

**PROJECT ZONING INFORMATION**

Project: Huntington Environmental Center  
 Ordinal Site Address: 789 Mt. Vernon Ave.  
 Owner: Columbus Urban League  
 788 Mt. Vernon Ave.  
 Columbus, OH 43206  
 Chief Contact: The Dunbar Group  
 Chris Jumblich  
 1533 Lane Shore Dr.  
 Columbus, OH 43204  
 (614) 565-6917

ZONING DISTRICT: 223-187 (4/11/1974)  
 REG. H-35  
 MAXIMUM BUILDING HEIGHT: 35 FT.  
 REQUIRED LOADING SPACE - 698 A GROSS FLOOR AREA OF 50,000 SF.  
 OR MORE: N/A

ADA PER USE: 22,500 SF GROSS-APARTMENT/COVERED PARKING/ COVERED PARK  
 FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 38060200200L (Rev. Printed 06-2009) (1/10) 565-6917

**SANITARY SEWER NOTE**  
 CONNECTION TO SANITARY SEWER MAIN SHALL BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE, 810 DOBSON RD., 2ND FLOOR, 645-7450

**PROPERTY PARCELS**  
 010-00272-00

**PARKING DATA**  
 1 TOTAL SPACES - 1-104  
 2 BICYCLE SPACES

**DIVISION OF POWER NOTES**

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND LINES AND EQUIPMENT LOCATED ON THE PROPERTY. THE CONTRACTOR IS ADVISED TO CONTACT CUES AT 811 OR 1-800-88-2746 PRIOR TO CONDUCTING ANY WORK WITHIN THE CONSTRUCTION AREA. ANY REQUIRED RELOCATION, SERVICE PROTECTION, OR ANY OTHER WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE DIVISION OF POWER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ELECTRICAL SYSTEM AT THE EXPENSE OF THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL. AND AT THE EXPENSE OF THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO THE CITY OF COLUMBUS AND REGULATION SPECIFICATIONS-017 OF COLUMBUS (GAS) ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS GAS MANUAL. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF COLUMBUS CONDUCTOR SAFETY POLICY AND ROAD CLOSURE SYSTEM, MS-85, COVERS OF WHICH ARE AVAILABLE FROM DOP.  
 IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR OR HIS EMPLOYEES OR AGENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE THE FACILITY AT HIS OWN EXPENSE AND REQUIRES EMERGENCY REPAIRS. THE DOP DESIGN OFFICE SHALL BE CONTACTED IMMEDIATELY AT (614) 645-7827. DOP SHALL MAKE ALL RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

