



Zoning site plan

1" = 30'-0"

Date: 06/26/2023

David B. Perry, Agent for Applicant

Date: 06/26/2023

Date: 06/26/2023

DEER HILL PLACE
Columbus, Ohio
6/26/2023

CV23-023

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1500 GROUNDWOOD COLLEGE COLUMBUS, OHIO 43202
PH: 614.221.1110 BERARDIPLUS.COM

general zoning information:
ZONING ADDRESS: 3245 MORSE ROAD
PARCEL NUMBER: 010005959 (PART) 2
EXISTING ZONING: AR-1-223-016 (PENDING)
PROPOSED ZONING: AR-1-223-016 (PENDING)
PROPOSED HEIGHT DISTRICT: H-60

general project information:

PROPOSED BUILDING HEIGHT: 55'-0" +/-
BUILDING USE: MULTIFAMILY DWELLING UNITS
PARKING SPACES: 20 (MAX)

site data table:

TOTAL SITE AREA +/-:	9.65 17 97/100 ACRES LOT SPLIT OF EXISTING PARCEL
SETBACKS:	9'-2" REQUIRED
FRONT YARD:	25' MINIMUM
REAR YARD:	25% (SQ FT)
BUILDING LOT COVERAGE:	< 50% MAX. 1.8% EST.
STREAM CORRIDOR PROTECTION ZONE:	AS DERIVED
STREET TREE PROTECTION ZONE:	AS DERIVED
REQUIRED TREES (1 PER 10 SPACES):	2
DWELLING UNIT TREES (1 PER 10 UNITS):	2
REQUIRED DWELLING UNITS:	6
FLOOD PLANNING:	ZONE X, MAP NUMBER 39049C019116, EFFECTIVE LINE 11/1/2006.

parking calculation:

REQUIRED RESIDENTIAL PARKING (1.5 PER UNIT): 40
REQUIRED RESIDENTIAL PARKING (3 PER UNIT): 20
REQUIRED ADA PARKING (VAN/TOTAL): 2
REQUIRED ADA PARKING (VAN/TOTAL): 2

bicycle parking calculation:

BICYCLE PARKING REQUIRED (1 SPACE PER 20 VEHICULAR SPACES / MAX. 20): 6
PROPOSED BICYCLE PARKING: 6

plan note:

BUILDING FOOTPRINT IS ILLUSTRATIVE FOOTPRINT MAY BE LARGER OR SMALLER DEPENDING ON FINAL DESIGN AND NUMBER OF DWELLING UNITS.
NUMBER OF UNITS MAY BE REDUCED.
BUILDING HEIGHT AND NUMBER OF STORES MAY BE REDUCED DEPENDING ON FINAL DESIGN AND NUMBER OF DWELLING UNITS.
FOR ILLUSTRATION SIDE YARDS ARE SHOWN AS 4.2 ON THE EAST AND WEST SIDES. THESE DIMENSIONS MAY BE INCREASED OR DECREASED TO MAXIMIZE AND MINIMIZE SIDE YARDS (SECTIONS 939.2.2 AND 939.2.3).

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- 023

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

Community Housing Network
by David B. Perry, Agent

Date

2/21/23

Signature of Attorney

Donald Hawk

Date

2/21/23

Exhibit B
Statement of Hardship
CV23-023
3245 Morse Road, Columbus, OH 43224

The 1.98 +/- acre site is part of PID: 010-005553, locate on the south side of Morse Road, 125' +/- west of Dunbridge Street. Rezoning application Z23-016 is pending to rezone the 1.98 +/- acres to AR-1, Apartment Residential for development of up to 60 dwelling dwellings. This variance application is submitted in conjunction with Z23-016 for variances as noted below. Applicant, Community Housing Network (CHN), owns and operates the adjacent apartment building to the west (PID: 010-204257). CHN will develop, own and operate the apartment building proposed with this application, but the parcels can't be combined due to financing. Since the site cannot be combined with the abutting parcel to the west, the development site does not have frontage on a public street.

Applicant operates over 1,200 housing units for disabled individuals and special populations. With decades of experience, CHN has found meeting the City's parking requirements is unnecessary because only a small percentage of residents own cars, as will be the case with this apartment building. Twenty (20) parking spaces are proposed for 60 dwelling units. The proposed parking is more than adequate based on decades of operating experience and recent CHN applications/developments supported by the City of Columbus. Very few of the residents will own cars. Public transportation is available on Morse Road. Based on the development's funding, CHN will be required to operate the building as special needs housing for at least 30 years. Providing full code required parking for a use that doesn't need it is a large unnecessary expense and unnecessarily increases storm water runoff and parking lot maintenance costs. Applicant requests a reduction in parking from 90 spaces for 60 dwelling units to 20 spaces. If less than 60 dwelling units are built, applicant may adjust provided parking at the same ratio as 20 spaces for 60 dwelling units.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code section. The request is not substantial in the context of the population to be served, the parking reduction will have no effect on the neighborhood and, in fact, will have a positive effect by reducing unused pavement and storm water runoff, and preserves the spirit and intent of the parking requirement by requiring/providing parking based on anticipated demand. Meeting the parking space requirement is simply a large unnecessary expense for parking that CHN has considerable experience in knowing actual parking demand will not require 90 parking spaces.

Applicant requests the following variance:

- 1). Section 3312.49(B), Minimum Numbers of Parking Spaces Required, to reduce parking from 90 spaces (1.5 space/DU) to 20 spaces for 60 dwelling units.
- 2). Section 3333.16, Fronting, to permit an apartment building without frontage on a public street.



CV23-023
3245 Morse Road
Approximately 1.98 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: Z23-016 & CV23-023
Address: 3245 MORSE ROAD
Group Name: NORTHEAST AREA COMMISSION
Meeting Date: May 17, 2023
Specify Case Type: Council Variance, Rezoning
Recommendation: Approval

LIST BASIS FOR RECOMMENDATION:

Concerning Z23-016: Commission approved rezone from C-4, L-C-4 and AR-12 to AR-1, Apartment Residential.

Concerning CV23-023: 1) Commission approved Section 3312.49(B), Minimum Numbers of parking spaces required... 2) Commission approved Section 3333.16, Fronting... This commission found that the applicant has developed and currently operates hundreds of similar housing units and the hardship is justified.

Vote: 6 yes, 0 no
Signature of Authorized Representative: Commissioner Elenora Moore
Recommending Group Title: Northeast Area Commission
Daytime Phone Number: 614-519-2195

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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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 023

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)

1. Western Insurance Co; 250 E 200 South, Ste 1250, Salt Lake City, UT 84111; # Cols-based emps: Zero (0) Contact: Tina Zinkgraf, (509) 990-2007	2. Community Housing Network; 1680 Watermark Dr, Columbus, OH 43215, # Cols-based emps: 114 Contact: Laurie Sutherland, (614) 906-3418
3. -----	4. -----

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

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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

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