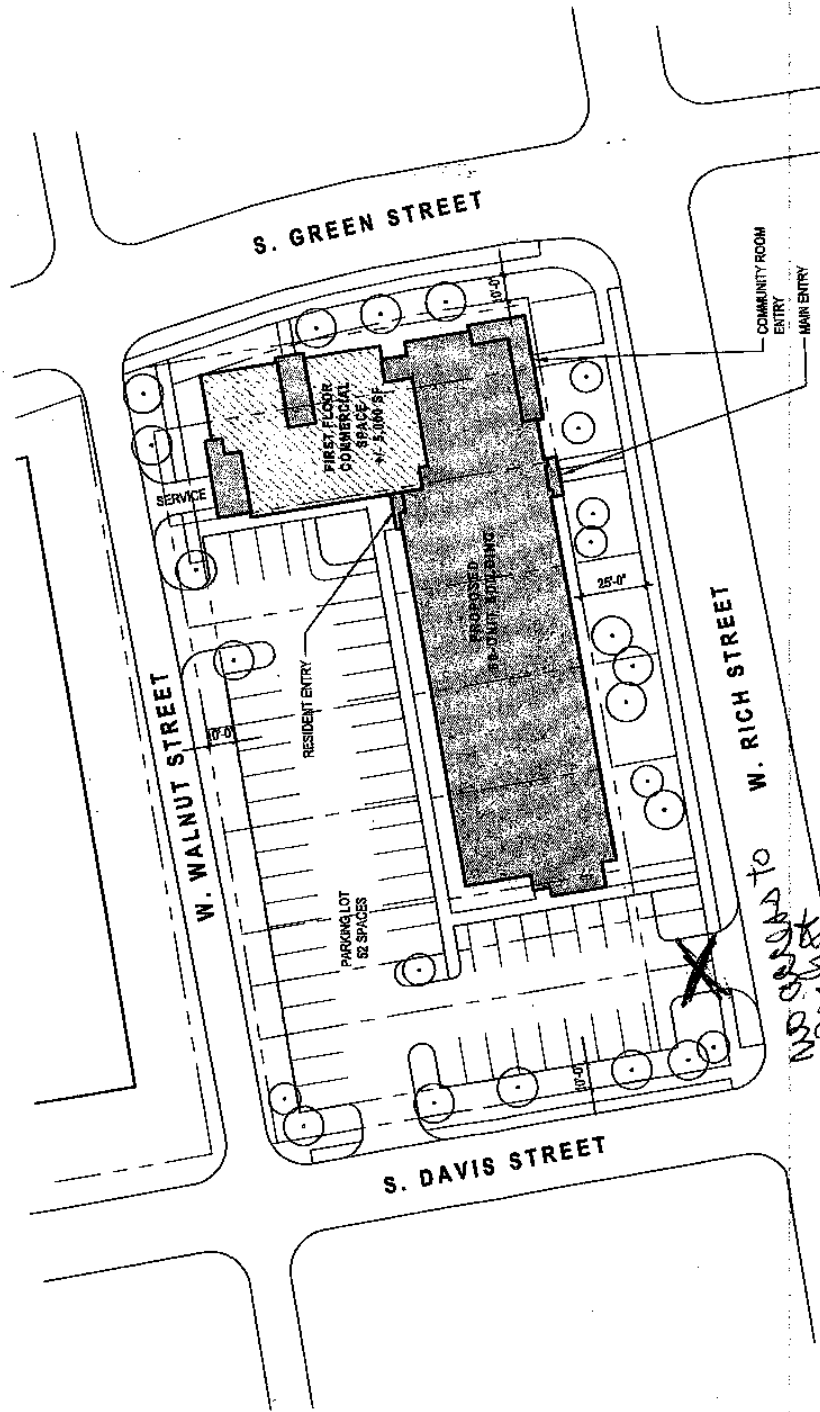


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RDL ARCHITECTS, INC
 16102 Cheyenne Blvd, Suite 200
 Solon Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

