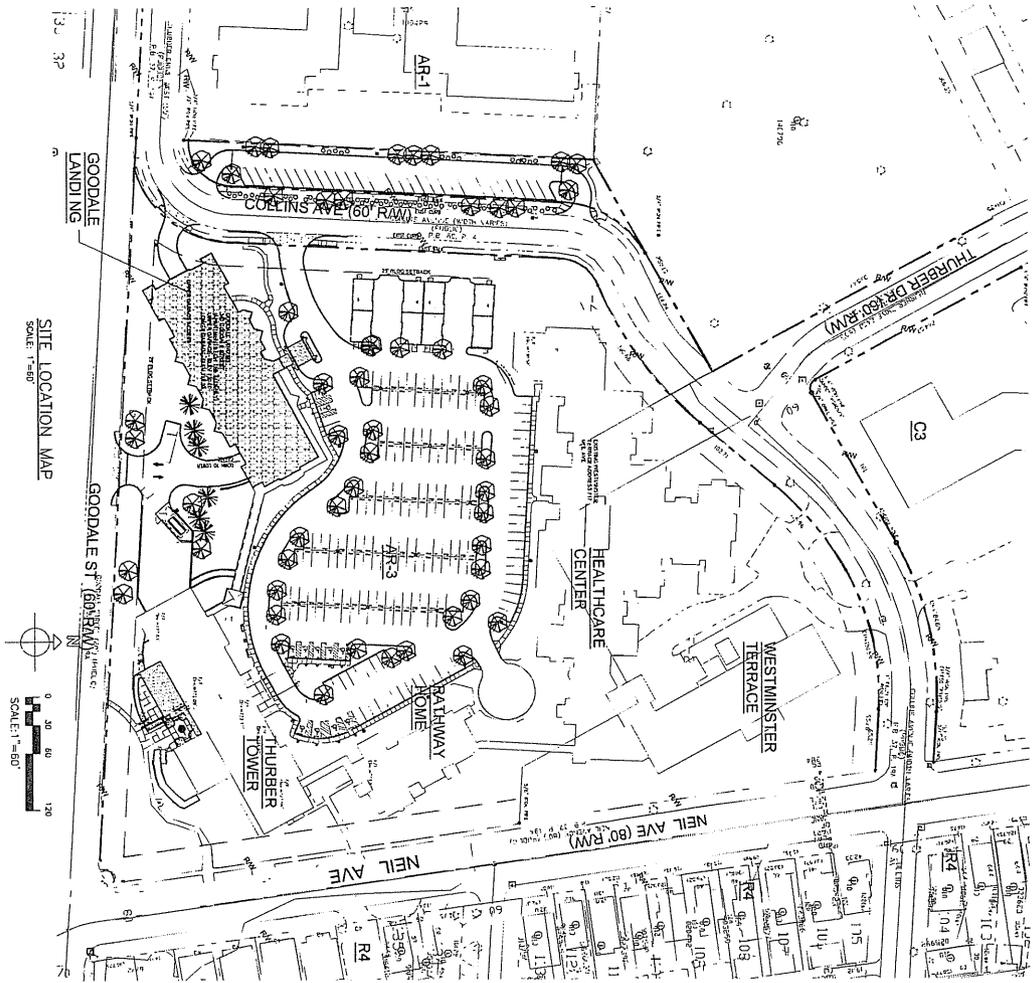


Westminster-Thurber
Community

CITY OF COLUMBUS, OHIO
SITE COMPLIANCE PLAN
FOR
GOODALE LANDING



INDEX OF SHEETS

TITLE SHEET	1-1
EXISTING CONDITIONS	1-2
EXISTING CONDITIONS	1-3
EXISTING CONDITIONS	1-4

ARCHITECTS

JAM ARCHITECTS, INC.
4665 LAMBLE DRIVE
COLUMBUS, OHIO 43230
CONTACT: JAM ARCHITECTS, INC.
EMAIL: JAMES@JAMARCH.COM
614-232-5505 (FAX)
614-232-5500 (PHONE)

ENGINEER

EH&ET
550 HWY 46/47 ROAD
P.O. BOX 277355
COLUMBUS, OHIO 43227
CONTACT: DANE WILSON
614-775-4400 (FAX)
614-775-4400 (PHONE)

