

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
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

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

J. Card

Date

2-13-2017

CM7-009

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

Statement of Hardship

Introduction:

National Youth Advocate Program Host Program is a new, distinct service model aimed at providing concentrated, quality, family restoration services for Franklin County Children Services recognized teens with minimal to no history of paid services care involvement. Short-term dwelling accommodations and grassroots case management services are core Host Program components. Distinguishing features of the Host Program from existing NYAP programs include; program philosophy, services, staffing requirements, and an unyielding commitment to success.

The Problem:

We have been approached by Franklin County Children Services to spearhead a pilot program for teens within the system that fit the criteria of such the Host Program. This will involve a total of ten teens at any given time. In order to accommodate the teens in this program we must secure and ready a dwelling capable of housing the teens. Our property located at 2818 Joyce Avenue offers the needed space for such a dwelling.

The Solution:

Convert the current 2,800 square foot, four unit apartment type dwelling into one open floor design which will include bedrooms, restrooms a kitchen and dining area as well as other features necessary in order to comply with FCCS regulations. This program will be monitored with two staff members each shift which totals three shifts and one House manager on the first shift. All shifts will be eight hour shifts. The only people that will reside in the house will be our hosts (clients). This conversion from a multi apartment building into a group home type facility will incorporate the need for a rezoning or zoning variance.

Requested Variances:

Section 3332.039, R4 District, to permit the proposed shared living facility & section 3312.49(C) minimum number of parking spaces to allow 4 parking spaces where 7 would be required.



HOST Program

Hope, Opportunity, and Shelter during Transitions

/hōst/ noun- a person who receives other people as guests

NYAP's HOST Program is a new, distinct service model aimed at providing concentrated, quality, family restoration services for FCCS recognized teens, with minimal to no history of paid care involvement. Short-term dwelling accommodations and grassroots case management services are core HOST Program components. Distinguishing features of the HOST Program, from existing NYAP programs, include; program philosophy, services, staffing requirements, and an unyielding commitment to success.

