

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 9, 2007**

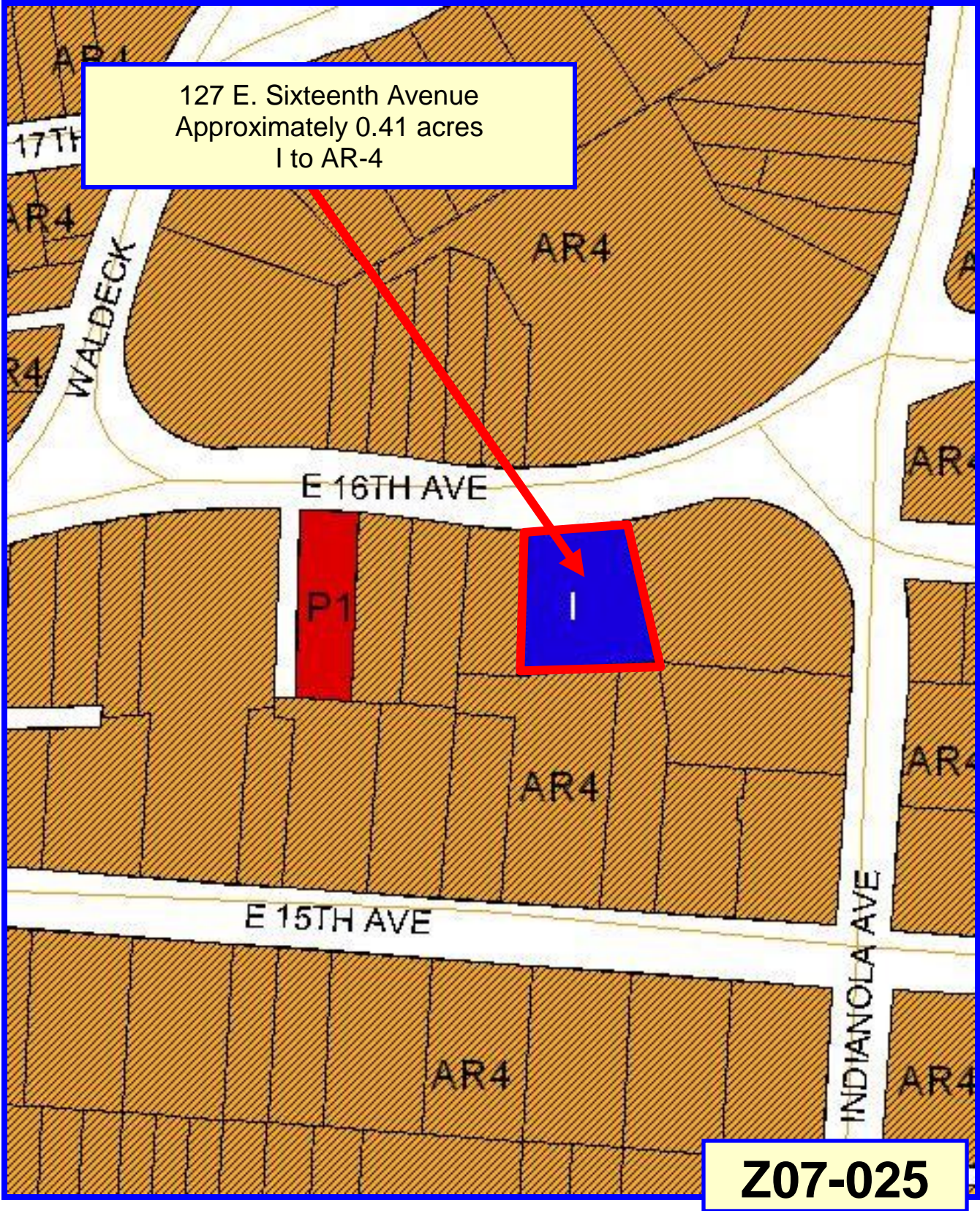
- 2. APPLICATION: Z07-025**
Location: **127 EAST SIXTEENTH AVENUE (43201)**, being 0.41± acres located on the south side of East Sixteenth Avenue, 126± feet west of Indianola Avenue. (University Area Commission, 010-043173).
Existing Zoning: I, Institutional District.
Request: AR-4, Apartment Residential District.
Proposed Use: Student housing.
Applicant(s): Evans Scholars Foundation; c/o Jill S. Tangeman, Atty.; 52 East Gay Street, P.O. Box 1008; Columbus, Ohio 43216.
Property Owner(s): Evans Scholars Foundation; 1 Briar Road; Golf, IL 60029
Planner: Shannon Pine, 645-2208, spine@columbus.gov