PROJECT ZONING INFORMATION

CERTIFIED ADDRESS:
NEIL AND GOODALE
0100 PRESBYTERIAN RECREATION SERVICES
TOTAL MINIMUM PARKING
CONTACT: KEN KEISER
EMAIL: KKEISER@COPD-PRE.ORG
614-480-1201 (FAX)

PRE-DEVELOPMENT LOT COVERAGE

EXISTING DEVELOPMENT
TOTAL LOT COVERAGE = 233,371 SF (57.6-04C)
EXISTING LOT AREA 5.44C/ 10,230C= 52.7%

POST-DEVELOPMENT LOT COVERAGE

PROPOSED BUILDINGS
TOTAL LOT COVERAGE = 124,210 SF
PROPOSED BUILDINGS
TOTAL LOT COVERAGE = 124,210 SF (57.6-04C)
TOTAL LOT COVERAGE = 124,210 SF (57.6-04C)
INCREASE OF 5.8%

PRE-DEVELOPMENT LOT COVERAGE
TOTAL LOT COVERAGE = 233,371 SF (57.6-04C)
EXISTING LOT AREA 5.44C/ 10,230C= 52.7%

LOT COVERAGE PER VARIANCE

(SEE SECTION 2(B)(2))
MAXIMUM ALLOWED LOT COVERAGE: 52% FOR TRACT 1
AND 20% FOR TRACT 2
PRE-DEVELOPMENT=11,007 SF (2.5% 4d)
TOTAL, 2008= 10,230 AC. PRE-DEVELOPMENT LOT COVERAGE
233,371/10,230 = 23% 100% PRE-DEVELOPMENT LOT COVERAGE

APPLICANT INFORMATION

DATE OF EXPIRATION
DATE OF EXPIRATION
DATE OF EXPIRATION

DATE OF EXPIRATION

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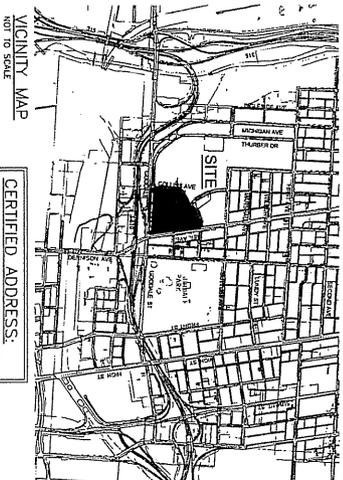
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DATE OF EXPIRATION
DATE OF EXPIRATION



CERTIFIED ADDRESS:
340 GOODALE STREET
FILE NUMBER: 02-085

PRE-DEVELOPMENT LOT COVERAGE
EXISTING DEVELOPMENT
TOTAL LOT COVERAGE = 233,371 SF (57.6-04C)
EXISTING LOT AREA 5.44C/ 10,230C= 52.7%

