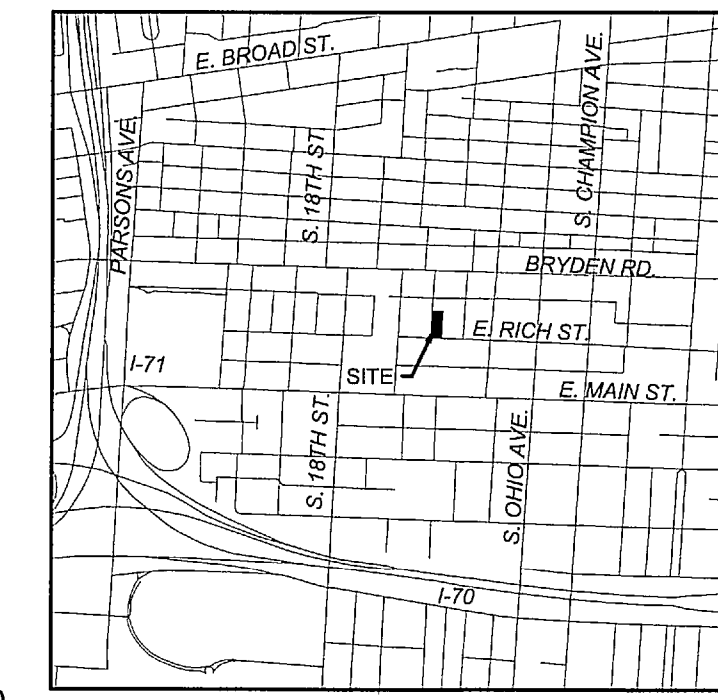


PID: 010-020650  
 BLUE CHIP HOMES LLC  
 978-980 E. RICH ST.  
 ZONED: R3, 0.12 AC.

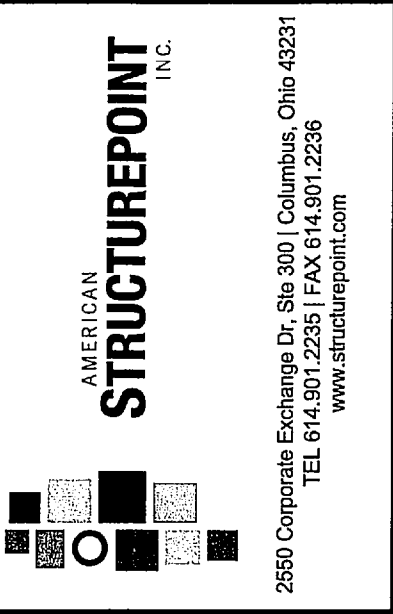
**OWNER/DEVELOPER**  
 BLUE CHIP HOMES, LLC  
 1165 W. 3RD AVE.  
 COLUMBUS, OH 43212  
 CONTACT: LONNIE FREEMAN  
 PHONE: (614) 721-5566  
 EMAIL: LONNIEFREEMAN@GMAIL.COM

**ARCHITECT**  
 GUNZELMAN ARCHITECTURE + INTERIORS  
 333 STEWART AVE.  
 COLUMBUS, OHIO 43206  
 CONTACT: KEVIN PARZYCH  
 PHONE: 716-213-7998  
 EMAIL: KPARZYCH@GUNZELMANAI.COM

