

DEVELOPER
 WODACOOPER COMPANIES
 800 S. FRONT ST., 10TH FLOOR
 COLUMBUS, OH 43219
 PHONE: 614-388-3223
 EMAIL: MKCOOPER@WODACOOP.COM

SITE DATA
 7.46 ACRES
 1040 W. BROAD ST.
 TAX PARCELS ID: 010-018124, 010-059821, 010-046745
 ZONING: R-1A
 L-1 (4297/801)
 WEST BROAD STREET/FRANKLIN/ANTON LOC
 EFFECTIVE 06/17/2004

PROPOSED VARIANCE
 APARTMENT BUILDING
 HEIGHT DISTRICT: H-4S
 BUILDING HEIGHT: 46'-0"

PARKING REQUIRED
 68 SPACES
 43 SPACES (RESIDENTIAL)
 25 SPACES (COMMERCIAL)
 43 SPACES (TOTAL)

RECYCLE PARKING PROVIDED
 4 SPACES (RESIDENTIAL)
 43 SPACES (TOTAL)

PARKING LOT TREES PROVIDED
 5 TREES
DWELLING UNIT TREES PROVIDED
 5 TREES
TOTAL TREES PROVIDED
 10 TREES

The development depicted on this drawing may be slightly adjusted to meet engineering, surveying, or other requirements. Any adjustments to the drawing shall be reviewed and approved by the Director of Building and Zoning Services Department or his designee upon submission of the appropriate application.

Signature: *David B. Perry* Date: 12/10/19
 David B. Perry, Agent for Applicant

Signature: *Donald Park* Date: 12/10/19
 Donald Park, Attorney for Applicant

CV19-080

CV19-080 FINAL RECEIVED 1/9/2020 PAGE 1 OF 1



DATE:	12/10/2019
DRAWN BY:	LEB
CHECKED BY:	LEB
JOB NUMBER:	2019 0728

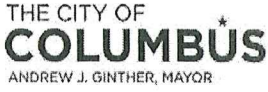
REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING PLAN
 FOR
 1040 W. BROAD ST.
 COLUMBUS, FRANKLIN COUNTY, OHIO

STRUCTUREPOINT
 AMERICAN
 THE

2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43221
 TEL: 614.501.2253 | FAX: 614.501.2254
 www.structurepoint.com

WODA COOPER COMPANIES



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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 World Copper Companies, Inc. by David B. Perry, Agent Date 10-28-19

Signature of Attorney Donald Plank Date 10/25/19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