**SITE DATA TABLE**

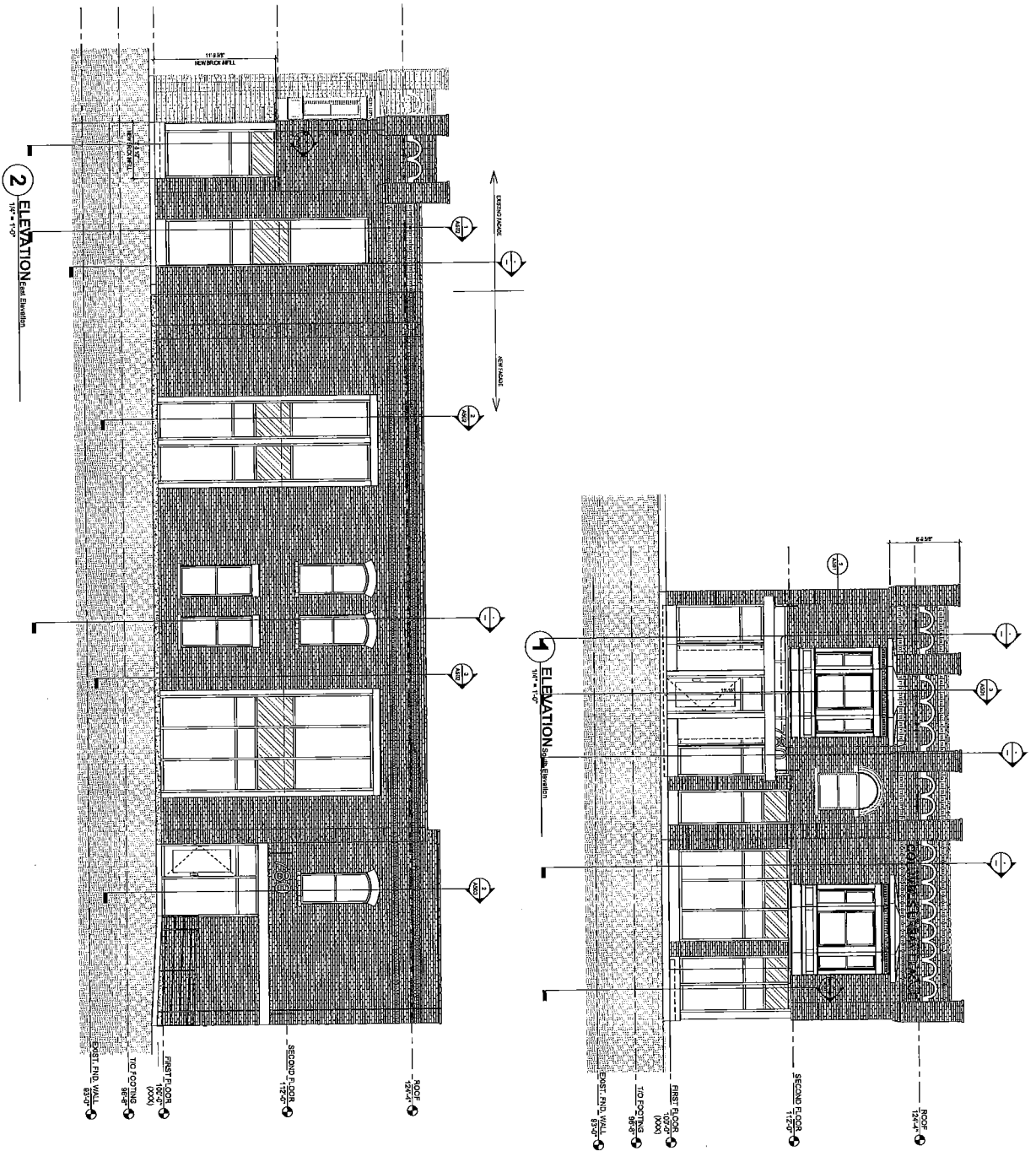
TOTAL SITE AREA	1.17 ACRES
PRE-DEVELOPED IMPROVEMENTS	4,885 SQ. FT.
POST-DEVELOPED IMPROVEMENTS	5759 SQ. FT.

THE HUNTINGTON DESIGN™ REQUESTED FOR STIPENDIARZ

CV16-069 Final Received 1/9/2017  
 ① of ③

 300 SPURCE TRAILER SUITE 200 COLUMBUS, OH 43215 P-614 282 8888 MOODY-ENG.COM	Huntington Environmental Center EMPowerment Center COLUMBUS URBAN LEAGUE 788 Mt. Vernon Ave. Columbus, OH 43206	Date Cont.: 1/5/17 Title Cont.: <b>Z1.1</b> PRELIMINARY JAN 9, 2016
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PRINT DATE: 10/20/17 10:28:14 AM  
 FILE NO: C:\316\ord\ord\Projects\0217\16166\Huntington Empowerment Center\_ARCH\_03\Sansbury.rvt



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GENERAL NOTES - EXTERIOR ELEVATIONS

