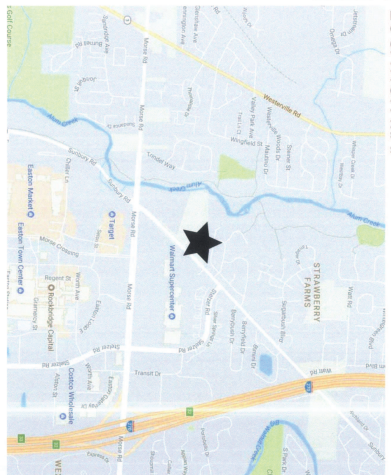


SITE DATA TABLE	
SITE AREA - P10-410-2595667	5.035 AC
NUMBER OF UNITS	60 UNITS
DENSITY	11.9 UNITS/AC
PARKING	60 DU @ 1.5 = 90 SPACES

LOCATION MAP



This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the time final development and engineering plans are prepared by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David E. Fryer, Agent
 Date: 1-12-18
 Donald Peck, Attorney
 Date: 1/12/18



SITE PLAN (A)
 Z17-045, Sheet 1 of 5

Z17-045 FINAL RECEIVED 1/18/2017 PAGE 1 OF 5

HOMEPORT
 5049 SUNBURY ROAD
 - ZONING SITE PLAN -

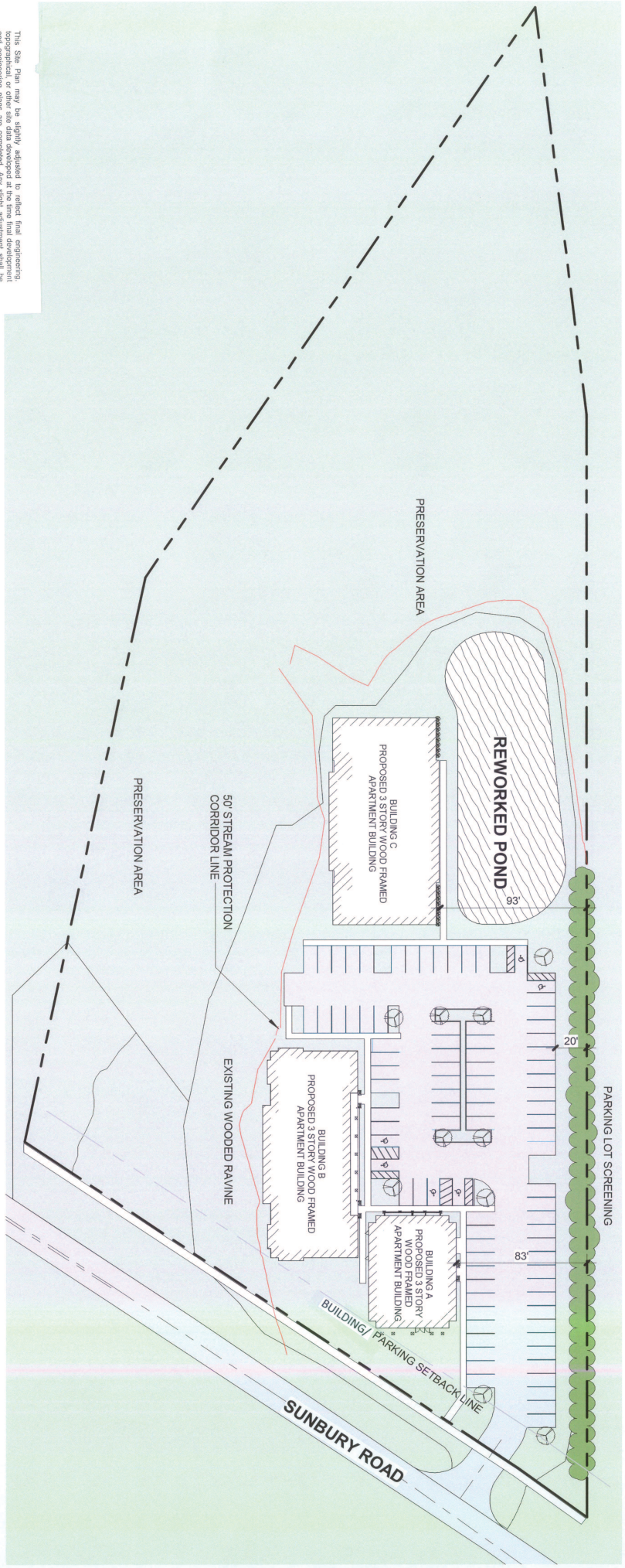
PRELIMINARY
 NOT FOR CONSTRUCTION

SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 t 614 545 4550 f 614 545 4555 www.shremshock.com

