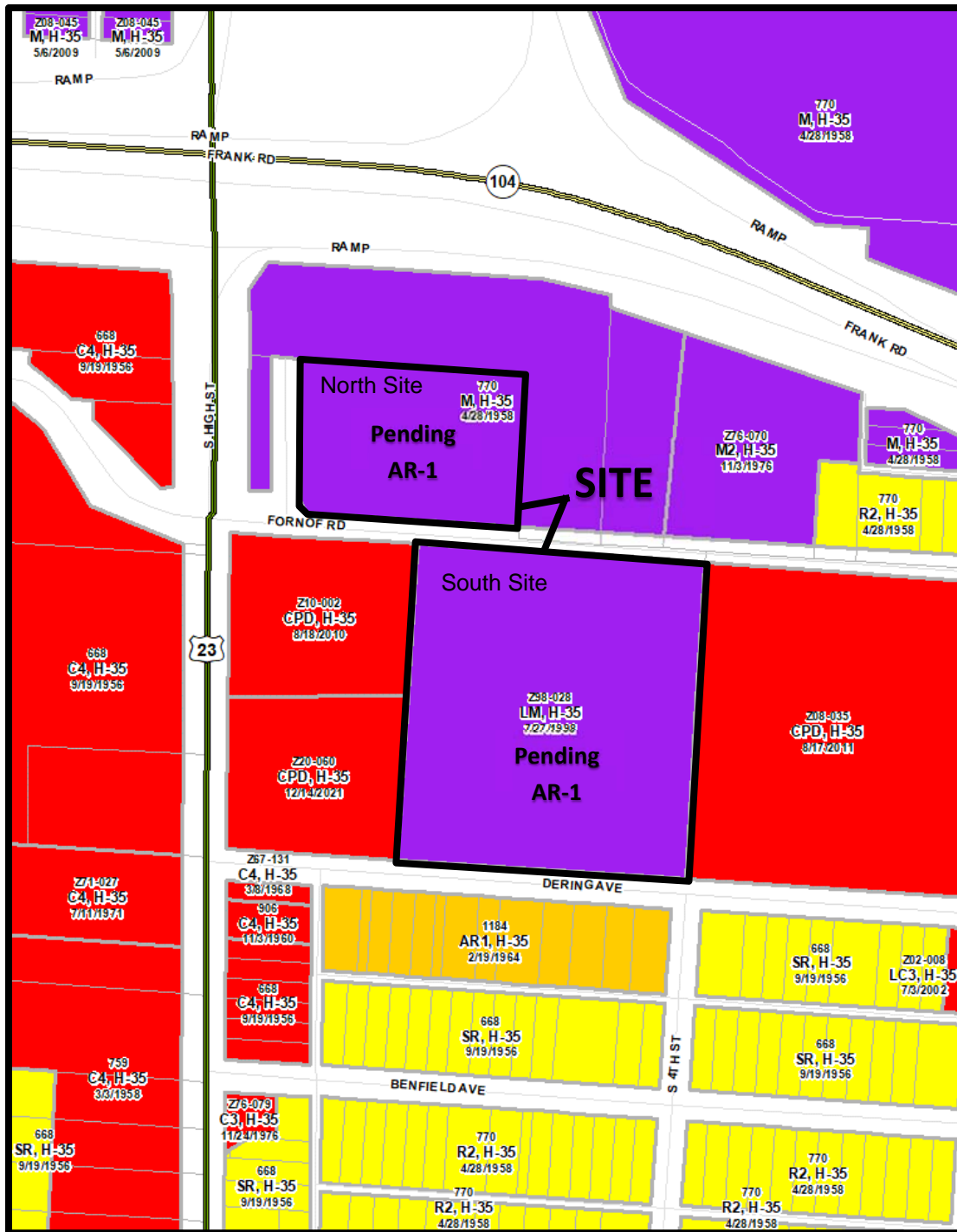
Applicant requests the following variances:

North site (2.008 +/- acres):

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit 6,250 SF (max) of commercial uses with required parking of 1 space per 250 gross SF or less.
- 2). Section 3312.49, Minimum numbers of parking spaces required, requires 1.5 parking spaces per dwelling unit and one parking space per 250 square feet of retail use for a total of 111 required parking spaces for 65 dwelling units and 6,250 SF of commercial use(s) with code required parking of 1 space per 250 SF or less, while the applicant proposes 110 total parking spaces.
- 3). Section 3321.05(A)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle on the north side of the intersection of parking lot and Service Road C to 8'x8'.
- 4). Section 3333.18(C)(2), Building Lines, to reduce the building setback along the public Service Road C (50') from 25' to 5'.

South Site (5.494 +/- acres):

Section 3333.255, Perimeter Yard, to reduce the east and west perimeter yards from 25' to 10'



CV23-025  
30 & 103 Fornof Rd.  
Approximately 7.51 acres



CV23-025  
30 & 103 Fornof Rd.  
Approximately 7.51 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**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** \_\_\_\_\_

**Signature of Authorized Representative** Michael D. Walker, Sr

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 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) Donald Plank of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 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)

Table with 2 columns and 2 rows containing party information: 1. COB Tail Properties, LLC; 2. NRP Properties, LLC; 3. Man S. Leung and Man H. Leung; 4. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of February in the year 2023

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here My Commission Expires



MaryAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023

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