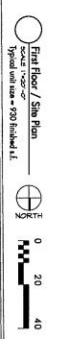


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 10/23/2010 10:02:18 AM  
 User: jw



North Twenty-first Street (50' ROW)



**Site Location & Zoning District Map**  
 Not to Scale

Site Data: 1520 Street  
 Columbus, Ohio 43202  
 PID: 010003798  
 Zoning Classification: R-2F  
 General Zoning Category: Residential  
 Land Area: 0.217 Acres/453 s.f.  
 Flood Designation: Zone X  
 East Long Street  
 Urban Commercial Overlay  
 Near East Area Commission

**Calculations:**  
 for each Dwelling Unit: 486 s.f.  
 Total Area: 3,401 s.f. (1,125 sq ft)  
 Total Area: 4,122 s.f. (1,296 sq ft)  
 Total Area: 4,132 s.f. (1,296 sq ft)

**Project Well County:**  
 3342.199 Conspiring  
 3342.117 Lethal  
 3342.224 Lethal  
 3342.224 Suppressing Device

- Vertical Easement**
- 3332.037-11th Variance: 6 Family Townhouses
  - 3332.114 R2Y AEG Building Requirements: 1,271 s.f. Dwelling Unit
  - 3332.21.251 (adjacent to 3rd) Permitted:
  - 3332.21.49 (adjacent to 3rd) Permitted:
  - 3332.240 R2Y AEG Building Requirements: 3,463 s.f. Dwelling Unit
  - 3332.44 Multiple Number of Poling Specs: 3,312 s.f. Dwelling Unit



**SULLIVAN BRUCK ARCHITECTS**  
 200 South Main Street  
 Columbus, Ohio 43215  
 614.266.1111  
 www.sullivanbruck.com

Date of Issue: \_\_\_\_\_  
 Issued For: \_\_\_\_\_  
 Vertical Application: \_\_\_\_\_  
 Revision History: \_\_\_\_\_

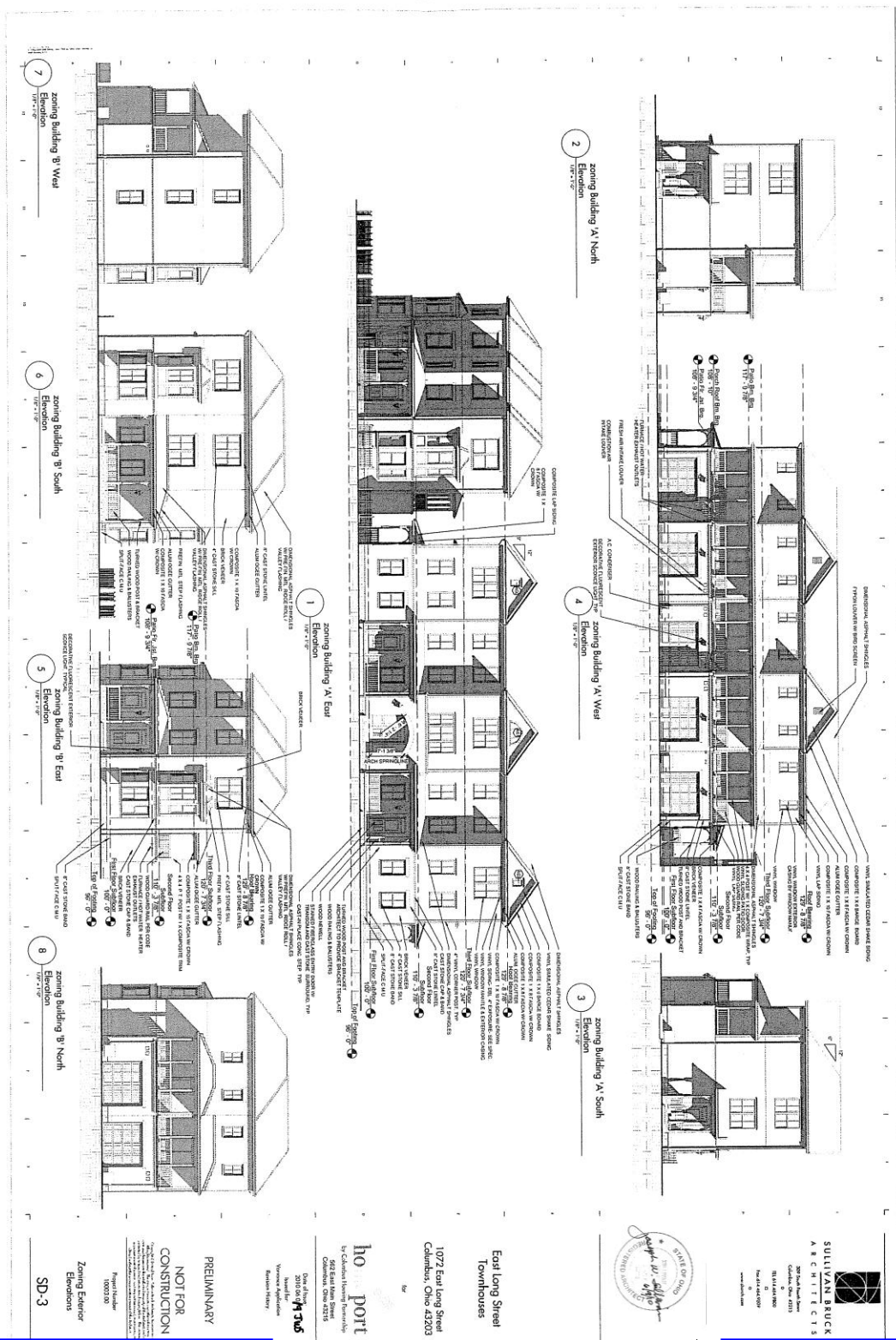
**Long Street Townhouses**  
 for  
 Columbus, Ohio  
 Hamilton

