



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

CV20-085

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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 attached.

Signature of Applicant

[Handwritten signature]

Date

8/25/2020

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

999 E. Dublin-Granville Rd. – Council Variance Application Attachment

Proposed Variances

1. 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED: REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 114 SPACES TO 38 SPACES.
2. 3333.24 – REAR YARD – REQUEST TO REDUCE REAR YARD TOTAL AREA FROM 25 PERCENT OF THE TOTAL LOT AREA TO 12.2 PERCENT OF THE TOTAL LOT AREA.
3. 3312.27(2) – PARKING SETBACK – REQUEST TO REDUCE THE PARKING SETBACK FROM 25’ TO 5’.
4. 3333.18 – BUILDING LINES – REQUEST TO REDUCE THE REQUIRED BUILDING SETBACK FROM 25’ TO 8’10” FROM THE PROPOSED ROW LINE.
5. 3321.05 – VISION CLEARANCE – REQUEST TO ALLOW PARKING SPACES TO ENCROACH INTO THE REQUIRED CLEAR VISION TRIANGLE AT THE SOUTHERN ENTRANCE TO THE SITE.

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 development of a new construction 76-unit senior independent living housing development in the Northland community. 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 development will be named Salem Village and will be complimented by a community room, fitness center, community laundry room, outdoor lounge space and walking path. Salem Village will feature on-site service coordination offering essential services and critical links to resources in the community such as health care assessments and legal assistance for its senior inhabitants. The Salem Village site is next to another National Church Residences senior independent living community formally known as InCare Suites. The addition of Salem Village will allow for a small campus like setting where community members of both buildings can connect with each other and the resources each community brings.

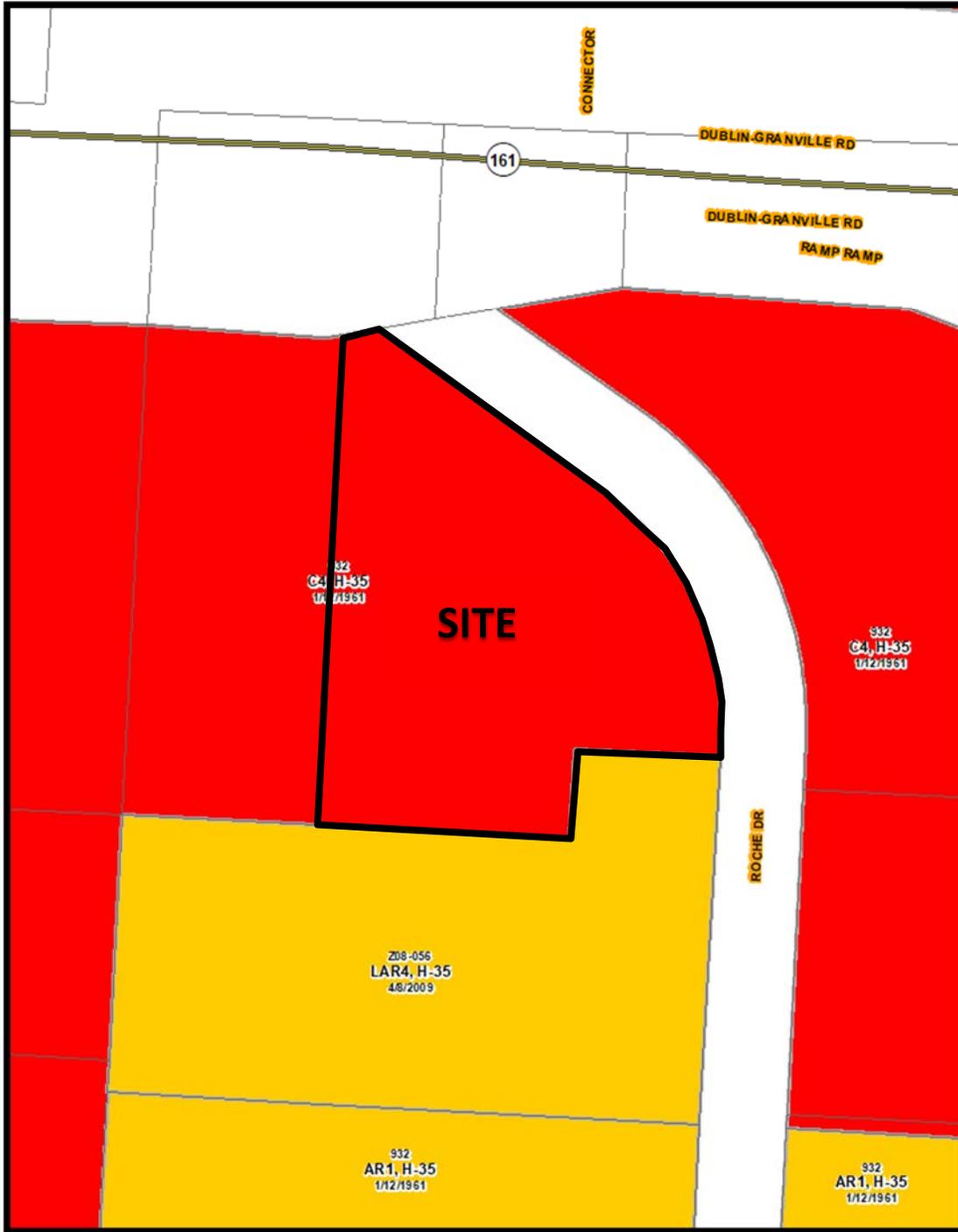
In February 2020, the U.S. Department of Housing and Urban Development (HUD) awarded Salem Village a Section 202 Capital Advance grant of almost 5 million dollars for the construction of supportive housing units for at-risk Central Ohio seniors. This competitive award was the largest of its kind in the country. The Section 202 award coupled with an allocation of low income housing tax credits from the Ohio Housing Finance Agency and a sponsor loan from National Church Residences will provide the capital needed to build this new affordable community for seniors.

