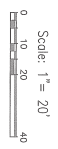


ESSENTIAL REFERENCE		REVISIONS		
CITY NO.	COUNTY RECORDER	NO.	DESCRIPTION	APPROVAL DATE
	VOL. PAGE			
	PLAN			

PLANS PREPARED BY
E. P. FERRIS
 ASSOCIATES
 INC.
 CONSULTING CIVIL ENGINEERS AND SURVEYORS
 300 EAST 40TH AVE.
 COLUMBUS, OH 43219-2887
 (614) 291-1829

ZONING VARIANCE SITE PLAN
 (CV15-069)

PROJECT TITLE:		BROADVIEW APARTMENTS	
		1414 BROADVIEW AVE.	
		COLUMBUS, OH	
OWNER:		SCALE: 1" = 20'	
CONTRACTOR:		CONTRACT DRAWING NO.	
INSPECTOR:		SHEET: 2/2	
APPROVER:		RECORD PLAN NO.	
DATE:			



THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME THE FINAL DEVELOPMENT AND ENGINEERING PLANS ARE BEING PREPARED. THE ENGINEER HAS REVIEWED AND APPROVED THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNER UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

Donald Plank 2/26/16
 DONALD PLANK, ATTORNEY
 DATE



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

CV15-069

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.

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 requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank

Date

2/26/16

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

CV15-069, 1414 Broadview Avenue

Rezoning application Z15-051 is pending to rezone the 1.082 +/- acre site to the AR-3, Apartment Residential for a proposed apartment building. This variance application is submitted for variances to certain applicable site development standards of the AR-3, Apartment Residential District as a companion application to the pending rezoning for the proposed site development. The site plan titled "Zoning Site Plan - Broadview Apartments", (Sheets 1 and 2), hereafter "Site Plan", dated and signed February 26, 2016, is the site development plan. Applicant proposes an apartment building for a maximum of 66 dwelling units. The proposed land use and development is consistent with a wide range of uses in the area. The site is developed with five (5) two family dwellings, none of which have any off-street parking, and one (1) four family dwelling, which has limited off-site parking. The tenants of the existing dwelling units predominantly park on Broadview Avenue. The proposed apartment building is fully code compliant for parking with a partially below grade parking level and surface parking totaling 100 on-site parking spaces.

This council variance application is submitted in conjunction with and as companion to rezoning application Z15-051 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development without also needing variances and applicant has a practical difficulty with code compliance to develop the property in a comprehensive, coordinated way, as proposed. The Zoning Code standards for multi-family use are designed for suburban development, thereby necessitating variances for urban redevelopment. Many redevelopment projects in the 5th by Northwest Area Commission area have required similar variances.

Applicant requests the following variances:

