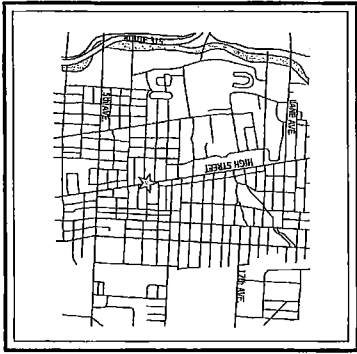
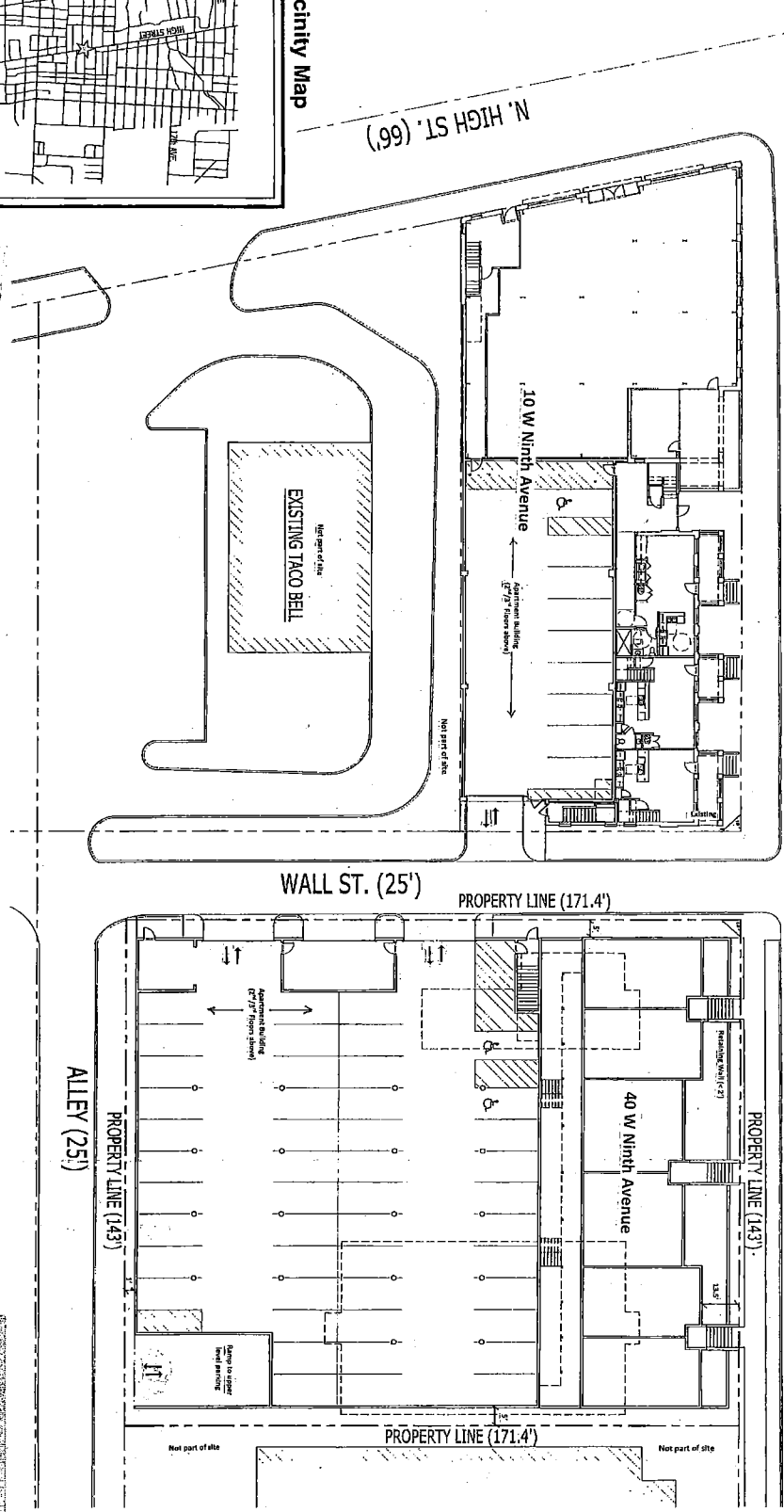


Site Plan
Scale: 1" = 30'-0"