STATE OF OHIO
REGISTERED ARCHITECT
JAM ARCHITECTS, INC.
COLUMBUS, OHIO 43220

DATE OF EXPIRATION
DATE OF EXPIRATION
DATE OF EXPIRATION

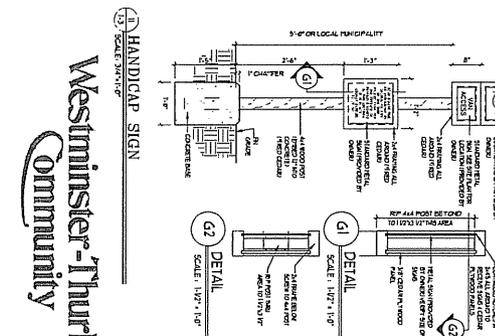
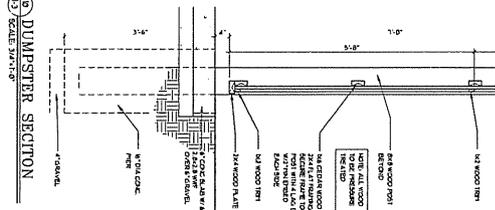
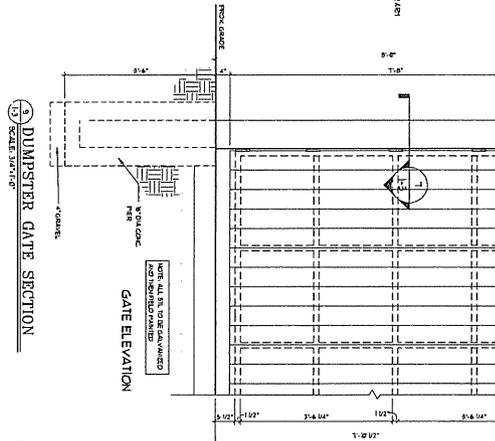
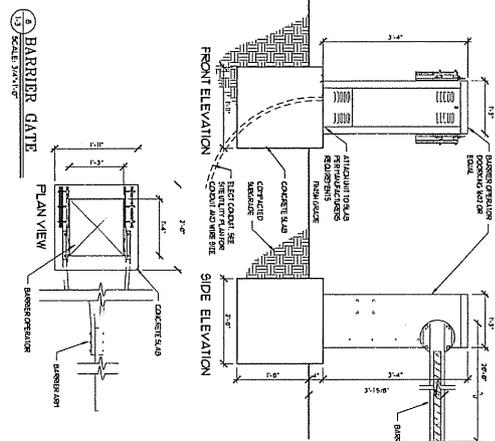
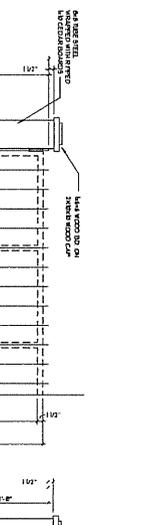
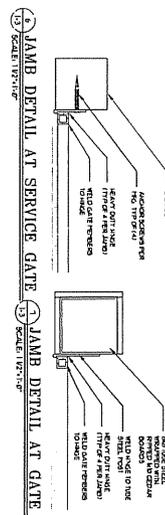
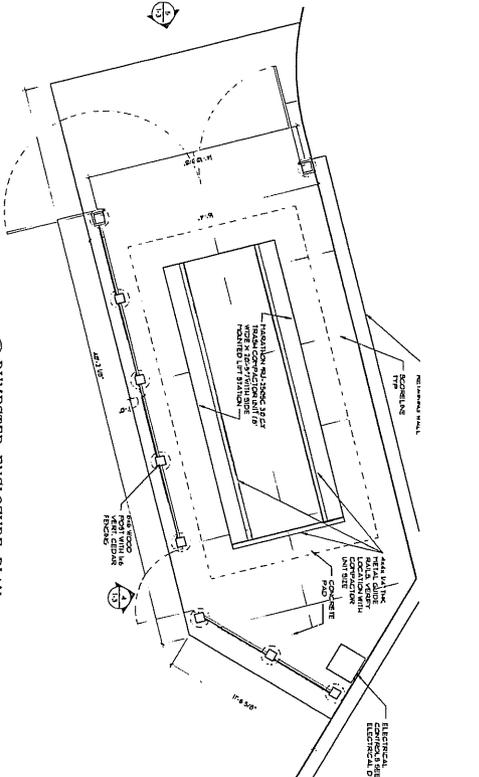
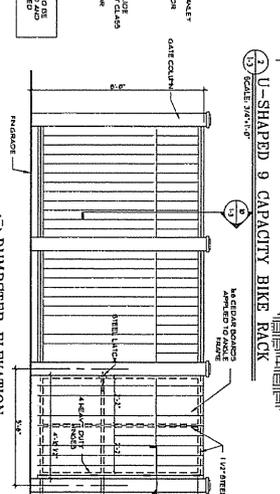
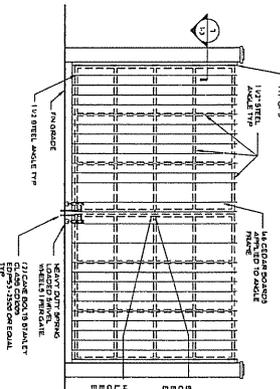
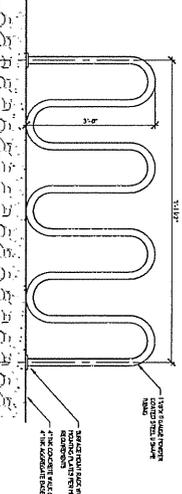
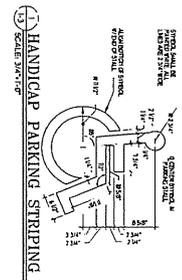
DATE 10-4-12
JOB # 07.9
DRAWN BY JLC
CHECKED [Signature]
REVISIONS