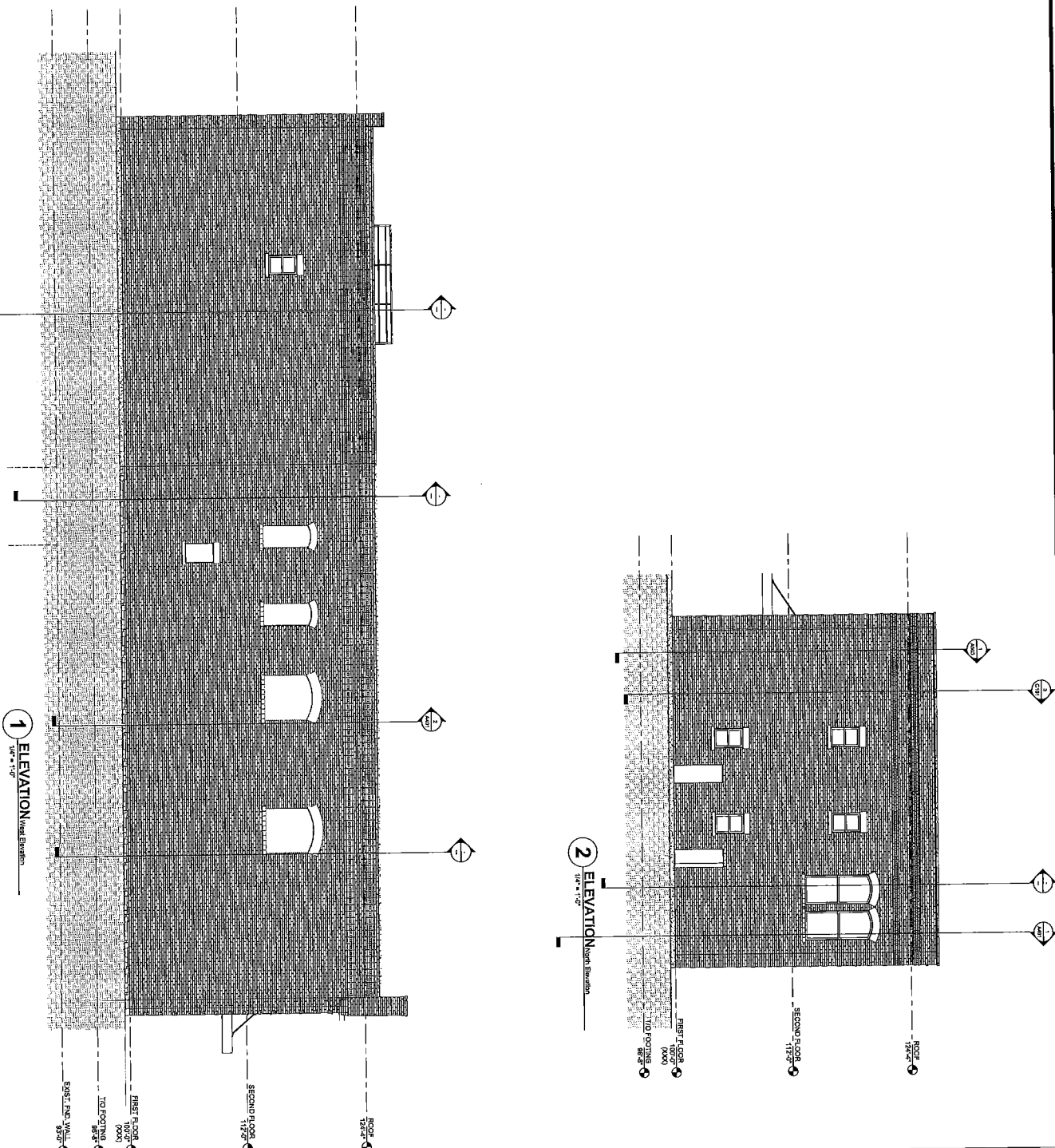
GLAZING TYPES
IC1 EXTERIOR INSULATED GLAZING
IC2 EXTERIOR INSULATED GLAZING (TRANSLUCENT THERMO)
IC3 EXTERIOR INSULATED GLAZING (TRANSPARENT)
IC4 EXTERIOR INSULATED GLAZING (TRANSPARENT THERMO)
IC5 EXTERIOR INSULATED GLAZING (SPANDREL, LIGHT SKMT)
IC6 EXTERIOR INSULATED GLAZING (SPANDREL, MEDIUM SKMT)
IC7 EXTERIOR INSULATED GLAZING (SPANDREL, DARK SKMT)

KEYNOTE/LEGEND  
 Applicant + 1-24-17  
 Chris Tumbelin  
 [Signature]

CLIENT  
**Huntington Empowerment Center**  
 125 Main Street  
 Columbus Urban League

MOODY·NOLAN  
 300 State Street  
 Columbus, OH 43215  
 Phone: 614-441-4444  
 Fax: 614-251-2444  
 www.moodynolan.com

EXTERIOR ELEVATIONS  
 Date: 2/2/2016  
 Project Name: Columbus Urban League  
 Project # 16166  
 A301  
 [Signature]



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GENERAL NOTES - EXTERIOR ELEVATIONS

- GLAZING TYPES
- IC-1 EXTERIOR INSULATED GLAZING
- IC-4 EXTERIOR INSULATED GLAZING (THERSEK)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVELLUSH)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVELCENT TRAFFER)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVEL - CLEAR GLAZ)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVEL - CLEAR GLAZ)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVEL - CLEAR GLAZ)
- IC-4 EXTERIOR INSULATED GLAZING (TRAVEL - CLEAR GLAZ)

KEYNOTE LEGEND

Chris Tumblyn  
Applicant 1-24-17

**MOODY·NOLAN**  
Huntington Empowerment Center  
Columbus Urban League

300 Square Street  
Columbus, Ohio 43215  
Phone: 614.461.4444  
www.moodynolan.com

DWG: 23-2216  
DATE: 1/24/17  
PAGE: 3 OF 3  
PROJECT: HUNTINGTON EMPOWERMENT CENTER

PERMANENT RECORDS  
DRAWING NOT FOR CONSTRUCTION

A302

CV16-069

**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:**

See the attached document.