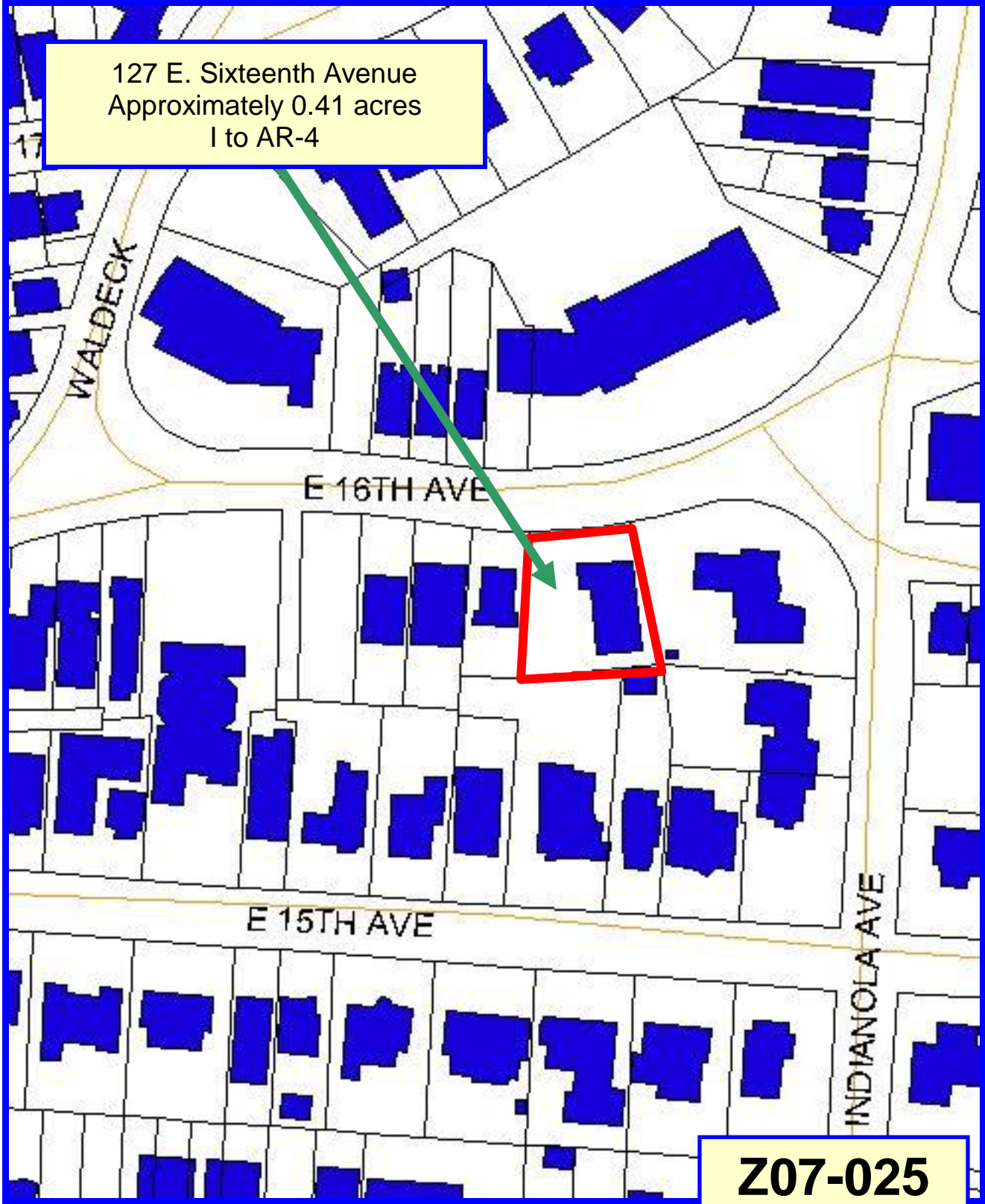
BACKGROUND:

- The 0.41± acre site is zoned I, Institutional District. A Council variance was approved in June, 2006, (CV05-066) to allow scholarship student housing on the subject site and the parcel to the immediate west which is zoned AR-4, Apartment Residential District. The requested AR-4, Apartment Residential District was submitted to fulfill a condition of the Council variance that a rezoning application for the I District be filed to an appropriate zoning district after passage at City Council. Demolition permits for the existing structures have been issued.
- The site is surrounded by a school to the north, a sorority house to the east, a two-family dwelling and sorority house to the south, and an apartment building to the west all zoned in the AR-4, Apartment Residential District.
- The site is located within the University Area Commission who recommended approval of the proposed use and rezoning during the Council Variance process.

CITY DEPARTMENTS' RECOMMENDATION: Approval

This application for the AR-4, Apartment Residential District was submitted to fulfill a condition of Council variance application CV05-066. The proposed student housing use is prevalent in the neighborhood. The requested AR-4, Apartment Residential District is consistent with the zoning and development patterns of the area.





Shannon,

Yes, what I told below is correct. The UAC does not need to take further action on this case and recommends approval.

Ron

From: Pine, Shannon L. [mailto:SPine@Columbus.gov]
Sent: Monday, July 30, 2007 12:09 PM
To: Hupman, Ron
Subject: FW: Evans Scholar House - Sixteenth Avenue

Hi Ron,

Just want to confirm what Jill forwarded to me a couple of weeks ago. I am preparing the Staff Report for Development Commission this week.

Thanks,

Shannon

-----Original Message-----

From: Tangeman, Jill S. [mailto:jstangeman@vssp.com]
Sent: Wednesday, July 11, 2007 9:20 AM
To: Pine, Shannon L.
Subject: FW: Evans Scholar House - Sixteenth Avenue

Shannon:

According to Ron Hupman, we don't need to go back to the UAC for recommendation. Apparently he will be sending you something to that effect. Is that sufficient?

Thanks!

Jill

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease
52 East Gay Street
Columbus, Ohio 43216
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vssp.com

From: Hupman, Ron [mailto:RHupman@OHLIQ.com]
Sent: Wednesday, July 11, 2007 8:23 AM
To: Tangeman, Jill S.
Subject: RE: Evans Scholar House - Sixteenth Avenue

Jill,

It was inherent in the action that the UAC took about 18 months ago on this project that the institutional parcel would be rezoned. I have the copy of the application from the zoning staff. I don't think any further formal action by the UAC is necessary. In fact I was planning to send an email to zoning confirming that the action we have already taken covers this rezoning but just haven't done so yet. I'll send it within the next couple of days and copy you.

Ron

From: Tangeman, Jill S. [mailto:jstangeman@vssp.com]
Sent: Tuesday, July 10, 2007 2:54 PM
To: Hupman, Ron
Subject: Evans Scholar House - Sixteenth Avenue

Ronald L. Hupman
Office of the Ohio Insurance Liquidator
1366 Dublin Rd.
Columbus, OH 43215
(614) 485-6234
(614) 487-9418 Fax

rhupman@ohliq.comRon:

As you may recall, when the Evans Scholar Foundation obtained its council variances last year, it was required to file to rezone the part of the property that was Institutional to residential within a year.

The Foundation has filed the rezoning application as required. The project has already received its certificate of appropriateness from the UARB and has received zoning clearance, so this is just an administrative formality to clean-up the zoning on the site.

Because this is a rezoning, however, we are required to get the UAC's recommendation. I'm contacting you to see how you'd like to proceed in this matter.

Please let me know what you need to move forward with obtaining UAC's recommendation.

Thanks so much!

Jill

Jill S. Tangeman, Esq.
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Fax: 614-719-4638
Email: jstangeman@vssp.com

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-025

Being first duly cautioned and sworn (NAME) Jill S. Tangeman
of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43215

deposes and states that she is the 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

| | |
|---|----|
| 1. Evans Scholars Foundation 1 Briar Rd. Golf, Illinois 60029 Attention: Don Johnson Phone: 847-724-4600 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 4 day of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Sarah L. Herbert

My Commission Expires:

no expiration

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

Notary Seal Here



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires No Expiration Packet
Section 147.03 R.C.