OVERALL SITE PLAN
GOODALE LANDING
CITY OF COLUMBUS, OHIO

181.984 / 372.101 = 49.80%

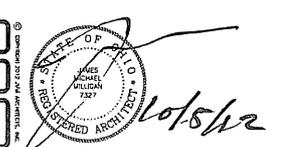
CV12-043 Final Received 10/5/12

[Signature]



Westminster-Thurber Community

SITE DETAILS	DATE: 10-4-12
GOODALE LANDING COLUMBUS, OHIO	DRAWN BY: J.C.
1-3	CHECKED: [Signature]
	REVISIONS:



CV12-043 Final Received 10/5/12



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 ATTACHED STATEMENT OF HARDSHIP

Signature of Applicant James L. Christ

Date 8/31/12



Statement of Hardship/Project Description-

The Goodale Landing project consists of providing a revised parking configuration, 4 detached garages and an 8 story building which will consist of 67 new resident units, a covered drop off area, and (2) interior parking areas. One interior parking area will be at grade level and one below grade level. This building will also have a 1 story connector to the existing Thurber Tower. Thurber Tower will received a new pool and patio area located on the south side.

The proposed Goodale Landing buildings will offer elderly apartments, expanding the housing opportunities for those individuals that are over 55 years of age. This proposed building will complement the adjacent Thurber Tower Apartments, which has been in operation at its Neil Avenue location since 1975. Over the years, it has undergone many expansions as demand has increased for the services it provides. With approximately 305 full time and part time employees for all shifts and all of the buildings on site, parking is at a premium for the facilities and both employees and patient family members alike experience daily frustrations with inadequate onsite parking.

The proposed parking lot on west side of Collins Avenue will be primarily for employees, with access to be provided only by an automatic gate. Moving the employee parking to the new parking lot would free up a tremendous amount of space within the main parking lot, so that residents and their families, as well as other visitors, can avoid the struggles they now face with finding parking spaces. Also proposed for the existing Thurber Tower site is a redesign of the existing parking lot including 4 covered garages and 2 levels of parking within Goodale Landing. This new layout will also significantly increase the amount of parking that is currently on site.

The applicant, at the request of the City would like to have the 1994 variances that were granted in the Goodale Slum Clearance, be removed as part of this variance request.

The Applicant is looking to improve the property and the services within the community they serve. They take pride in providing high quality housing and services for the elderly. These variances listed below are needed to make this project a success and are not intended in any way to avoid the Codes set forth by the City of Columbus.

Requested Variances

1. 3312.03(D)- Administrative.

The adjacent lot parking on the west side of Thurber Drive is not located on the same lot as the intended use it is serving. A variance is being requested to allow for parking on the adjacent lot (010-227936).

2. 3312.27- Parking setback line

The front setback is 25 feet and the perimeter setback is 25 feet. The adjacent parking is unable to comply with this section due to the depth of the property is under 50 feet. A variance is being request to allow for 0 feet for the front setback and 7 feet for the rear setback.

3. 3312.49 - Minimum number of parking spaces required

The table 1 for required parking has eliminated the housing for the Elderly option, which was a ratio of .75 spaces per unit required. The new table indicates that Elderly apartments will now fall under the 4 or more units for apartments. This parking ratio is 1.5 spaces per unit. The required number of spaces is 472 and the provided number of spaces is 354. A variance is being requested to allow for a parking count of .75 spaces per unit count. 311 spaces are required under this criteria with 354 spaces being provided. Below is a breakdown of units for the property.

Nursing Home/Assisted Living units= 197 units

Apartment units= 215 units

4. 3333.02 – AR-1 Apartment residential district use

The AR-1 district does not allow for parking. The adjacent parking lot located on Parcel 010-227936 does not comply with this section. A variance is being requested to allow for adequate parking to serve the Thurber Tower, Goodale Landing, Westminster Terrace, Healthcare Center and Pathway home located on parcel 010-227935.

