

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

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

CV16-042

**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:**

The subject property is a 100 unit apartment project owned by National Church Residences, the largest provider of housing for the elderly in the country offering affordable housing in numerous states. One component of their mission is to provide housing with services. As such they have been adding Medical Office Suites to many of their facilities thereby providing medical consultation / services to their residents. For this particular project, the existing zoning classification of L-AR-12, Limited Apartment Residential does not allow a Medical Office. That said there are many providers of housing within the City of Columbus with a variety of facilities that offer various forms of assistance with their multi-family properties including infirmaries, medical dispensaries, on site staff consultation, common dining facilities, on site occupational or physical therapy, etc. which have required Council Variances also. It is further noteworthy, that under the Ohio Building Code a Medical Office Suite Use is classified as "B" - or Business; and that the current Club House Building within which this use is proposed was constructed and is currently classified for Business occupancy. Finally, since the proposed facility will solely be providing services for those residents on site, there will be no added parking load to the project. Considering these facts and the ever increasing trend of providing housing with services; together with the many precedents of similar Council Variances for this type of use; and the inconsequential nature of the proposed use, this proposal will not adversely affect the surrounding properties and should be approved.



Signature of Applicant \_\_\_\_\_

5/31/2016

Date \_\_\_\_\_

**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**



# National Church Residences

## Permanent Supportive Housing

398 South Grant Ave. | Columbus, Ohio 43215

May 31, 2016

Michael Maret  
City of Columbus  
Department of Building & Zoning Services  
Zoning/Council Activities Section  
757 Carolyn Avenue  
Columbus, OH 43224

Re: Zoning variance request to provide medical services to residents of Commons at Chantry

Dear Mr. Maret,

National Church Residences' CARF (Commission on Accreditation of Rehabilitation Facilities) accredited Healthy-at-Home (HaH) Program provides on-site, state-certified, person-centered and strengths-based integrated primary, behavioral and ancillary health care that is tailored to meet the unique needs of permanent supportive housing (PSH) residents. It is founded in a culture of self-care, peer support, and quality professional services aimed at improving the emotional, physical, and financial well-being of the client population served.

In 2014, a three phase project was started to expand the HaH model to three of National Church Residences' central Ohio locations, Commons at Grant, Commons at Livingston and Commons at Chantry. Phase one was completed in spring 2015 and consisted of renovations at the Commons at Grant to convert existing space into a medical suite, a case management suite, and an administrative suite. The second phase will include renovation of existing storage space within the Community Building at Commons at Chantry to accommodate a medical suite that will serve up to 100 formerly homeless and/or low-income families (up to 175 adults and children). Once completed, a nurse practitioner will be onsite 2-3 days per week to provide much needed health and wellness education, primary and episodic care, and other preventive services such as flu shots, diabetes testing, and blood pressure monitoring, for the families and children residing at the Commons at Chantry.

