

## STATEMENT OF HARDSHIP

**Columbus Metropolitan Housing Authority  
1100 East Broad Street  
Columbus, OH 43206**

**CV04-002**

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The site is approximately 1.94 acres and is located on the north side of East Broad Street between 22<sup>nd</sup> Street and Ohio Avenue. The site is presently zoned in the AR-0, Apartment Residential and R-2F, Residential Districts, with both districts being established with the 1972 Model Cities area rezoning. The Jenkins Terrace elderly housing apartment building is presently developed on the site. Jenkins Terrace was built in 1967 and consists of a 13 story, 194 dwelling unit apartment building.

Applicant proposes to redevelopment the site with a new 4 story, 100 dwelling unit apartment building for housing for the elderly. The redevelopment reduces density by almost 50% and reduces scale of the building by replacing a 13-story building with a 4-story building. Both the reduced density and reduced building scale will create a development more characteristic of existing structures and aesthetics of the neighborhood. The existing AR-O zoning permits apartments but a portion of the site is also zoned R-2F, Residential. Part of the proposed building and parking lot will be located in the R-2F area.

Applicant requests variances to the following sections to proceed with the redevelopment:

- 1) 3332.037, R-2F, Residential District, to permit apartment development for elderly housing.
- 2) 3309.14, Height Districts, to permit a building up to 60 feet tall in the R-2F portion (H-35) of the site.
- 3) 3332.21, Building Lines, to permit a ten (10) foot building setback line on 22<sup>nd</sup> Street and Ohio Avenue.
- 4) 3333.18, Building Lines, to permit a thirty (30) foot building setback on East Broad Street and a ten (10) foot building setback line on Ohio Avenue and 22<sup>nd</sup> Street.
- 5) 3342.18 (b)(c), Parking Setback Line, to permit a ten (10) foot parking setback line on Ohio Avenue and 22<sup>nd</sup> Street.
- 6) 3342.28(A), Minimum Number of Parking Spaces Required, to reduce parking from 2 spaces per unit to three quarters (3/4) space per unit or a total of 75 parking spaces.

The variances requested will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values in the surrounding area or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city. All of the variances requested are technical in nature. The redevelopment project will result in reduced density at a more appropriate scale for the corridor.