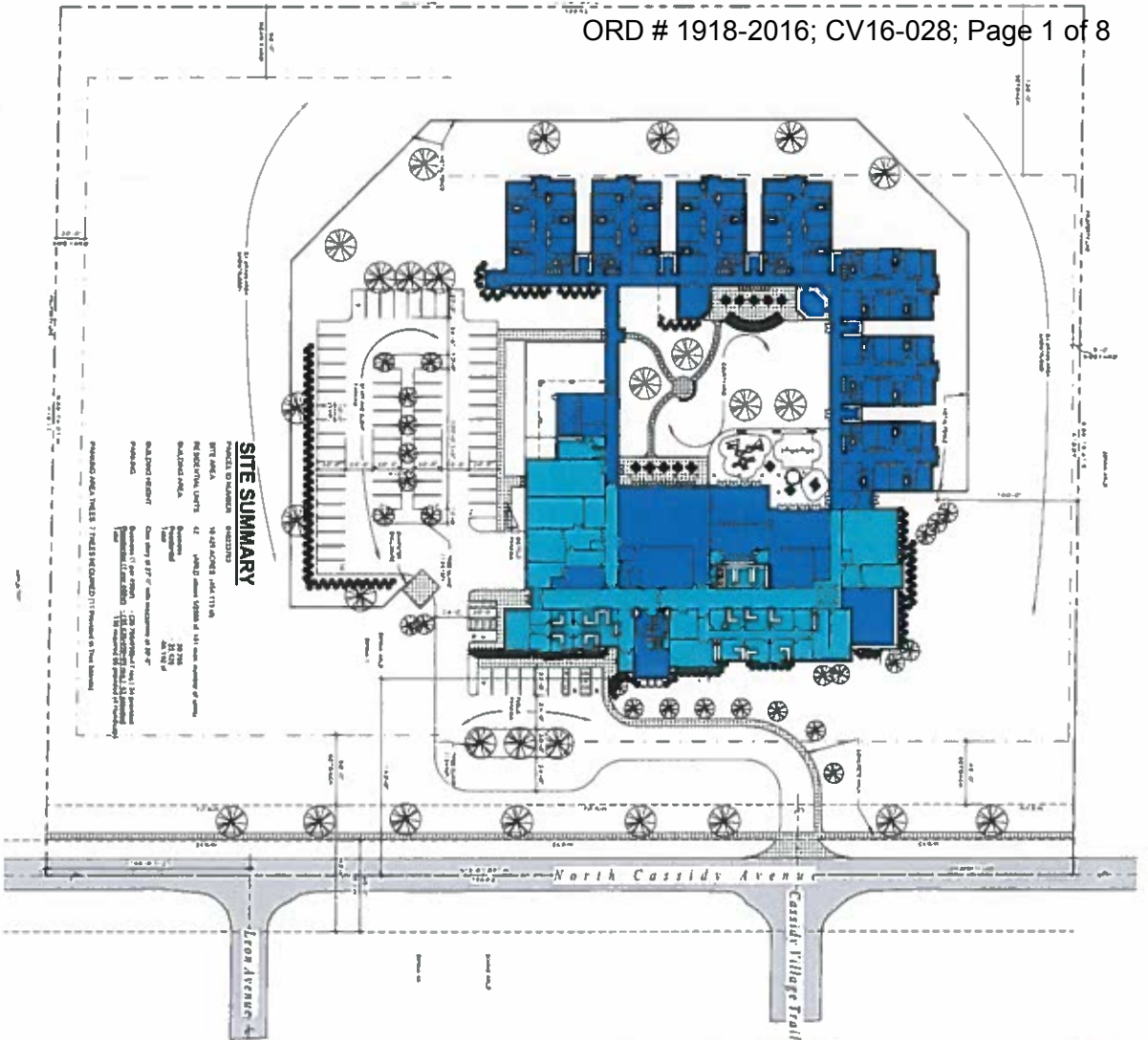


N. CASSIDY AVE. SITE PLAN

1" = 40'-0"



