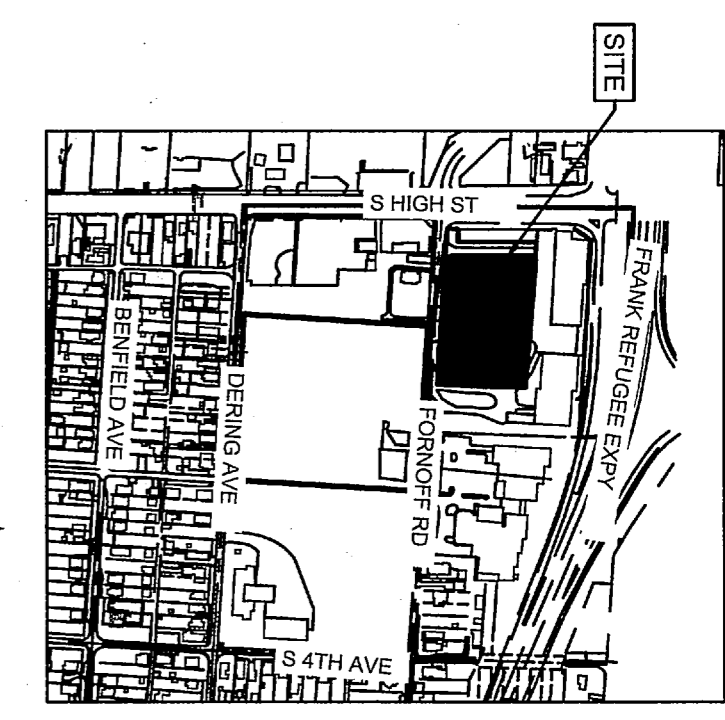


CV22-024 Final Received 6/2/2022 Page 1 of 1

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

David B. Perry, Agent Date: 06/02/2022
 Donald Frank, Attorney Date: 06/02/2022



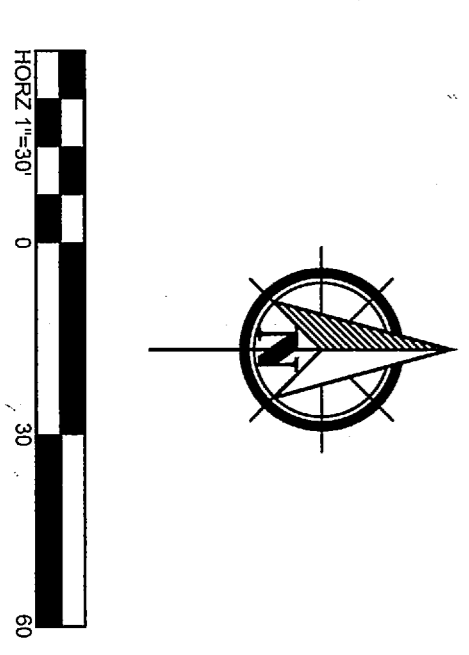
OWNER
 LEUNG MAN & MAN H
 2300 S HIGH ST
 COLUMBUS, OH 43207

DEVELOPER
 NRP HOLDINGS LLC
 1228 EUCLID AVE, 4TH FLOOR
 CLEVELAND, OH 44115
 CONTACT: DONALD FRANK
 PHONE: (216) 865-9803
 EMAIL: DFRANK@NRPGROUP.COM

ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OHIO 43231
 CONTACT: GARRETT BAKER
 PHONE: (614) 901-2235
 EMAIL: GBAKER@STRUCTUREPOINT.COM

