



PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST. SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE
MULTI-FAMILY HOUSING

SHEET NAME
SITE PLAN

DATE
 01-10-2019

PROJECT NAME
 27 W. JENKINS AVE.
 COLUMBUS, OH 43215

SCHEMATIC
PRELIMINARY CONCEPT DESIGN

SHEET
AS0.2

CV18-097; Final Received 1/11/19

PROJECT OF RECORD

PROJECT TYPE

SHEET NAME

DATE

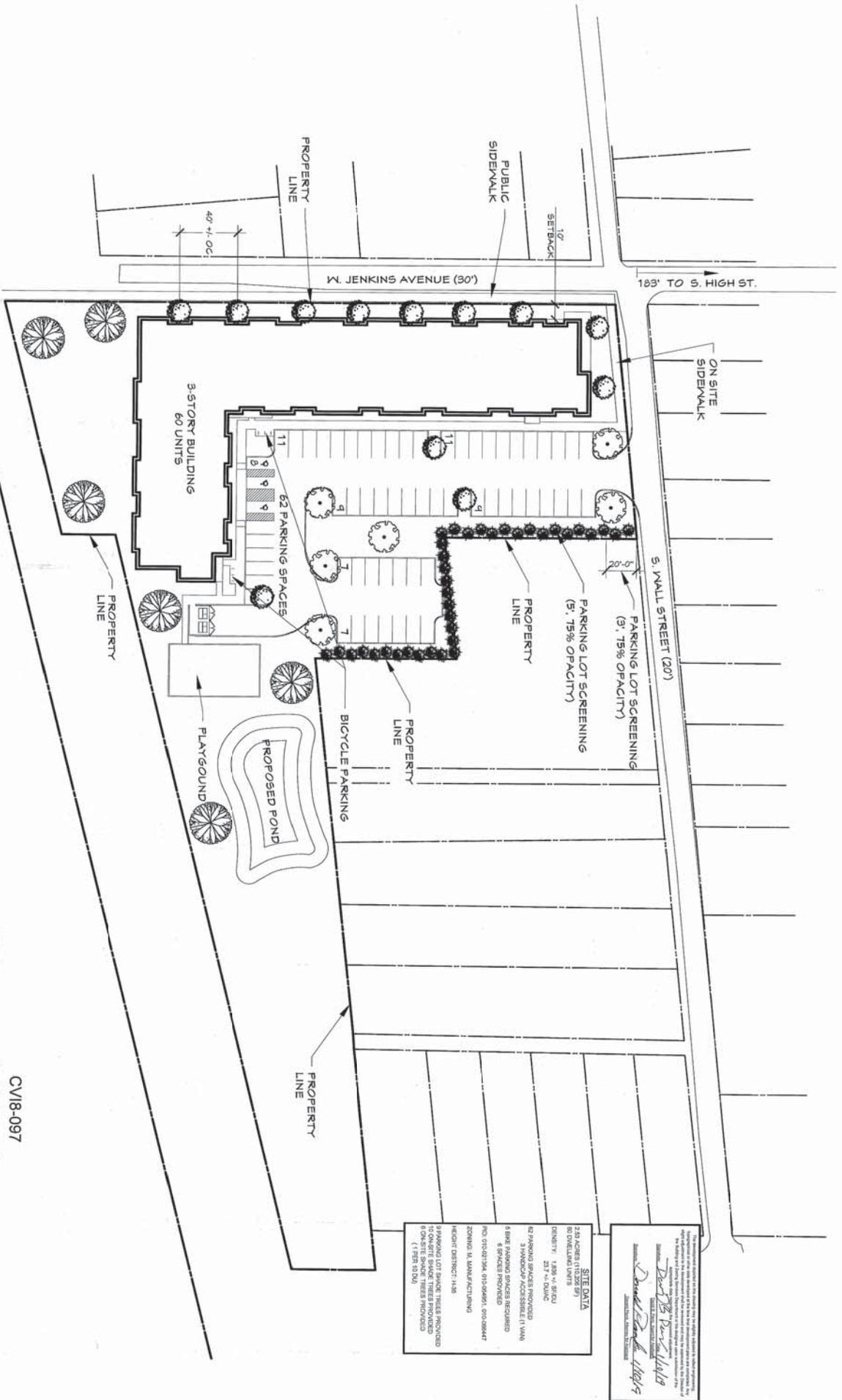
PROJECT NAME

SCHEMATIC

SHEET



CV18-097



2.83 ACRES (10,202 SF)
62 DWELLING UNITS
DENSITY: 1,082 U/AC
237 +/- SQ. YD.
62 PARKING SPACES PROVIDED
31 PARKING SPACES ACCESSIBLE (11 VAN)
9 BIKE PARKING SPACES REQUIRED