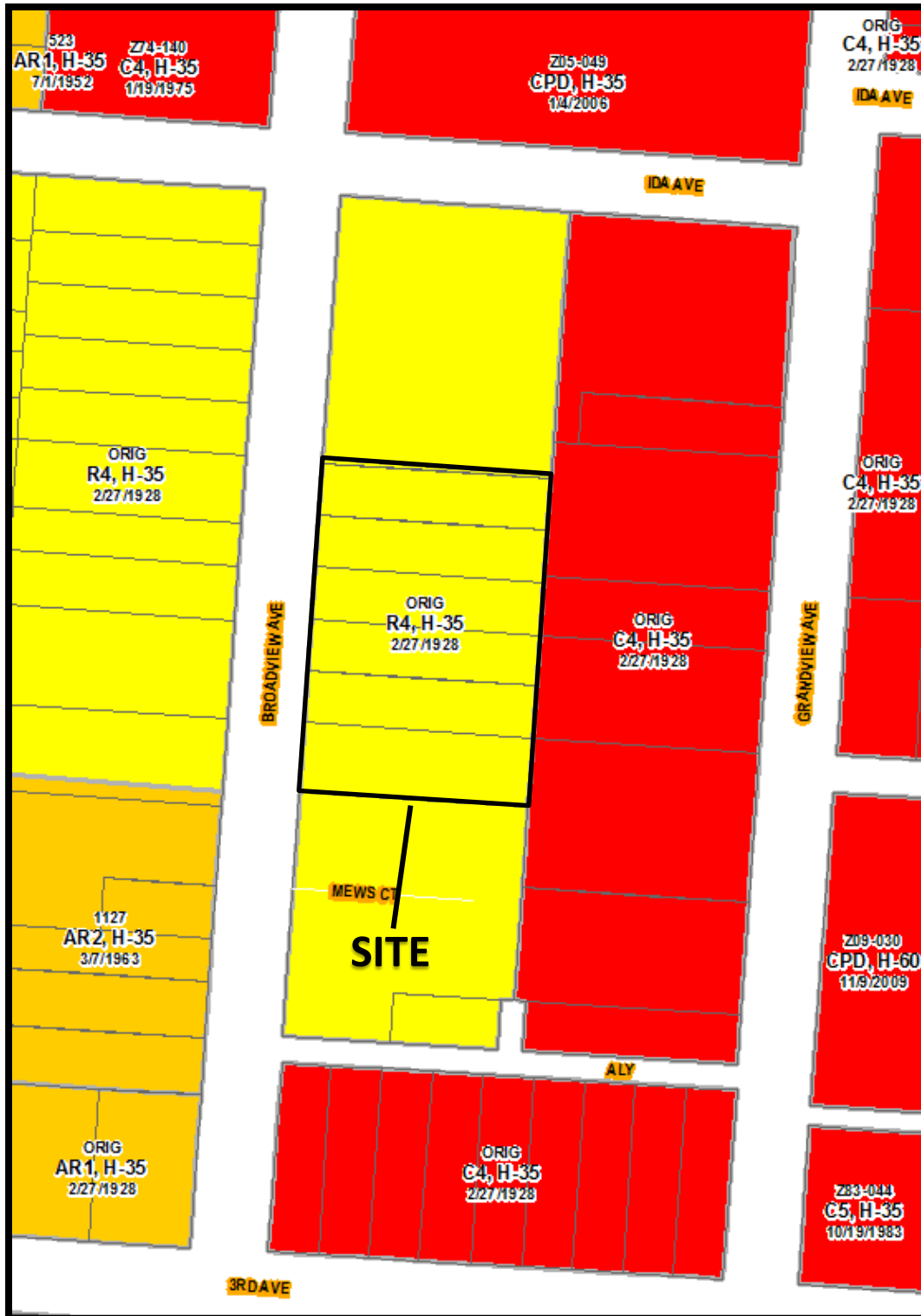
- 1). 3309.14, Height Districts, to permit a maximum height of 45 feet in the H-35 height district.
- 2). 3312.25, Maneuvering, to permit nine (9) stacked parking spaces, with the interior spaces maneuvering through the adjacent parking space. Pairs of stacked spaces shall be assigned to the same dwelling unit.
- 3). 3312.21(D)(1), Landscaping and screening, to reduce the required four (4) foot wide buffer strip along the south property line from 4' to 0', while a fence (5', 75% opacity) shall be provided along the south property line for parking lot screening.
- 4). 3333.15(C), Basis of Computing Area, to increase the permitted building coverage from 50% to 63%.

- 5). 3333.18, Building Lines, to reduce the Broadview Avenue building setback line from 25 feet to 20 feet.
- 6). 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 8% of lot area.
- 7). 3333.26, Height District, to permit a height of 45 feet in an H-35 height district.

