

Tom J. Ziegler 2/29/16

Final site plan received 3/1/16

A-1.1
SHEET NUMBER

SITE PLAN

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT

RENOVATION OF
933 GAY STREET, COLUMBUS, OHIO 43205
CPO MANAGEMENT

CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400 FAX: (513) 961-2233



Scale:	Date:	Drawn By:	Project Number:
AS NOTED	7.5.15	M. SHYDEP	1338

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.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  Date 10/30/15

CV15-064

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

COMMUNITY PROPERTIES OF OHIO MANAGEMENT SERVICES, LLC
933 East Gay Street
Columbus, Ohio 43209

STATEMENT OF HARDSHIP

The property that is the subject of this council variance application is comprised of six (6) tracts of real estate under the following Franklin County Auditor's Tax Parcel Numbers: 010-042199, 010-039002, 010-006552, 010-038646, 010-017577 and 010-025716 ("Site"). Applicant is a limited liability company that acts as a community based property management company dedicated to meeting the needs of residents and the community, including coordination of tenant supportive services. Applicant is wholly owned by Ohio Capital Corporation for Housing, a non-profit corporation dedicated to providing affordable housing to low-income tenants.

The Site currently contains one (1) existing structure on the tract of land identified as Tax Parcel #010-042199: a commercial warehouse constructed around 1910 that was substantially rehabilitated by Applicant in 2005 to serve as a maintenance facility. The Site is currently subject to Council Variance 03-023, which permitted use of the Site as the maintenance facility and certain other variances. Applicant's needs with respect to the Site have changed and Applicant desires council approval of a use variance for the Site and variances from certain zoning requirements, which will facilitate the change of use of the Site to offices, community space and a training facility and permit construction of outside storage. Such changes will facilitate Applicant's ongoing mission to provide community-based property management and tenant supportive services.

The following variances are necessary to facilitate this project:

1. To vary the standards of 3332.037 R-2F District to permit the operation of offices, community space and a training facility on the Site and to permit outside storage.
2. To vary the standards of 3332.18(D), basis of computing area, which requires that no dwelling shall occupy greater than fifty (50) percent of the lot area. Applicant proposes to maintain the existing nonconforming lot coverage of the building and parking areas as depicted on the site plan and construction of new outside storage as indicated on the site plan.
3. To vary the standards of Section 3332.21, building lines, which requires that the setback be the average distance of building setbacks on contiguous lots or parcels, but in no case less than ten (10) feet. Applicant proposes to maintain a zero (0) foot building line along Gay Street.
4. To vary the standards of Section 3332.25, maximum side yard required, which requires the sum of the widths of each side yard shall equal or exceed twenty (20) percent of the width of the lot, provided that not more than sixteen (16) feet need be so devoted. Applicant proposes to reduce the maximum side yard from 16 feet to the present 15.6 feet for the existing building.

5. To vary the standards of Section 3332.26, minimum side yard permitted, which requires a side yard of no less than five (5) feet. Applicant proposes a minimum side yard of three (3) feet to accommodate the proposed construction of outside storage.

6. To vary the standards of Section 3332.27, rear yard, which requires a rear yard totaling no less than twenty-five (25) percent of the total lot area. Applicant proposes no rear yard.

7. To vary the standards of Section 3332.28, side or rear yard obstruction, which requires the area in a required side or rear yard to be open and unobstructed from the established grade to the sky. Applicant proposes to obstruct the required side and rear yards.

8. To vary the standards of Section 3312.51(2), loading space, which requires the size of a loading space to have dimensions of not less than fifty (50) feet in length. Applicant proposes a loading space forty (40) feet in length.