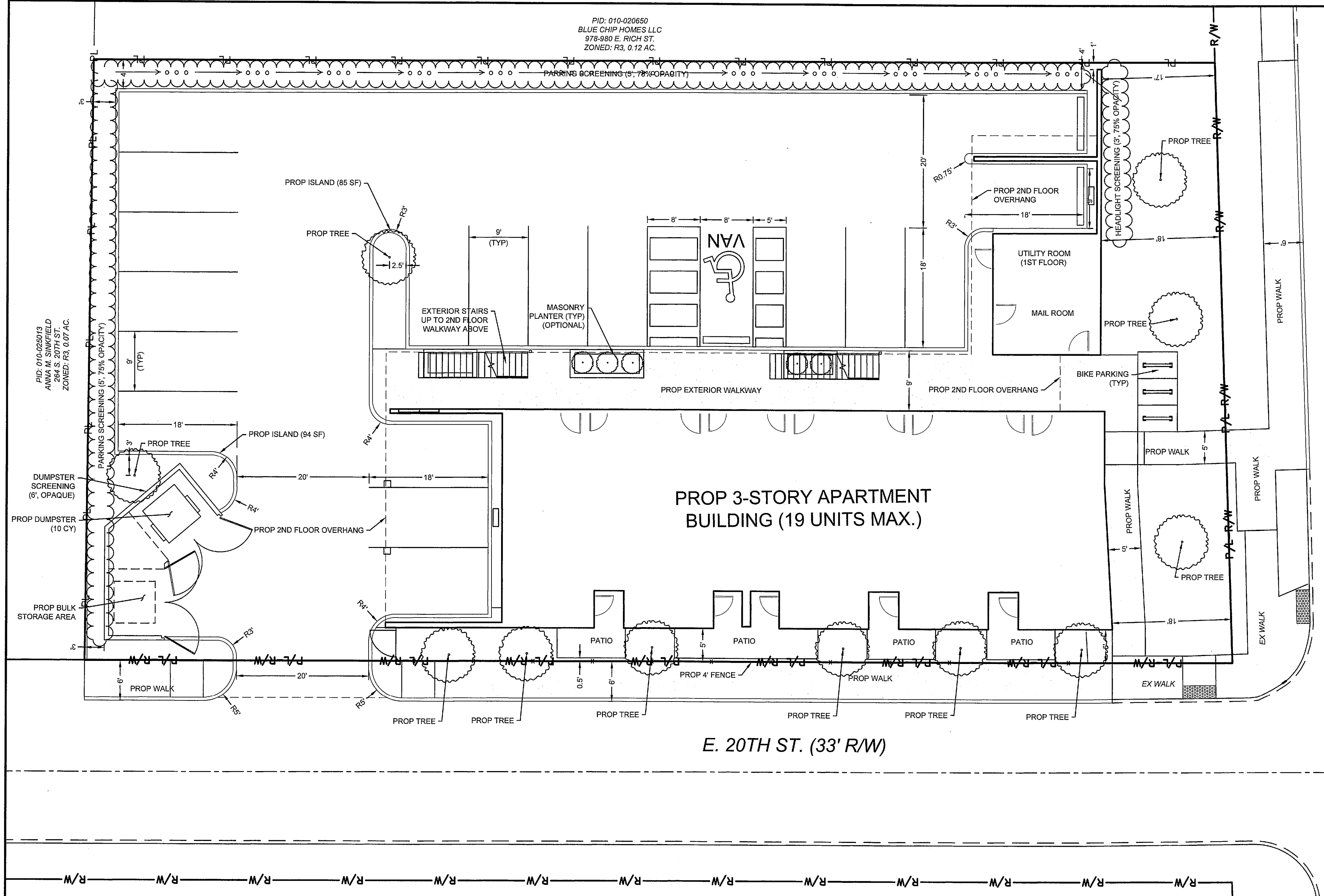
**ENGINEER**  
 AMERICAN STRUCTUREPOINT  
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300  
 COLUMBUS, OHIO 43231  
 CONTACT: OLLIE DAMSCHRODER  
 PHONE: 614-901-2235  
 EMAIL: ODAMSCHRODER@STRUCTUREPOINT.COM



VICINITY MAP  
 NTS



ZONING PLAN  
 FOR  
**980 E. RICH ST.**  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