DEVELOPMENT DATA	
PROPERTY OWNER:	LEUNG MAN & MAN H
PARCEL ID:	010-104089 PART
ZONING ADDRESS:	30 FORNOFF RD
SITE ACREAGE:	2.070 ACRES
NET SITE:	2.01 ACRES
ZONING:	M
ZONING OVERLAY:	SOUTH HIGH STREET COO
PROPOSED USE:	MULTIFAMILY
HEIGHT DISTRICT:	H-35
BUILDING HEIGHT:	60'
FEWA FLOODPLAIN:	3904900338K (eff. 6/17/2008)
BUILDING DATA:	
TOTAL DWELLING UNITS:	80 UNITS MAX
DENSITY:	40 DU/AC
PARKING DATA:	
80 DU @ 1.5 SPACE/DU	120
COMMERCIAL, 6,000 SF @ 1 SPACE/250 SF	24
COO REDUCTION: 50% 12 SPACES REQUIRED	
TOTAL REQUIRED:	132 STANDARD
TOTAL PROVIDED:	110 SPACES (6 ADA)
BICYCLE PARKING DATA:	
REQUIRED (1 PER 20 SPACES):	8 SPACES
PROVIDED:	16 SPACES
LANDSCAPING DATA:	
REQUIRED PARKING LOT TREES:	11 TREES
(1 PER 10 SPACES)	
PROVIDED PARKING LOT TREES:	21 TREES
PROVIDED STREET LOT TREES:	10 TREES
PLAN NOTE:	
VEHICULAR ACCESS SUBJECT TO PUBLIC SERVICE DEPARTMENT DIVISION OF TRAFFIC MANAGEMENT APPROVAL.	

CV22-024



REVISIONS	DATE	SHEET NO.	DESCRIPTION

ZONING SITE PLAN
 FOR
30 FORNOFF RD
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

the NRP group

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

APPROVAL PRINTING NOT FOR IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSURES ALL RISKS OF ADDITIONAL REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE: 06/02/2022
 DRAWN BY: MFS
 CHECKED BY: GFB
 JOB NUMBER: 2021.00860

Z100

Exhibit B
Statement of Hardship
CV22-024, 30 Fornof Road

The site is 2.07 +/- acres located on the north side of Fornof Road, 100' +/- east of S. High Street. The site is part of PID 010-104058. The other part is to the west along S. High Street and separated from this 2.07 acre site by a service road. The site is zoned M, Manufacturing. The parcel area west of the 2.07 acres is not part of the site for this variance

Applicant proposes to redevelop the site with a mixed use affordable housing apartment building (80 DU max) and commercial uses(s) that may include daycare, a financial institution and/or other services for tenants and area residents. Applicant completed Ordinance 0188-2022, passed February 7, 2022 (CV21-092) to permit an affordable housing development on the south side of Fornof Road. The 2.07 acre site of this variance application is additional land to be developed in conjunction with the development approved by Ord. 0188-2022.