**SITE SUMMARY**

PROJECT NO: 16-028  
 SITE AREA: 14,424 ACRES (444,111 sq ft)  
 DEVELOPER: 427 N. CASSIDY AVENUE, SUITE 101, CHICAGO, IL 60610  
 ARCHITECT: 201 N. LA SALLE ST., CHICAGO, IL 60610  
 ENGINEER: 201 N. LA SALLE ST., CHICAGO, IL 60610  
 DATE: 05/11/16

Use Legend  
 ■ Building  
 ■ Parking

Development Data	
Category	Area
Building	144,111 sq ft
Parking	1,111 sq ft
Other	1,111 sq ft
<b>Total</b>	<b>146,333 sq ft</b>



6'-0" HIGH METAL FENCE



**VIENNA PLAN**

*[Handwritten signature]*

The provision of Project is made pursuant to the provisions of the...  
 The City of Chicago is hereby approving the...  
 The City of Chicago is hereby approving the...  
 The City of Chicago is hereby approving the...



**DESIGN DEVELOPMENT PLAN**

**SITE DEVELOPMENT PLAN**  
**SP100**  
**berardi +**

CV16-028 Final Received 6/1/2016

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

CV16-028

**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:**

STATEMENT OF HARDSHIP IS ATTACHED.

Signature of Applicant

*Richard Davis, EUP/COO*

Date

4/4/16

**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

## **STATEMENT OF HARDSHIP**

### **INTRODUCTION:**

CHOICES is a non-profit organization that provides a variety of family support services, including counseling, crisis intervention, outreach and temporary shelter services for families suffering from domestic violence in Franklin County. Since CHOICES merged with Lutheran Social Services of Central Ohio, the number of shelter beds has increased from 29 to 51, including 5 infant cribs, by converting former offices into bedrooms, bunking beds, and even using mats on floors in common spaces when the census has reached well over 51. Recently, the number of victims and their children seeking shelter has reached more than 100. CHOICES has experienced an immense growth in the demand for its services, with a 33% increase in 2015. The majority of those seeking shelter are almost exclusively low-income individuals and families without options for refuge. In addition, 17 men have sheltered at CHOICES last year.

### **THE PROBLEM:**

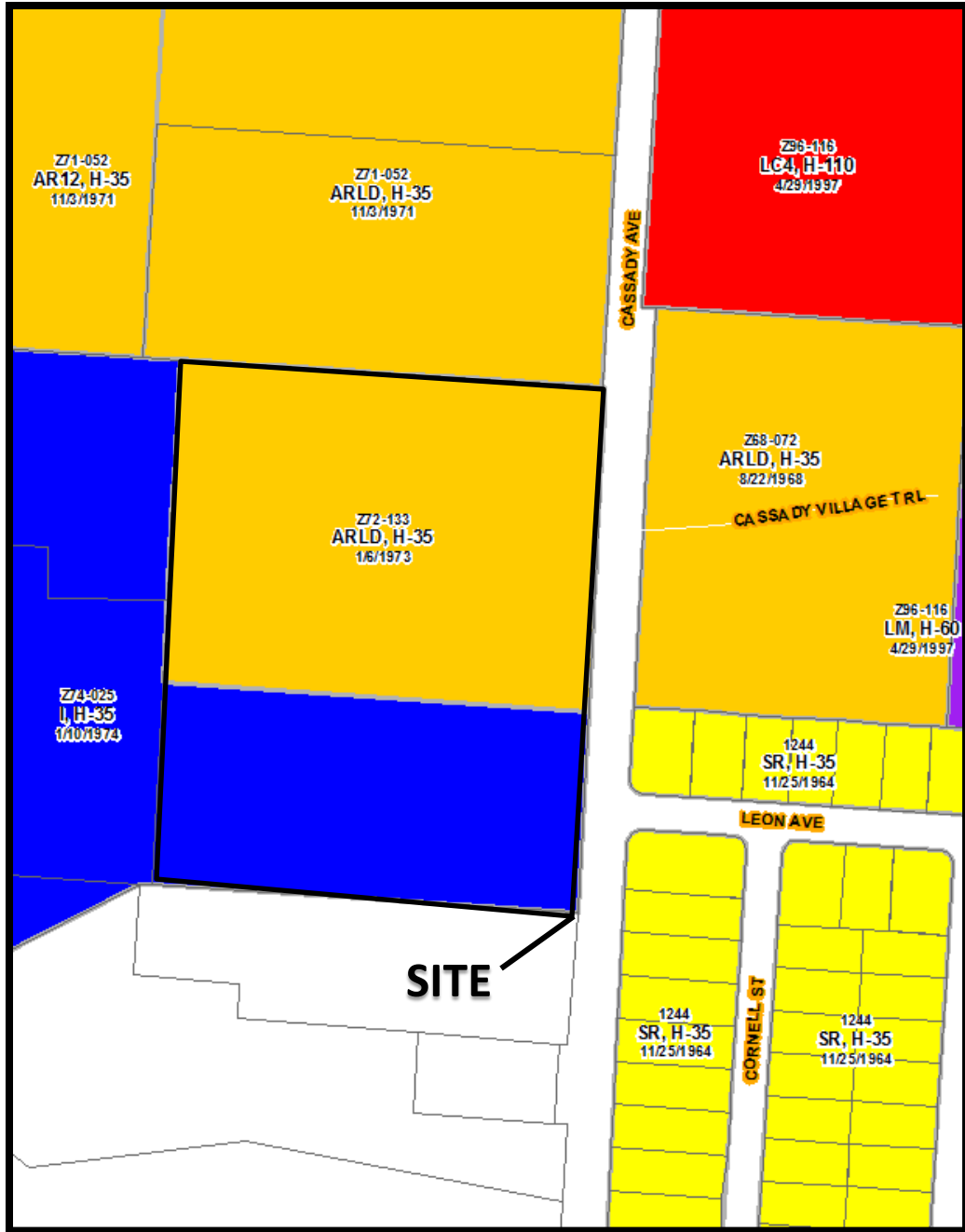
While investments have been made in upgrades to improve the current environment and condition of the shelter, the reality is a new home is needed for CHOICES. The current facility is poorly configured to meet the programmatic needs and is simply not a nurturing, welcoming place for individuals and their children to heal from the scars of abuse.