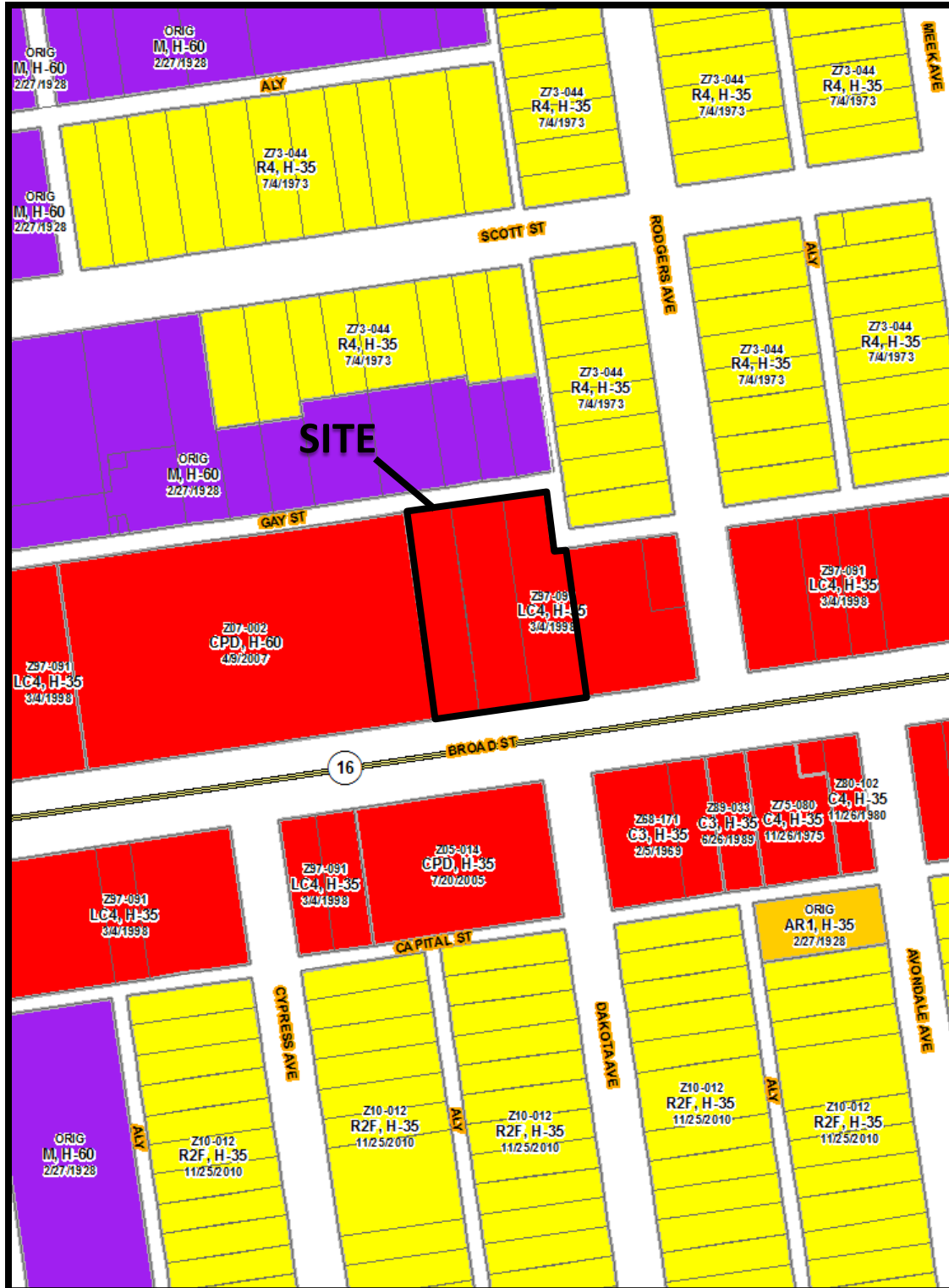
Exhibit B
Statement of Hardship CV19-080
1040 W. Broad Street, Columbus, OH 43222

The site is 0.75 +/- acres located on the north side of W. Broad Street, 117 +/- feet west of Rodgers Avenue. The site is zoned L- C-4, Commercial (Z97-091). Applicant proposes a 45 dwelling unit apartment building with ground level dwelling units. The West Franklinton Plan (2014) (WFP) recommends "Neighborhood Mixed Use" (NMU) for the site. NMU includes residential units located either above and/or next to commercial, office, or institutional uses in multi-story buildings. The proposed development is consistent with the WFP.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district. There is no zoning district to which the site could be rezoned for the proposed use without also requiring variances. Applicant is in contract to purchase the property subject to obtaining Ohio Housing Finance Agency (OHFA) funding. The site cannot be rezoned at this time, but, if funded, an application to rezone and concurrent Council Variance application will be submitted. The proposed use and proposed site development are appropriate for the site and location. The proposed use is consistent with the dense, urban area of the site. The requested variances are not substantial given the urban environment, will not affect the delivery of government services, the variances are necessary for reasonable use of the property and are consistent with the spirit of the zoning requirement given the urban environment.