Vicinity Map

SITE DATA	
Parcel ID:	010-047779, 010-012510
Zoning:	C-4, Commercial
Proposed Use:	Office (5,500 SF +/-) and 18 apartments
Height:	H-35 (8 story)
Area:	0.317 acres (14,245 SF)
Proposed Use:	Office (5,500 SF +/-) and 18 apartments
Notes:	None (B) spaces
10 West Ninth Avenue	
Parcel ID:	010-049478, 010-021885, 010-027258
Zoning:	M-4, Apartment Residential
Proposed Use:	18 space parking structure
Height:	H-35 (8 story)
Area:	0.361 acres (16,437 SF)
Proposed Use:	18 space parking structure
Notes:	78 space parking structure
40 West Ninth Avenue	



This plan may be subject to change without notice. The design is based on information provided by the client and is not intended to be a final design. The design is subject to change without notice. The design is based on information provided by the client and is not intended to be a final design. The design is subject to change without notice.

PHOTOGRAPHY
architectural and design.



CV15-065 Final Received 2/10/15

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

1/21/15

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

CV14-065

10 West Ninth Avenue and 40 West Ninth Avenue

This variance application includes contiguous property east and west of Wall Street (20') at North High Street and West Ninth Avenue. For purposes of addressing for this variance application, the property between North High Street and Wall Street is addressed as 10 West Ninth Avenue, and includes the North High Street frontage. The property west of Wall Street with frontage on West Ninth Avenue is addressed as 40 West Ninth Avenue. The following separates the two (2) development areas for purposes of proposed use, applicable provisions of the Columbus Zoning Code and applicable itemized variances.

10 West Ninth Avenue

(PID's: 010-047779, 010-015100)

The site is developed with a three (3) story apartment building fronting North High Street (PID: 010-047779, 1509 – 1513 N High Street) and a six (6) dwelling unit row house (PID: 010-15100, 14 – 24 West Ninth Avenue), located in the C-4, Commercial District. The ground level residential use of both buildings is non-conforming. Applicant proposes 1) to change the use of the ground floor of the building fronting N High Street to a conforming use with commercial office use, 2) conform the ground floor residential use of the six (6) dwelling unit row house to the C-4 district by variance, 3) connect both buildings on all three (3) floors, 4) have a total of 18 dwelling units with the ground floor residential use of 14 – 24 West Ninth, and the second and third floors of both buildings, and 5) provide nine (9) on-site parking spaces and use of parking spaces for the office use in the parking structure to be built at 40 West Ninth Avenue. The site is within the University Impact District, and is therefore subject to review by the University Area Review Board (UARB) and is regulated by the C-4 district and the University Urban Commercial Overlay (UCO).

Applicant requests the following variances:

- 1) 3356.05, C-4 Permitted Use
To permit ground level residential use in the C-4 District.
- 2) 3312.13, Driveway, To reduce driveway width from 20 feet to 16 feet for two way travel to the nine (9) space parking lot.
- 3) 3312.49, Minimum Numbers of Parking Spaces Required,
To reduce on-site parking from 37 to 9 spaces, subject to parking being provided in the parking structure to be built at 40 West Ninth Avenue for the office use.

- 4) 3372.605(D), Building Design Standards, Secondary frontage (West Ninth side of 1509-1513 N High Street) 60% glass between 2 feet and 10 feet above sidewalk for the first 10 feet of West Ninth façade from N High Street. 40% provided.

40 West Ninth Avenue

(PID'S: 010-049478, 010-021983, 010-012756)

The site is zoned AR-4, Apartment Residential, presently consists of three (3) tax parcels and is 0.563 +/- acres (24,500 SF). One of the three (3) buildings on the site has been razed. The other two buildings will also be razed for new construction. Applicant proposes to develop the site with a three (3) story apartment building and parking structure. The building will comply with the H-35 Height District. A total of 18 dwelling units and a 76 space parking structure is proposed. The site is within the University Impact District, and is therefore subject to review by the University Area Review Board (UARB) and is regulated by the AR-4 district and applicable provision of the University Planning Overlay (UPO).

Applicant requests the following variances:

1) Section 3372.562(A)(B), Landscaped Area and Treatment

(A). Minimum of 5% of lot area (1,225 SF) to be landscaped and located behind most rear portion of building. 143 SF/0.5% lot area located behind (north) most rear portion of building.

(B). One shade tree per 10 parks to be planted in rear yard. 76 parking spaces provided. 8 shade trees required in rear yard. Zero (0) provided.