5. 3333.18 –Building Lines

A variance for the 25 foot building setback is being requested for the western corners of the Goodale Landing building. The existing 96 inch diameter combination sewer and associated easement has created a hardship to be able to fit Goodale Landing on the site within the building setback limits and keep an adequate distance from the existing combination sewer. A variance is being requested for 15 feet along Goodale Street and 13 feet along Collins Avenue.

6. 3333.255 – Perimeter Yard

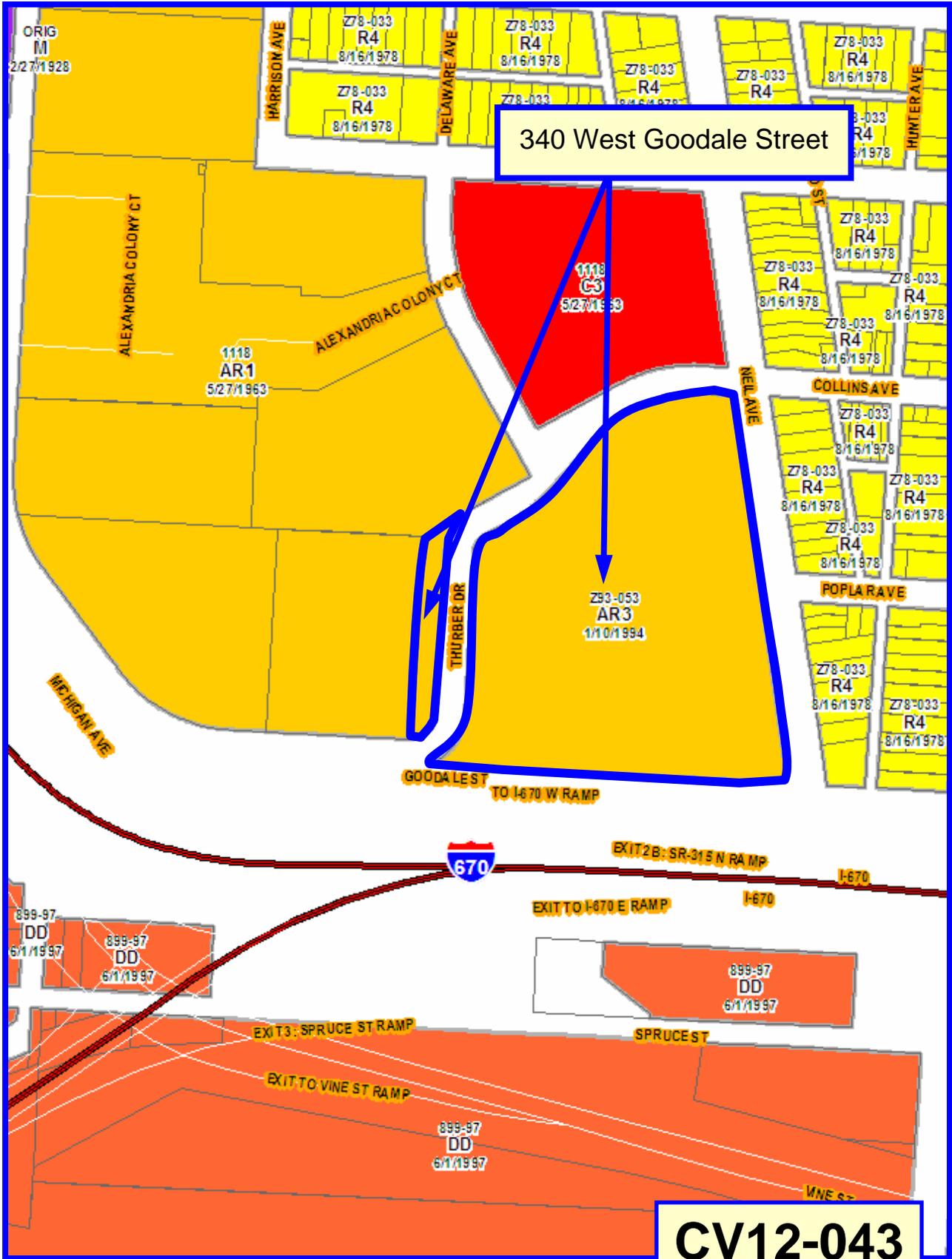
Requirement is 10 percent of the average lot width. With a minimum of 10 feet and a maximum of 25 feet. 10 percent of the adjacent parcel (010-227936) frontage is 53 feet. This puts the perimeter yard setback at 25 feet. A variance is being requested to allow for a minimum setback of 7 feet, the adjacent lot (010-227936) depth is less than 50 feet.

