

# 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**

### **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 attached Statement of Hardship.

Signature of Applicant



Date

9/27/22

5860 Roche Drive – Council Variance Application AttachmentProposed Variances

1. 3312.49 – MINIMUM NUMBERS OF PARKING SPACES REQUIRED:  
REQUEST TO REDUCE THE REQUIRED MINIMUM PARKING SPACES FROM 1.5 SPACES PER UNIT TO .7 SPACES PER UNIT.

Statement of Hardship

Central Ohio is one of many communities with a growing need for senior housing. Applicant seeks to satisfy that need through the redevelopment of the Capri Lanes bowling alley following its closure. As the nation's largest not-for-profit owner and operator of senior housing, National Church Residences has a mission to provide high quality care, services and residential communities for all seniors. Since the start of our mission in 1961, we have committed to providing seniors a quality place to live while offering the services they need to remain home for life.

The proposed multifamily development will complement the Applicant's growing footprint in the Northland community. Through its affiliated companies, Applicant recently opened a senior LIHTC development on Maple Canyon Ave., is under construction on a senior LIHTC development on Cleveland Ave., is under construction on a HUD 202 development on Roche Dr., owns and manages the 40-unit former InCare Suites senior housing community, owns and operates the Center for Senior Health on East Dublin-Granville Rd., and manages 130 units of senior housing at the Restoration Plaza I, II, and III communities.

The existing site consists of the former Capri Lanes bowling alley, which closed earlier this year. The site sits on Roche Dr., with Interstate 71 to the east, multifamily apartments to the south, a multistory office building to the North, and two of Applicant's senior housing communities to the West. Columbus Citywide Planning Policies Guiding Principles encourage high density residential development along transit corridors and the proposed development fits within these principles. The proposed senior housing community presents a beneficial use of the site, redeveloping a closed commercial use into a new affordable senior housing community. The location of the new development next to two of Applicant's existing developments will allow for operational and resident synergies that will enhance these communities.

