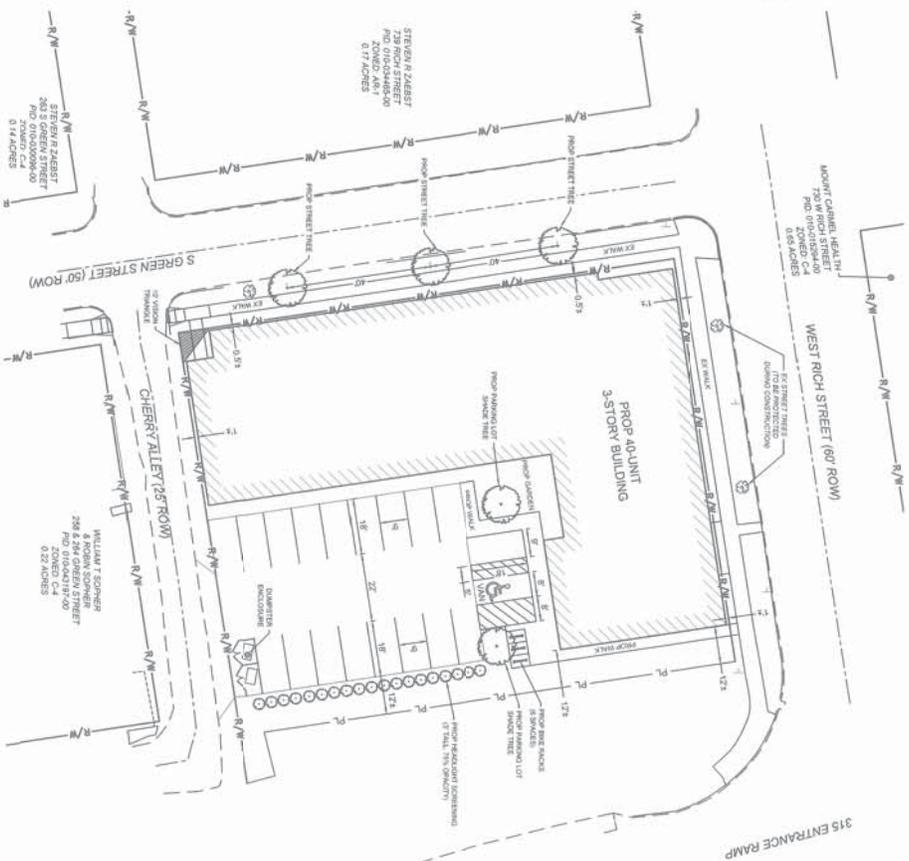
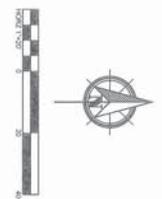


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any such adjustments shall be shown on the final development plans. The Engineer's review of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *David B. Perry* Date: 3-25-2020  
 David B. Perry, Agent  
 Signature: *Jeffrey T. Kohnman* Date: 3-25-2020  
 Jeffrey T. Kohnman, Attorney



<b>SITE DATA</b>	REF. AREA: 0.48 ACRES (0.0044 SF)
ZONING: C-4	
ZONING VARIANCE: CV20-010	
CERTIFIED ADDRESS: 731 RICH STREET	
TAX PARCEL ID: 010-0024330, 010-0020160	
FEAR MAP PANEL 1, ZONE: ZONE 'C'	
<b>BUILDING DATA</b>	
HEIGHT DISTRICT: H-35	
MAX BUILDING HEIGHT: 42'	
STORIES & NUMBER OF UNITS: 3 STORIES, 40 UNITS	
<b>PARKING REQUIRED:</b>	
40 DWELLING UNITS (1.5 SPACES/UNIT): 60 SPACES	
1ST FLOOR COMMUNITY SPACE & 4 SPACES FITNESS (1,000 SF @ 1 SPACES/250 SF): 4 SPACES	
TOTAL REQUIRED SPACES: 64 SPACES	
REQUIRED BIKE PARKING SPACES: 6 SPACES	
<b>PARKING PROVIDED:</b>	
REGULAR SPACES (9'x18 MIN): 18 SPACES	
ADA SPACES: 1 SPACES	
TOTAL PROVIDED SPACES: 19 SPACES	
EXCESS SERVICE: PRIVATE WALKER	

**OWNER/DEVELOPER**  
 RICH & GREEN LLC  
 173 SOUTH THIRD STREET  
 COLUMBUS, OHIO 43221  
 CONTACT: JEFF MOHRMAN  
 EMAIL: JMOHRMAN@FINANCEFUND.ORG  
 PHONE: 614-221-1114