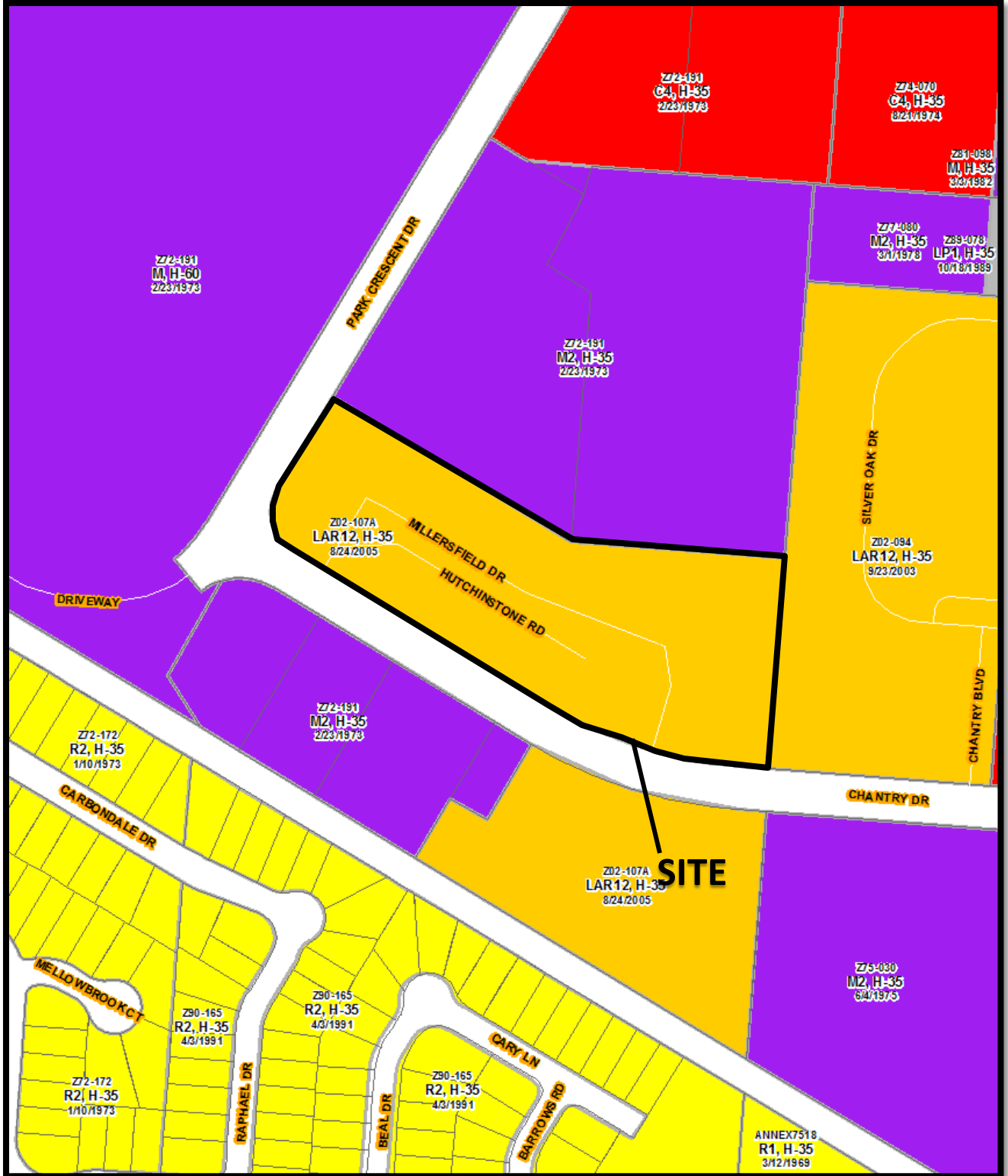
The renovation project will begin in fall 2016 and should be complete by year end. We hope to begin providing services at this location in January 2017. Please feel free to call me at 614-309-3868 with any questions. Thanks in advance for your consideration.

Sincerely,

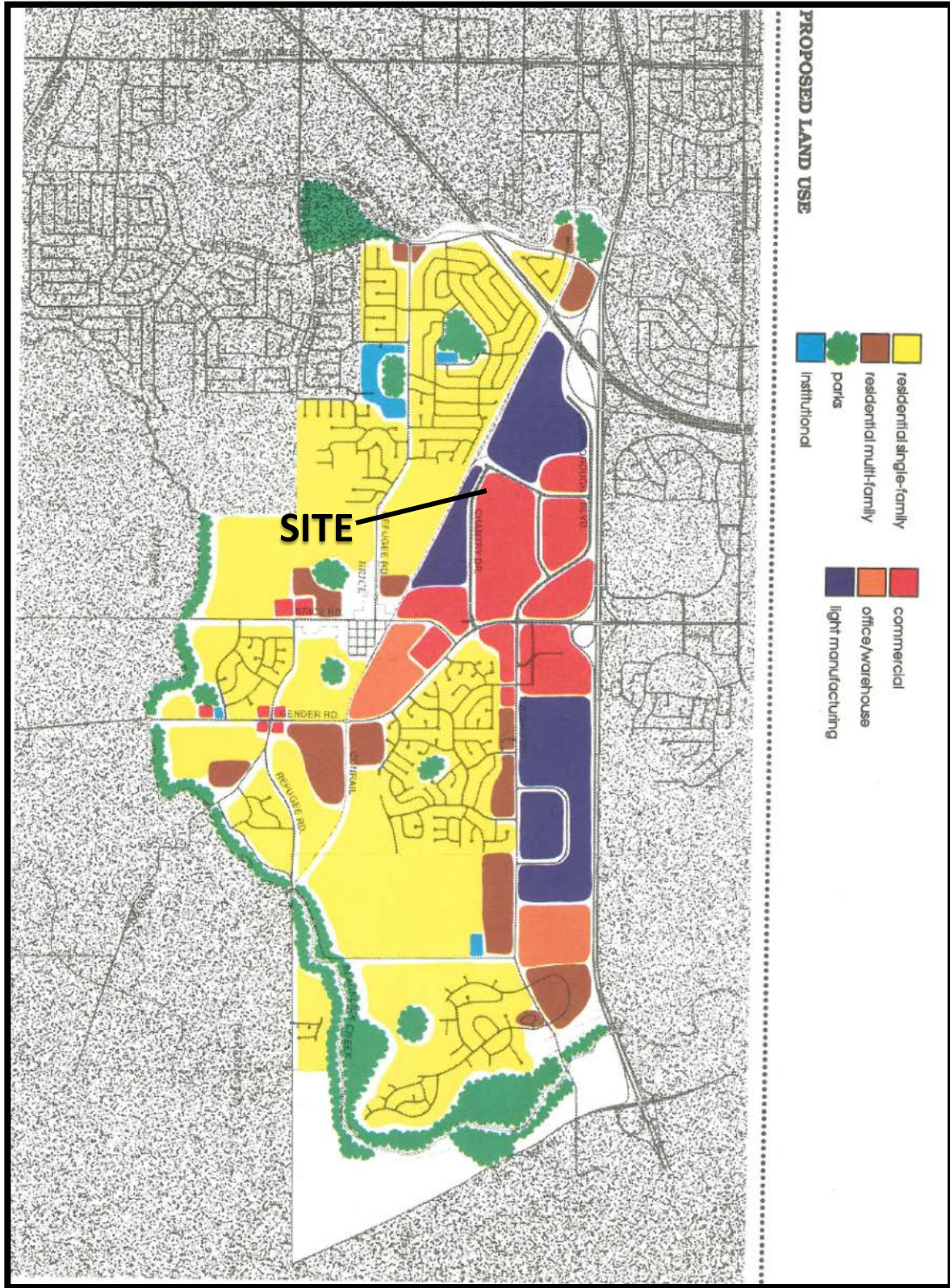
Colleen M. Bain, M.Ed., L.S.W.  
Vice President of Supportive Housing