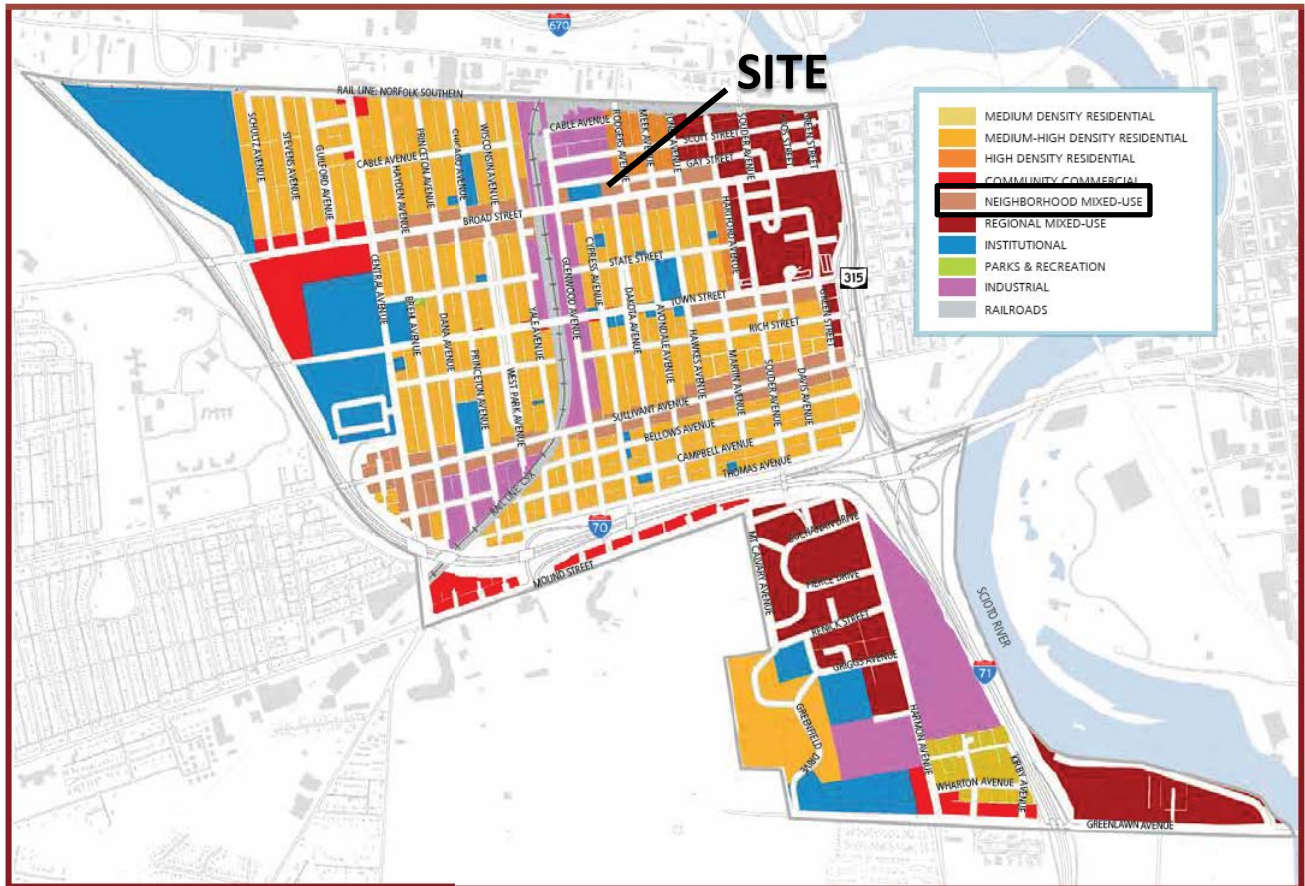
Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level dwelling units.
- 2). Section 3309.14(A), Height Districts, to increase building height from 35 feet to 46 feet, as measured in Section 3303.08, Letter H, Height.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce on-site parking from 68 spaces (45 DU @ 1.5 spaces/DU) to 45 spaces (1 space per DU).
- 4). Section 3356.11, C-4 District Setback Lines, to reduce the W. Broad Street building setback from 60 feet to 3 feet due to the Columbus Thoroughfare Plan designation of W. Broad Street as a 6-2 (120') arterial, while in fact many buildings are setback much less than 60 feet including buildings at comparable setback as proposed, or less setback.