**ARCHITECT**  
 THE COLUMBIAN DESIGN COMPANY  
 PHONE: 614-638-3075

**ENGINEER**  
 AMERICAN STRUCTUREPOINT INC.  
 2360 CORPORATE EXCHANGE DRIVE SUITE 300  
 COLUMBUS, OHIO 43221  
 PHONE: 614-951-2228

CV20-010

C100

DATE:	03/25/2020
DRAWN BY:	MS
CHECKED BY:	MS
CDR NUMBER:	2019.00315

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING VARIANCE SITE PLAN  
 FOR  
 731 W RICH STREET  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**AMERICAN STRUCTUREPOINT INC.**  
 2360 Corporate Exchange Drive | Suite 300  
 Columbus, Ohio 43221  
 TEL: 614.901.2228 | FAX: 614.961.2228  
 WWW.STRUCTUREPOINT.COM

**Finance Fund**

CV20-010; Final Received 3/25/20



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 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

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. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant Ohio Community Development Finance Fund by Dan B. ... Agent Date 1-27-2020

Signature of Attorney [Signature] Date 1/27/2020

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

CV20-010

**Exhibit B**  
**Statement of Hardship CV20-010**  
**731 W. Rich Street, Columbus, OH 43222**

The site is 0.48 +/- acres located at the southeast corner of W. Rich Street and S. Green Street. The site is zoned C-4, Commercial. Applicant proposes a 40 dwelling unit apartment building with ground level dwelling units and a community/fitness room planned to be used for both on-site residents and residents of off-site apartment uses controlled by applicant. The West Franklinton Plan (2014) (WFP) recommends "Regional Mixed Use" (RMU) for the site. RMU includes residential units located either above and/or next to commercial, office, or institutional uses in multi-story buildings and residential densities of 45 dwelling units per acre or higher are appropriate. The proposed development complies with the recommendation of the WFP.

Ordinance 1972-2019 (CV19-059), passed July 29, 2019, permits 42 dwelling units with 42 on-site parking spaces and 800 square feet of community room/fitness uses, subject to the site plan referenced in the ordinance. This new application is submitted to make certain changes to the project, as follows: 1). reduce the number of dwelling units from 42 to 40, 2). reduce on-site parking from 42 spaces to 19 spaces, 3). change of building and surface parking footprint to remove from PID: 010-250016 (east side of site) due to the parcel being encumbered by a Limited Access (LA) easement related to SR 315, and 4). small increase in community space(fitness)/leasing space from 800 SF to 1,000 SF. Applicant has completed a parking study with the Division of Parking Services/Public Service Department in support of the reduction of on-site parking. The 1/14/2020 recommendation of support for the reduction of on-site parking from the Division of Parking Services included with materials submitted for this application.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district. There is no zoning district to which the site could be rezoned for the proposed use without also requiring variances. The proposed use includes residential and commercial components with the commercial component being a total of 1,000 square feet of the building for the community space/fitness and leasing uses, which may include off-site residents attending fitness activities and leasing office use related to off-site residents, such as rent payment or office functions within the leasing office. The property is zoned C-4, Commercial so these limited activities for the fitness and leasing uses would otherwise be permitted anyway. The proposed use and proposed site development are appropriate for the site and location and in compliance with the recommendation of the WFP. The proposed use is consistent with the dense, urban area of the site. The requested variances are not substantial given the urban environment, will not affect the delivery of government services, the variances are necessary for reasonable use of the property and are consistent with the spirit of the zoning requirement given the urban environment.

Applicant requests the following variances:

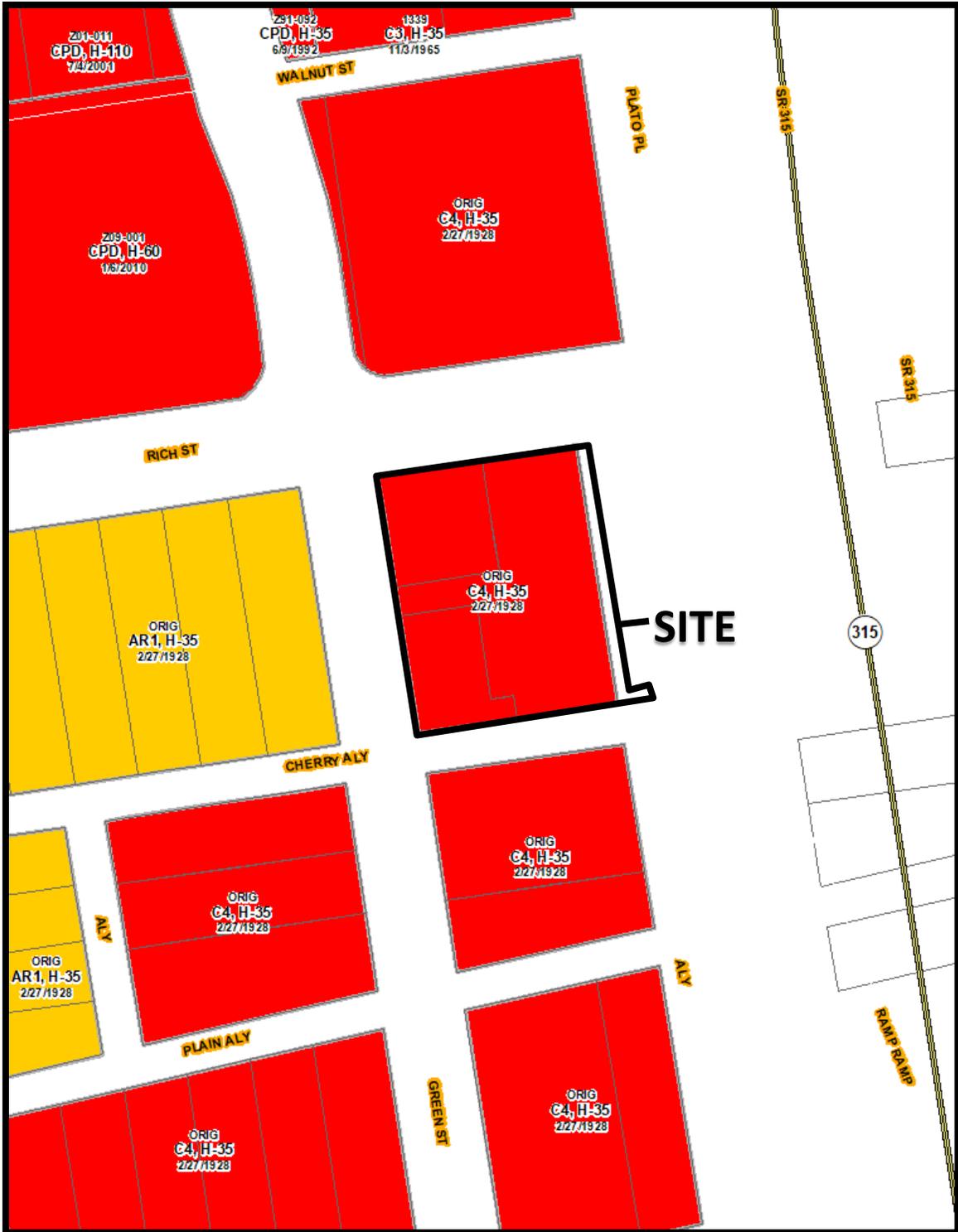
- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level dwelling units.
- 2). Section 3309.14(A), Height Districts, to increase building height from 35 feet to 42 feet, as measured in Section 3303.08, Letter H, Height.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce on-site parking from 64 spaces (40 DU @ 1.5 spaces/DU and 1,000 SF of fitness facility @ 1 space per 250 SF) to 19 spaces.
- 4). Section 3356.11, C-4 District Setback Lines, to reduce the W. Rich Street building setback from 25 feet to 1.0 feet, the S. Green Street building setback from a calculated setback of 20 feet to 0.50 feet and the SR 315 building setback from 25 feet to 12 feet.

731 W Rich Street – Warren Junction Parking Variance  
Division of Parking Services Staff Recommendation  
1/14/2020

Based on review of the parking study conducted by the applicant, Division of Parking Services supports the requested 45 parking space reduction. Due to the current demand for on-street parking nearby, the demonstrated access to nearby off-street parking that will provide at least 1 parking space per unit, and the nature of the development as low-income housing, the parking demand should be accommodated appropriately. Bus stops nearby are served by multiple lines providing service at least every 30 minutes, further serving the transportation needs of future residents.