SITE DATA:	
SITE AREA:	0.36 ACRES (15,487 SF)
EXISTING ZONING:	R3 (Z93-023A)
PROPOSED ZONING:	AR3 (Z20-107)
PROPOSED VARIANCE:	CV20-121
SITE ADDRESS:	980 E. RICH ST.
TAX PARCEL ID:	010-020650, 010-028010
FEMA MAP PANEL & ZONE:	39049C0328K, ZONE X
BUILDING DATA:	
TOTAL GROSS FLOOR:	14,000 SF
DWELLING UNITS (MAX.):	19
LOT COVERAGE:	5,351 SF (35%)
HEIGHT DISTRICT:	H-35
MAX BUILDING HEIGHT:	35'
DENSITY:	59 DU/AC (736 SF/DU)
PARKING REQUIRED (CV20-121):	19 SPACES (1 PER UNIT)
PARKING PROVIDED:	
REGULAR SPACES (9'x18' MIN):	18 SPACES
ADA SPACES:	1 SPACES (1 VAN)
TOTAL PROVIDED SPACES:	19 SPACES @ 1/DU
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
DWELLING UNIT TREES REQUIRED:	2 TREES (1 TREE PER EVERY 10 UNITS)
DWELLING UNIT TREES PROVIDED:	9 TREES
PARKING LOT TREES REQUIRED:	2 TREES (19 SPACES / 10 TREES/ SPACE)
PARKING LOT TREES PROVIDED:	2 TREES



PLOT SCALE: 1:1 EDIT DATE: 01/18/21 - 1:51 PM EDITED BY: AALDIS DRAWING FILE: 0:0202100064.D DRAWINGS\CIVIL\BIBITS\021-06-18 ZONING PLAN\2021-05-18 ZONING PLAN.DWG

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

*David B. Perry* Date: 06/18/2021  
 David B. Perry, Agent for Applicant

*Donald Plank* Date: 06/18/2021  
 Donald Plank, Attorney for Applicant

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	6/18/2021
DRAWN BY:	APA
CHECKED BY:	OSD
JOB NUMBER:	2021.00064



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 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 Exhibit B

Signature of Applicant Blue Chip Homes LLC by DWB Perry, Agent Date 12-7-2020
Signature of Attorney Donald Plank Date 12/7/2020

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

#### CV20-121, 980 E Rich Street, Columbus, OH 43203

The site is 0.35 +/- ac (15,246 SF +/-) located on the north side of E. Rich Street adjacent to S 20<sup>th</sup> Street (33') on the west side of the parcel. The site consists of two (2) parcels: PID: 010-020650, 010-028010). Both parcels are zoned R-3, Residential from a 1993 area rezoning. There are many non-single family uses in the area and the Near East Area Commission area is characterized by a broad range of housing types as well as commercial uses.