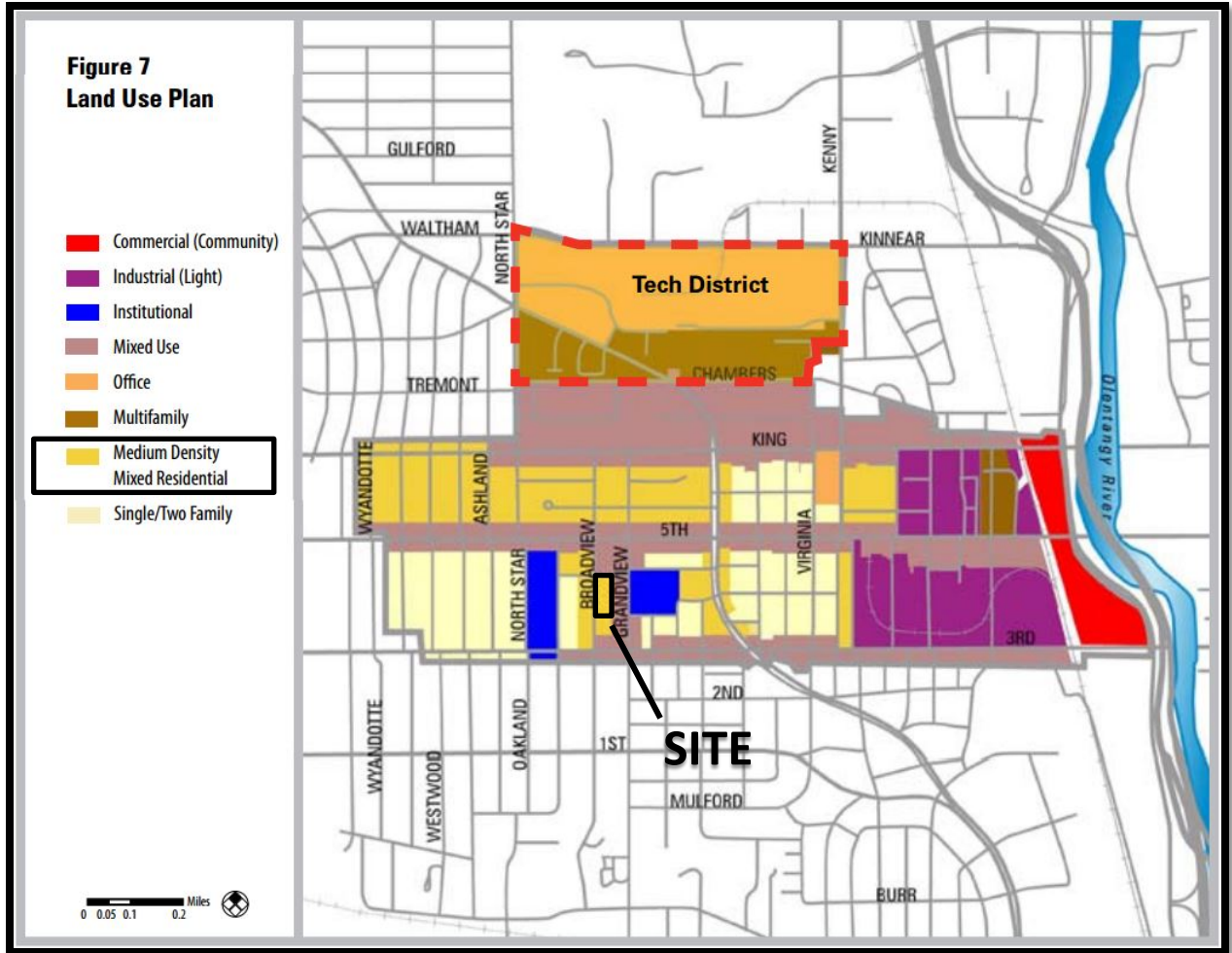
Applicant requests the following conditions to be included in the variance ordinance:

- 1). Site development shall be conditioned upon the Site Plan titled "Zoning Site Plan - Broadview Apartments", Sheets 1 and 2, dated and signed February 26, 2016.
- 2). There shall be a maximum of 66 dwelling units.
- 3). The apartment building shall be U shaped with a court yard facing Broadview Avenue, as depicted on the Site Plan.
- 4). The apartment building architecture shall be four (4) sided, with the same quality of finish and wall articulation on all four (4) sides of the building.
- 5) A pedestrian connection shall be provided from the east side of the property to the commercial property to the east, to provide pedestrian connectivity to the Grandview Avenue commercial corridor.

