



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

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 6/30/20

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

2685 Livingston Ave. – Council Variance Application Attachment

Sub-Area A Proposed Variances (Parcels 010-087745; 010-087746; 010-087747)

1. 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED: REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 9 SPACES TO 6 SPACES.
2. 3333.18 – BUILDING LINES: BUILDING SET BACK – REQUEST FOR FRONT BUILDING SETBACK AT LIVINGSTON TO BE REDUCED FROM 35’ TO 15’ BASED ON THOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF WAY FROM 80’ TO 120’.

Sub-Area B Proposed Variances (Parcels 010087759; 010092531; 010092757)

1. 3312.27 - PARKING SETBACK LINE: REQUEST TO REDUCE THE PARKING SETBACK ALONG BROOKWOOD TO 5’.
2. 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED: REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 150 SPACES TO 110 SPACES.
3. 3333.18 – BUILDING LINES: BUILDING SET BACK – REQUEST FOR FRONT BUILDING SETBACK AT LIVINGSTON TO BE REDUCED FROM 35’ TO 15’ BASED ON THOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF WAY FROM 80’ TO 120’.

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 106-unit senior age-restricted housing development in the Berwick 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 development will consist of up to 110 total units, serving fully independent seniors on two adjacent sites in the Berwick neighborhood of Columbus. The sites are as follows:

- Sub-Area A: Three single-family lots totaling just over .5 acres will be combined to include 6 units of cottage style living targeting younger, more active seniors;
- Sub-Area B: The existing church building site will provide up to 104 units of congregate style senior living on approximately 4.5 acres.

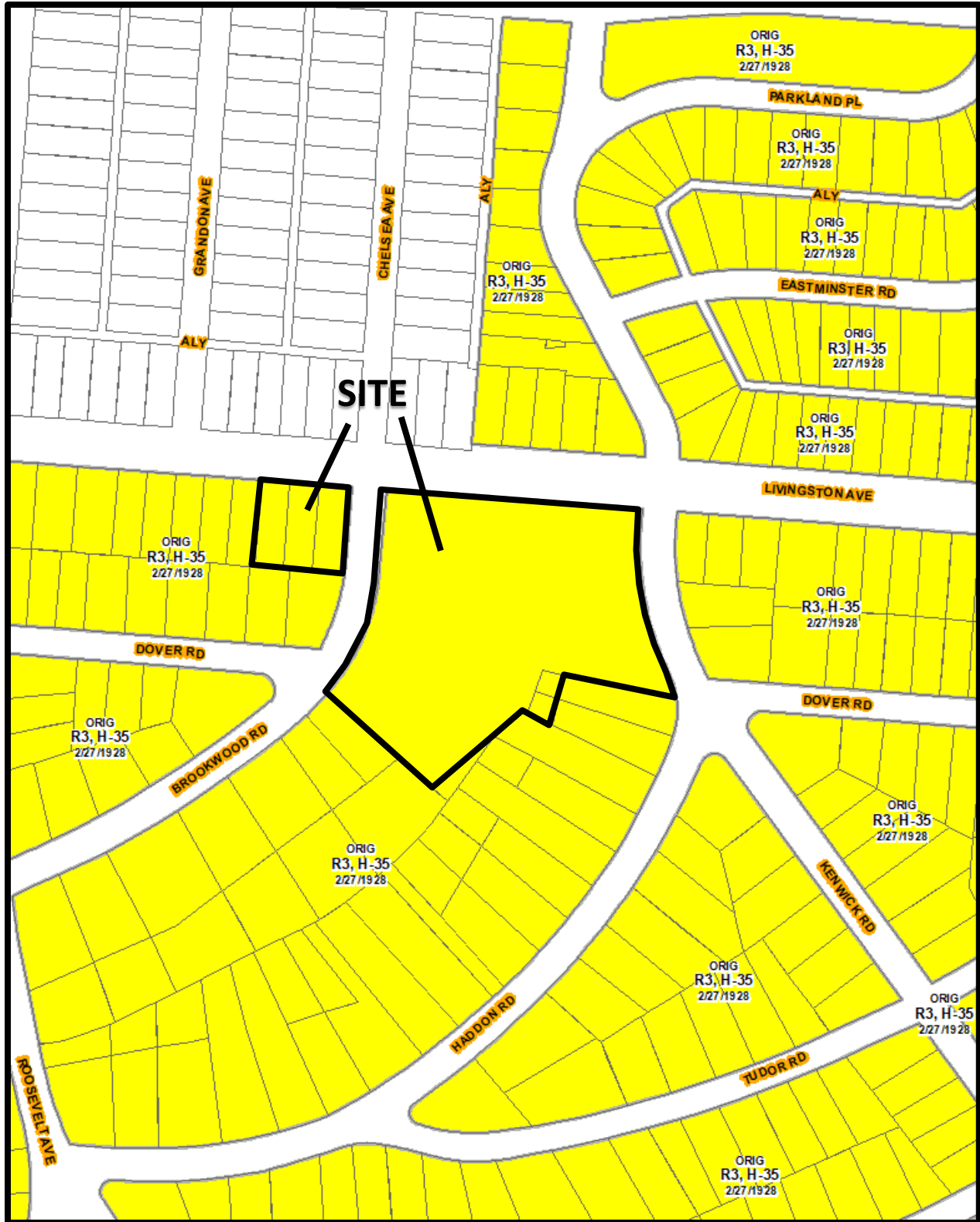
The existing site contains a large church building – the Brookwood Presbyterian Church. The building has been vacant since October of 2019, when Brookwood Presbyterian Church merged with two other local Presbyterian churches to form Unity Presbyterian Church. At present, the continued ownership of the church presents a hardship for the congregation, as it