The existing site consists of vacant land that National Church Residences, through an affiliated company, purchased from the Central Ohio Community Improvement Corporation. This was a “mission-aligned” acquisition. COCIC seeks to put vacant and foreclosed property back into productive use. National Church Residences’ proposed project represents a beneficial use of the site and the development of a community asset.

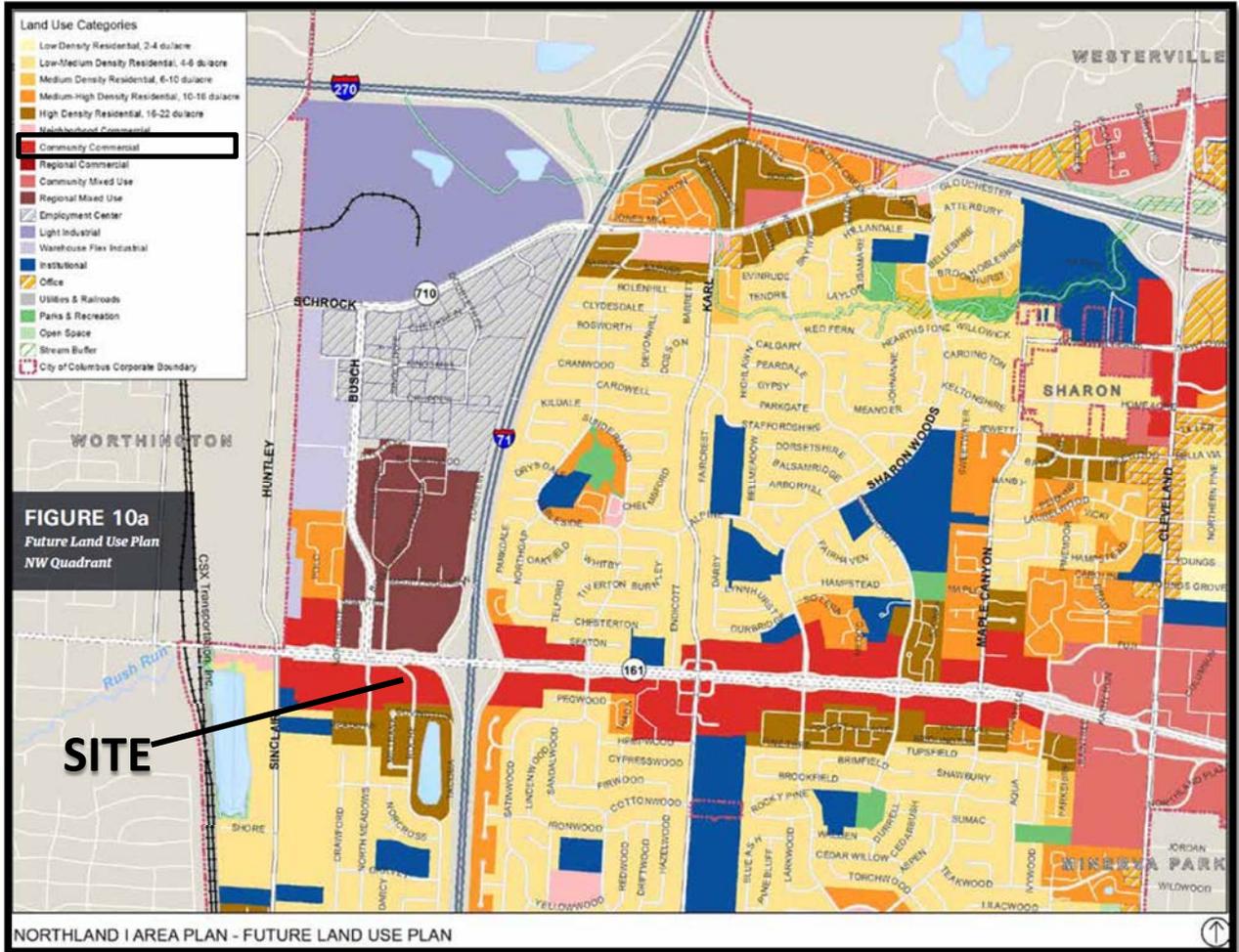
The variances sought by the Applicant are necessary to make beneficial use of the property. The size and layout of the project site present challenges for multifamily development. Additionally, the City’s Division of Traffic Management has requested that the Applicant preserve a 50’ wide portion along the southern boundary of the site for a prospective Roche Dr. right-of-way project. Applicant has created a site plan that will take into account these issues while still allowing development of the site with senior housing with minimal variances required.