SCALE: 1"=40'-0"
 CURRENT DATE: 01/12/18
 DRAWING SHEET: A001
 SHEET NUMBER: 170541.1/10
 PLOTTER: DWGPRINT PL152.PW

SITE DATA TABLE

SITE AREA - PD-410-295667	5035 AC
NUMBER OF UNITS	80 UNITS
DENSITY	81.9 UNITS/AC
PARKING	80 DU @ 1.5 = 90 SPACES



This Site Plan may be slightly adjusted to reflect final engineering, topographical, or other site data developed at the final development stage. The final development stage shall be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 Date: 1-12-18

Donald Rank
 Date: 1/12/18
 Donald Rank, Attorney



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 7400 West Campus Road Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com

Z17-045, Sheet 2 of 5

HOMEPORT
 5049 SUNBURY ROAD



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01/17/18 ARCHITECTURAL SITE **A2**



This building rendering may be slightly adjusted to reflect final building elevations prepared for building permit. Any slight adjustment shall be approved by the Director of the Building and Zoning Services Department or the Director of the Planning and Zoning Commission on the submission of the appropriate data regarding the proposed adjustment.

DAVID B. FERRY, Agent
David B. Ferry
Date: 1-12-18
Donald Frank, Attorney
Date: 1/12/18



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7400 West Campus Road Suite 150 New Albany, OH 43054
1 614 545 4550 1 614 545 4555 www.shremshock.com

Z17-045, Sheet 3 of 5

HOMEPORT
5049 SUNBURY RD
BUILDING A

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SAI # 170541 01/12/18

A-A20
EXTERIOR



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Z17-045, Sheet 4 of 5

HOMEPORT

5049 SUNBURY RD
BUILDING B

This building rendering may be slightly adjusted to reflect final building details. The rendering is for informational purposes only and is not intended for use in any legal proceeding. The rendering is not intended for use in any legal proceeding. The rendering is not intended for use in any legal proceeding. The rendering is not intended for use in any legal proceeding.

David S. Perry, Agent
David S. Perry Date: 1-12-18
David S. Perry
David S. Perry, Attorney

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SAI # 170541 01/12/18

B-A20
EXTERIOR



SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
1 614 545 4550 1 614 545 4555 www.shremshock.com

Z17-045, Sheet 5 of 5

HOMEPORT

5049 SUNBURY RD
BUILDING C

C-A20

EXTERIOR

This building rendering may be slightly adjusted to reflect final building materials and colors. The rendering is for informational purposes only and is not intended to be used for any other purpose. The rendering is the property of Shremshock Architects, Inc. and may be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed improvement.

