

FINAL SITE PLAN RECEIVED 1.3.22
SHEET 1 OF 1 CV21-092

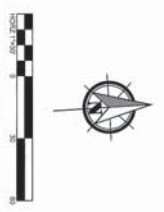
The development depicted on this drawing may be slightly adjusted to better accommodate topographical, hydrological or other data not shown. The developer warrants that the information provided on this drawing is true and correct to the best of their knowledge and belief. The developer warrants that the information provided on this drawing is true and correct to the best of their knowledge and belief. The developer warrants that the information provided on this drawing is true and correct to the best of their knowledge and belief.

OWNER: COB TAL PROPERTIES LLC
COLUMBUS, OH 43227

DEVELOPER: NHP HOLDINGS LLC
1238 EVIDO AVE, 4TH FLOOR
COLUMBUS, OH 43227
PHONE: (614) 865-4800
EMAIL: DREW@NHPHOLDINGS.COM

ENGINEER: AMERICAN STRUCTUREPOINT
2550 CORPORATE CENTER DRIVE, SUITE 300
COLUMBUS, OH 43224
PHONE: (614) 865-4800
EMAIL: DREW@AMERICANSTRUCTUREPOINT.COM

DATE: 10/18/2021
DESIGNED BY: MLYNCH
CHECKED BY: GSD
JOB NUMBER: 2207-00060



CV21-092



DEVELOPMENT DATA	
PROPERTY OWNER:	NHP HOLDINGS LLC
PARCEL ID:	07024800-00
ZONING ADDRESS:	102 CORNWELL AVENUE
SITE ADDRESS:	1571 AC
ZONING:	CPD
PROPOSED ZONING VARIANCE:	CPD-1
PROPOSED USE:	MULTIFAMILY
PRECEDENT DISTRICT:	H-2S
BUILDING HEIGHT:	50'
FEAR# (LOCAL PLAN):	2020020304 (09/11/2020)
SITE DATA	
SITE EXISTING IMPERVIOUS AREA:	0.28 AC
SITE PROPOSED IMPERVIOUS AREA:	5.28 AC
EXISTING GREENSPACE:	6.02 AC
PROPOSED GREENSPACE:	2.51 AC
LOT COVERAGE:	60.30%
BUILDING DATA	
TOTAL DWELLING UNITS:	171 UNITS
DENSITY:	32 DU/AC
PARKING DATA	
REQUIRED:	203 (7 ADA SPACES)
PROVIDED:	200 STANDARD 7 ADA SPACES (2 VAN)
TOTAL:	209 SPACES (143 SPACES/DU)
BIKE/PARKING DATA	
REQUIRED (1 PER 20 SPACES):	14 SPACES
PROVIDED:	14 SPACES
LANDSCAPING DATA	
REQUIRED PARKING LOT TREES:	27 TREES (1 PER 10 SPACES)
PROVIDED PARKING LOT TREES:	27 TREES
REQUIRED DWELLING UNIT TREES:	18 TREES (1 PER 10 DU)
PROVIDED DWELLING UNIT TREES:	18 TREES
PROVIDED STREET TREES:	9 TREES

REVISIONS	DATE	SHEET NO.	DESCRIPTION

ZONING SITE PLAN FOR
DERING AVE MULTI-FAMILY
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Center Drive Dr. Bldg 300 | Columbus, Ohio 43211
TEL 614.861.2225 | FAX 614.991.2236
www.structurepoint.com

the NRP group

Z100

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

CV21-092

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 NAD Properties, LLC
by Donald B. Perry, Agent Date 8-23-2021

