

CV20-134 Final Received 11/10/2021 Page 2 of 4

[illegible]

UNIDENTIFIED
638 East 5th Avenue Columbus OH 43201
(614) 421-0960 www.jyz.com

PROJECT ARCHITECT:
BLOV
Blostein / Overly Architects
922 West Broad Street Columbus OH 43222
(614) 601-BLOV www.blostein-overly.com

CO-PIRGHT 2321.
BLOTTENHEIMER ARCHITECTS
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North Elevation



Project number	2019-FON01
Date	10 Nov 2021
Drawn by	Author
Checked by	Checker

A202

Scott

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PROJECT ARCHITECT:

602.2 West Broad Street Columbus OH 43222
(614) 602-BL.OV www.blossin-ovelly.com

UNIDENTIFIED
638 East 5th Avenue Columbus OH 43201
(614) 421-0990 www.jyz.com

(614) 421-0950 www.jyz.com

[illegible]

A200

 $\overline{1/4^\circ} = 1^\circ$

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A201 $1/4'' = 1'$

10 November 2021

STATEMENT OF HARDSHIP pertaining to 6050 Cleveland Avenue, known as *The BellaVia Building*.

The planned project is a three story, (10) unit apartment building having (17) parking spaces on 0.46 acres along the Cleveland Avenue Corridor. The one and two bedroom units, with a shared community room on the ground floor, will provide much needed new housing in the Northland community. Further, the development meets the vision set forth in the City of Columbus 2014 Northland Area Plan, which foresaw a need for increased neighborhood commercial and multifamily density along major vehicular corridors, including Cleveland Avenue. The Project has been reviewed and approved or received recommendation by The Northland Community Council and The Zoning Commission.

We continued to work with NCC and the City's Development Commission staff to deliver a project for the site's redevelopment addressing questions posed by neighbors and commissioners. Regarding NCC, project reviews took place at April and May 2021 meetings, resulting in a recommendation for the project to proceed. To receive this recommendation, we reduced the size of the overall building in footprint, massing, and unit density. The original project called for (13) units and (15) parking spaces and required a parking and height variance. In response to the NCC, we reduced the number of units to (10), brought the mean building height to 35' and redeveloped the site to allow for (17) off-street parking spaces. These changes not only reduced the unit count, building height, and exceed parking code requirements, but also reduced the overall building footprint and increased building setbacks to the north and east property lines. Finally, at the suggestion of comments from residents and a suggestion from the July 2021 Development Commission, we created an interior trash room which will be managed through private waste collection and the building's property management company.

We have followed existing setbacks for the property, including a 40 foot setback from the Cleveland Avenue, and have been careful to create a project that addresses both Cleveland Avenue and Bella Via with landscaping enhancements. The building massing itself nods at the residential character of the neighborhood to its immediate east, while addressing the scale of low-rise commercial corridor that Cleveland Avenue is and will continue to develop as.

As we understand the site constraints, the project requires remaining variances as follows:

- 1) **Rear Yard Area, 3333.24.** The code states that with AR-3 *"Each dwelling, apartment house or other principal building shall be erected so as to provide a rear yard totaling no less than 25% of the total lot area."* Our principal building's siting makes the rear yard area 4483 SF, or 22.4% of the site (19,987 SF). As the site plan shows, we have located the building very close to the south setback line to Bella Via, and moving the building 6" to the setback line will not remove the variance request. Additionally, units are developed to minimums, and further reducing the building depth north to south will compromise their marketability.
- 2) **Parking Setback, 3312.27.** The code states that *"where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line... Exception: Where a parking setback line is specifically established by Council ordinance, zoning district, overlay, or subdivision plat, the parking setback line shall conform to that requirement."* We established a parking setback of 10'-0" for this project, and this setback configuration is the one presented to the NCC. As the property addresses to Cleveland Avenue and a major, redeveloping commercial corridor, the setback would conform with similar

projects that will be planned along the corridor. We have re-established a continuous tree lawn for landscape buffer, along with other extensive landscape enhancements including fence screening. A 25' setback for this site would reduce our parking count by four, re-creating a parking variance for the project that we know, from our discussions with NCC, the commission and neighborhood will not support.