remains responsible for the costs of ownership of a deteriorating, obsolete building while not being able to make beneficial use of the same. To address this hardship, the church has sought mission-aligned users to whom to sell the property and allow for the beneficial use of the site and development of a community asset on the same.

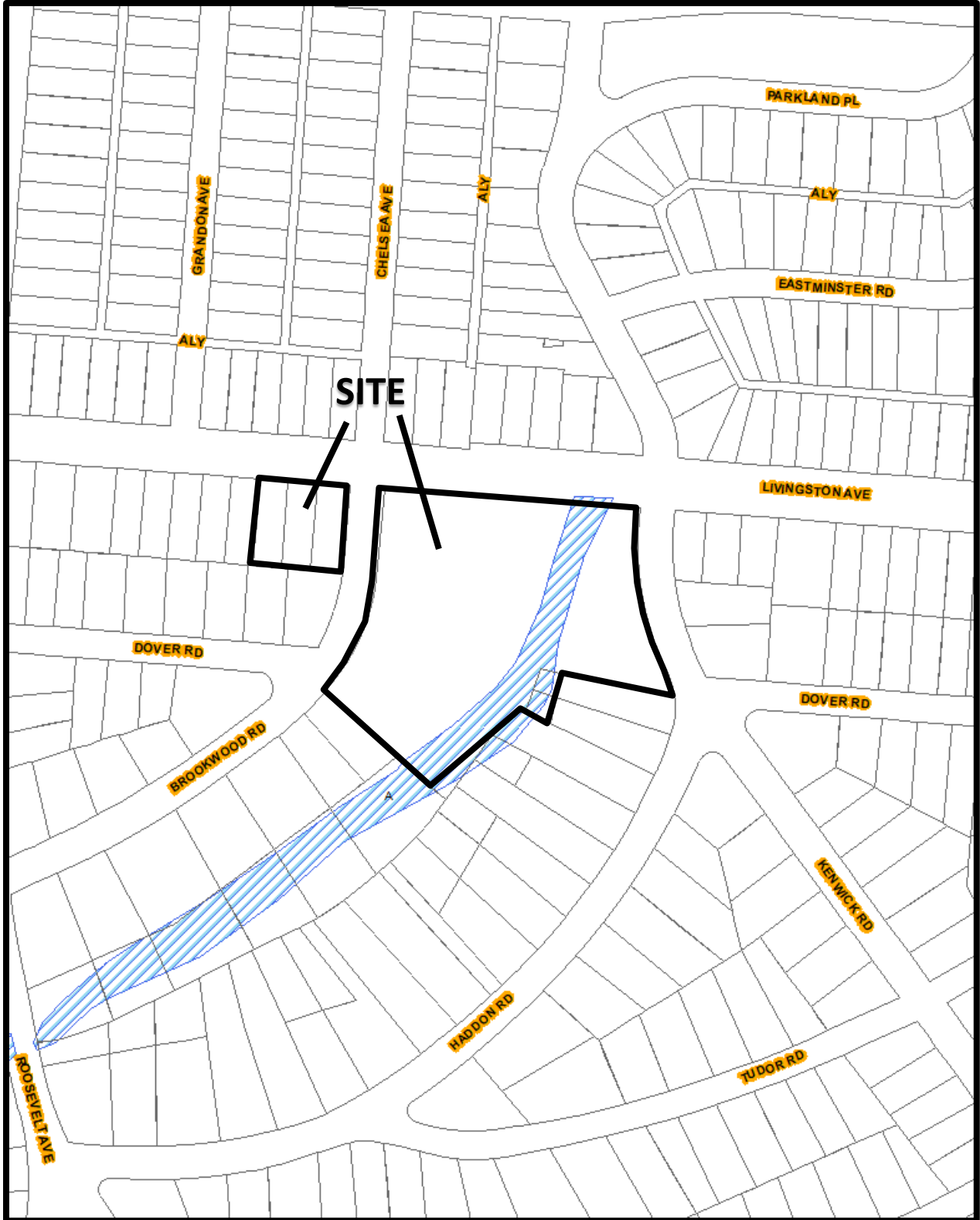
The variances sought by the Applicant are necessary to make beneficial use of the property. Applicant's proposed development and the variances necessary to enable it will allow for the current owner, Unity Presbyterian Church, to transfer stewardship of the property to a new owner with the resources needed to ensure the property continues to meet the needs of the surrounding community for decades to come. The development site presents some significant challenges, namely the existence of a large underwater storm sewer bisecting the site and the expansion of a stream corridor protection zone that will potentially encroach on the developable portion of the site. These issues could preclude other alternative developments, limiting the potential beneficial uses of the property. Applicant has developed a site plan that will take into account these issues while still allowing re-use of the site. Applicant's proposed use will enable the church to realize a return on its property and will enable the beneficial use of the site by delivering an asset to the community – much needed senior housing.