John J. Ryan
 12/1/2009

**CONCEPTUAL
 SITE PLAN III**
FRANKLINTON SENIOR HOUSING
 COLUMBUS, OHIO

*NO STREETS TO W. RICH STREET
 SHALL BE
 PERMITTED*

The NRP Group
 5308 Transportation Blvd.
 Cleveland, Ohio 44125
 Telephone: 216.475.9500
 Fax: 216.475.9300

Statement of Hardship

The applicant is requesting a series of use and area variances to accommodate redevelopment of the subject parcels with a residential development for senior citizens with program space for Mt. Carmel. The following variances are requested:

Columbus City Code Section 3333.02, to permit a maximum of sixty (60) housing for the elderly dwelling units and upto 5,000 sq.ft. of space for hospital use.

Columbus City Code Section 3333.12 to permit sixty (60) dwelling units instead of fifty-eight (58).

Columbus City Code Section 3342.28, where sixty-five (65) parking spaces are required and the applicant is proposing to provide fifty-two (52).

Columbus City Code Section 3333.18, where a building setback of twenty-five (25) feet is required and the applicant is proposing a building setback of ten (10) feet on Green Street.

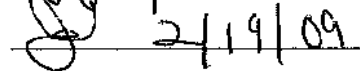
Columbus City Code Section 3333.26, where a maximum height of (35) feet is permitted and the applicant is proposing a maximum height of forty-eight (48) feet.

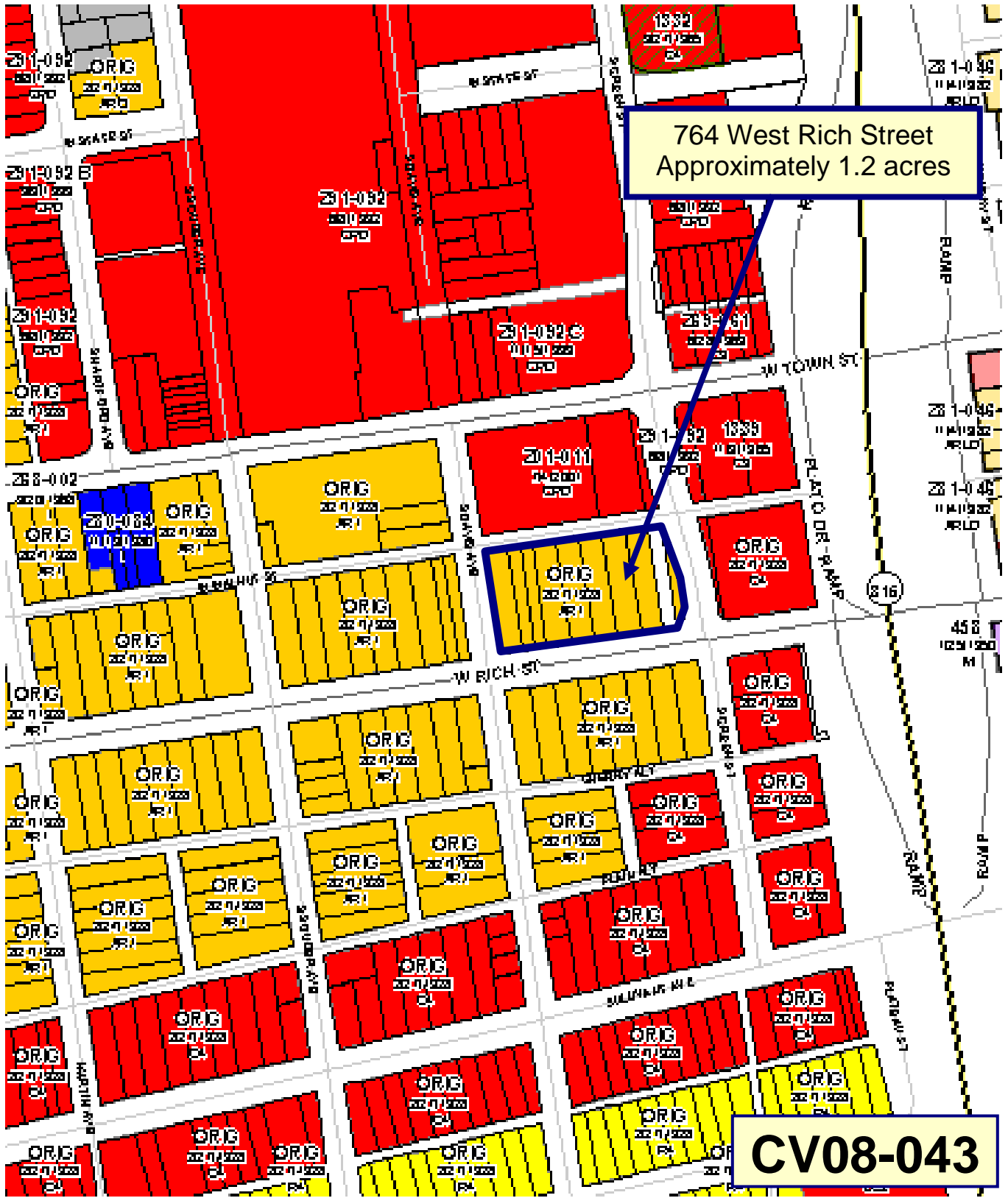
Columbus City Code Section 3342.18, where a minimum parking setback of twenty-five feet is required and the applicant is proposing a parking setback of ten (10) feet on Rich Street.