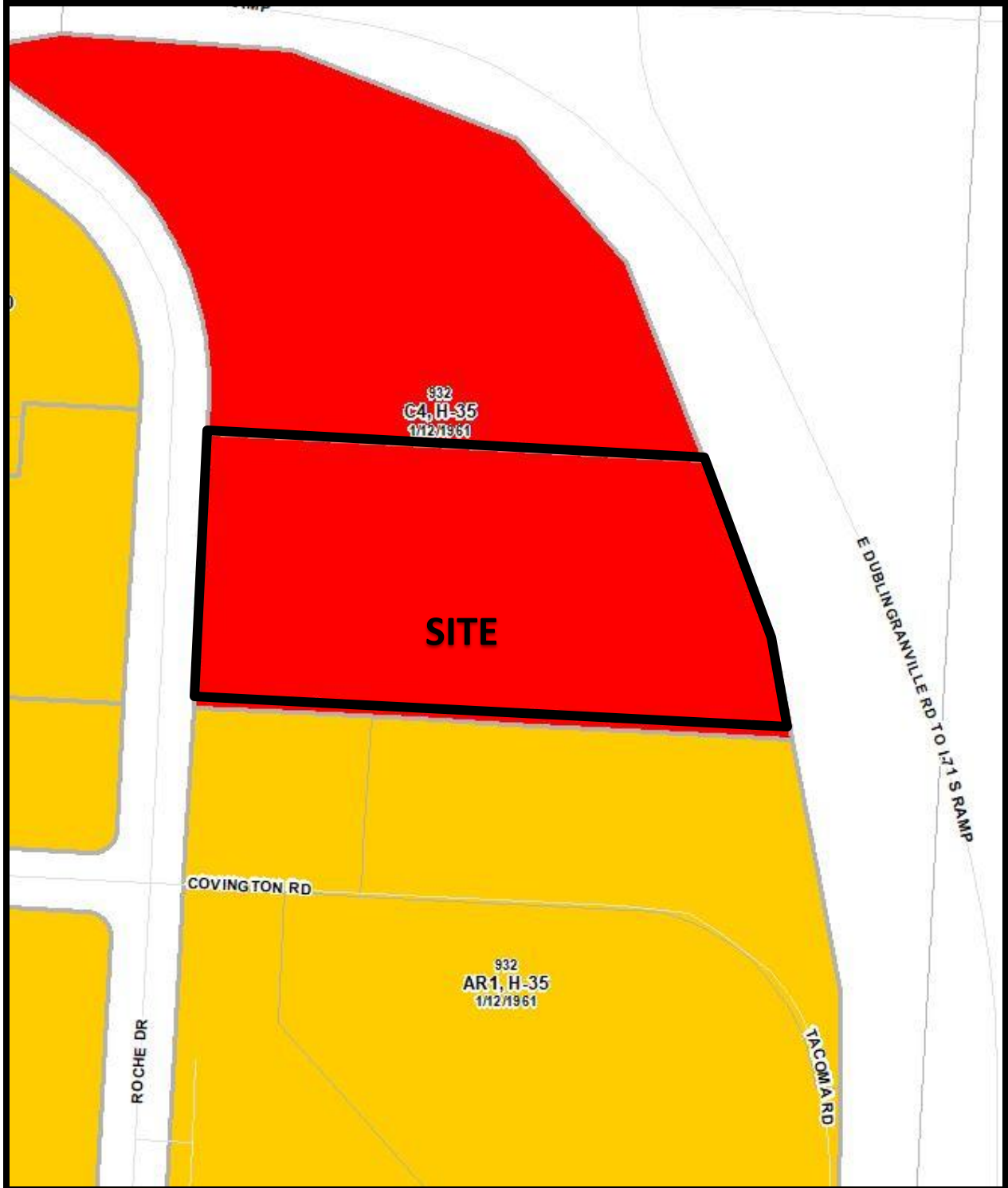
Applicant is currently seeking funding through various public sources to support the development of the new senior housing community on Roche Dr. These prospective funding applications are competitive and better supported by having the project site properly zoned and with appropriate variances in place. While the project is currently under design and does not yet have a unit count, consistent with the Applicant's other Columbus based senior affordable communities, Applicant seeks to reduce the required minimum parking spaces. In Applicant's years of experience as an owner and manager of senior housing, the resident demand for parking in a senior affordable housing community is significantly less than code required minimum of 1.5 spaces per unit. Approving the parking variance would enable Applicant to best leverage its public funding toward providing additional affordable units for seniors and make the most beneficial use of the site.

Applicant also seeks to impose a limitation that no more than 145 dwelling units may be constructed on the site. Applicant's companion rezoning application seeks to rezone the site to AR-O, an apartment district with no requirement as to the number of square feet of lot area per

dwelling unit for new construction. In meeting with community members and the Northland Community Council, Applicant has committed to constructing a building that contains no more than 145 dwelling units. Applicant seeks to memorialize this commitment to the community via the inclusion of limitation language in the ordinance restricting the number of dwelling units on the site to no more than 145. In addition, Applicant would include limitation text on any future site plan submitted to City Council or the Board of Zoning Appeals.

Finally, Applicant recognizes that the Northland Community Council conditioned its recommendation of approval on the Applicant providing written documentation concerning the agreement, even if informal, of one (or more) neighboring properties to accommodate overflow parking. Applicant provided documentation to the Northland Community Council Development Committee prior to the Development Commission meeting on Applicant's companion rezoning application. Applicant remains committed to working with neighboring properties on parking matters upon development of the site.

For the foregoing reasons, Applicant respectfully requests the variances stated herein.



CV22-103  
5860 Roche Dr.  
Approximately 2.48 acres





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Approximately 2.48 acres

**Meeting Called to Order: 6:30 pm** by co-chairs **Dave Paul and Bill Logan**

Members represented:

*Voting: (17):* Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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**Case #1**                      Application #BZA23-016 (BZA variance from §3312.49 to reduce the number of required parking spaces associated with the expansion of an existing building to house an entertainment and recreation facility from 115 to 107 spaces; adjacent parcel under same ownership will supply 12 additional spaces, for a total of 119)

Andrew Gardner/ V3 Companies, Ltd. *representing*  
 REP Entertainment Ltd.  
 5524 N Hamilton Rd, 43230 (PID 545-163684/010-289595) Freise

- *The Committee approved (16-0 w/ 1 abstention) a motion (by NVHA, second by APHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - That the site plan will be updated to reflect the addition of a 4<sup>th</sup> ADA-compliant parking space and to indicate the location and number of bicycle parking racks.