9 SPACES PROVIDED
NO. 015-027394, 015-004865, 015-008447
ZONING: M. MANUFACTURING
HEIGHT DISTRICT: H1B
41 PARKING LOT SHADE TREES PROVIDED
61 ON-SITE SHADE TREES PROVIDED
(1 PER 10 DU)

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 NO. 015-027394, 015-004865, 015-008447
 ZONING: M. MANUFACTURING
 HEIGHT DISTRICT: H1B
 41 PARKING LOT SHADE TREES PROVIDED
 61 ON-SITE SHADE TREES PROVIDED
 (1 PER 10 DU)



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

Application #: CV18-097

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'

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant: Wood Cooper Companies Inc. by David B. Perry Date: 10-23-18
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date: 10/23/18
Consultant: David B. Perry (Dave Perry, David Perry Company, Inc.) Date: 10-23-18

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

Exhibit B

Statement of Hardship

CV18-097, 27 West Jenkins Avenue

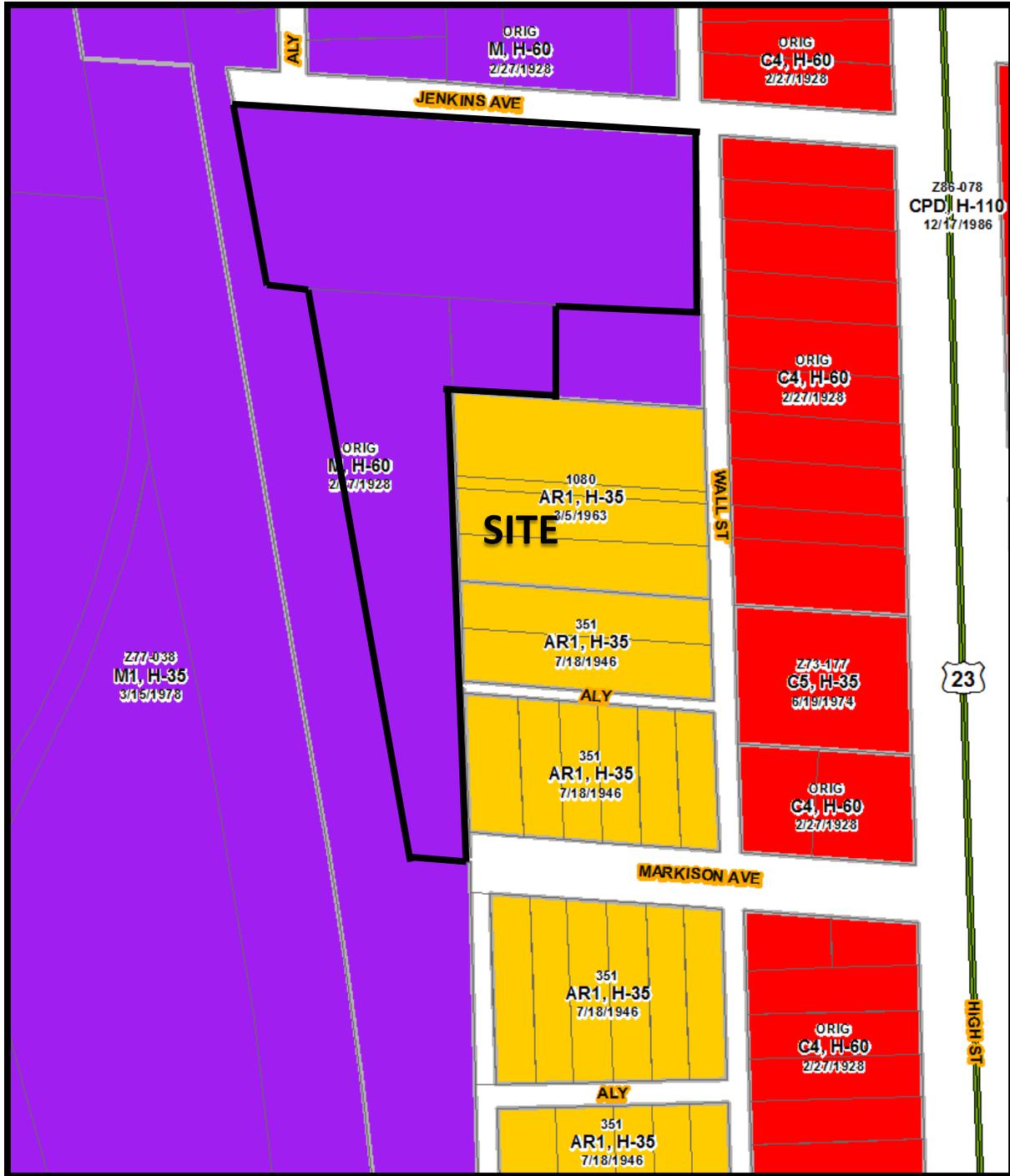
The site is 2.53 +/- acres located on the south side of W. Jenkins Avenue, 170 +/- feet west of S. High Street. The site is zoned M, Manufacturing. Applicant proposes to develop the site with a 60 dwelling unit apartment building.