Cc: Chris Bruzzese, Berardi & Partners, Inc.

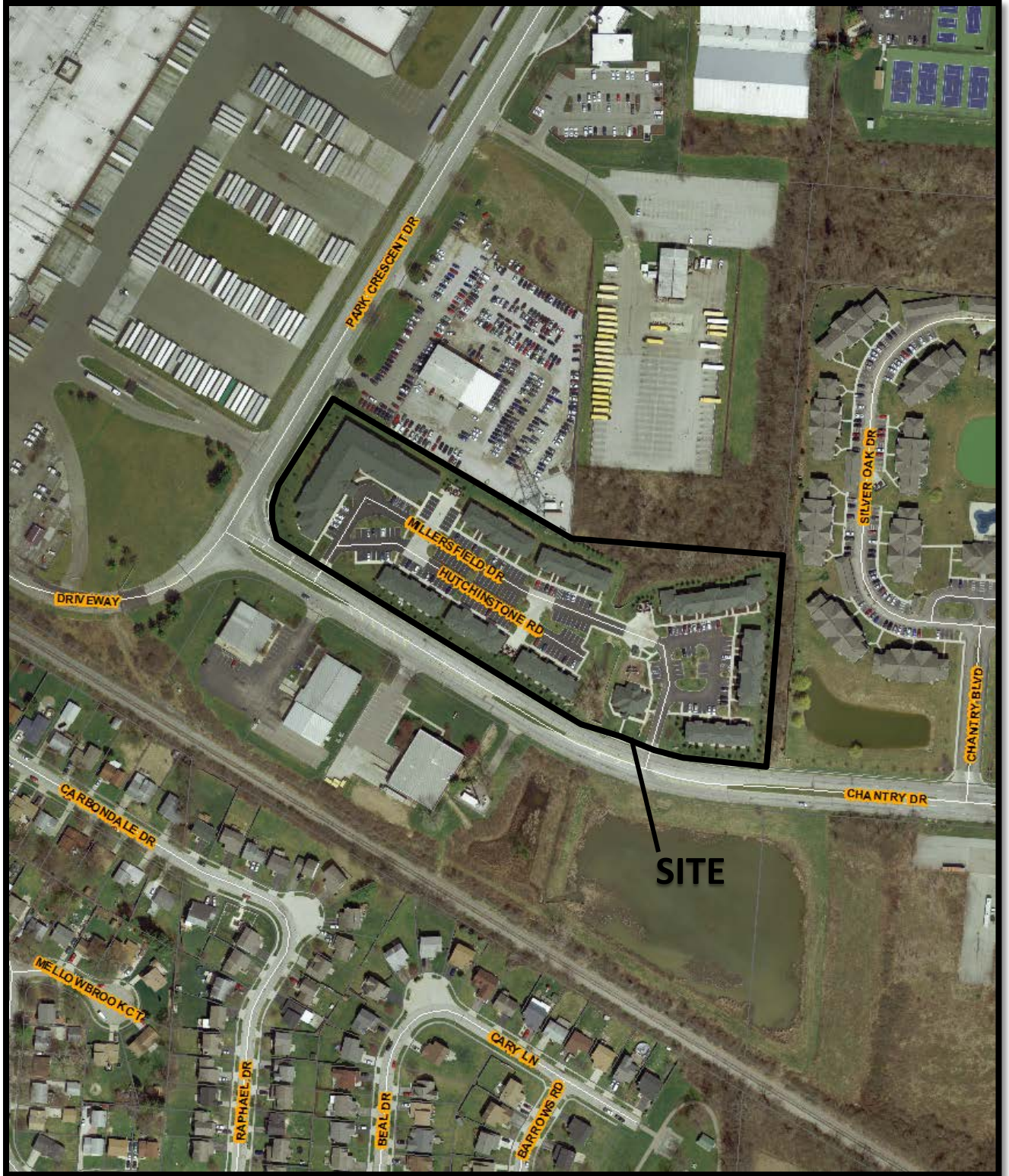
398 S. Grant Avenue Columbus, OH 43215 Phone: 614.224.2988 Fax: 614.716.0902