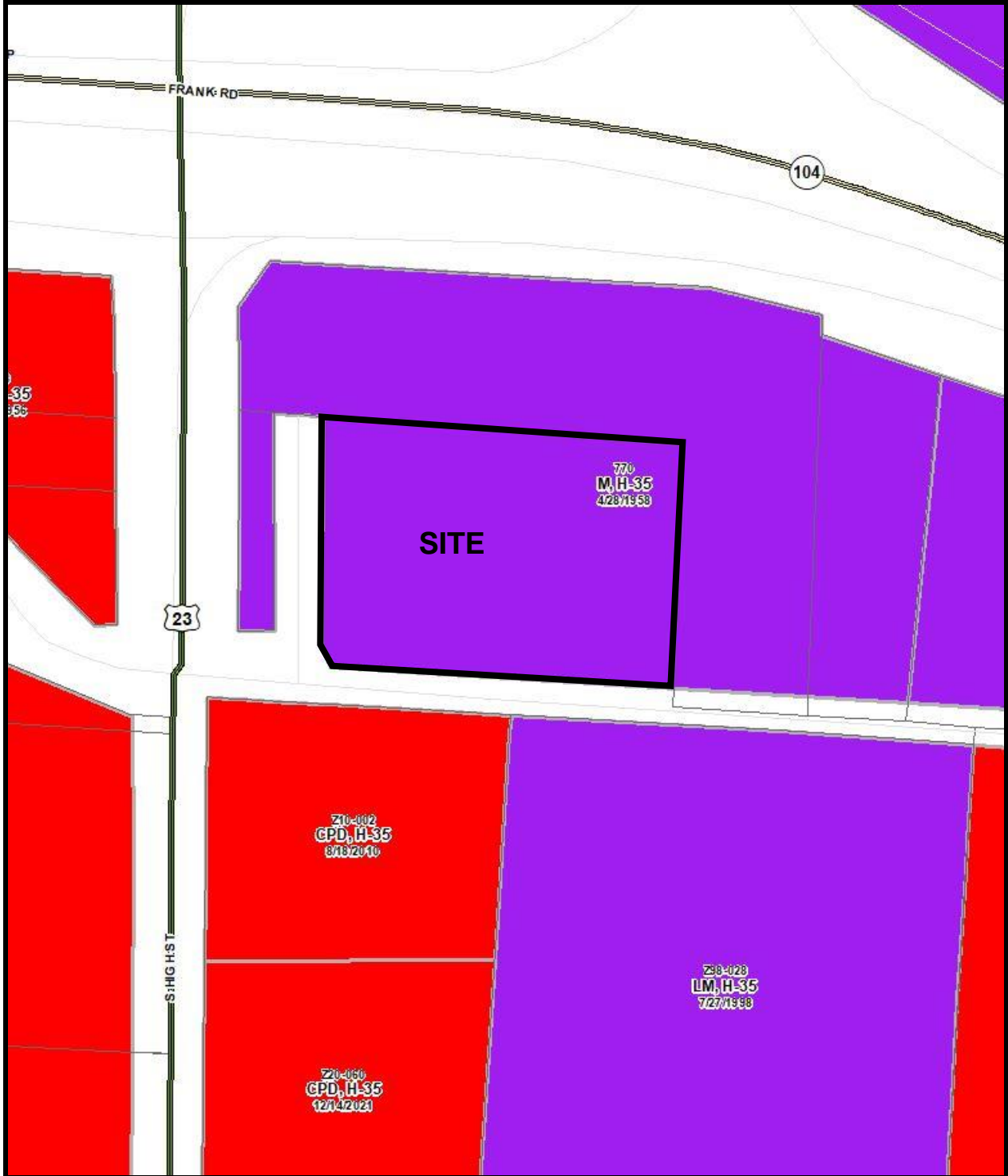
An application for financing will be submitted to the Ohio Housing Finance Agency (OHFA). In accordance with City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variance to the M. Manufacturing District to permit multi-family housing and also related variances to permit the proposed development. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence to make timely application to OHFA. The property is under contract for sale subject to: 1) zoning to permit the proposed multi-family development and 2) subject to OHFA and other applicable funding. The apartment complex will provide housing targeted for residents with income at 30% - 80% of Area Median Income (AMI).

Until funding is secured, rezoning the site to a residential district will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing.