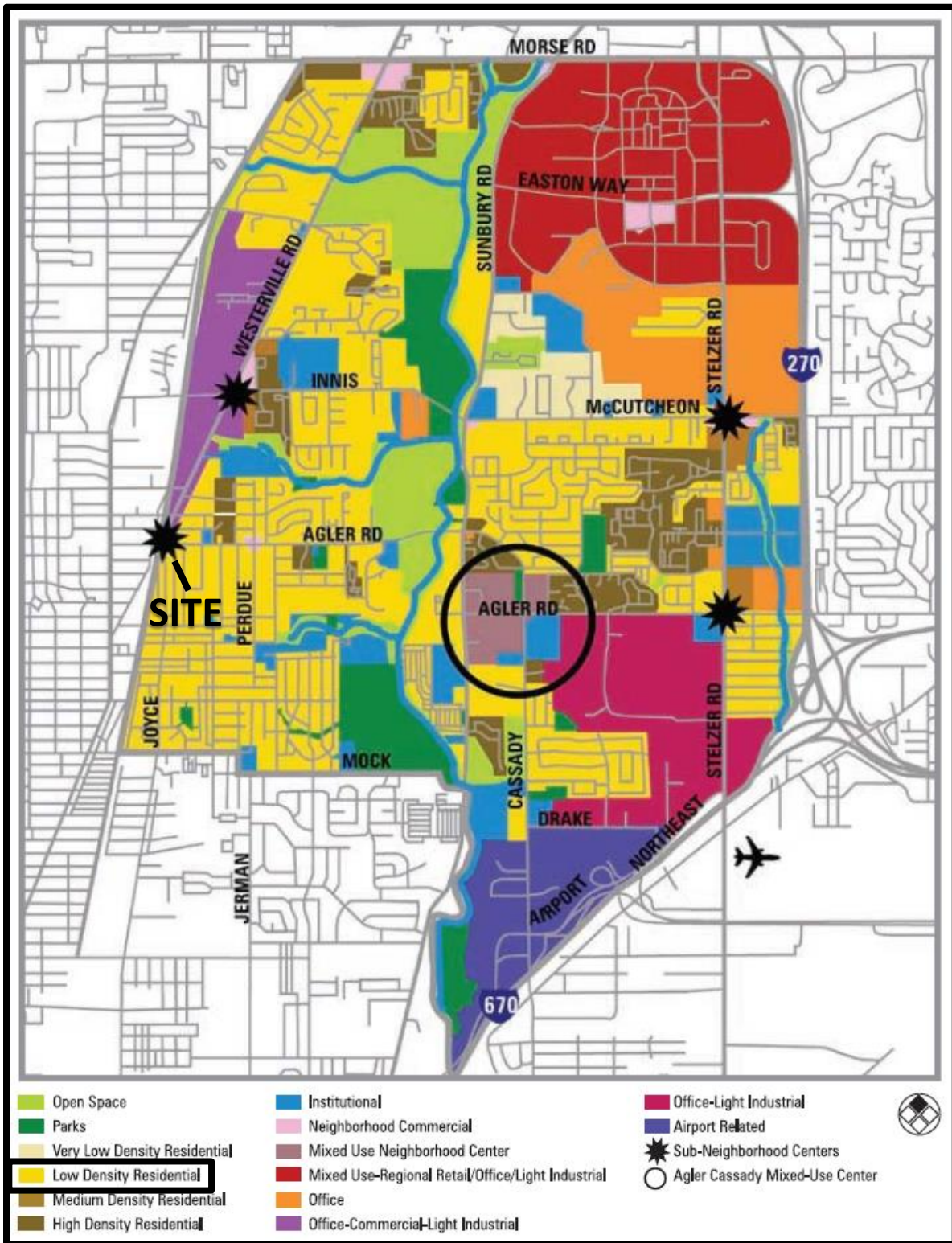
The HOST Program philosophy is simple: participating youth are viewed and accommodated as guests throughout their stay in a HOST home. Accordingly, we, staff, are their hosts, operating on principles of hospitality, meaningful engagement, and a high standard of service delivery. The goal is for program caseworkers and hosts to expeditiously, within 21 days, identify a permanent, non-paid placement for our guests while providing the most therapeutic and hospitable short-term care experience. This driving principle, we believe, is key to eliminating the often delayed, emotionally malnourished experience many teens endure during times of transition between paid and non-paid care. Program hosts will complete supplemental innovative training sessions aimed at understanding the philosophy of short-term hosting and learning how to meaningfully meet the stabilization needs of their guests, all while working with caseworkers toward the program goal. Guests will receive dwelling assignments through one of two avenues; being hosted in an approved private residence or being hosted in NYAP's brand new youth guest home. Identification and enrollment of private residence hosts will be ongoing. Case management services apply to guests in either setting.

NYAP's HOST Program responds to the urgent need to stabilize typically younger teens with little system contact, in permanent placements either with a biological parent or kin caregiver. 'HOSTing guests' during difficult times is both a reflection of intuitive community values from yesteryear and a forward charge toward a needed shift in immediate, short term care models. Through this initiative, NYAP is proud to remain a premier provider of innovative services.



CV17-009
2818 Joyce Avenue
Approximately 0.22 acres

Northeast Area Plan (2007)



CV17-009
2818 Joyce Avenue
Approximately 0.22 acres



CV17-009
2818 Joyce Avenue
Approximately 0.22 acres


May 10, 2017

Kelsey Priebe
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Priebe:

Subject: Variance CV17-09 on property known as 2818 Joyce Ave, Columbus, OH 43211.
The North East Area Commission at a public meeting on May 4, 2017 voted to approve the above application.

Sincerely,



Commissioner Porter
3130 McCutcheon Place
Columbus, OH 43219



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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 # CV17-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Card
of (COMPLETE ADDRESS) 1801 Watermark Drive Columbus Ohio 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 format:

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

Table with 2 columns and 2 rows for listing interested parties. Row 1: 1. NATIONAL Youth Advocate Program, 1801 Watermark Drive, Columbus Ohio 43215, Number of Columbus Employees 125, ATTN: John CARD 614-915-8759. Row 2: 2. (Empty)

Check here if listing additional property owners on a separate page.

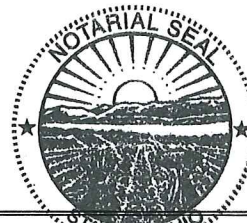
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 15th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

January 26, 2019
My Commission Expires

Notary Seal Here



NOLA LAWARRE
Notary Public
In and for the State of Ohio
My Commission Expires
January 26, 2019

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