

The development depicted on this drawing may be subject to various engineering, topographical or other data reviewed and may be approved by the Director of the Building and Zoning Services Department of the city upon submission of the appropriate data regarding the proposed adjustment.

David E. Berry, Agent
 Date: 05/15/2022
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CV20-072A

ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DRIVE, SUITE 500
 COLUMBUS, OH 43228
 CONTACT: DALE PANDORFINGER
 PHONE: 614/801-2235
 EMAIL: GORDON@STRUCTUREPOINT.COM EMAIL: KARRICK@STRUCTUREPOINT.COM

ARCHITECT
 THE COLUMBUS DESIGN COMPANY
 178 ALUMINUM TREE PLACE
 COLUMBUS, OH 43228
 CONTACT: KARRICK SHERRELL
 PHONE: 614-236-5270
 EMAIL: KARRICK@THECOLUMBUSDESIGNCOMPANY.COM

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

SITE DATA

GROSS SITE AREA: 0.778 ACRES
 NET SITE AREA: 0.752 ACRES
 ROW CONFORMANCE AREA: 0.024 ACRES

ZONING: AM-3
 EXISTING ADDRESS: 956-968 CLEVELAND AVE
 TAX PARCEL ID: 010-066502 010-066503 010-066504 010-066505
 FEMA MAP PANEL & ZONE: 30040C0200A ZONE X

BUILDING DATA

DWELLING UNITS: 90
 TOTAL GROSS FLOOR: 86,461 SF
 DENSITY: 113.7 DU / ACRE (303 SF/DU)
 MAX BUILDING HEIGHT: 67'
 LOT COVERAGE: 60%

PARKING DATA

RESIDENTIAL SPACES REQUIRED: 138 SPACES (90 UNITS x 1.5)
 TOTAL COMMERCIAL AREA: 3,900 SF
 COMMERCIAL SPACES REQUIRED: 48 SPACES (1 SPACE / 75 SF)
 COMMERCIAL USE MAY BE RETAIL, OFFICE, OR RESTAURANT
 RESTAURANT PATIO: 274 SF
 RESTAURANT PATIO SPACES REQUIRED: 2 SPACES (1 SPACE / 100 SF)
 TOTAL SPACES REQUIRED: 186 SPACES (118 PER CV20-072)
 PARKING SPACES PROVIDED: 72 (ON SITE)
 48 (ADJACENT PARKING LOT)
 TOTAL SPACES PROVIDED: 118 SPACES
 ADA SPACES REQUIRED: 5 SPACES
 ADA SPACES PROVIDED: 5 SPACES (2 VAN / 3 STAMPER)
 BICYCLE PARKING REQUIRED: 11 SPACES (2' x 165 SPACES / 20)
 BICYCLE PARKING PROVIDED: 12 SPACES

EXISTING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED LOT
- PROPOSED DRIVEWAY
- PAYMENT CURB
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- WATER VALVE
- OVERHEAD ELECTRIC
- ELECTRIC
- LIHT POLE
- POWER POLE
- POWER & LIHT POLE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE



Z100

DATE: 5/16/2022
 DRAWN BY: EAH
 CHECKED BY: CSM
 JOB NUMBER: 2378-0324

ZONING SITE PLAN FOR THE CLEVELAND
 956 CLEVELAND AVE
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr. Ste 500 | Columbus, Ohio 43231
 TEL 614 801-2235 | FAX 614 801-2236
 www.structurpoint.com

the columbus designco

CV20-072; Final Received 5/16/2022

Exhibit B
Statement of Hardship CV20-072
986 Cleveland Avenue, Columbus, OH 43201

By Ordinance 1897-2021, passed July 28, 2021 (Z20-065), the 0.776 +/- acre site was rezoned to the AR-3, Apartment Residential District for development of an apartment building with 90 dwelling units and ground level commercial use (3,600 SF) with patio (274 SF). The Milo-Grogan Neighborhood Plan notes the east side of Cleveland Avenue between E. Second Avenue and E Fifth Avenue as Opportunity Sites appropriate for redevelopment with multi-family and other uses. Ordinance 1898-2021, passed July 28, 2021 (CV20-072), granted applicable variance to the AR-3 district.