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Signature of Applicant 

Date 10/28/16

## **Council Variance Application Project Description & Statements of Hardship**

**Project:** Columbus Urban League, Huntington Empowerment Center

**Address:** 778-780 Mt. Vernon Avenue

### **Project Description:**

The Columbus Urban League (“CUL”) is a community-based, non-profit advocacy organization. Founded in 1918, the CUL is an affiliate of the National Urban League. The mission of the Columbus Urban League is to empower African Americans and disenfranchised groups through economic, educational, and social progress. The CUL is a premier customer-driven organization advocating to empower individuals and deliver transformational services with integrity, innovation, and collaboration.

The proposed project is an ±6,500 square foot, two-story facility which will be known as the Urban League, Huntington Empowerment Center. This new facility will allow the CUL to expand existing services and have the flexibility to provide new services for the community. The first floor will include My Brother’s Closet, a collection of professional clothing provided to men with income levels significantly below the poverty level to help them create a professional appearance for job interviews. The second floor will consist of flexible spaces that may feature a variety of uses to include youth programs, social enterprise, or business incubator space.

On the project site, there are two existing, two story buildings which have remained vacant for a number of years. The Columbus Urban League is seeking to preserve the front wall of the existing structure located in the front of the site (most southern wall fronting Mt. Vernon Avenue), in order to maintain part of the historical character of the building. The other three walls of the building will be removed, except to the extent that they are required to stabilize the front wall. The northern most building (located to the rear of the site) will be removed in its entirety.

The condition of the existing buildings has deteriorated significantly over the years, to a point this it is not financially feasible to rehabilitate the interiors for reuse, which is why the front wall is being preserved, but not the remainder of the building.

The variances requested below are required to allow the CUL to construct a new facility that will be conducive to the programming described above.