2) Section 3372.563, Maximum Lot Coverage

Maximum building coverage 30%. Coverage 87%.

3) Section 3372.564(A), Parking

Maximum parking as percent (%) of lot area 35%. Proposed 60%.

4) 3372.565, Building Lines

Calculated average building setback (adjacent buildings east and west) is 18.5'.
Proposed building setback 13.5'.

5) 3372.566(C), Building Separation and Size

Maximum 10,200 SF of calculated floor area. 18,400 SF calculated floor area proposed.

6) 3372.567, Maximum Floor Area

32 and 36-38 West Ninth are original structures (0.80 FAR permitted)
44 West Ninth is a newer, non-contributing structure (0.60 FAR permitted)
Proposed FAR for new building (calculated floor area), 0.80.

7) 3372.568, Height

Three (3) story. 32', grade to flat roof. Height exceeds default permitted height (17 – 23 feet).

8) 3333.035, AR-4 Apartment Residential District Use

To permit office use located at the NW corner of N High and West 9th (10 West Ninth Avenue) to use parking spaces during business hours in the proposed parking structure, which is located in the AR-4 district.

9) 3333.15 (C), Basis of Computing Area

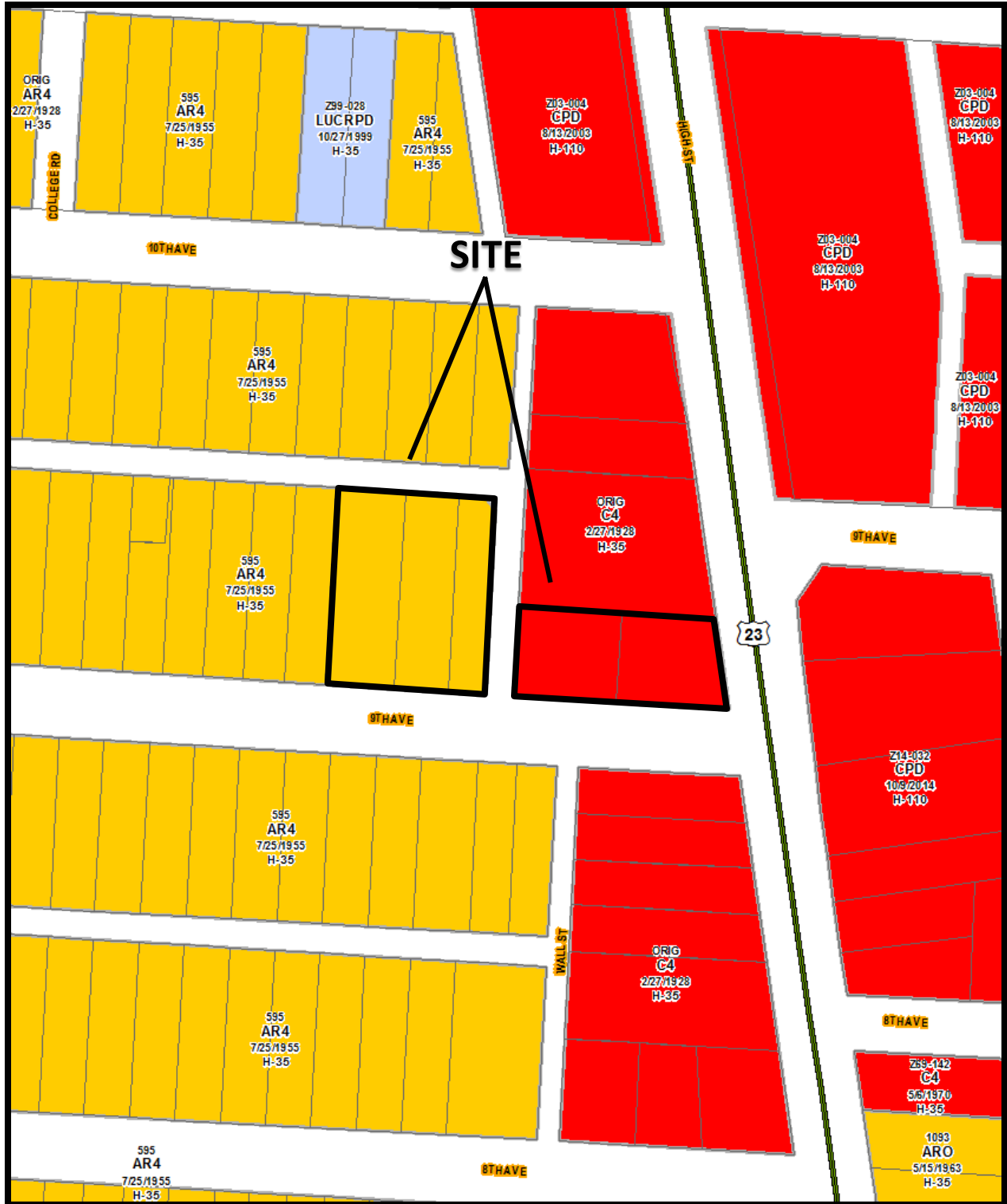
Maximum lot coverage 50%, Proposed 87%.

