

**KEYED NOTES**

- 1 SERVICE-ADJUTED HEIGHT-U TYPE METAL BRK BLCK. EACH BLCK TO ACCOMMODATE TWO BROTCHES
- 2 PROP. COMPARISON/BLCK HOUSE LOCATION
- 3 PROP. OPEN PAVEN (TRP)
- 4 PROP. BLKING W/ ALTRN SERVICE METR & BAYONET PRCHDR
- 5 EXISTING STREET MET (TRP)
- 6 PROP. SIGN, NO LEFT TURN FOR SOUTH BOUND TRAFFIC
- 7 7 FT. UNILATE STRBACK LANE, INCLUDING PAVEN
- 8 PAVEN LANE
- 9 PROP. CONC. WALK

The development depicted on this site plan may be slightly adjusted to reflect engineering, surveying, or other requirements. Any slight adjustment to the development shall be reviewed and approved by the appropriate authority. The appropriate authority is the City of Columbus, Ohio, Department of Public Works, Engineering Division.

DATE: 11/16/2021  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 11/16/2021

PARCEL	LAND USE	REFUSE SERVICE	STORAGE CAPACITY (CU YD)	BULK SERVICE
1	RESIDENTIAL (248 DU)	COLUMBUS	123 CY (40 CFT)	COLUMBUS
2	RESIDENTIAL (108 DU)	PRIVATE (2)	34 CY (40 CFT)	AS NOTED
3	RESIDENTIAL (60 DU)	PRIVATE (2)	30 CY (30 CFT)	PRIVATE
4	PARK	N/A	N/A	N/A
5	RESIDENTIAL (42 DU)	PRIVATE (2)	21 CY (24 CFT)	PRIVATE
6	PARKING LOT	N/A	N/A	N/A
7	RESIDENTIAL (42 DU)	COLUMBUS	21 CY (21 CFT)	COLUMBUS

- (1) COMPARISON: 38' CR BOX (41' COMPARISON, 140' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (2) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (3) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (4) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (5) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (6) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)
- (7) PRIVATE: 15' CR BOX (15' COMPARISON, 15' CR CAPACITY, CITY OF COLUMBUS REFUSE SERVICE)

**E. P. FERRIS & ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS AND SURVEYORS

**CITY OF COLUMBUS, OHIO**  
**GRANT PARK**

DATE: 11/16/21

**SITE & BUILDING INFORMATION**

ADDRESS: 1408 N. GRANT AVE.  
 PARCEL: SEE PARCEL DATA AND SUPPLEMENTAL PARCEL NUMBER EXHIBIT  
 TOTAL SITE AREA: 20.75 AC.  
 ZONING: AB-1, AB-1, AB-2, AB-3, B-1, P-1 (221-018)  
 SEE PARCEL LIST