David B. Perry, Agent Date: 1-12-18

David Perry
Donald Pinn, Attorney Date: 1/12/18

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SAI # 170541 01/12/18

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 Donald Plank Date 10/23/17

Attorney _____ (Donald Plank, Plank Law Firm) Date _____

Consultant Dave Perry (Dave Perry, David Perry Company, Inc.) Date _____

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

CV 17-075

Exhibit B

Statement of Hardship

CV17-075, 5049 Sunbury Road, Columbus, OH 43230

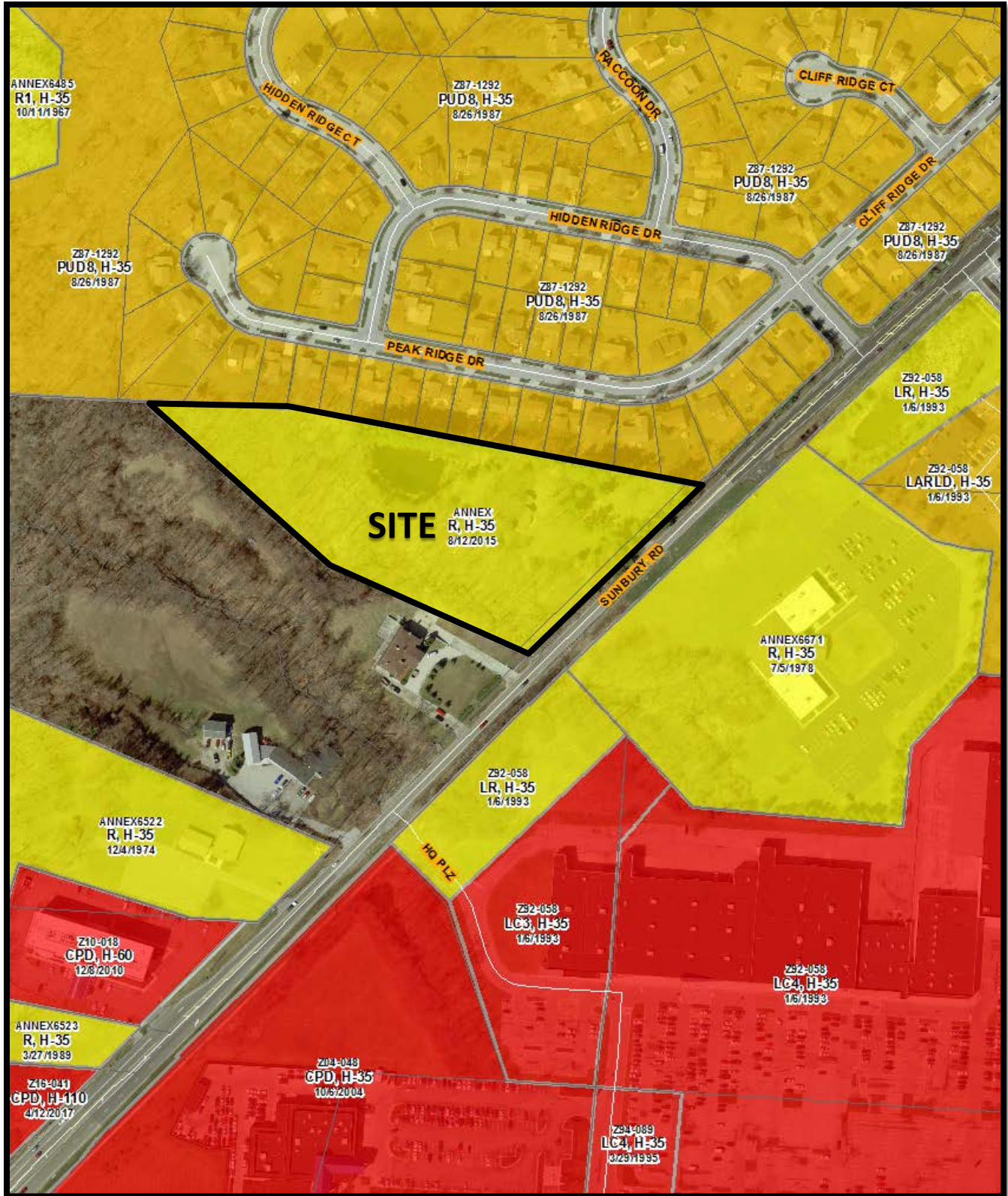
The subject property is 5.035 +/- acres located on the west side of Sunbury Road, 473 +/- feet south of Hidden Ridge Drive. Applicant proposes to develop the site with three (3) apartment buildings with a total of 60 dwelling units in the L-AR-12, Limited Apartment Residential District (Z17-049). The site plans titled "Homeport, 5049 Sunbury Road, Zoning Site Plan", "Homeport, 5049 Sunbury Road, Architectural Site", hereafter the "Site Plans", and building renderings titled "Homeport, 5049 Sunbury Road, Building A", "Homeport, 5049 Sunbury Road, Building B", and "Homeport, 5049 Sunbury Road, Building C", hereafter "Building Renderings", all dated January 12, 2018, depict the proposed site development and proposed apartment buildings.

Applicant has a physical and practical difficulty warranting variances in that the site has topography and Stream Corridor Protection Zone limiting site development to the area depicted on the Site Plan, while significant open space is provided. There is no zoning district to which the site could be rezoned without the need for variances for the proposed development.

Applicant requests the following variances:

- 1). Section 3312.27(2), Parking Setback Line, to permit maneuvering for two (2) parking spaces located behind the parking setback line at the east end of the north row of parking to maneuver in part of the driveway, thereby maneuvering across the 25' parking setback line within the driveway.
- 2). Section 3333.18(A), Building Lines, to reduce the Sunbury Road building setback line from 50 feet to 25 feet, subject to dedication of Sunbury Road right of way totaling 50 feet from centerline in accordance with the Columbus Thoroughfare Plan.
- 3). Section 3333.255, Perimeter yard, to reduce perimeter yard from 25 feet to 20 feet along part of the north property line.

1-12-18



CV17-075
5049 Sunbury Road
Approximately 5.04 acres
Pending L-AR-12



CV17-075
5049 Sunbury Road
Approximately 5.04 acres
Pending L-AR-12



Northland Community Council
Development Committee

Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37', reduce setback and reduce rear yard)

Dave Perry/David Perry Co. *representing*
Homeport
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to **RECOMMEND DISAPPROVAL** of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*
-

Executive Session 9:15 pm

Meeting Adjourned 10:10 pm

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 # CV17-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E Town St., 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

<p>1. Homeport 3443 Agler Road Columbus, Ohio 43219 # of Columbus Based Employees: 51 Contact: Justin Metzler (614) 545-4854</p>	<p>2. Charles L. and Cynthia S. Herndon PO Box 789 Kelleys Island, O 43438-0789 # of Columbus Based Employees: 0 Contact: Charles L. Herndon 419-746-2249</p>
<p>3. -----</p>	<p>4. -----</p>

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires 11-5-2018

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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