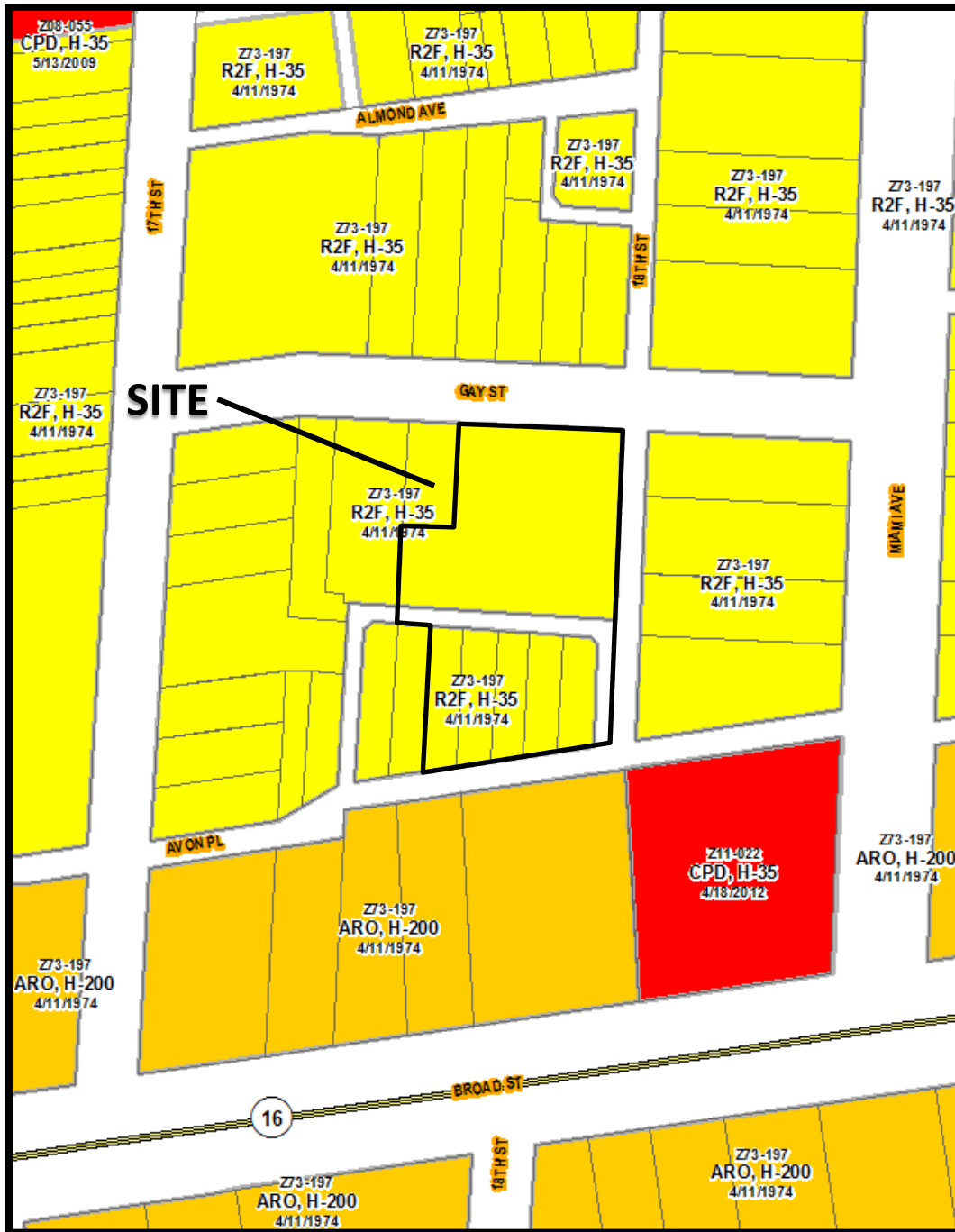
9. To vary the standards of Section 3312.25, maneuvering, which requires that a loading space have sufficient maneuvering area. Applicant proposes to use only the twenty (20) feet of the alley along the east property line for maneuvering.

10. To vary the standards of Section 3312.21, parking lot screening, which requires screening of commercial parking lots within eighty feet of residentially zoned property to an opacity of not less than 75 %. Applicant proposes to provide fencing and plantings that have an opacity of less than 75%.

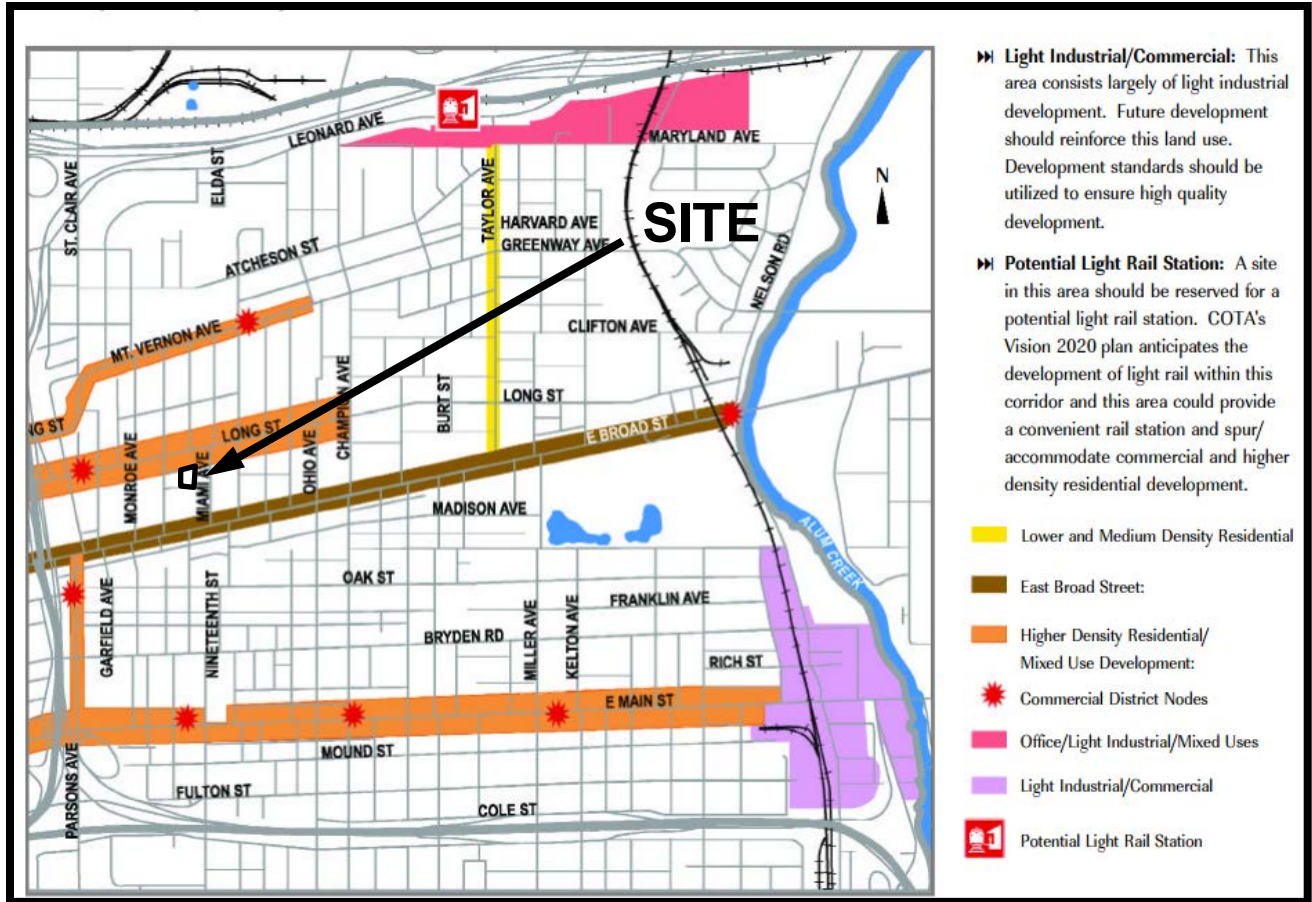
Importantly, granting of the use and other variances will not materially affect the essential character of the Site as it relates to surrounding properties nor will there be any materially adverse effect on the surrounding property owners. Furthermore, there will be no effect on the delivery of governmental services. Instead, the granting of the variances will enable the Applicant to meet the needs of residents and the community, including coordination of tenant supportive services and provision of community space.