### **THE SOLUTION:**

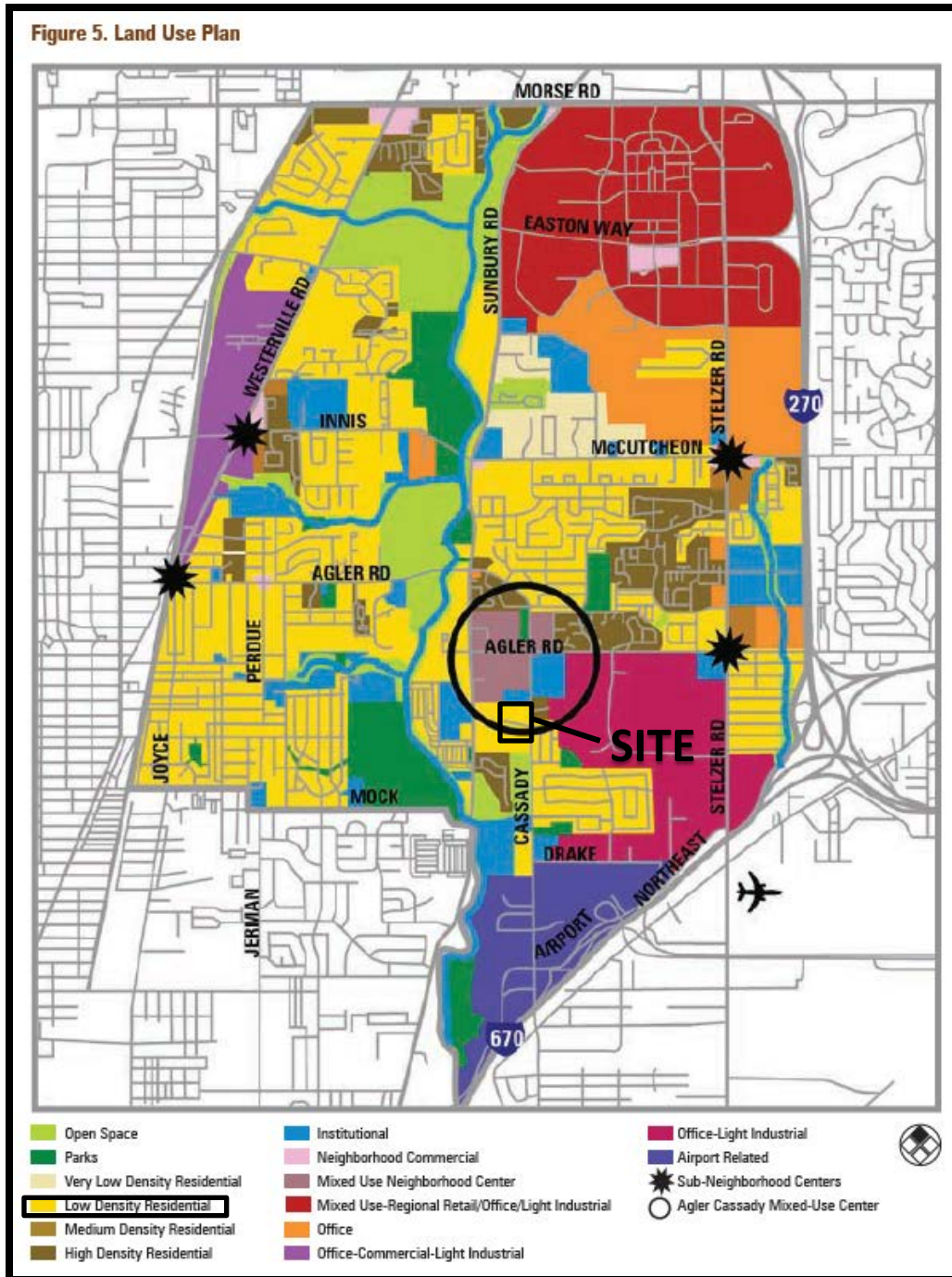
Following an extensive search, CHOICES found an ideal site on Cassady Avenue near Agler Road that will accommodate an expanded and enhanced shelter and better meet the needs of our community and the organization. CHOICES desires to construct an approximately 60,000 square foot facility on the property that will provide 120 beds and other living accommodations to families in need on a short-term basis. The new facility will be designed around the nationally acclaimed Building Dignity concept. This concept was born from the collaboration of the Washington State Coalition Against Domestic Violence and Washington State architectural firm to prove that thoughtful design can help survivors and their children rebuild a sense of dignity, foster healing and allow staff to focus on providing survivor-centered advocacy.

### **REQUESTED VARIANCES:**

The property is presently zoned as (a) AR-LD – Apartment Residential – Low Density, and (b) I – Institutional District. The property is presently unimproved. The Applicant is requesting a use variance for the property to permit the facility to be used as a "Shared Living Facility" as defined in Section 3303.19 of the City of Columbus Municipal Code. The Applicant is also requesting a parking variance of 70 spaces because the accessory space (rooms) in the proposed facility does not create additional parking needs at the site. The accessory space (rooms) only provides additional services to clients already located at the facility.



CV16-028  
2241 North Cassady Ave  
Approximately 10.43 acres



CV16-028  
2241 North Cassady Ave  
Approximately 10.43 acres



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2241 North Cassady Ave  
Approximately 10.43 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number CV16-028

Address 2241 North Cassady Avenue, Columbus, OH 43219

Group Name Northeast Area Commission

Meeting Date July 7, 2016

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation: Approval, Disapproval

NOTES:

Approved by Full Commission

Vote 6-0
Signature of Authorized Representative Elwood Rayford
Recommending Group Title North East Area Commission
Daytime Phone Number 614-778-8762 Chairman

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 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 # CV16-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James M. Groner  
of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Sreet, Suite 2100, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Lutheran Social Services of Central Ohio 500 West Wilson Bridge Road, Suite 245 Worthington, OH 43085 Number of Columbus Employees: <u>225</u> Attn: Rick Davis - 614.429.5510	2.
3.	4.

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

SIGNATURE OF AFFIANT James M. Groner

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

Sharon L. Gerber  
SIGNATURE OF NOTARY PUBLIC

01.07.2017  
My Commission Expires



Notary Seal Here  
SHARON L. GERBER  
Notary Public, State of Ohio  
My Commission Expires 01/07/2017

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