**PRELIMINARY NOT FOR CONSTRUCTION**

Project Number: 10000000  
 SD-1  
 Site Plan

**Site Plan**

**CV10-009**



**SULLIVAN BRUCK ARCHITECTS**  
 307 East Main Street  
 Columbus, OH 43215  
 Tel: 614.460.8000  
 Fax: 614.460.8001  
 www.sullivanbruck.com



East Long Street  
 Townhouses

1072 East Long Street  
 Columbus, Ohio 43203

**hoport**  
 492 East Main Street  
 Columbus, Ohio 43215

State of Ohio  
 1936  
 Vertical Application  
 Renewal History

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Project Number  
 1003038  
 Zoning Exterior  
 Elevations  
 SD-3

**Elevations**

**CV10-009**

Statement of Hardship

The proposed redevelopment of 1072 E. Long Street is a Seven Unit condominium project on approximately ¼ acre corner lot in the North of Broad Neighborhood Stabilization Program project. The project consists of a three-story two-unit building and a three-story five unit building. All units are townhouses with separate front entrances. Six units are to be one bedroom with attached one-car garage, of approximately 930 s.f. of finished space. One unit is to be two-bedroom with attached one-car garage of approximately 1,400 s.f. of finished space.

The project contains a total of seven townhome units situated on the northwest parcel of the intersection of E. Long Street and N. 21<sup>st</sup> Street (parcel ID 010-003798). Rear parking will be accessed from the alley to the north of the site. All of the units will be built and marketed for moderate income buyers.