Signature of Attorney Donald Perry Date 8/23/21

Exhibit B
Statement of Hardship
CV21-092, 103 Fornoff Road

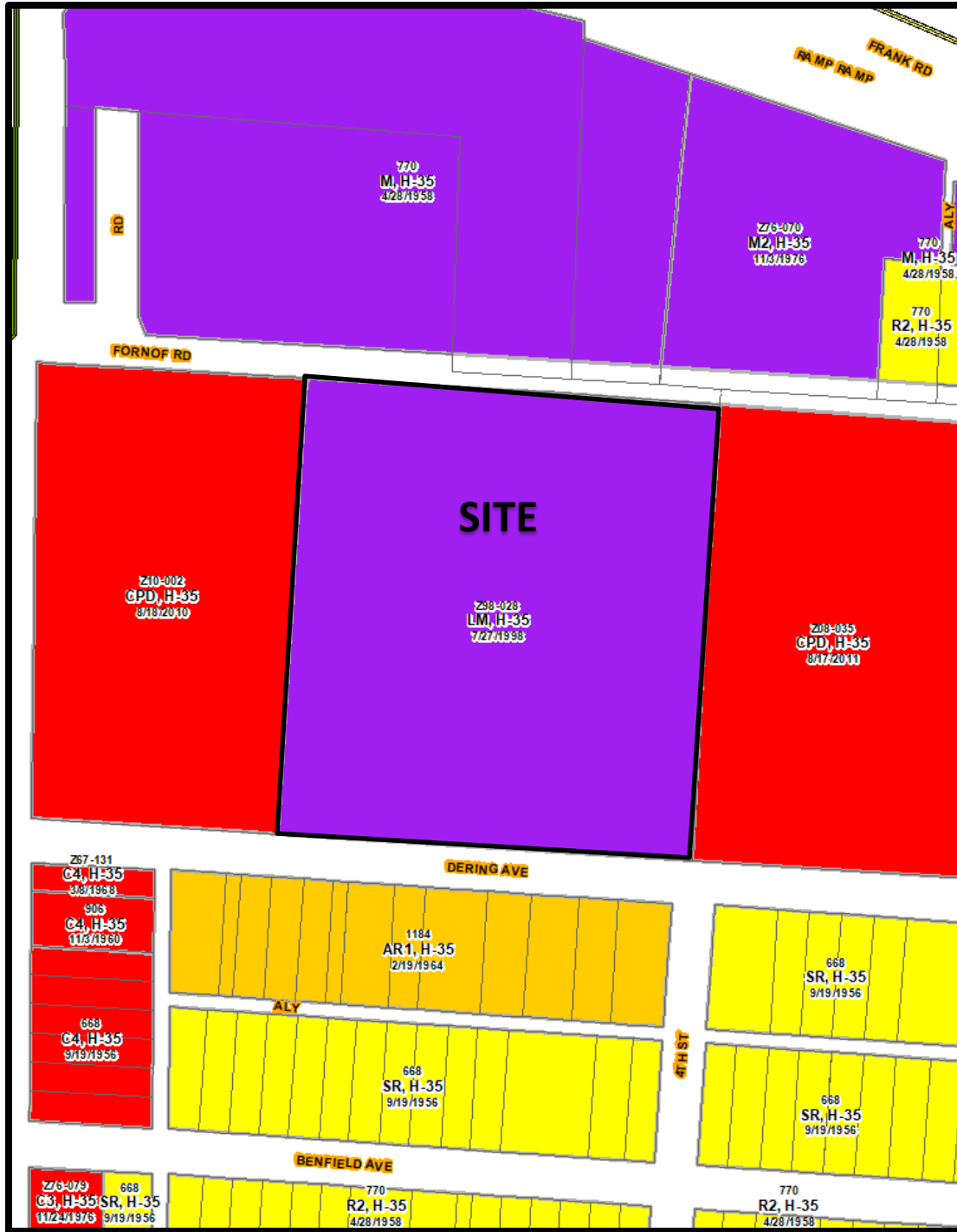
The site is 5.61 +/- acres and being Franklin County Auditor Tax Parcel 010-245503, located on the south side of Fornoff Road and the north side of Dering Avenue, beginning 300 +/- feet east of S. High Street. The site is zoned L-M, Limited Manufacturing (Ordinance 1971-98, passed July 27, 1998, Z98-028) and is undeveloped.

Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 175 dwelling units. An application for financing will be submitted to the Ohio Housing Finance Agency (OHFA). In accordance with City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variance to the L-M. Manufacturing District to permit multi-family housing and also related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence to make timely application to OHFA. The property is under contract for sale subject to: 1) zoning to permit the proposed multi-family development and 2) subject to OHFA and other applicable funding. The apartment complex will provide housing targeted for residents with income at 30% - 80% of Area Median Income (AMI).

Until funding is secured, rezoning the site to a residential district will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing.