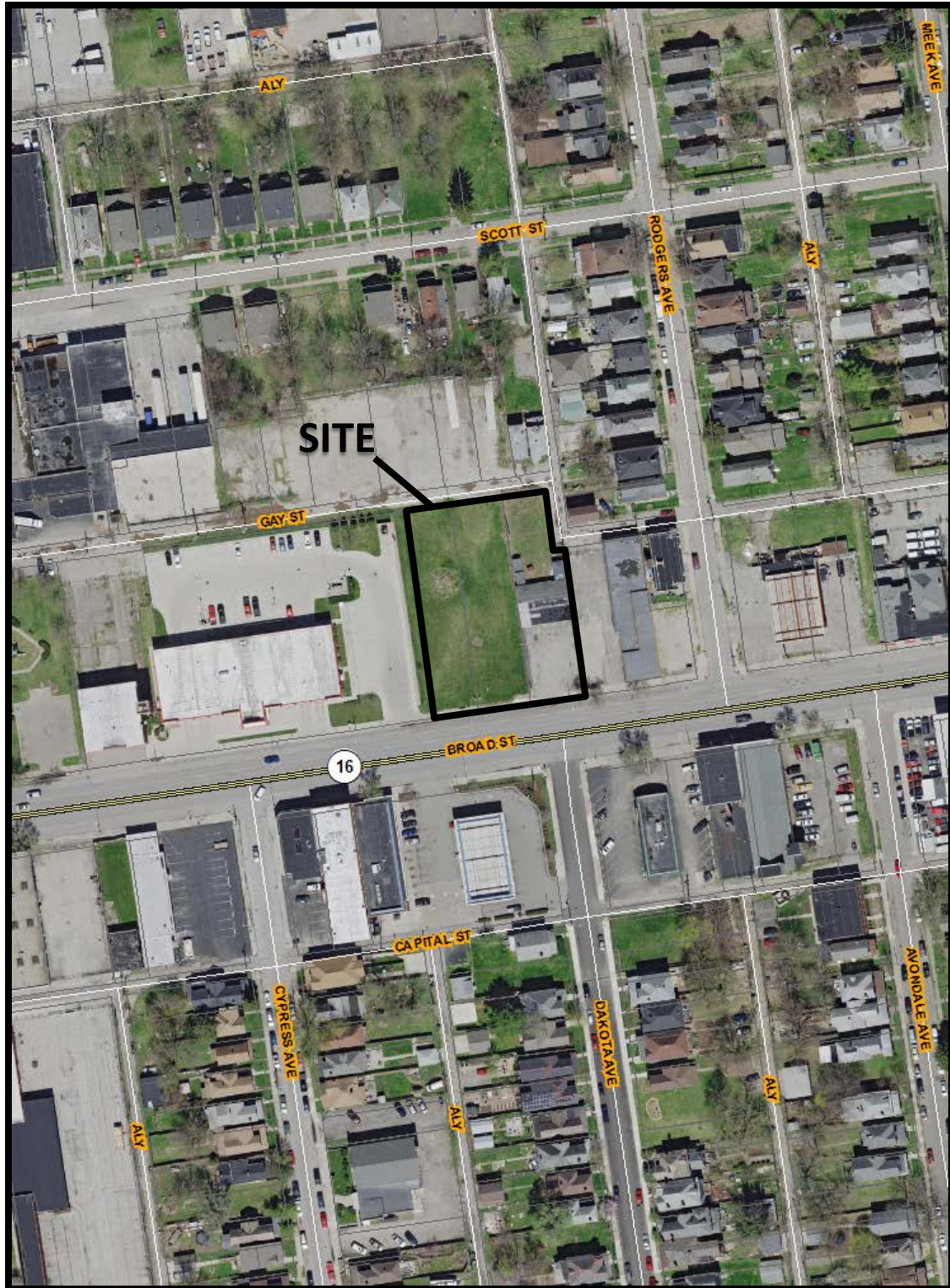
CV19-080
1040 West Broad Street
Approximately 0.75 acres

West Franklinton Plan (2014) – “Neighborhood Mixed-Use” recommended.



This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 45 dwelling units per acre.

CV19-080
1040 West Broad Street
Approximately 0.75 acres



CV19-080
1040 West Broad Street
Approximately 0.75 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: CV 19-080

Address: 1040 West Broad Street

Group Name: Franklinton Area Commission

Meeting Date: Dec 10, 2019

- Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

Recommendation: [x] Approval [] Disapproval (Check only one and list basis for recommendation below)

NOTES: [Empty lines for notes]

Vote: 19 Yea - 0 Nay - 0 Pass

Signature of Authorized Representative: William B Warner

Zoning Chair RECOMMENDING GROUP TITLE

614-581-6419 DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-080 (update, 10/28/19)

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, Ohio 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows containing party information: 1. Woda Cooper Companies, Inc.; 2. Paul and Maria Cirolì; 3. Clarence and Mary Jones; 4. Empty box.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 28th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of David Watkins

My Commission Expires:

N/A



David Watkins
Notary Public - State of Ohio

My commission Has no Expiration Date
Ohio Revised Code Section 147.03

Project Disclosure Statement expires six months after date of notarization.

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