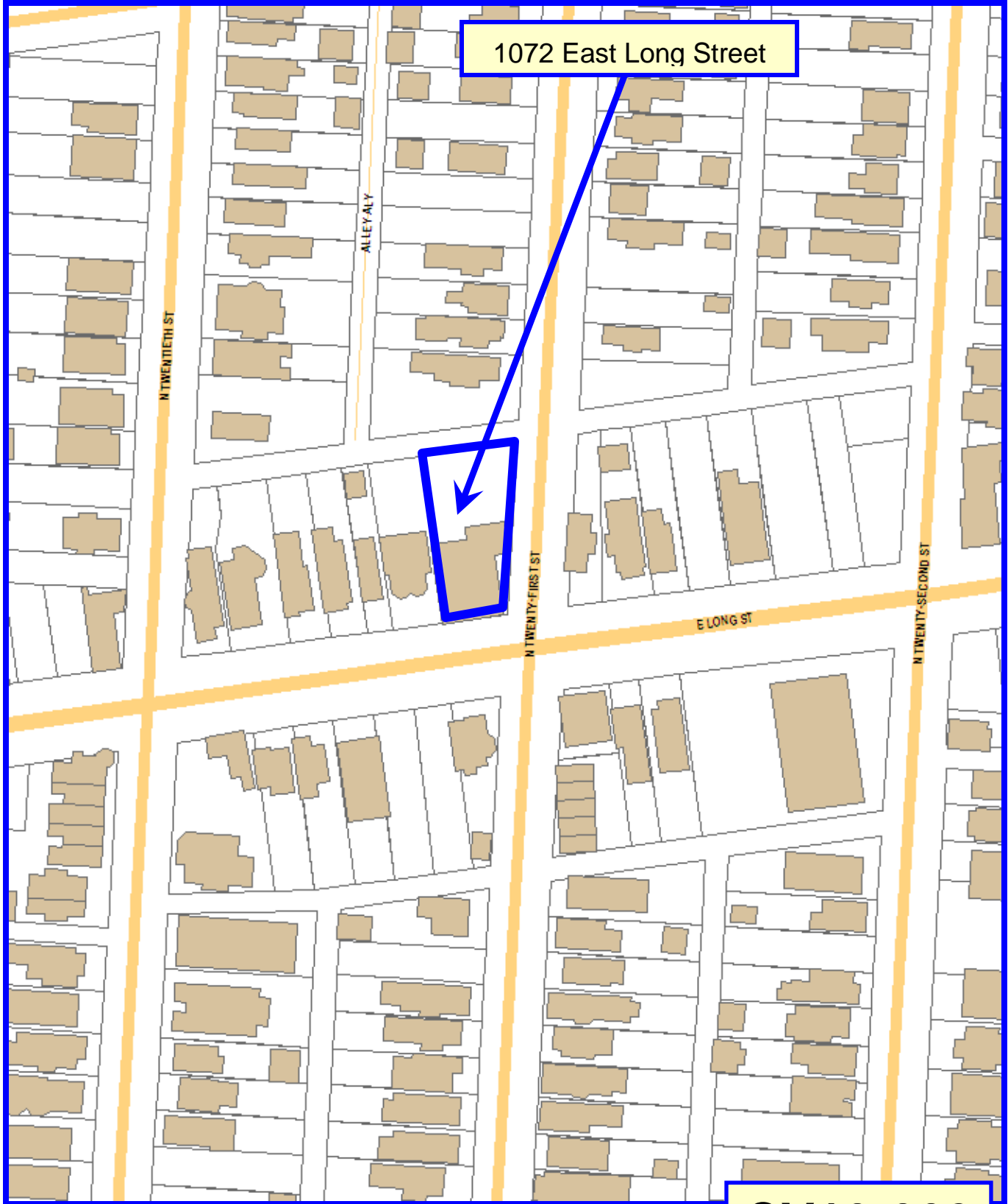
A variance is requested to allow the proposed product to be delivered. A townhome product requires reduced set backs, little or no side yards, slightly taller height district, fewer required parking spaces, and vision clearance at the northwest corner of E. Long and N. 21<sup>st</sup>. There is no zoning district which allows both a 2-unit dwelling and 5-unit apartment on the same lot. Further, the configuration of the site presents two street frontages. The proposed product is designed in a way that contributes both aesthetically and architecturally to both street frontages, but will need these variances granted in order to achieve the walk-up townhome style on both E Long Street and North 21<sup>st</sup> Street. By redeveloping this site as townhomes, the revitalization effort of the North of Broad neighborhood will extend beyond the scope of single-family homes and offer homebuyers more options as they increasingly choose to move to this community.