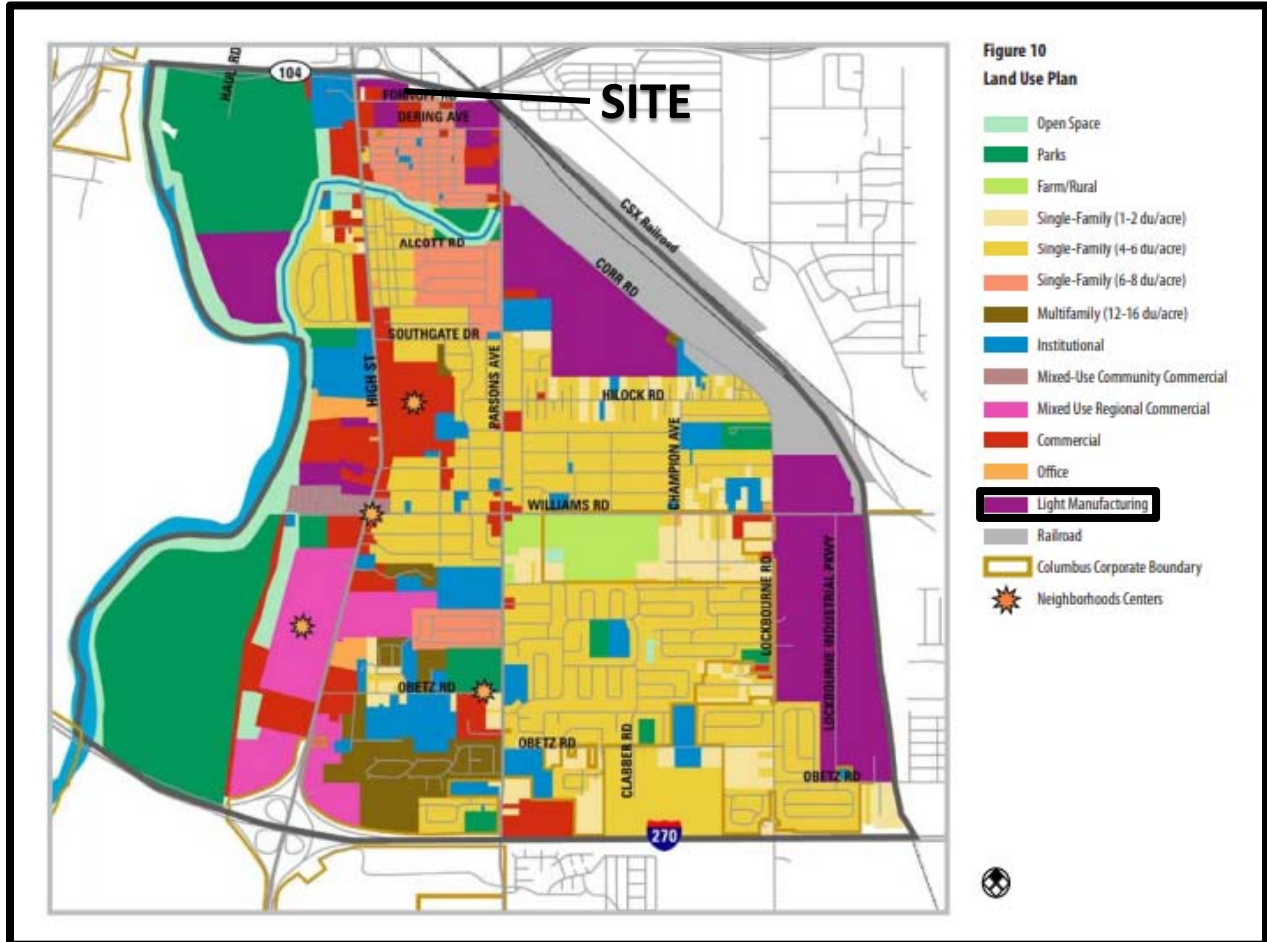
Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit an apartment complex with up to 175 dwelling units.
- 2). Section 3370.05, Permitted Uses, to permit an apartment complex with up to 175 dwelling units by varying the permitted uses of the Limitation Text of Ordinance 1971-98/Z98-028.
- 3). Section 3370.06, Standards, to vary height (35') and the Dering Road parking and maneuvering setback (50') established in the Limitation Text of Ordinance 1971-98/Z98-028, to permit a 60' height for two (2) apartment buildings and a 25' Dering Road parking and maneuvering setback.
- 4). Section 3370.07 - Conditions and limitations, to permit a use other than a use permitted by the Limitation Text of Ordinance 1971-98/Z98-028 by permitting an apartment complex in the L-M, Limited Manufacturing zoning district.



CV21-092
103 Fornoff Rd.
Approximately 5.5 acres

Scioto Southland Plan (2007)



CV21-092
103 Fornoff Rd.
Approximately 5.5 acres



CV21-092
103 Fornoff Rd.
Approximately 5.5 acres

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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:

Vote: _____

Signature of Authorized Representative: Michael D. Walker, Sr
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. COB Tail Properties, LLC; 100 Fornoff Road, Columbus, OH 43207; # Cols based emps: 0 Contact: Michael Held, (614) 582-6011	2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Fl., Cleveland, OH 44115; # Cols based emps: 15 Contact: Aaron Pechota, (216) 584-0601
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of August, in the year 2021

Mary Alice Woy
SIGNATURE OF NOTARY PUBLIC

My Commission Expires Notary Seal Here

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