7. 3333.26 – Height district

The AR-3 apartment district does not allow any building or structure to exceed 35 feet. Therefore a variance is being requested to allow for a maximum mean height of 110 feet on parcel 010-227935.

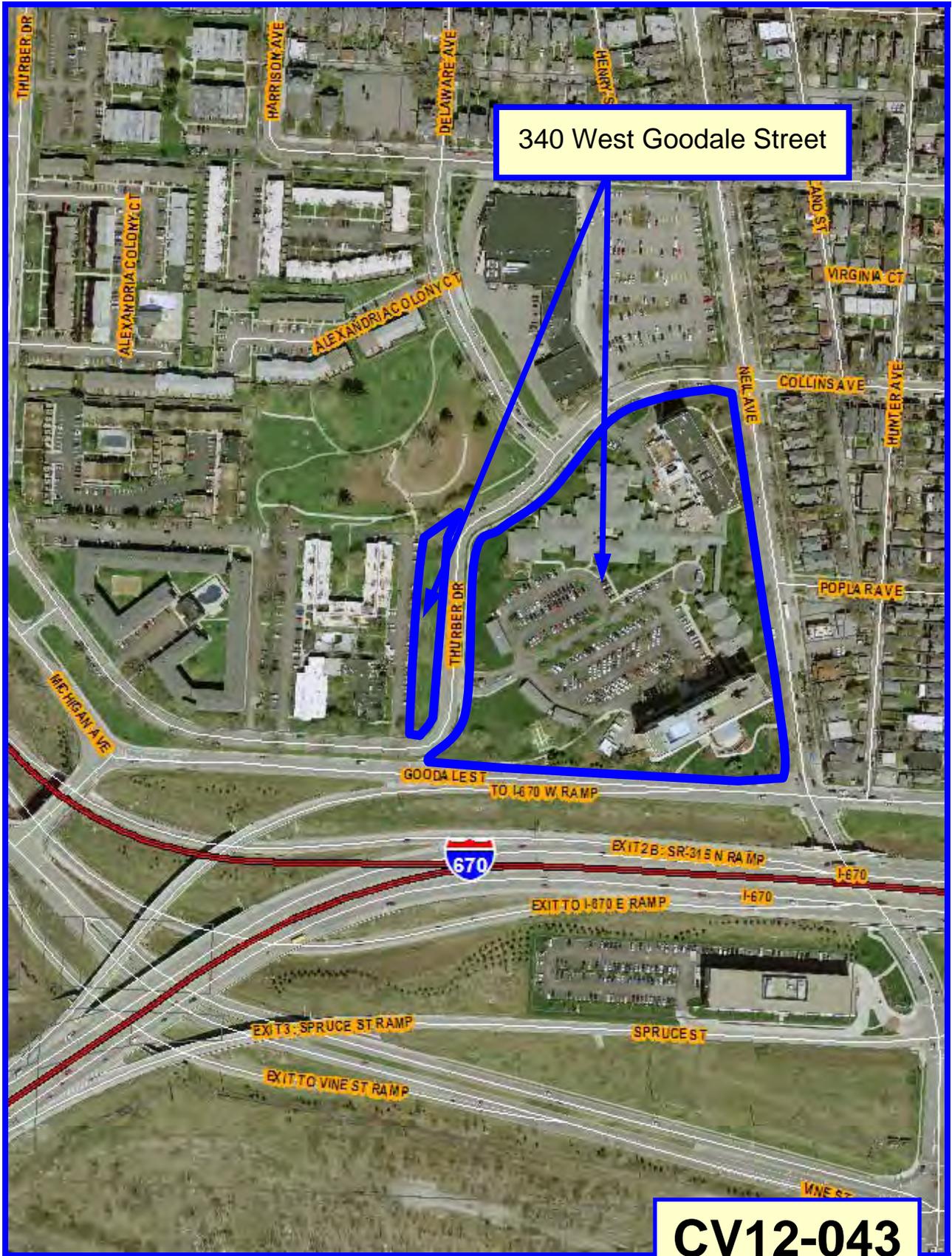
8. 3333.35 (G)– Private Garage

G- A maximum allowable height is 15 feet. A variance is being requested to allow for a maximum height of 22 feet.