CV16-042  
5560 Chantry Drive  
Approximately 7.23 acres



CV16-042  
5560 Chantry Drive  
Approximately 7.23 acres  
Brice/Tussing Plan (1990)



CV16-042  
5560 Chantry Drive  
Approximately 7.23 acres

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT:

APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: CV16-042

DATE RECEIVED City of Columbus Dept Building & Zoning Service: MICHAEL MARET

AREA COMMISSION: FAR EAST AREA COMMISSION

DATE RECEIVED BY AREA COMMISSION: 06/07/2016

LOCATION AND ZONING REQUEST:

Certified address: 5560 CHANTRY DR ZIP: 43232

Parcel Number for Certified Address: 010-274088

Current Zoning District: L-AR-12 Requested Variance: MEDICAL SUITE COMMON AREA

Proposed Use or reason for rezoning request:

ALLOW FOR MEDICAL SUITE IN COMMON AREA

Proposed Height District: H-35

APPLICANT:

Name: Christopher Bruzzese Phone Number: 614-221-1110 Ext.:

Address: 1398 Goodale Blvd. City/State: Columbus OH Zip: 43212

Email Address: cbuzzese@berardipartners.com Fax Number: 614-221-0831

PROPERTY OWNER(S) [ ] Check here if listing additional property owners on a separate page

Name: Chantry Place Housing L.P. Phone Number: 614-451-2151 Ext.:

Address: 2335 North Bank Drive City/State: Columbus OH Zip: 43220

Email Address: jphillips@nationalchurchresidences.org Fax Number:

ATTORNEY / AGENT (Check one if applicable): [ ] Attorney [X] Agent

Name: Christopher Bruzzese Phone Number: 614-221-1110 Ext.:

Address: 1398 Goodale Blvd. City/State: Columbus OH Zip: 43212

Email Address: cbuzzese@berardipartners.com Fax Number: 614-221-0831

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH: BD OF ED BUS PARKING AND SERVICE

EAST: APARTMENTS

SOUTH: CHANTRY DRIVE

WEST: PARK CRESCENT DR

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 6-07-16

ORD # 1851-2016; CV16-042; Page 7 of 8

Notification of Identifiable Civic Organization recognized by the City:

Organizations: TUSSING BLOCK WATCH

Emailed date: \_\_\_\_\_ Email Received Notification: \_\_\_\_\_

Notification of Applicant or legal representative:

**APPLICANT COMMENTS: 6-07-16 MEETING:**

Applicant will be converting the area now used as the laundry area in the common house to a medical suite. Use will be for the residence of the complex and not general public. This will be a preventative medical suite with no scheduled drugs on premise.

**CIVIC ORGANIZATION COMMENTS: None**

**AREA COMMISSION COMMENTS DECISION ACTIONS 5-03-16 MEETING:**

RECOMMENDATION IS TO ALLOW VARIANCE. Based on Applicants experience and having similar medical suites at the other residential facilities they have in the Columbus area.

WITH 7 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 7 AGAINST: 0 ABSTAINED: 0.

DATE: 6-7-16

**DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT**

DATE: 6-8-16

TO:

Michael Maret

THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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 # CV16-042

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher J Bruzzese of (COMPLETE ADDRESS) 1398 Goodale Blvd., Columbus OH 43212

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

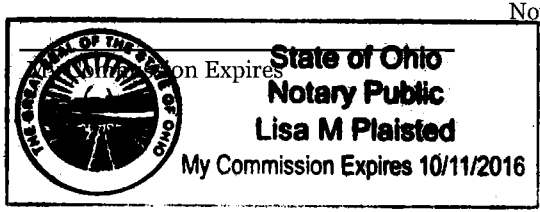
Table with 2 columns and 2 rows. Row 1: 1. Chantry Place Housing LP, 2335 North Bank Drive, Columbus, OH 43220, Jeffrey Phillips, 614-451-2151. Row 2: 3., 4.

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 31 day of May, in the year 2016

[Handwritten Signature] SIGNATURE OF NOTARY PUBLIC



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