10) 3333.22, Maximum Side Yard Required

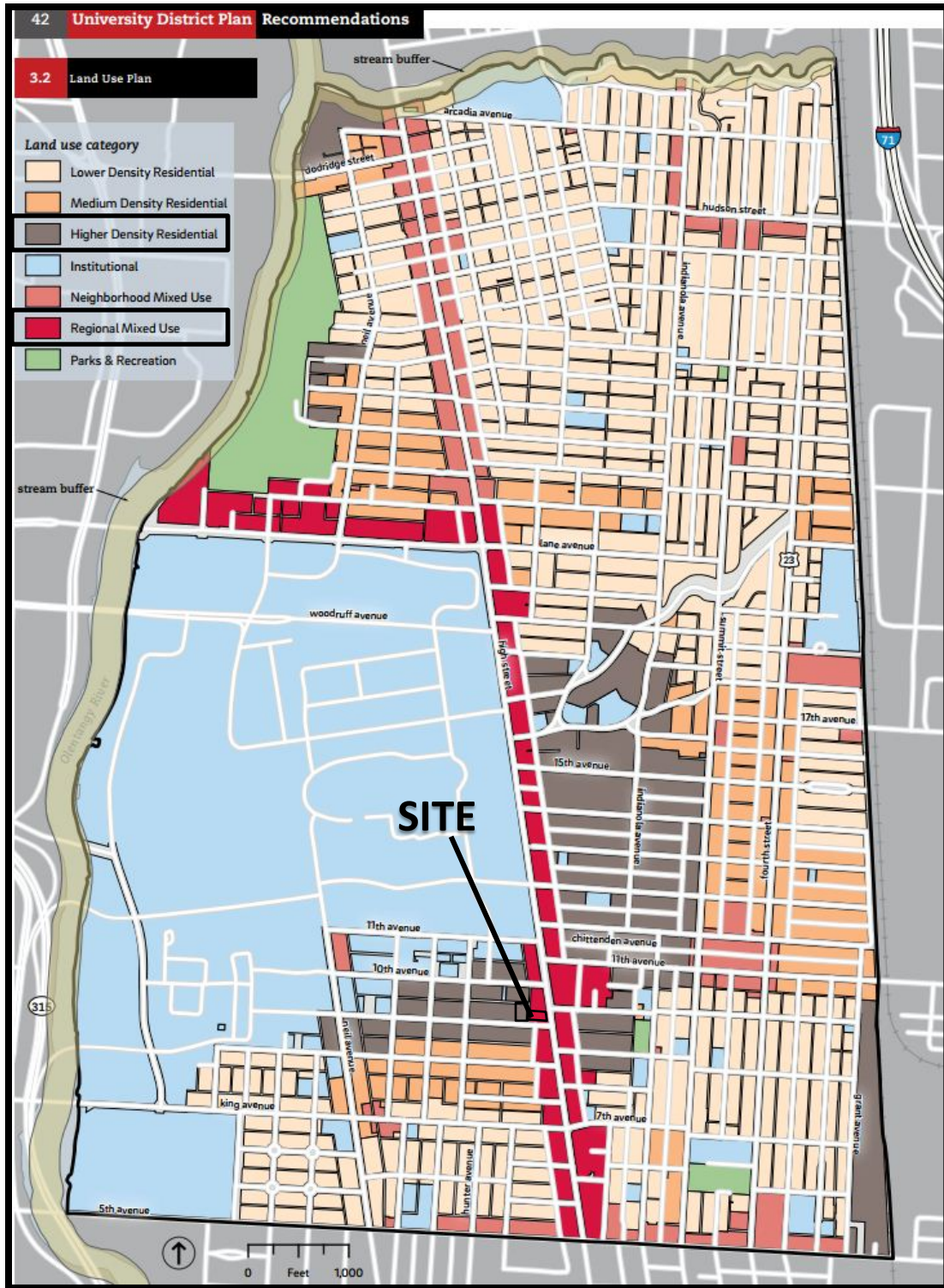
The sum of the two side yards to be 20% of lot width, maximum of 16 feet. $20\% = 28.6'$, so 16' max. Ten (10) feet proposed with five (5) foot side yard on east and west side of building.