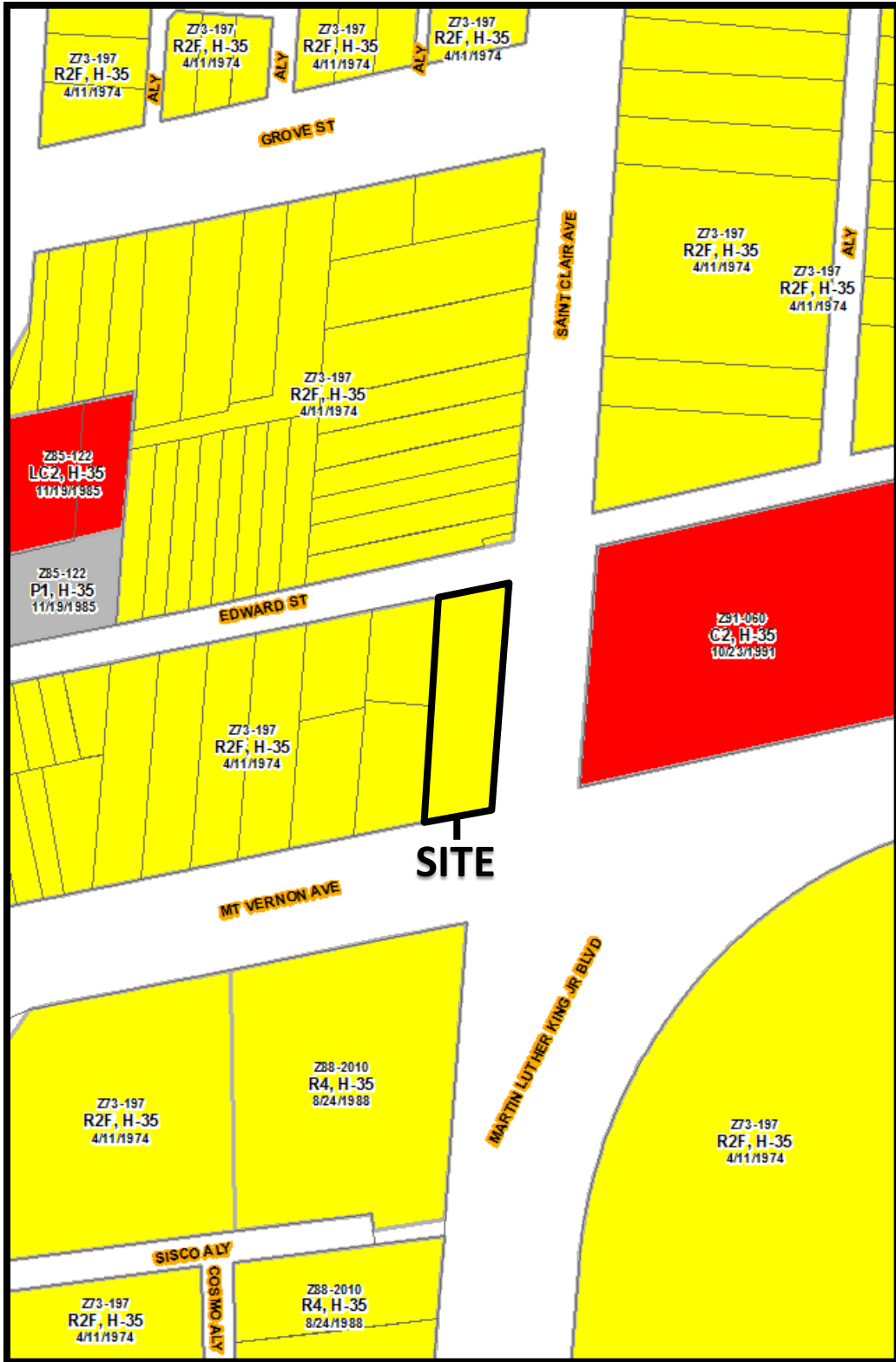
- The site is zoned R-2F Residential (3332.07). The applicant is requesting general office and retail uses be permitted to enable to programming described above.
- Section 3332.05 (A)(4) of the zoning code states the lot width must be no less than 50’. The existing lot is 44’ wide and is bound by the public right of way (St. Clair Avenue) to the east and an existing developed lot with separate ownership to the west. The applicant is requesting that it be allow to erect a building on a lot that is less than 50’ wide.

- Section 3332.18 (D) of the zoning code states the lot coverage shall not exceed 50%. The applicant is requesting it be allowed to constructed a building which will cover  $\pm 65\%$  of the lot (due to calculation restrictions shown in 3332.18(B), depth cannot be  $3X >$  than lot width, therefore lot dimensions are approximately  $132' \times 44' = 5,808$  SF). The building footprint will be approximately  $\pm 3,400$  square feet to allow for the uses proposed above. The existing structures being demolished have a combined footprint of  $\pm 4,400$  square feet, so the new structure would not be creating a condition that does not exist currently.
- Section 3332.26 (C)(2) of the zoning code states the minimum side yard for a single-family dwelling on a lot of  $40'$  in width shall be no less than  $5'$ . The applicant is requesting a  $0'$  side yard on the eastern and western boundary line of the parcel. Two factors contribute to this request. First, the front wall of the structure is being preserved and both the eastern and western edges of that wall have  $0'$  setbacks from their respective parcel boundary lines. Secondly, to accommodate the space requirements of the CUL, a reduction in the setback is needed.
- Section 3332.27 of the zoning code states each principal building shall be constructed to allow for a rear yard of no less than  $25\%$ . The applicant will be providing a surface parking lot in the rear of the building that will provide 1 handicap space and 2 regular spaces. In order to accommodate this access and parking, the applicant is requesting a rear yard requirement be waived.
- Section 3332.28 of the zoning code requires the area in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky. The applicant is requesting that the rear yard be allowed to be paved for purposes of access and parking (1 handicap space and 2 regular spaces).
- Sections 3312.21 (B)(3), (D)(1), 3372.607 (A) of the zoning code provides for the following: (a) there shall be a  $4'$  wide landscaped area, with a wall or planting area of no less than  $3'$  on each side (east side of parking lot); (b) for buffering residentially zoned property, a  $4'$  landscaped area with wall or planting area of no less than  $5'$  is required. Per 3372.607 (A), walls must be solid masonry or stone wall, or metal bar fence with masonry pier supports combined with landscaped areas along either side. For part (a) the applicant is requesting the landscaped area be reduced to  $3'$  in total, in order to maintain a  $20'$  drive aisle in the parking lot, with planting sufficient to screen the headlights of any cars parked in the designated parking spaces. It is also requested the requirement for a wall (masonry, stone, or metal) be waived. For part (b) the applicant is requesting the landscaping and screening requirements be waived. There is not sufficient width of the lot in the rear of the property to include the landscaped areas as required on both sides of the lot, along with both a  $20'$  drive aisle and the 3 proposed parking spaces. It should be noted that while the western property is zoned residential, it is operated as a commercial use (social club).