We respectfully ask that the following variances be granted so that the project can move forward as presented to the community:

- 3332.037 – Use Variance: allow 2-family & 5-family Townhouses
- 3312.49 – Minimum Number of Parking Spaces: 11 spaces required to 7 spaces.
- 3332.14 – R2F Area District Requirements: Lot Area of 3,000 s.f./dwelling unit to 1,371 s.f./dwelling unit.
- 3332.21 – Building Lines: 25’ required to 3’
- 3332.26 – Minimum Side Yard permitted: 5’ required to 3’
- 3332.29 – Height District: 35’ maximum permitted to 36.0’ Building “A” & 36.5’ – Building “B”
- 3332.30– Vision Clearance: Northwest corner of Building “B” encroaching into intersection of East Long Street and North Twenty-First Street

Signature:  \_\_\_\_\_  
Date: 6/9/10 \_\_\_\_\_





1072 East Long Street

**CV10-009**

DEVELOPMENT STRATEGY

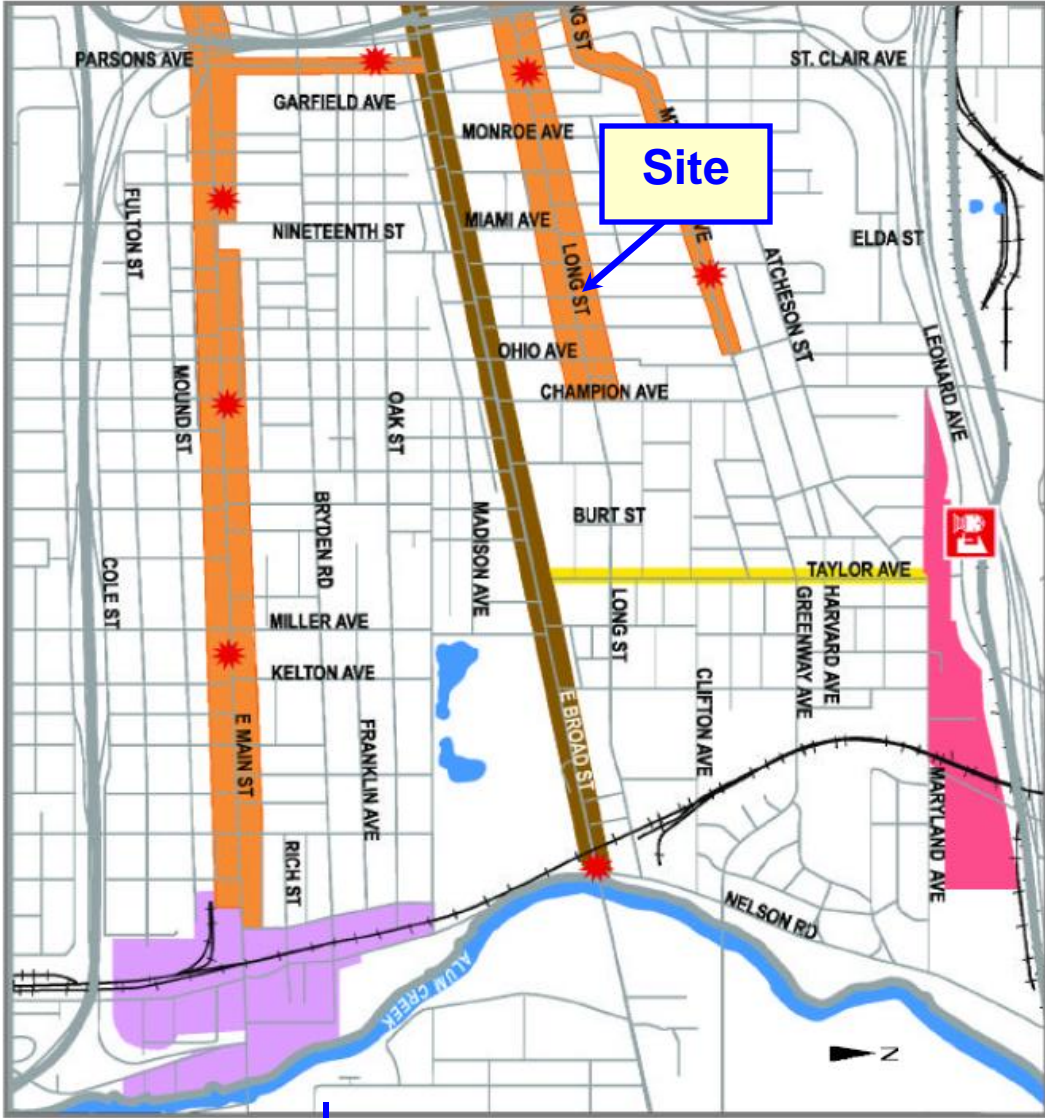









Figure 5

-  Commercial District Nodes
-  Office/Light Industrial/Mixed Uses
-  Light Industrial/Commercial
-  Potential Light Rail Station
-  Higher Density Residential/Mixed Use Development
-  East Broad Street
-  Lower and Medium Density Residential

**Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

**Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

NEAR EAST AREA PLAN

**CV10-009**

-----Original Message-----

**From:** Kathleen Bailey [mailto:kathleendbailey@hotmail.com]  
**Sent:** Thursday, June 24, 2010 10:50 PM  
**To:** david.reierson@chpcolumbus.org; Pine, Shannon L.  
**Cc:** Annie Womack; dana moessner; Willis Brown  
**Subject:** RE: 1072 E. Long  
**Importance:** High

This is the exact verbiage that was voted on at the June 2010 NEAC General Business Meeting for the approval of the zoning variance (CV010-009) app for 1072 E. Longs Street:

A motion was made to approve the variance application for 1072 with the following stipulation, "If the parking bays are changed or needed to be regraded because of drainage issues as per city code, that the grades be made with the proper adjustments and line up to the existing alley elevation and that if any brick is disturbed, that the brick in the alley be saved and reinstalled to the current alley elevation."

---

From: kathleendbailey@hotmail.com  
To: david.reierson@chpcolumbus.org; spine@columbus.gov  
CC: admin@lsba.biz; danamoessner@yahoo.com; wbrown8858@sbcglobal.net  
Subject: RE: 1072 E. Long  
Date: Mon, 14 Jun 2010 22:17:56 -0400

The Near East Area Commission (NEAC) voted unanimously(10-0-0) at its June 2010 General Business meeting to support CV010-009 Homeport's development of condos at 1072 E. Long Street with the proviso that the alley to the rear of the property (which will need to be altered to accommodate parking) be restored to it's original brick. This is in keeping with the precedent established by the City in downtown development for both aesthetics and traffic calming.

Hard copy to follow

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue, Columbus, Ohio 43224



**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV10-009

Being first duly cautioned and sworn (NAME) Carrie Hiatt, as COO of Columbus Housing Partnership, Inc.  
of (COMPLETE ADDRESS) 562 East Main Street, 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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Columbus Housing Partnership, Inc.  
562 East Main Street  
Columbus, OH 43215  
Number of Columbus based employees: 51  
Carrie Hiatt, Chief Operating Officer.

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Carrie Hiatt  
Subscribed to me in my presence and before me this 26<sup>th</sup> day  
of May, in the year 2010  
SIGNATURE OF NOTARY PUBLIC Stacy L York  
My Commission Expires: 01-05-14

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



STACY LYORK  
Notary Public, State of Ohio 01-05-14  
My Commission Expires 01-05-14 **page 9 — Council Variance Packet**