The Final Site Compliance Plan (FSCP) has been prepared and reviewed. Certain modifications are necessary to the zoning site plan referenced in Ord. 1898-2021 to permit approval of the FSCP, as follows: reduce perimeter building setbacks on Cleveland Avenue, E. Gibbard Avenue and E 3rd Avenue from 1', 1' and 4' to 0', 0' and 0; reduce the clear vision triangle at Cleveland Avenue and E. 3rd Avenue from 8'x8' to 7.5'x7.5', and to eliminate street trees along Cleveland Avenue as there is only a 2.5' tree lawn.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. Amendment of the variances granted by Ordinance 1898-2021 is necessary to build the project now with final engineering completed. Many urban developments have had similar variances. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3333.03, AR-3 Apartment Residential District use, to permit 3,600 SF (max) of ground level commercial use, including retail, office and/or restaurant use(s) and a 274 SF outside seasonal patio for the restaurant use(s).
- 2). Section 3312.27(3), Parking Setback Line, to reduce the E. Gibbard Avenue parking setback from ten (10) feet to two (2) feet.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 185 parking spaces to a total of 118 parking spaces with 72 spaces on -site, including underneath the building, and 46 spaces in the adjacent parking lot (Z20-065, CPD) to the east.
- 4). Section 3321.05(A)(1)(B)(1)(2), Vision Clearance, to permit intermittent partial obstruction of the 10'x10' clear vision triangle at the intersection of E. Gibbard Avenue and the east side of site driveway when a vehicle is present; to permit intermittent partial obstruction of the 10'x10' clear vision triangle at west side of the intersection of E. Gibbard Avenue and the unnamed 20'

alley abutting the east side of the site when a vehicle is present; to reduce the 30'x30' clear vision triangles at the intersections of Cleveland Avenue and E. Gibbard Avenue and Cleveland Avenue and E. 3rd Avenue to 9.5'x9.5' and ~~8'x8'~~ **7.5'x7.5'** (to permit building corner projection in the clear vision triangle at Cleveland Avenue and E. 3rd Avenue as depicted on the Site Plan), respectively.

5). Section 3321.07(B), Landscaping, to reduce on-site dwelling unit trees from 1 per 10 DU or 9 trees to zero (0) dwelling unit trees. ~~, subject to street trees being provided as depicted on the Site Plan.~~

6). Section 3321.21(A), Landscaping and Screening, to reduce interior parking lot trees from 4 trees to one (1) tree for the 31 surface parking spaces. ~~, subject to street trees being provided, as depicted on the Site Plan.~~

7). Section 3333.15 (C), Basis of Computing Area, to increase lot coverage from 50% to 60%.

8). Section 3333.18, Building Lines, to reduce the Cleveland Avenue, E. Gibbard Avenue and E. 3rd Avenue building setback lines from 50 feet to one (1) foot, 18 feet to one (1) foot, and 15 feet to four (4) feet, respectively, with the Cleveland Avenue building setback line being net of four (4) feet of right of way conveyance to City of Columbus in conjunction with the Site Compliance Plan.