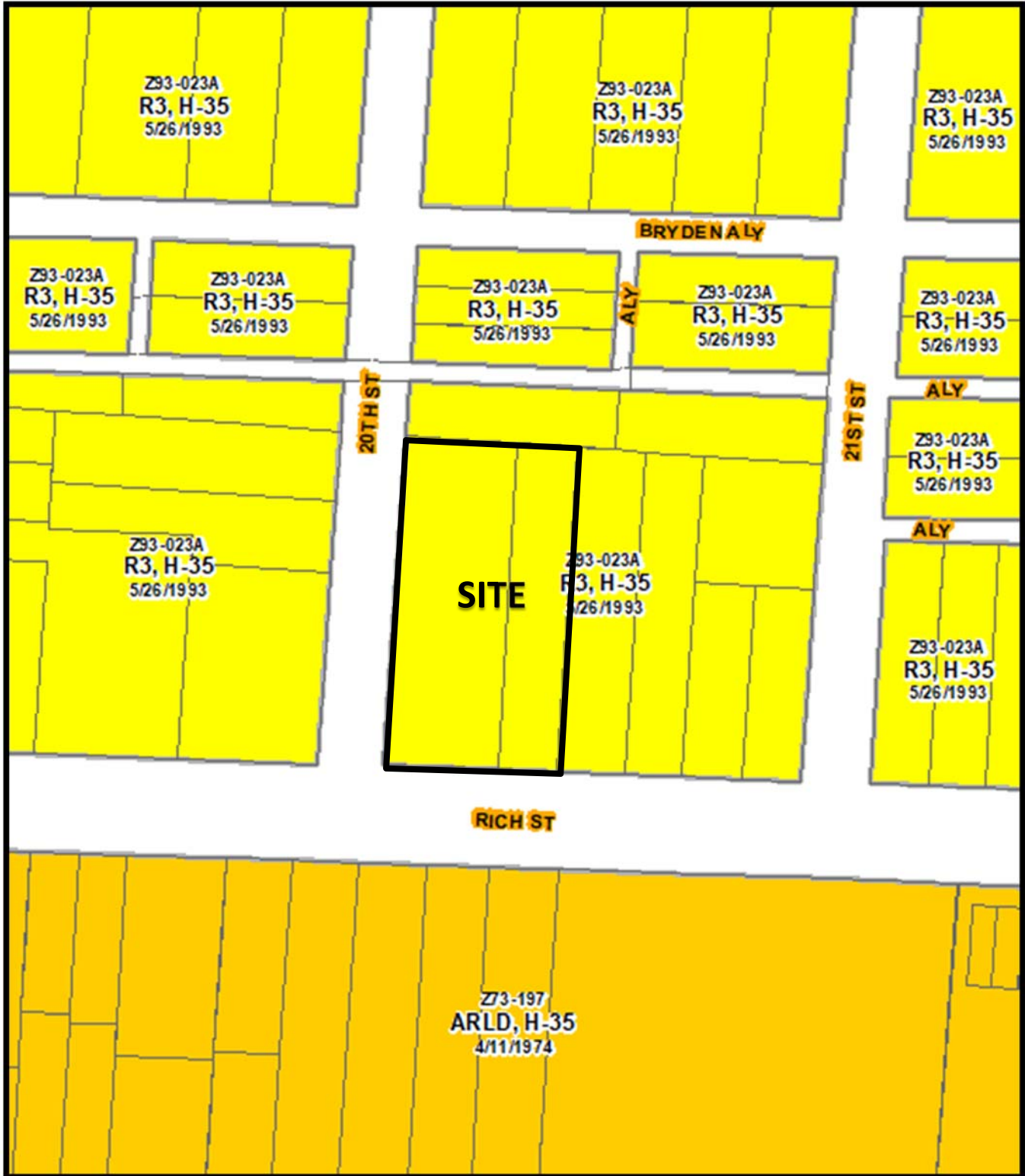
Applicant proposes to develop the site with a 19 (max.) dwelling unit apartment building. The two (2) parcels are vacant so there no demolition of existing structures is proposed. Applicant has submitted rezoning application Z20-107 to rezone from the R-3 district to the AR-3 district for the proposed multi-family use. This zoning variance application is submitted for applicable variances for the proposed site development. As is common with most urban development projects, certain zoning variances are required. The site plan titled "980 E Rich Street", dated 6/11/2021, is submitted as the site development plan. Parking is reduced from 1.5 spaces/DU to one (1) space/DU. The 19 (max.) dwelling units will be one (1) bedroom units with 565 – 600 SF per unit.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses, development of new housing and redevelopment of vacant land.