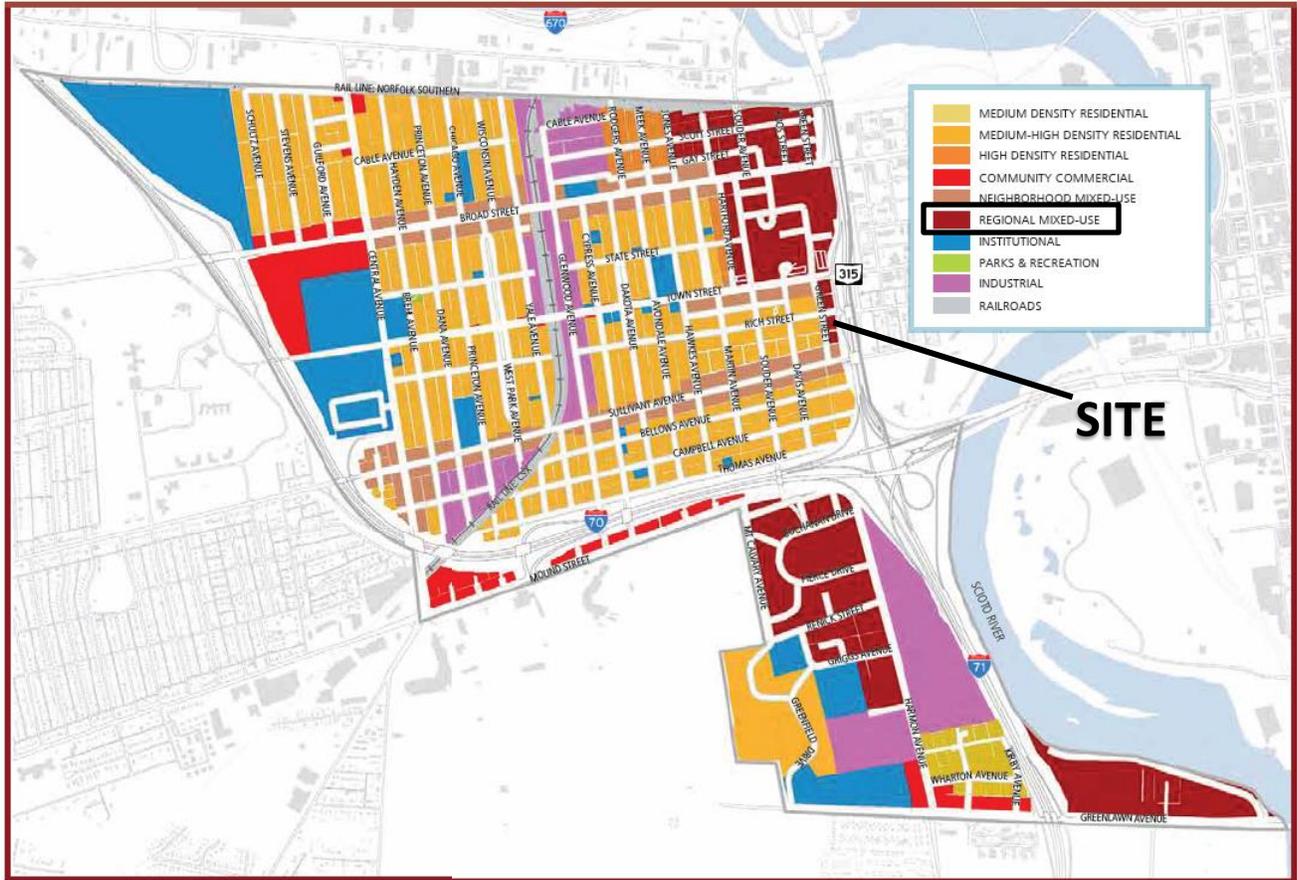
Per recommendations from the Strategic Parking Plan, residents of multifamily developments that receive a variance to off-street parking requirements are not eligible to receive on-street residential parking permits.

CV20-010



CV20-010  
731 W. Rich St.  
Approximately 0.48 acres

West Franklinton Plan (2014)



CV20-010  
731 W. Rich St.  
Approximately 0.48 acres



CV20-010  
731 W. Rich St.  
Approximately 0.48 acres

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

Case Number: CU 20-010

Address: 731 West Rich Street

Group Name: Franklin Area Commission

Meeting Date: 3/10/2020

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:**  
Approved as Presented

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Vote: 12 yes - 0 No - 2 Absent

Signature of Authorized Representative: William B Warner  
SIGNATURE

Zoning Chair  
RECOMMENDING GROUP TITLE

614-581-6419  
DAYTIME PHONE NUMBER

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, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV20-010

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey T. Mohrman of (COMPLETE ADDRESS) 175 South Third Street, Suite 1200, Columbus, Ohio 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 (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 2 columns and 2 rows. Row 1: 1. Rich and Green, LLC; 175 South Third Street, Suite 1200; Columbus, OH 43215 # Columbus based Employees: 13 Contact: Jeffrey T. Mohrman; 614-221-1114 x5045. 2. Ohio Community Development Finance Fund 175 South Third Street, Suite 1200, Columbus, OH 43215 # Columbus based Employees: 13 Contact: Jeffrey T. Mohrman; 614-221-1114 x5045. Row 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 27th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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

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

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