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**Case #2**                      Application #CV23-016 (Council use variance from §3356.03 to permit four 40' x 8' permanent storage containers to be installed and maintained on the site in a C4 district)

Dwight Bailey *representing*  
 Columbus Automotive Services Center  
 4675 Karl Rd, 43229 (PID 010-087534) Priebe

- *The Committee approved (16-0 w/ 1 abstention) a motion (by SCA, second by DCA) to **TABLE** the case as requested by the applicant.*

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**Case #3**                      Application #Z22-078/CV22-103 (Rezone 2.476 AC± from C-4 (35' HD) to AR-O with a 60' HD, to permit the construction of a multifamily affordable senior independent living facility, number of units and site plan TBD; concurrent Council variance from §3312.49 to reduce required parking from 1.5/unit to ~~0.5~~ 0.7/unit, and from §3333.14 to impose a limitation that no more than 145 units may be constructed on the site; *reconsideration of applications heard and recommended for disapproval in October 2022 meeting; application revised*)

Matt Bierlein and Stephanie Rhodes *representing*  
 National Church Residences  
 5860 Roche Dr, 43229 (PID 010-085780) Rose

- *The Committee approved (14-2 w/ 1 abstention) a motion (by SCA, second by LTCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  - That the applicant will provide to the Development Commission written documentation concerning the agreement, even if informal, of one (or more) neighboring properties to accommodate some amount of overflow parking.

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**Case #4**

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Application # ~~Z22-083~~/CV22-109 (~~Rezone 1.722 AC± zoned C3 and AR-O to AR-O Council use variance from §3355.03 to permit a “residential care facility” use in a C3 district, to permit the use of a former hotel property containing 82 units for long-term, permanent supportive housing under lease to Homefull; concurrent variances from §3333.04 to maintain an existing vehicular easement across the property, and to maintain the existing billboard on the site; and from §3312.49 to reduce required parking spaces to the existing 106 from the 123 required without variance for this use; revised CV application replacing rezoning and concurrent CV heard and recommended for disapproval January 2023; application revised~~)

Lianna Barbu/Community Shelter Board *representing*  
Bethwell Raore/Pumzika LLC  
1289 E Dublin-Granville Rd, 43229 (PID 010-000439)

Dietrich

- *The Committee approved (15-1 w/ 1 abstention) a motion (by SCA, second by CECA) to **RECOMMEND APPROVAL** of the Council variance application.*

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**Case #5**

Application #BZA22-087 (BZA special permit under §3389.12 to permit a food truck to be parked on the site and not moved at night, by effectively defining it to be a “portable building” as described in §3306.16 rather than a food truck; *tabled September 2022*)

Jeanne Cabral, Architect *representing*  
Muhamad Mubarak  
2400 E Dublin Granville Rd, 43229 (PID 010-237170)

Smedley

- *The Committee approved (15-1 w/ 1 abstention) a motion (by FPCA, second by EN) to **RECOMMEND DISAPPROVAL** of the application.*
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**Executive Session**

**9:45 pm**

**Meeting Adjourned**

**10:45 pm**





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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-103

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) Matthew Bierlein  
of (COMPLETE ADDRESS) National Church Residences, 2335 North Bank Dr., Columbus, OH 43220  
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. National Church Residences 2335 North Bank Dr., Columbus, OH 43220 Appx. 225 Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of June, in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

11-06-2027  
My Commission Expires

Notary Seal Here



**Leslie Crabbe**  
Notary Public, State of Ohio  
Commission #: 2017-RE-684140  
My Commission Expires 11-06-2027

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