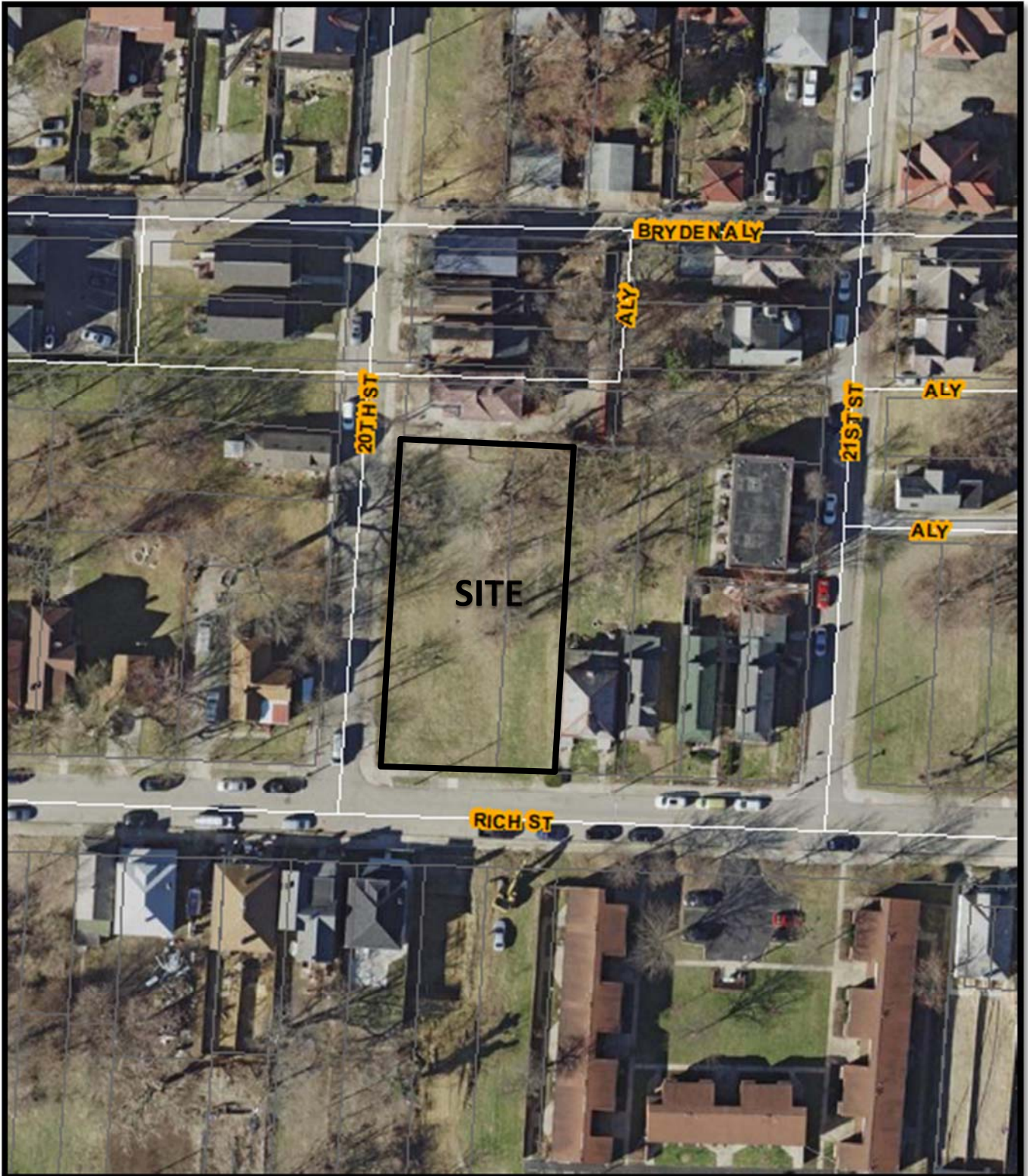
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. There are many forms of residential uses in the area. The proposed use is appropriate for the area and is one block from the E. Main Street commercial corridor. The requested variances are not substantial, are characteristic of urban development, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3312.21(A)(2)(D)(1), Landscaping and Screening, to reduce the area and radius of two (2) parking lot islands from 145 SF to 94 SF and 85 SF and 4 foot radius to 3' and 2.5' radius, respectively; and to reduce the landscaped setback along the property line from 4' wide.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 29 spaces (19 DU at 1.5 spaces/DU = 28.5 spaces) to 19 spaces at 1 space/DU.



CV20-121  
980 E. Rich St.  
Approximately 0.35 acres



CV20-121  
980 E. Rich St.  
Approximately 0.35 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Application Number Z20-107 / CV20-121

Address 980 E. Rich Street

Group Name Near East Area Commission

Meeting Date February 11, 2021

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote 9-0-0

Signature of Authorized Representative *William D. Beck*

Recommending Group Title CHAIR - NEAC

Daytime Phone Number 614-583-3053

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 - 121

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 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. Row 1: 1. Blue Chip Homes, LLC, 5000 Arlington Cntr Blvd, Ste # 2212, Cols, OH 43220; # Cols based emps: 0 Contact: Lonnie Freeman, (614) 571-0910. 2. City of Columbus - Land Bank, c/o John Turner 845 Parsons Avenue, Columbus, OH 43206; # Cols. based employees: 10,000+, Contact: John Turner, (614) 645-2551. Row 2: 3. (blank), 4. (blank)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 9th day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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