Applicant has a hardship in that there is no zoning district to which the site could be rezoned without also needing variances. Rezoning the site 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, which won't be determined until approximately July 2019, while applicant has a February 2019 OHFA application deadline. Applicant will submit for rezoning if OHFA funding is granted and the property is purchased. 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 use is appropriate given the location and adjacent zoning.

Applicant requests the following variances:

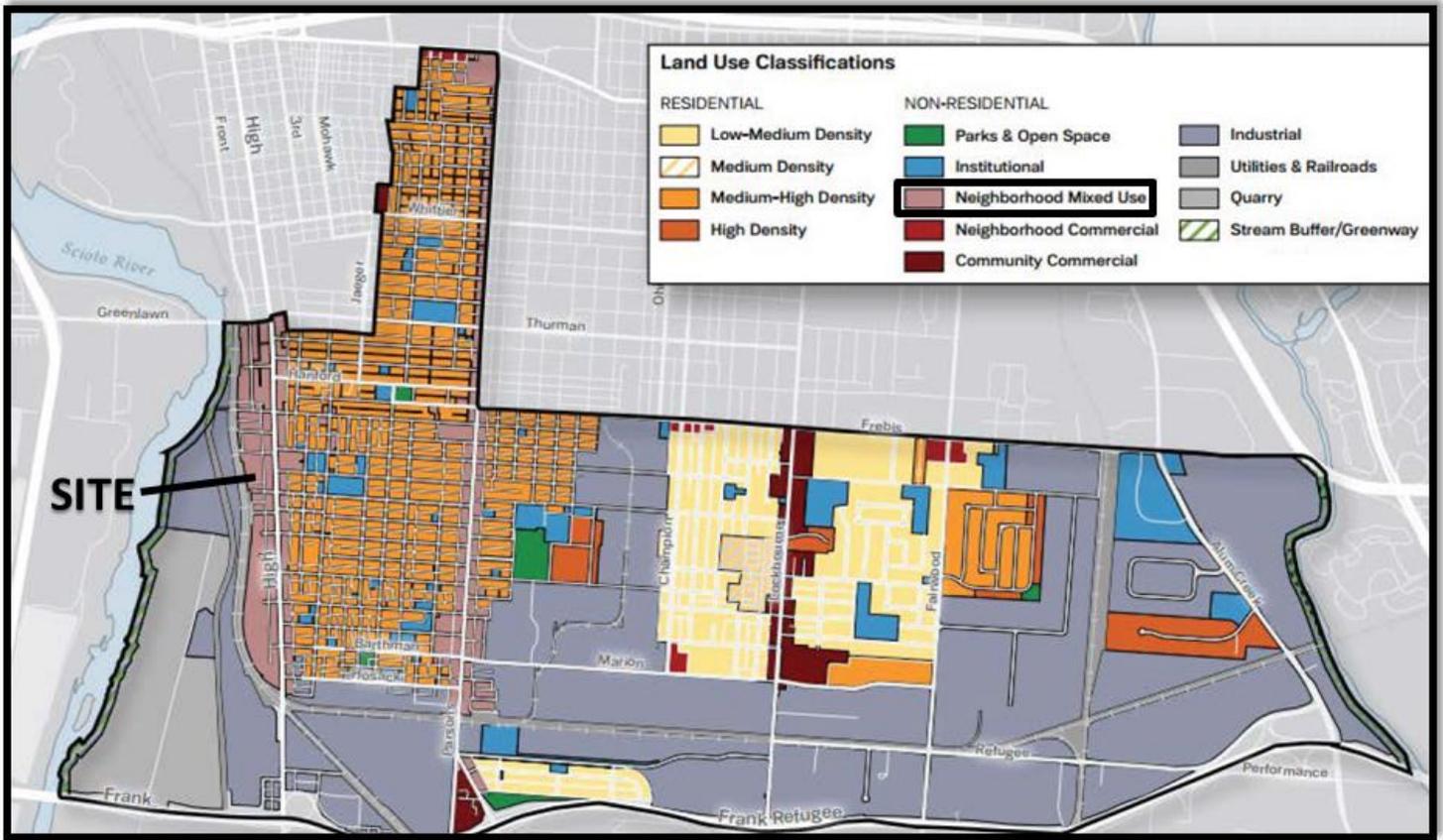
- 1). Section 3363.01, M, Manufacturing District, to permit a 60 dwelling unit apartment building.
- 2). Section 3309.14, Height Districts, to increase height from 35 feet to 40 feet.
- 3). Section 3312.21(D)(1), Landscaping and Screening, to reduce the height of parking lot screening from five (5) feet to three (3) feet for the east 20 feet of screening along the south property line adjacent to S. Wall Street (20').
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 60 dwelling units from 90 spaces to 62 spaces.

01-09-2019



CV18-097
27 West Jenkins Avenue
Approximately 2.53 acres

Southside Plan (2014)



CV18-097
27 West Jenkins Avenue
Approximately 2.53 acres



CV18-097
27 West Jenkins Avenue
Approximately 2.53 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

CV18-097

Address:

27 WEST JENKINS AVE

Group Name:

SOUTH SIDE AREA COMMISSION

Meeting Date:

12/10/2018

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:

FOR AGAINST

Signature of Authorized Representative:

SIGNATURE

SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 X1100

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.



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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 #: CV18-097

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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

Table with 2 columns and 2 rows containing project details for Woda Cooper Companies, Inc. and S R and J S Properties, LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

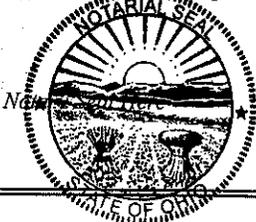
Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Craig Moncrief (handwritten signature)

My Commission Expires:



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

Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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Please make all checks payable to the Columbus City Treasurer