Applicant's proposed development fits within the character of the neighborhood. As aforementioned, the site presently contains a large church building within the R3 zoning district. This combination of uses – a larger structure within a residential district – is preserved by Applicant's development. Applicant is seeking to continue a residential use of the property through senior housing and to deliver that housing through buildings that fit within the scale and overall context of the neighborhood.

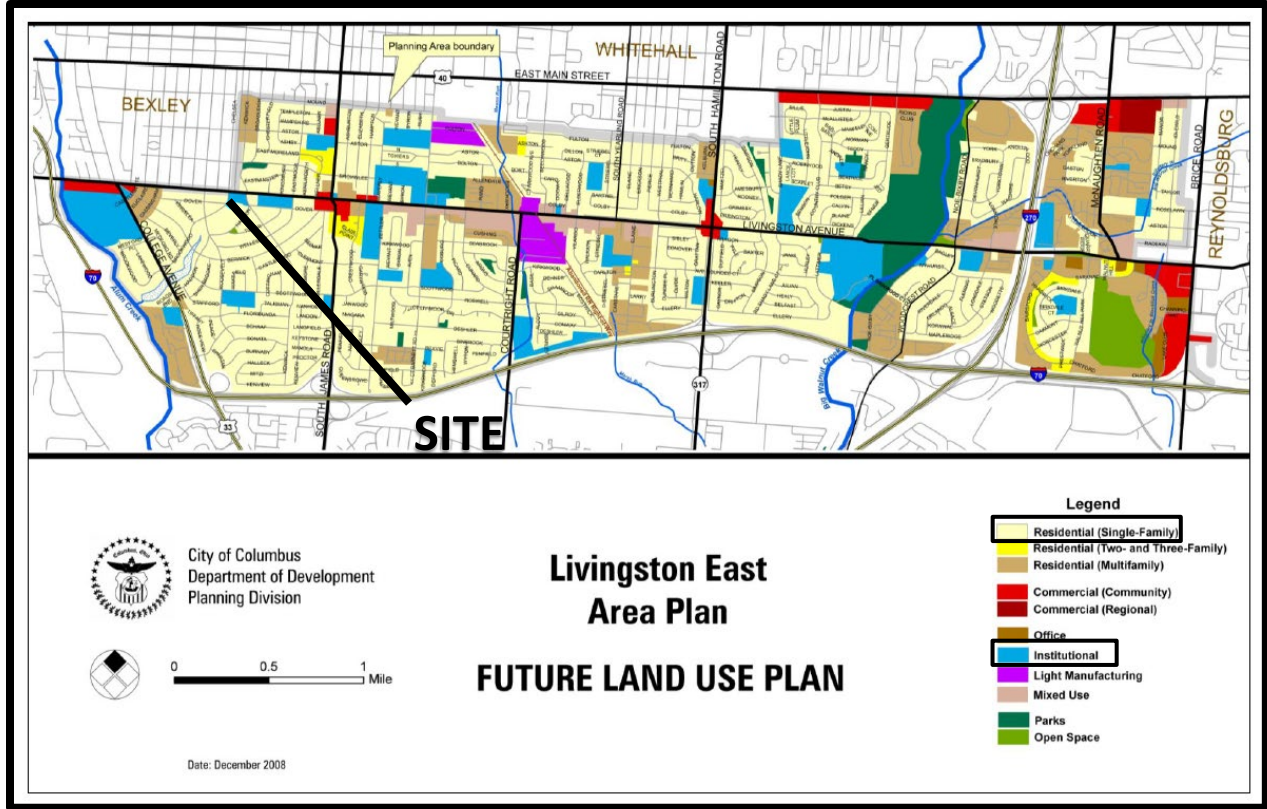
For the foregoing reasons, Applicant respectfully requests the variances stated herein.



CV20-058
2685 E. Livingston Ave.
Approximately 4.94 acres



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Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-058

Address: 2685 East Livingston Avenue

Group Name: Mideast Area Commission (MAC)

Meeting Date: October 20, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: Unanimous

Signature of Authorized Representative: Shozem Pantelis, Sharon Pantelis

SIGNATURE
Zoning Chair, MAC

RECOMMENDING GROUP TITLE
614-456-9409

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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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 #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 2335 N. 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 30 day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Patricia J. Shuster]
March 3, 2023

My Commission Expires:

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



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