We feel these variance requests are both reasonable and necessary to allow redevelopment of this site within the Cleveland Avenue Corridor. The project supports a vision set forth in the 2014 Northland Area Plan. We also feel that the project design and planned density for the site is appropriate for the corridor and provides a positive example of how this neighborhood friendly development can occur.



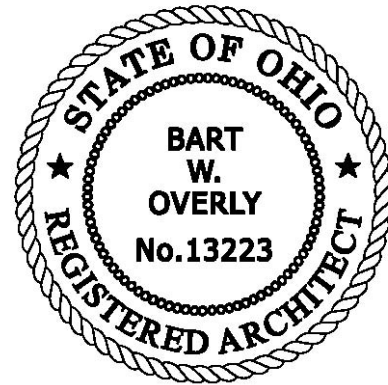
Existing conditions and planned redevelopment for the Cleveland Avenue Corridor.

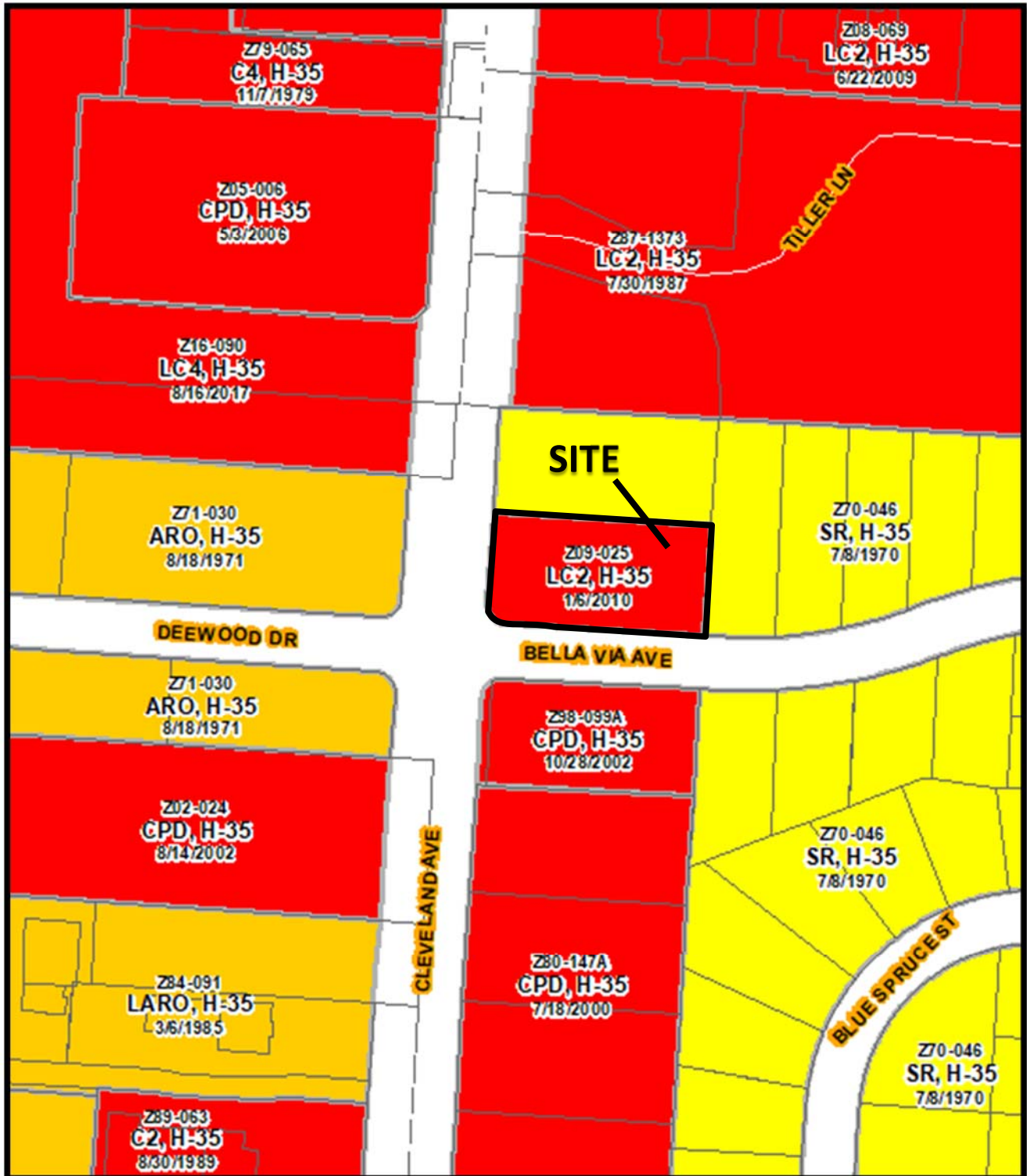
If you have any questions regarding this Statement of Hardship you may feel free to contact me, (614) 602-2568.