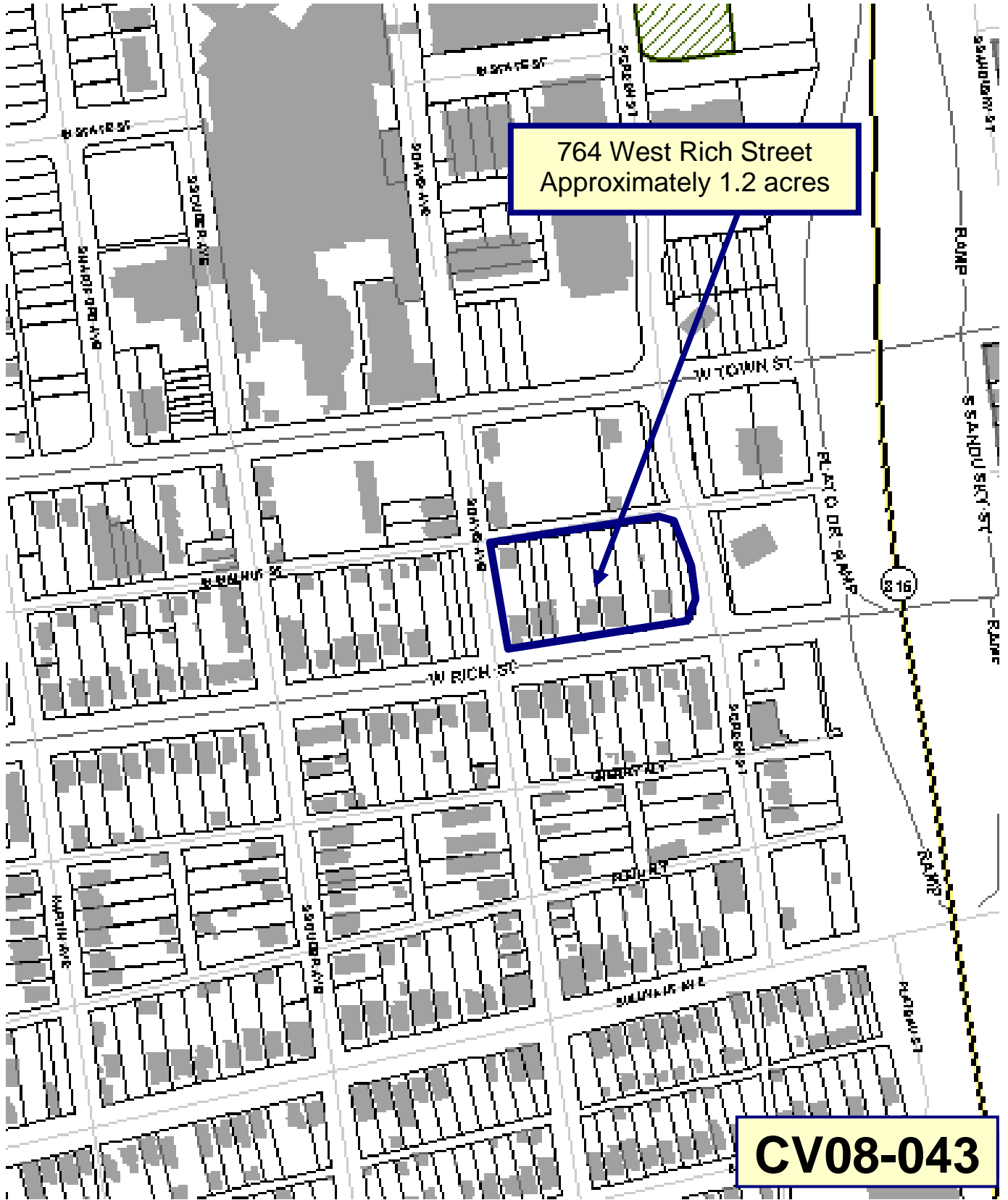
Columbus City Code Section 3342.22, 3333.24 where parking in the rear yard is prohibited and the applicant is requesting the right to park cars in the rear yard. (Reduce the rear yard from 25% to 9%.)