11) 3333.24, Rear Yard

25% of total lot area to be located behind building. 0.50% provided due to parking structure.



CV14-065
10 and 40 West Ninth Avenue
Approximately 0.89 acres



CV14-065
10 and 40 West Ninth Avenue
Approximately 0.89 acres

high street character



Zone 2

King & 7th Avenues to 9th Avenue

Character: Eroded urban fabric is mixed with some handsome facades. Several sites offer redevelopment potential. Areas with extensive surface parking offer opportunities for additional development.

Goals:

- Strengthen the streetwall by developing under-utilized lots with a mix of retail and residential uses to restore a pedestrian-friendly experience.
- Ensure library expansion relates well to the street’s pedestrian orientation.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

Redevelopment Standards:

- Height: 1 to 3 stories
- Setback: 0’

CV14-065
 10 and 40 West Ninth Avenue
 Approximately 0.89 acres

Zone 3

9th Avenue to 11th & Chittenden Avenues

Character: Traditional “South Campus,” marked by a concentration of bars and other student-oriented uses. Includes some handsome historic facades as well as traditional buildings that have been substantially altered. Vacant land, surface parking, and deteriorated buildings offer significant redevelopment opportunities. This zone opens to the “park-like” character of the campus edge and serves as a gateway to the campus from the south and east.

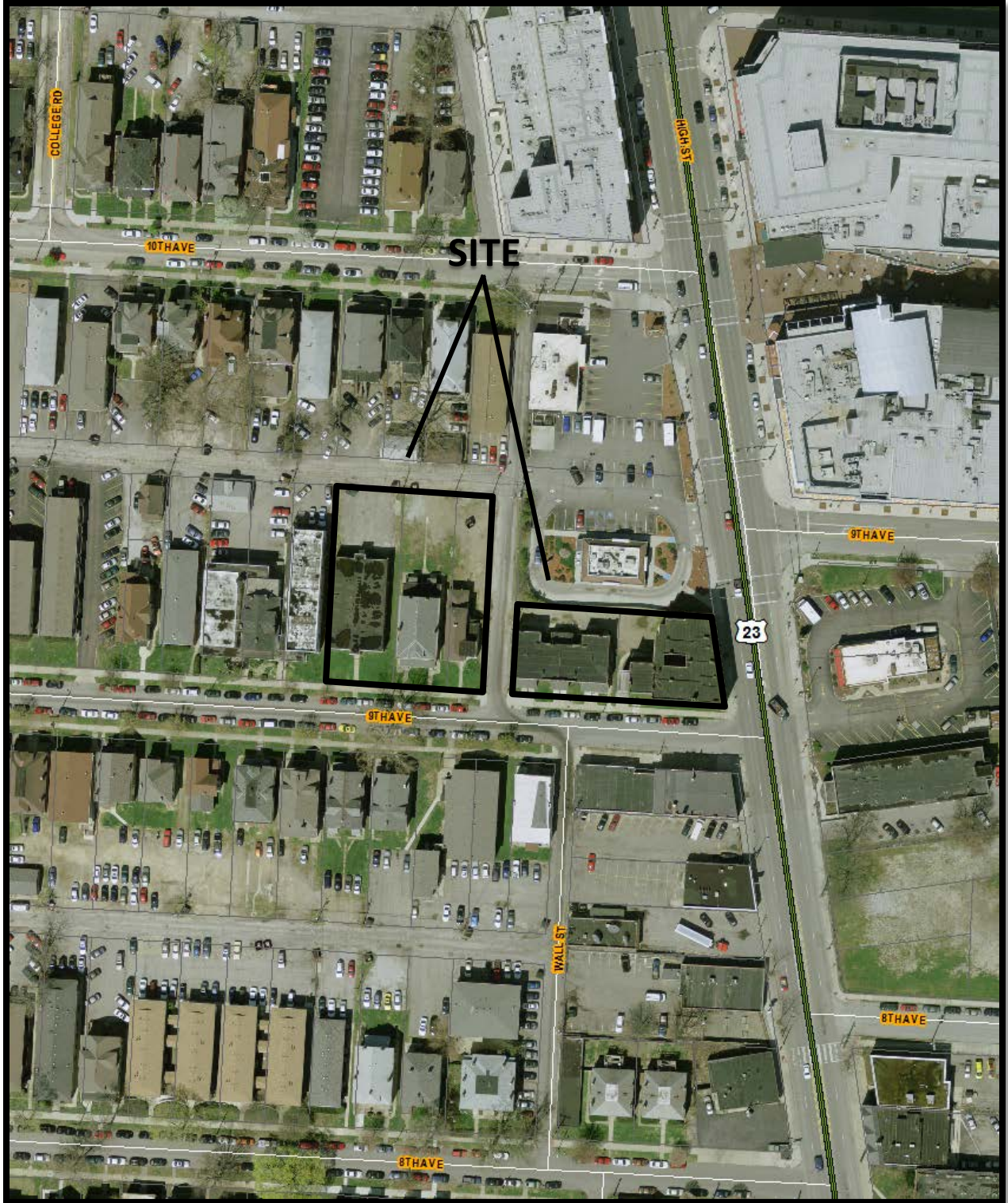
Goals:

- Redevelop as a lively destination for the entire university community and others. Redevelopment should be mixed-use, with extensive retail and entertainment facing High Street, together with housing and office uses. New buildings and uses should reinforce pedestrian activity by including such elements as transparent storefronts, lively entrances, and outdoor dining and gathering areas.
- Further develop the sense of “gateway” at 11th Avenue.
- Integrate existing primary character-giving buildings and/or facades into new streetwall.



Redevelopment Standards:

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at 11th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60’ or greater.



CV14-065
10 and 40 West Ninth Avenue
Approximately 0.89 acres



City of Columbus
Mayor Michael B. Coleman

ORD # 0800-2015; CV14-065; Page 10 of 12
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Terra Goodnight
Recording Secretary

Seth Golding*
Treasurer

January 21, 2015

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 10 W. 9th Avenue & 40 W. 9th Avenue
Council Variance: CV14-065 (14315-00000-00962)

Jim Bach

Craig Bouska*

Ethan Hansen*

Joyce Hughes*

Rory Krupp*

Jennifer Mankin

Colin Odden*

Deb Supelak*

Steve Volkmann*

Richard Talbot*

Tom Wildman*

Dear Ms. Pine:

This letter is to inform you that on January 21, 2015, the UAC voted to support the request for a council variance for the proposed development located at 10 West 9th and 40 West 9th Avenues.

The University Area Commission was overwhelmingly in support of this variance request. The Commission highlighted that this development will include the preservation and adaptive reuse of two architecturally contributing buildings, plus new construction that relates to the scale of the existing neighborhood. In addition, parking is creatively and more-than-adequately accommodated on site. All these elements the Commission felt would become a long-term asset to the neighborhood, and serve to balance the increased density that will occur along the High Street corridor. It will serve as an example of the type of development envisioned for the University District.

The vote to approve the above council variance request was as follows: **For – 14; Against – 0; Abstentions – 1.**

*Denotes Zoning
Committee member

Respectfully Submitted,

Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

RECOMENDATION

property address	10 and 40 WEST NINTH AVENUE CV14-065 (14315-00000-00862)
hearing date	December 18, 2014
applicant	Bradley Blumensheid (Rhythm Architecture), Wayne Garland (Owner)
issue date	March 9, 2015

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.



Variance or Zoning Change Request



Rezoning



Parking Variance



Change of Use



Lot Split



Special permit



Setbacks



Other

TYPE(S) OF ACTION(S) REQUESTED:

To support the requested variances on the condition:

- That the new building on West 9th Avenue align with the setback of the building East of Wall Street.

RECOMMENDATION:



RECOMMEND APPROVAL



RECOMMEND DENIAL



NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
University Area Review Board, Staff

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # CV14-065

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, 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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Buckeye Real Estate 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne Garland, (614) 294-0444 # of Columbus Based Employees: 11	2. Campus Partners for Community Urban Redevelopment 1568 N. High St. Columbus, OH 43201 Contact: Amanda Hoffsis, (614) 247-5958; # of Columbus Based Employees: 0
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before this 2nd day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires

30 days 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