Applicant’s proposed development fits within the character of the neighborhood. As aforementioned, the site presently sits vacant, zoned C-4. The site is surrounded by a variety of uses, including single story commercial, a 6-story office building, and multifamily. Applicant’s proposed development complements these existing uses and fits within the scale and overall context of the adjacent neighborhood.

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



CV20-085
999 E. Dublin-Granville Rd.
Approximately 1.54 acres



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Northland Community Council
Development Committee

Report

September 30, 2020 6:30 PM
via Zoom teleconference

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Friendship Village (FVRA), Lee/Ulry (LUCA), Little Turtle (LTCA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1: Application #BZA19-145 (BZA variances from §3312.11 bypass drive-through lane, §3312.49 required parking spaces, and §3361.49 from approved CPD zoning text for lot coverage and rear yard parking setback, for construction of a convenience store/fuel center/fast-food restaurant – *Tabled 8/26/2020*)
Christopher Rinehart/Rinehart Legal Services *representing*
TH Midwest LLC (Turkey Hill)
6465 N Hamilton Rd, 43081 (PID 010-288950)

- *The Committee approved (13-0 w/ 3 abstentions) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*

Case #2: Application #Z20-017 (Rezone 3.84AC± from R-annex to AR-1 for **96 94** units of multi-family housing at ≤24.4 du/AC – *Tabled 4/29/2020*)

Application #CV20-021 (Concurrent Council variance from §3333.255 to reduce the required minimum perimeter yard from 25 to 15 feet along the north and east perimeter – *Tabled 4/29/2020*)
David Hodge/Underhill & Hodge *representing*
5364 Thompson Road LLC
5364 Thompson Rd, 43230 (PID 220-000369)

- *The Committee approved (11-3 w/ 2 abstentions) a motion (by APCA, second by LTCA) to **RECOMMEND DISAPPROVAL** of both applications.*

Case #3: Application #Z20-058 (Rezone 1.76 AC± from C-4 to CPD to permit construction of a convenience store/fuel center/restaurant – *“Looksee” 8/26/2020*)
Eric Elizondo/Skilken Gold *representing*
Skilken Gold Real Estate Development
975 E Dublin Granville Rd (*fmr. Walgreens*), 43229
(PID 010-274389)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will revise section 2, “Permitted Uses,” of the CPD text to add “Pawn Brokers” to the list of excluded C-4 uses on the site.*

Continued ...

- Case #4:** Application #Z20-068 (Rezone 4.54 AC± from R1 to ARLD for multi-family housing at a density of ≤ 12.4 du/AC -- *reconciles CV19-113 heard and conditionally supported 12/4/2019, approved by CC 1/13/2020, permitting this use in the existing R1 district*)
- Laura MacGregor Comek/Comek Law *representing*
Homeport
“Maple Meadows,” 6285 Maple Canyon Ave, 43229 (PID 010-147419)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SWCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will revise the fourth paragraph of section I and paragraph A.1. of Section III of the Limitation Text to state that the maximum permitted density on the site will be 12.4 du/acre rather than 56 du/acre.*

- Case #5:** Application #Z20-074 (Rezone 1.539 AC± from C-4 to AR-0 for 76 units of senior independent living housing – *reconciles CV19-055 heard and conditionally supported 6/26/2019, approved by CC 7/3/2019, permitting this use in the existing C-4 district*)
- Application #CV20-085 (Concurrent Council variances from §3312.49, minimum parking, and §3333.24, rear yard)
- Sarajane Steffes/Matthew Bierlein *representing*
National Church Residences
“Salem Village,” 999 E Dublin Granville Rd, 43229 (PID 101-130884)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL** of both applications.*

- Case #6:** Application #BZA20-084 (Variance from §3332.38(G), maximum height of detached garage, and §3332.38(F), maximum SF of garage, to construct a 2376 SF detached garage in excess of 15' in height)
- Richard and Susan Hardman
Hardman Residence
6015 Cooper Rd, 43081 (PID 600-139595)
- *The Committee approved (14-0 w/ 2 abstentions) a motion (by CWCA, second by EN) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will revise the application prior to case being presented to the BZA to indicate, on the site plan and in the discussion of individual variances sought, the correct maximum height of the structure in excess of 15' to be permitted under variance.*

Executive Session	10:10 pm
Meeting Adjourned	11:20 pm



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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 #: CV20-085

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 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 (include 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 for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 25th day of August, in the year 2020

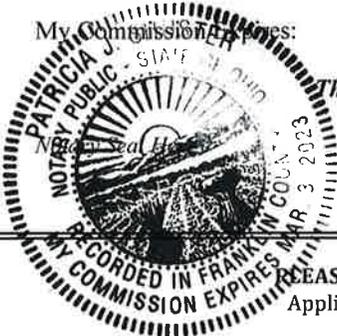
SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Patricia J. Sudster]

My Commission Expires:

03/03/2023

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



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