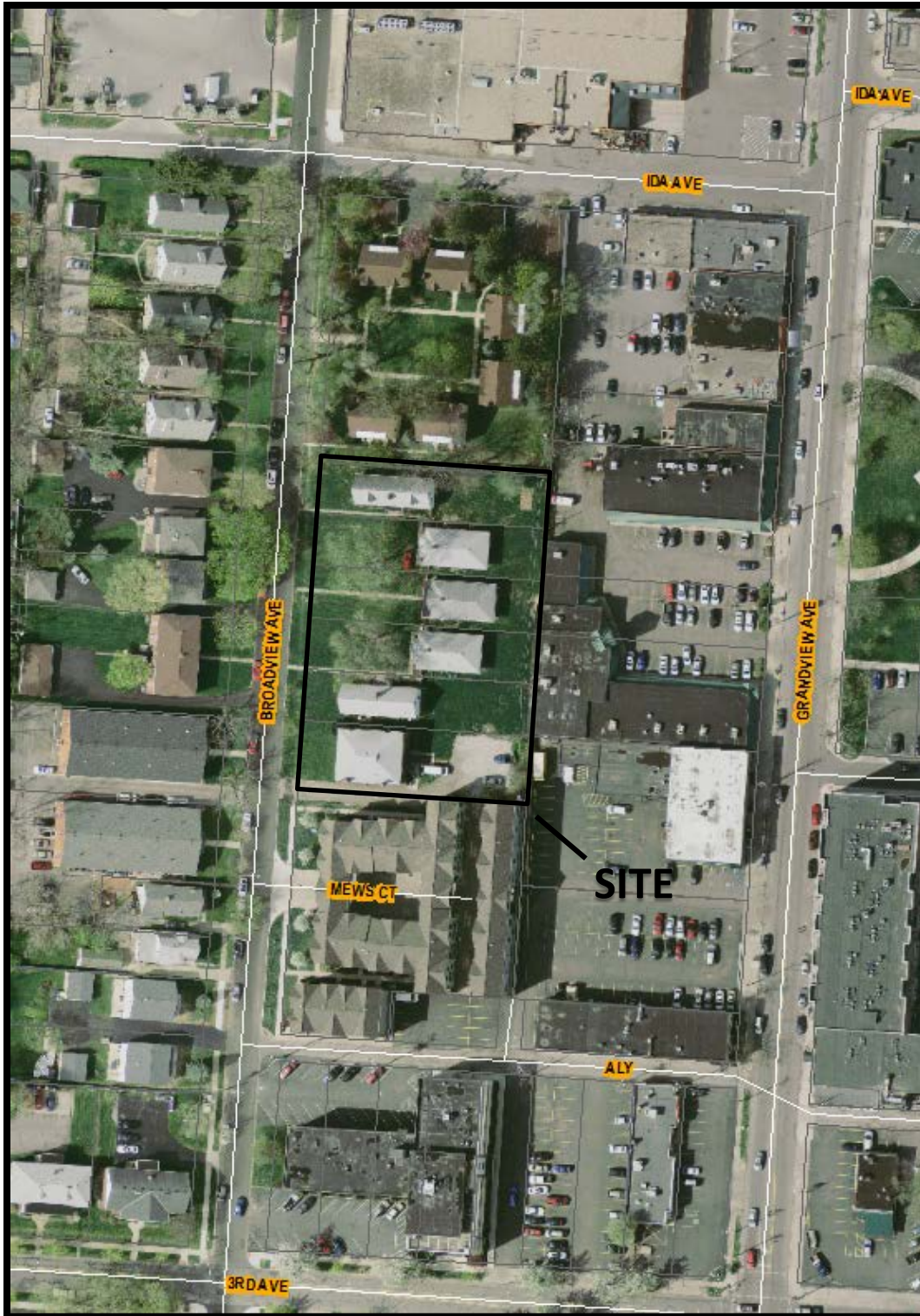
02/26/2016



CV15-069
1414 Broadview Avenue
Approximately 1.1 acres



CV15-069
1414 Broadview Avenue
Approximately 1.1 acres



CV15-069
1414 Broadview Avenue
Approximately 1.1 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-069

Address 1414 Broadview Avenue

Group Name 5th by Northwest Area Commission

Meeting Date January 5, 2016

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) Approval
 Disapproval

NOTES: Approved as previously noted in my
email on this project

Vote 7-0

Signature of Authorized Representative [Signature]

Recommending Group Title 5th by Northwest Area Commission

Daytime Phone Number 614 256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

Rev 12/15 slp

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV15-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd Fl, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Snyder Barker Acquisitions LLC 100 W. Third Ave, Suite 100 Columbus, Ohio 43201 # Columbus Based Employees: 0 Contact: Jason Snyder 614-746-5858</p>	<p>2. Florence Corkwell Phillips Trust Elizabeth M. Fagan, Trustee 8911 Olentangy River Road Delaware, Ohio 43015 # Columbus Based Employees: 0 Contact: Jeff Florey, 614-989-4555</p>
<p>3. Owais T. Rana Omar Qaiser 2369 Dorset Road Columbus, OH 43221 # Columbus based employees: 0 Contact: Omar Qaiser, 646-327-4050</p>	<p>4. _____</p>

Check here if listing additional property owners on a separate page.

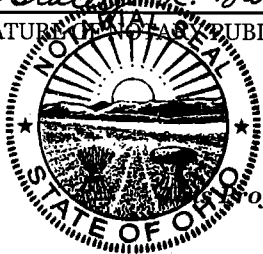
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 2nd day of November, in the year 2015

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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