Best Regards,

A handwritten signature in black ink that reads "Bart W Overly".

Bart W. Overly,
Partner, Blostein/Overly Architects
OH ARC 13223





CV20-134
6050 Cleveland Ave.
Approximately 0.46 acres



CV20-134
6050 Cleveland Ave.
Approximately 0.46 acres



Northland Community Council
Development Committee

Report

August 25, 2021 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Bill Logan

Members represented:

Voting: (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #Z21-057 (Rezone 1.34 AC± from LC4 to CPD to permit construction and operation of a new tunnel car wash *d/b/a* Turbo Wash Car Wash; *application revised from 7/28 hearing*)
Alison Purdon and Corinne Jones
Skilken Gold Development LLC
3884 Morse Rd (former Miller's Ale House), 43219 (PID 010-234159)

- *The Committee approved (12-1 w/ 0 abstentions) a motion (by NABA, second by PCCA) to **RECOMMEND DISAPPROVAL** of the application.*¹

Case #2 Application #Z21-063 (Rezone 2.554± AC from C to AR-1 for 48 apartment unit development at 18.79 du/AC)
Jeffrey Glavan/Glavan Group LLC
6000 Beechcroft Rd, 43229 (PID 010-104134)

- *The Committee developed **NO RECOMMENDATION**. During the meeting the applicant requested that this presentation be considered a "Look See," an opportunity for input from and comment by the Committee before the applicant proceeds. A refined application will be presented for formal review and recommendation at a future meeting.*

Case #3 Application #CV20-134 (Council variances from §3333.24 rear yard area; §3312.27 parking setback; §3312.21 parking interior landscaping; and reduction in building setback from 40' to 30.75' from right-of-way)
Bart Overly/Blostein/Overly Architects
6050 Cleveland Ave, 43229 (PID 010-148373)

- *The Committee approved (8-5 w/ 0 abstentions) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL** of Council variances from the following Code sections only: §3333.24 rear yard area, §3312.27 parking setback.*

- *During the meeting, the applicant proposed to withdraw the request for variance from the following Code section: §3312.21 parking interior landscaping; and to withdraw the proposed reduction in required building setback from 40' to 30.75' from right-of-way to accommodate a future but as yet unscheduled road widening project along Cleveland Avenue.*

Executive Session

9:15 pm

Meeting Adjourned

9:46 pm

¹ The Committee was encouraged to find that the applicant had modified the site plan to incorporate a number of recommendations made by the Committee during the prior hearing in July 2021. However, the Committee was extremely disappointed with the applicant's outright refusal to accommodate public access via a pedestrian sidewalk from Morse Road – a standard requirement for all commercial site development in Columbus – or even to accept a tabling in order to provide them with an opportunity for further study. No hardship was demonstrated that would justify an effective variance from this requirement; only a desire to not invest the minimal funds, versus the overall investment in the project, required for the design and construction of a sidewalk. The Committee therefore concluded it could not support the application, and recommends that the applicant reconsider their position before proceeding.

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 #: CV20-134

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bart Overly
of (COMPLETE ADDRESS) 922 West Broad Street, Columbus OH 43222
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)

1. Sone Investments 6455 Livingston Avenue Reynoldsburg OH 43048 (5) Columbus Based Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT

Bart Overly

Subscribed to me in my presence and before me this 11th day of FEBRUARY, in the year 2022

SIGNATURE OF NOTARY PUBLIC

Kevin Cates
06/22/2025



My Commission Expires
Kevin Cates
Notary Public
State of Ohio
Certificate # 2020-RE-816048
My Commission Expires
June 22, 2025

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

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 all checks payable to the Columbus City Treasurer