These requested variances 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 City of Columbus.

Signature of Applicant:  _____

Date:  _____





764 West Rich Street
Approximately 1.2 acres

CV08-043

Franklinton Area Commission
183 Hawkes Avenue
Columbus, Ohio, 43223



Chairperson:	Carol J. Stewart	614-279-9382
Vice Chairperson:	Pauline Edwards	614-463-1753
Secretary:	Donna Woods	614-227-1623
Treasurer:	Philip R. Johnson	614-888-2096

January 13, 2009

To Whom it may concern,

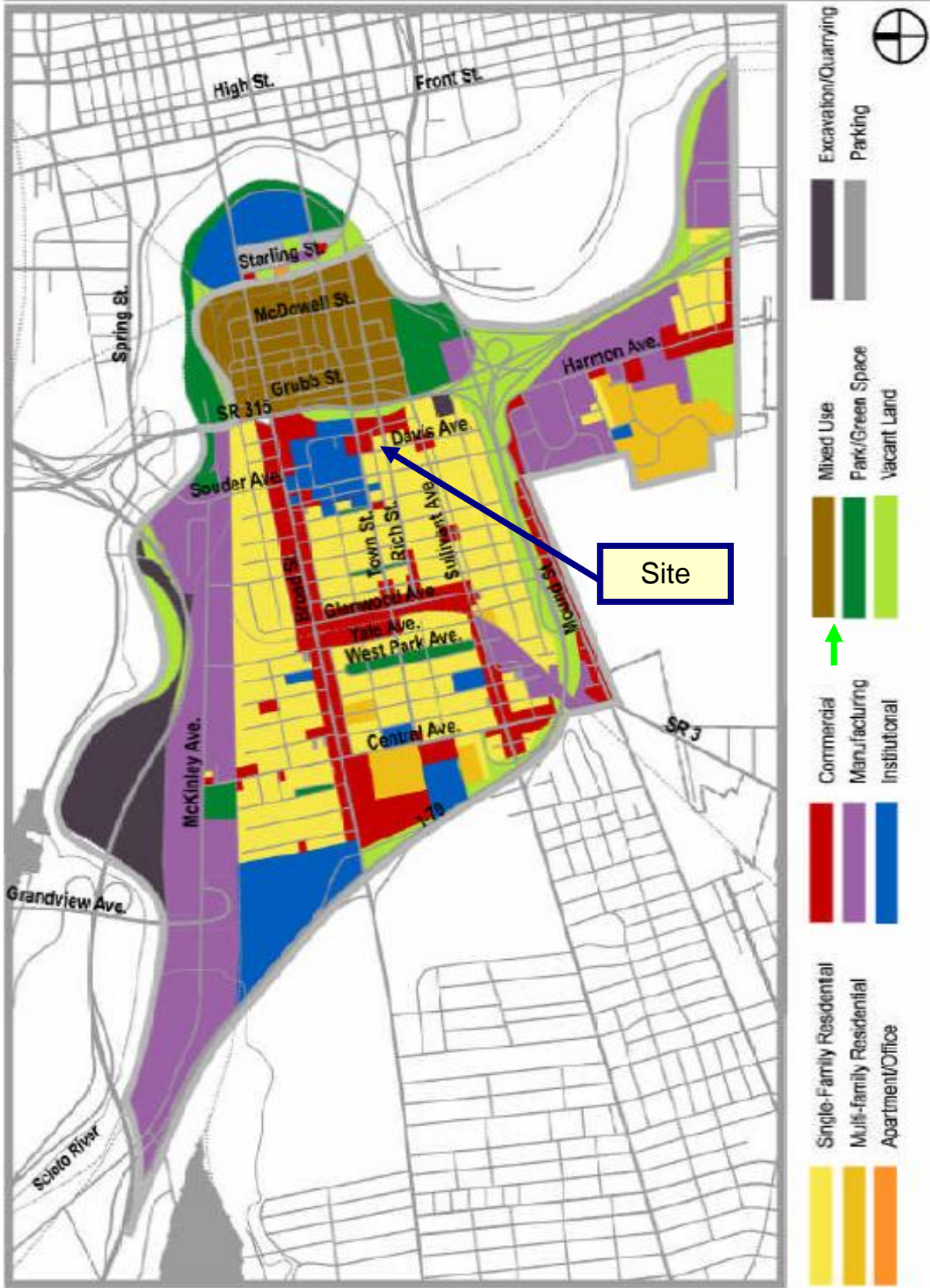
The Franklinton Area Commission met January 13, 2009.

Mt. Carmel West is partnering with NRP Group in developing 60 units of affordable senior housing and up to 5000 sq ft of commercial space on Mt Carmel land on W. Rich St. between Davis and Green (Behind the parking garage). This facility will be 3 stories and will have 6 fully compliant ADA units. The units will be 1 and 2 bedrooms. NRP is applying for Federal Tax Credits and will know by this summer if they are approved. NRP asked the FAC to support this project and its request to the city for the needed variances. Phil Johnson made a motion that the **FAC support NRP's Council Variance request including the request to vacate the alley on the east side of the property (764 W. Rich) and ask that prior to the next FAC meeting (Feb. 10, 2009), NRP notify the Rich Street property owners and occupants.** Jeff Mohrman seconded the motion. David Hooie abstained from the voting. Alan Papa was absent from the voting. All other commissioners present voted in favor of the motion. The motion passed. NRC will return to the FAC in February to ask for additional support and answer questions. If the tax credits are approved, NRC will seek community input this fall on the building design.

Carol J. Stewart

Carol J. Stewart, Chair
 Franklinton Area Commission

PROPOSED LAND USE





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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-043

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, Columbus, OH 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. The NRP Group, LLC 5309 Transportation Blvd. Cleveland, OH 44125	2. Mount Carmel Health System 6150 East Broad St. Columbus, OH 43213
3.	4.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 30th day of December, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Aaron Underhill

My Commission Expires:

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

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.