340 West Goodale Street

CV12-043





National Register of Historic Places
P.O. Box 163442 • Columbus, Ohio 43216
www.HarrisonWest.org

September 23, 2012

Dear Management Analyst Pine,

The Harrison West Society met on Wednesday, September 19, 2012 and reviewed a presentation for application number CV12-043. The development of the new tower is an exciting opportunity for the Applicant and our neighborhood. The financial investment is significant, as is the increase in residential opportunities for potential Harrison West residents. The Society discussed the totality of the project, and though well received, the proposed parking lot to be placed on parcel # 010-227936 received the most discussion.

Members recognized that the parking lot was inconsistent with the *Harrison West Plan*, our neighborhood, and unnecessary as part of the development plan. First, the standalone parking lot in our urban neighborhood is not an appropriate use of land and would contribute negatively to the desired development patterns for the area. Second, the parking is separated from the intended use that it is serving. The Society would not support this type of variance in other similar developments throughout the neighborhood and does not feel it is appropriate in this case either. Approving the variance in this case would set negative precedence in our neighborhood that we would feel is undesirable in our urban landscape. Finally, as proposed, the ingress and egress of the lot adds additional hazards to an already atypical road layout and would be a safety concern for not only the employees driving in and out of the parking lot and those employees who would be crossing the road without a crosswalk, but it would also provide a safety concern for others using the area, including residents using the adjacent Wheeler Dog Park. The benefit of the additional 31 parking spaces is outweighed by the concerns listed and suggested other options to the Applicant to supply additional parking. These options could include additional spaces within the underground parking garage, providing bus passes to employees, shuttling employees from another underutilized parking lot in the area, and leasing underused spaces from the neighboring retail center.

Other than the variances that are created by the new parking lot, the Society accepts the remaining variances. A motion was made to approve the variances involved in building the new tower and the development on parcel 010-227935, but to reject the variances for the parking development on parcel #010-227936.

In summary, the Harrison West Society approves the following variances:

- 3312.13 – Driveway
- 3312.49 – Minimum number of parking spaces required (The Society approves of further reducing the parking spaces required by removing the proposed parking lot on parcel#010-227936)
- 3333.18 – Building Lines

PRESIDENT
Kristen Easterday
president@harrisonwest.org

VICE PRESIDENT
Dara Schwartz
vicepresident@harrisonwest.org

SECRETARY
Mary Martineau
secretary@harrisonwest.org

TREASURER
Dean Curry
treasurer@harrisonwest.org

- 3333..26 – Height District
- 3333.35 (F) & (G) – Private Garage

The Harrison West Society does not support the following variances:

- 3312.03 (D) – Administrative
- 3312.27 – Parking setback line
- 3333.02 – AR-1 Apartment residential district use
- 3333.255 – Perimeter yard, for parcel #010-227936

Please contact Jacob Sukosd, Planning and Development Chair, if you have any further questions. He can be reached at planning@harrisonwest.org, or at 614-975-9977.

For the Society,

Kristen Easterday
President, Harrison West Society



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV12-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Kenneth A. Kemper

Of [COMPLETE ADDRESS] 1001 Kingsmill Parkway, Columbus OH 43229
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 formats

- 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. <u>O.P.R.S.</u> <u>1001 KINGSMILL PARKWAY</u> <u>COLUMBUS, OH 43229</u>	2.
3.	4.

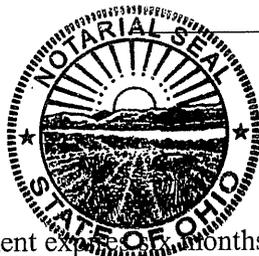
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

Cheryl Fleck
Notary Public, State of Ohio
My Commission Expires 07-22-2016

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

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 all checks payable to the Columbus City Treasurer