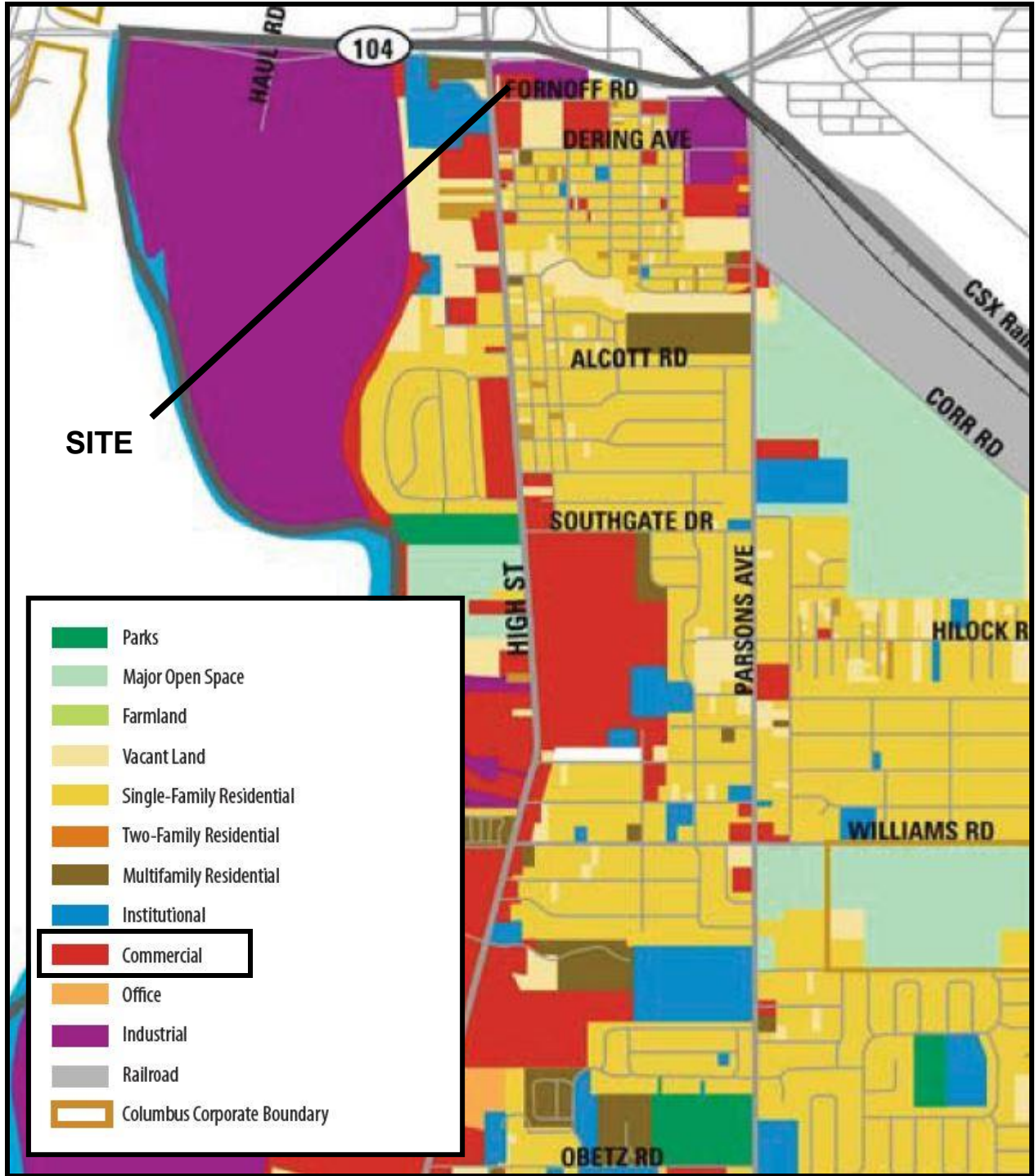
Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit an apartment building with up to 80 dwelling units.
- 2). Section 3309.14(A), Height Districts, to permit a 60' building height in the H-35 Height District.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 144 spaces to 110 spaces for 80 (max) dwelling units and 6,000 SF of commercial use.
- 4). Section 3363.24, Building Lines in an M, Manufacturing District, to reduce the west building setback from 25' to 5' along a public service road ("Service Road C").

5). Section 3372.04(A)(B)(C)(D), Setback Requirements, to permit a 15' building setback on Fornof Road, net of 7.5' right of way conveyance to City of Columbus, to provide Fornof Road right of way totaling 25' from C/L; to reduce the minimum building setback on a non-primary street (Service Road "C") from 10' to 5'; to increase the maximum distance of the east side of the building from 50' to the east interior property line to 105'; and to reduce the Fornof Road parking setback from 25' to 20', all as depicted on the Site Plan.



CV22-024
30 Fornof Rd.
Approximately 2.07 acres



CV22-024
30 Forno Rd.
Approximately 2.07 acres



CV22-024
30 Fornof Rd.
Approximately 2.07 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22- 024

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

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Man S. Leung and Man H. Leung; 723 Westray Dr, Westerville, OH 43081; # Cols based emps: Zero (0) Contact: Man S. Leung, (614) 580-9770	2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Fl., Cleveland, OH 44115; # Cols based emps: 15 Contact: Aaron Pechota, (216) 584-0601
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 4th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



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

Project Disclosure Statement expires six (6) months after date of notarization.