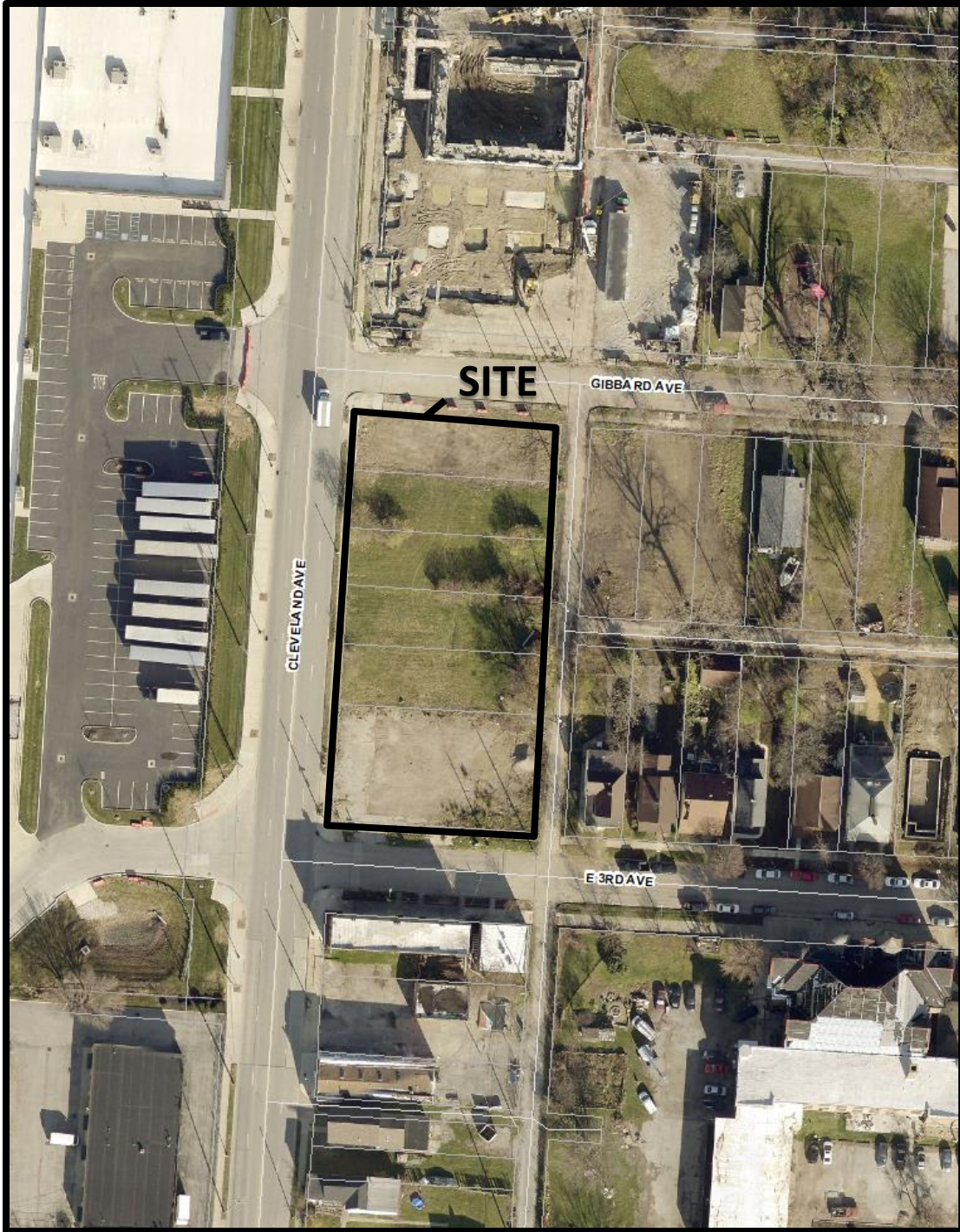


CV20-072A
986 Cleveland Ave.
Approximately 0.78 acres

Milo-Grogan Neighborhood Plan (2007)



CV20-072A
986 Cleveland Ave.
Approximately 0.78 acres



CV20-072A
986 Cleveland Ave.
Approximately 0.78 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-072A

Address: 986 Cleveland Avenue

Group Name: Milo-Grogan Area Commission

Meeting Date: 7/12/22

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:
We had our Area commission meeting on 7/12/22, time 6:30 pm.
We voted to approve all the new changes to the variances

Vote: We had 11 commissioners that voted, 10 yes and 1 no. This was a pass vote

Signature of Authorized Representative: Charles Thompson 7/12/22

SIGNATURE

Milo-Grogan Area Commission

RECOMMENDING GROUP TITLE

614-580-0280

DAYTIME PHONE NUMBER

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 No.: CV20-072A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Donald Plank of Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215 deposes and states that he 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:

5CL Properties, LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: Zero (0) Contact: Joel Yakovac, (614) 557-1812	986 Cleveland LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: Zero (0) Contact: Joel Yakovac, (614) 557-1812
97268 C-Ave, LLC; 545 E Fifth Ave, Columbus, OH 43201 Number of Columbus based employees: Zero (0) Contact: Joel Yakovac, (614) 557-1812	HL Property Investments LLC; 2200 West Fifth Avenue, Ste. 120, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Brad Howe, (614) 946-4693
958 Cleveland Avenue LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: Zero (0) Contact: Joel Yakovac, (614) 557-1812	City of Columbus Land Bank; c/o Reza Reyazi, 845 Parsons Avenue, Columbus, OH 43206 Number of Columbus based employees: 10,000 + Contact: Reza Reyazi, (614) 645-7274

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 8th day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires: _____

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

Notary Seal Here



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