



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@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...
B. Permit a use of the property not permitted by the Zoning District...

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship...

See attached Statement of Hardship.

Signature of Applicant [Handwritten Signature] Date 11/22/19

4836 Cleveland Ave. – Statement of Hardship

Central Ohio is one of many communities with a growing need for affordable housing. This need spans generations, including Central Ohio's seniors. Applicant seeks to satisfy that need through the development of a new senior affordable housing community.

The proposed new development seeks to continue to grow Applicant's footprint in the Northland community. Applicant recently received a LIHTC award for the development of a new 94 unit senior housing community on Maple Canyon Ave. Through its affiliated companies, Applicant owns and operates an adult day center, the Center for Senior Health (North), and the 40 unit former InCare Suites senior housing community, both on East Granville Road. In addition, Applicant is seeking funding through the U.S. Department of Housing and Urban Development for a potential 75 unit senior housing development adjacent to the former InCare Suites site. Finally, Applicant manages 130 units of senior housing at the Restoration Plaza I, II, and III communities.

The 4836 Cleveland Ave. site ("Cleveland Ave. Parcel") is currently vacant land. Applicant seeks to develop the Cleveland Ave. Parcel with approximately 75 units of senior housing. This new development would contain residential units on the ground floor as well as space for on-site services.

Applicant has filed this Council Variance application because the constraints of the prospective funding source for this development present a hardship. Applicant is seeking funding through the Low Income Housing Tax Credit ("LIHTC") program, administered by the Ohio Housing Finance Agency ("OHFA"). The LIHTC program is competitive and the application deadline for the next round of available funding is mid-February 2020. The Qualified Allocation Plan ("QAP") that dictates the scoring of applications for the 2020 LIHTC cycle was finalized this fall. The QAP identifies requirements as it relates to site location and also specifies different categories for points, one of which is land use and zoning for the site. In effect, Applicant has a short window to identify a site with a qualifying location and to ensure that the site has appropriate land use attributes in order to present a competitive application for funding.

The timing constraints of the LIHTC program present a hardship for this site. The short window of time limits Applicant's ability to establish an appropriate land use entitlement for the Cleveland Ave. Parcel but for through a Council Variance.