- Section 3372.604 (B) of the zoning code states parking lots shall be located behind the principal building and that the minimum setback for parking lots is 5'. The parking lot for the proposed project shall be located to the rear of the building. However, the applicant is requesting the setback be reduced to 3' to allow for an access drive, 1 handicap parking space and 2 regular parking spaces. The width of the lot, otherwise does not allow for these necessary components.
- Section 3312.49 of the zoning code requires 1 parking space per 250 sf for retail and 1 parking space per 450 sf of office space. The building will contain ±3,400 sf of retail and ±3,400 sf of office space. Section 3372.609 (B)(2) allows for a 50% reduction in the parking requirements. Accordingly, the required spaces by code would be 11. The applicant is requesting a variance to lower the parking requirement to 3 parking spaces (which will include 1 handicap space) in light of the following: (a) the proposed use is largely centered around community driven initiatives and therefore limits some of the parking requirements needed in typical retail and office uses; (b) the Columbus Urban League's primary facility is located immediately east of the proposed site. That facility has 66 parking spaces and code (1 space per 450 sf before the 50% reduction) only requires 55 spaces. If required, CUL's primary facility can accommodate additional parking needs for the new facility.
- Section 3321.05 (1) of the zoning code requires a 10' x 10' (x10') vision triangle on the northeast corner of the parcel and a 30' x 30' (x30') vision triangle on the southeast corner of the parcel. The applicant is requesting the requirement for both vision triangles be waived. As mentioned previously, it is the intent of CUL to preserve the front building wall of the existing structure which conflicts with the vision triangle on the southeast corner. In the northeast corner, the proposed 3<sup>rd</sup> parking space intrudes into the 10' x 10' vision triangle. The CUL has a limited opportunity to provide parking on this site and feels it is important to maintain this parking space. In both scenarios the required vision triangle would prohibit the programming of the proposed project by significantly reducing the size of the proposed structure.
- Section 3372.605 (D) of the zoning code requires the primary building frontage to have 60% glass within the area between the height of 2' and 10' above the nearest sidewalk, with visibility into the building's interior of 4' or more. The applicant's proposed community use is unique and with the exception of the space for My Brother's Closet, does not warrant the type of storefront finish contemplated in this section of the code. Additionally, it is the intent of the CUL to preserve the character in the new building, which reflects the architectural character of the existing building and therefore would limit the amount of glass used. The applicant is requesting the glass requirement be reduced to ±35% on the secondary frontage.

- Section 3372.605 (E)(3) of the zoning code requires at least 25% of the second floor building frontages to be window glass. Citing the reasoning provided above, the applicant is requesting the required glass window coverage on the second floor be reduced to 5%.





CV16-069  
778 Mt. Vernon Avenue  
Approximately 0.14 acres



CV16-069  
778 Mt. Vernon Avenue  
Approximately 0.14 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV 16-069

Address: 778-780 Mt. Vernon Ave

Group Name: Columbus Urban League

Meeting Date: 01/12/07

- Specify Case Type: [ ] BZA Variance / Special Permit [x] Council Variance [ ] Rezoning [ ] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one) [x] Approval [ ] Disapproval

NOTES: [Blank lines for notes]

Vote: 10-0-1

Signature of Authorized Representative: Kathleen D. Budy

CHAIR NEAR EAST AREA Comm

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



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

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 # CV16-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Tumblin
of (COMPLETE ADDRESS) 1533 Lake Shore Drive, Columbus

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. Cell 1: 1. Columbus Urban League, 788 Mt. Vernon Ave., Columbus, Ohio 43203, Mary Love, 614-258-8475. Cell 2: 2. Cell 3: 3. Cell 4: 4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28 day of October, in the year 2016

[Signature]
SIGNATURE OF NOTARY PUBLIC

12-4-18
My Commission Expires



JESSICA CORRIS
Notary Public, State of Ohio
My Commission Expires 12-04-2018

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