Furthermore, the granting of the use and other variances will in no way impair an adequate supply of light and air to adjacent property as the existing building undergo only interior remodeling except for construction of a ramp and vestibule on the southwest corner of the building and an enclosure will be built to house the existing dumpster and a newly constructed pole barn. The granting of the variances also will not unreasonably increase the congestion of the public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. Traffic congestion will not be materially increased as the change in use will not result in additional traffic. In addition, granting of the variances will generally benefit the public health, safety, comfort and welfare of the inhabitants of the City of Columbus by contributing to the continued revitalization of a currently blighted area of the City and by providing Applicant with additional capacity to provide property management and supportive services coordination to the area's low-income and elderly residents.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the use of the Site as offices, community space and a training facility with outside storage and the associated variances necessary to permit the contemplated use of the Site.



CV15-064
933 East Gay Street
approximately 0.51 acres



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

CV15-064
 933 East Gay Street
 Approximately 0.51 acres



CV15-064
933 East Gay Street
approximately 0.51 acres

From: [Kathleen Bailey](#)
To: [Dietrich, Timothy E.](#)
Subject: RE: 933 East Gay Street - CV15-064
Date: Tuesday, February 23, 2016 10:50:39 PM

The Near East Area Commission (NEAC) voted unanimously (11-0-0) to support ordinance CV15-064 for 933 E. Gay Street. The vote took place at the February 2016 NEAC General Business meeting.

From: TEDietrich@columbus.gov
To: kathleendbailey@hotmail.com
Date: Tue, 23 Feb 2016 15:35:40 -0500
Subject: 933 East Gay Street - CV15-064

Good Afternoon Kathleen,

The ordinance for CV15-064 is almost ready to send to City Council. We need the recommendation for this Council variance application at 933 East Gay Street to proceed. An email reply would be sufficient.

Thank you so much!

Sincerely,

Tim Dietrich

Planner I

City of COLUMBUS
Department of Building & Zoning Services

Zoning/Council Activities Section

757 Carolyn Avenue
Columbus, OH 43224

Direct: 614.645.6665

Fax: 614.645.2463

E-mail: tedietrich@columbus.gov

www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 # CV15-064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Isabel Toth
of (COMPLETE ADDRESS) 910 E. Broad Street, Columbus, OH 43205

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

<p>1. Ohio Capital Corporation for Housing 88 E. Broad Street, Suite 1800 Columbus, OH 43215 43 Columbus based employees Harold D. Keller 614-224-8446</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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

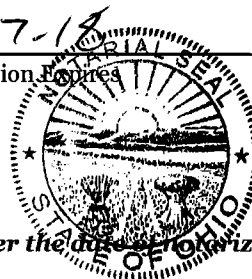
SIGNATURE OF AFFIANT *Isabel Toth*

Sworn to before me and signed in my presence this 30 day of October, in the year 2015

Chad Ketter
SIGNATURE OF NOTARY PUBLIC

10-27-15
My Commission Expires

Notary Seal Here



Chad Ketter
Notary Public, State of Ohio
My Commission Expires 10-27-2018

This Project Disclosure expires six (6) months after the date of notarization.

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