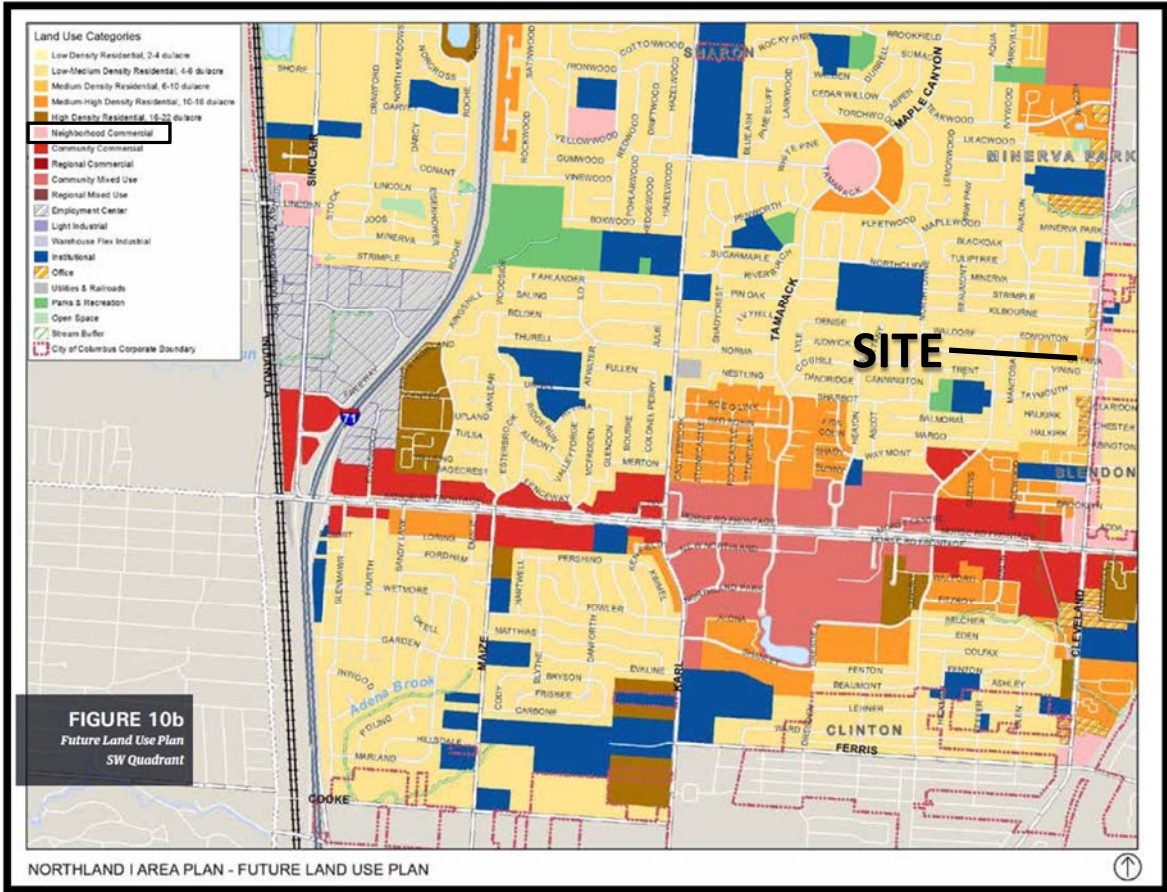
The Cleveland Ave. Parcel is currently zoned C-4. This zoning district allows for residential use with the exception of first floor residential. In light of the restraints imposed by the timing of the LIHTC program, Applicant seeks to allow for first floor residential use within the C-4 district and has filed this Council Variance application. Applicant recognizes that additional site characteristics will need to be addressed in the event that the proposed development moves forward. Applicant is committed to working with the Director and Staff to determine and execute on the best path to address such characteristics in the event that Applicant's application for funding is successful.

To summarize, because of the hardship presented by the timing of the NOFA, Applicant seeks the following variance to facilitate the development of the Cleveland Ave. Parcel:

-3356.03: Variance to allow first floor residential in the C-4 district with the total number of dwelling units not to exceed 75.



CV19-117  
4836 Cleveland Ave.  
Approximately 4.38 acres



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Northland Community Council  
Development Committee

Report

December 4, 2019 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by chair Dave Paul**

Members represented:

*Voting: (13):* Albany Park (APHA), Cooperwoods (CWCA), Devonshire (DCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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**Case #1:** Application #CV19-113 (Council variance to permit development of a 56-unit affordable multi-family housing development on a 4.52 AC± undeveloped parcel zoned R1 from annexation)  
Roy Lowenstein *representing*  
Homeport  
6285 Maple Canyon Avenue, 43229 (PID 010-147419)

- *The Committee approved (13-0) a motion (by SWCA, second by SCA) to **RECOMMEND APPROVAL with one (1) condition:***
  - That the Statement of Hardship be amended to state that the requested variance from §3332.03 is “to permit **not more than 56** multi-family units in the R1 residential district (versus “not less than”), in keeping with the applicant’s intent.

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**Case #2** Application #CV19-117 (Council variance to permit development of a 75-unit independent living senior housing facility with ground-floor residential uses on a currently vacant 4.77 AC± parcel zoned C-4)  
Taylor Koch/Matt Bierlein *representing*  
National Church Residences  
4836 Cleveland Avenue (PID 600-129849)

- *The Committee approved (13-0) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL with one (1) condition:***
  - That the Statement of Hardship be amended by addition to state that the requested variance from §3356.03 is “to allow first floor residential in the C-4 district **with the total number of dwelling units not to exceed 75,**” in keeping with the applicant’s intent.

**Executive Session 8:05 pm**

**Meeting Adjourned 8:15 pm**



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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-117

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 2335 North Bank Dr., Columbus, OH 43220
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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 21st day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

N/A



This Project Disclosure Statement expires six months after date of notarization.
CARRIE A. DEAN
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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