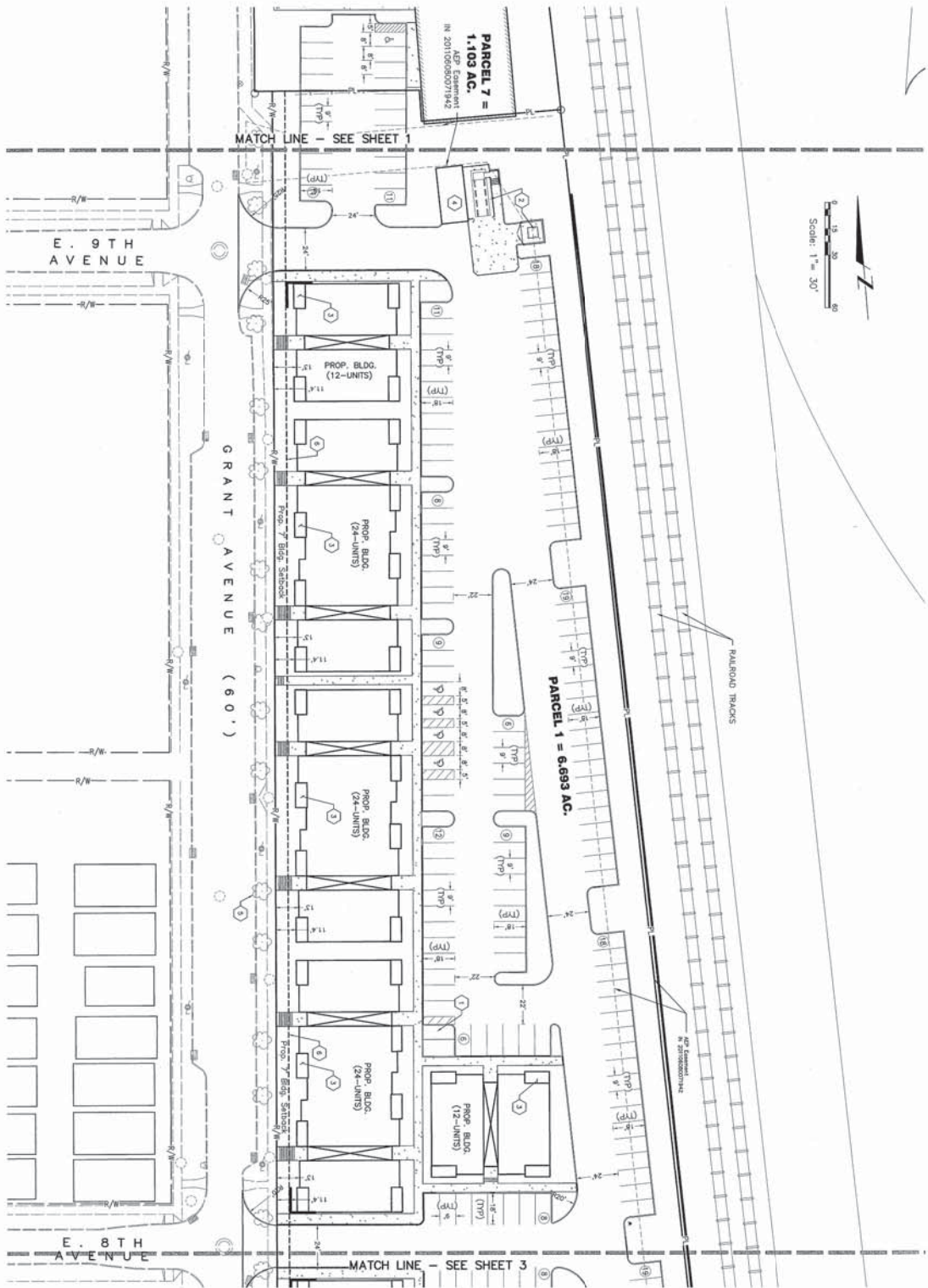
ZONING VARIANCE: CV21-026  
 BUILDING HEIGHT: H-30, EXCEPT PARCEL 7 (38')  
 PROPOSED USE: SEE PARCEL USES

USE AREA - MULTI-FAMILY	PARKING PER USE (1.5 PER UNIT)	PROVIDED
Parcel 1, 1,643 AC (CR-2)	360 Spaces	202 Spaces (119)
Parcel 2, 1,254 AC (AB-2)	162 Spaces	101 Spaces (144)
Parcel 3, 2,208 AC (AB-2)	324 Spaces	202 Spaces (119)
Parcel 4, 1,023 AC (AB-2)	153 Spaces	95 Spaces (134)
Parcel 5, 1,023 AC (AB-2)	153 Spaces	95 Spaces (134)
Parcel 6, 1,014 AC (B-1)	153 Spaces	95 Spaces (134)
Parcel 7, 1,103 AC (AB-2)	162 Spaces	101 Spaces (144)

PARCEL 1: 1,643 AC (CR-2)  
 PARCEL 2: 1,254 AC (AB-2)  
 PARCEL 3: 2,208 AC (AB-2)  
 PARCEL 4: 1,023 AC (AB-2)  
 PARCEL 5: 1,023 AC (AB-2)  
 PARCEL 6: 1,014 AC (B-1)  
 PARCEL 7: 1,103 AC (AB-2)

FINAL SITE PLAN RECEIVED 11.16.21 SHEET 1 OF 8 CV21-026

ZONING SITE PLAN  
 CV21-026



**KEYED NOTES**

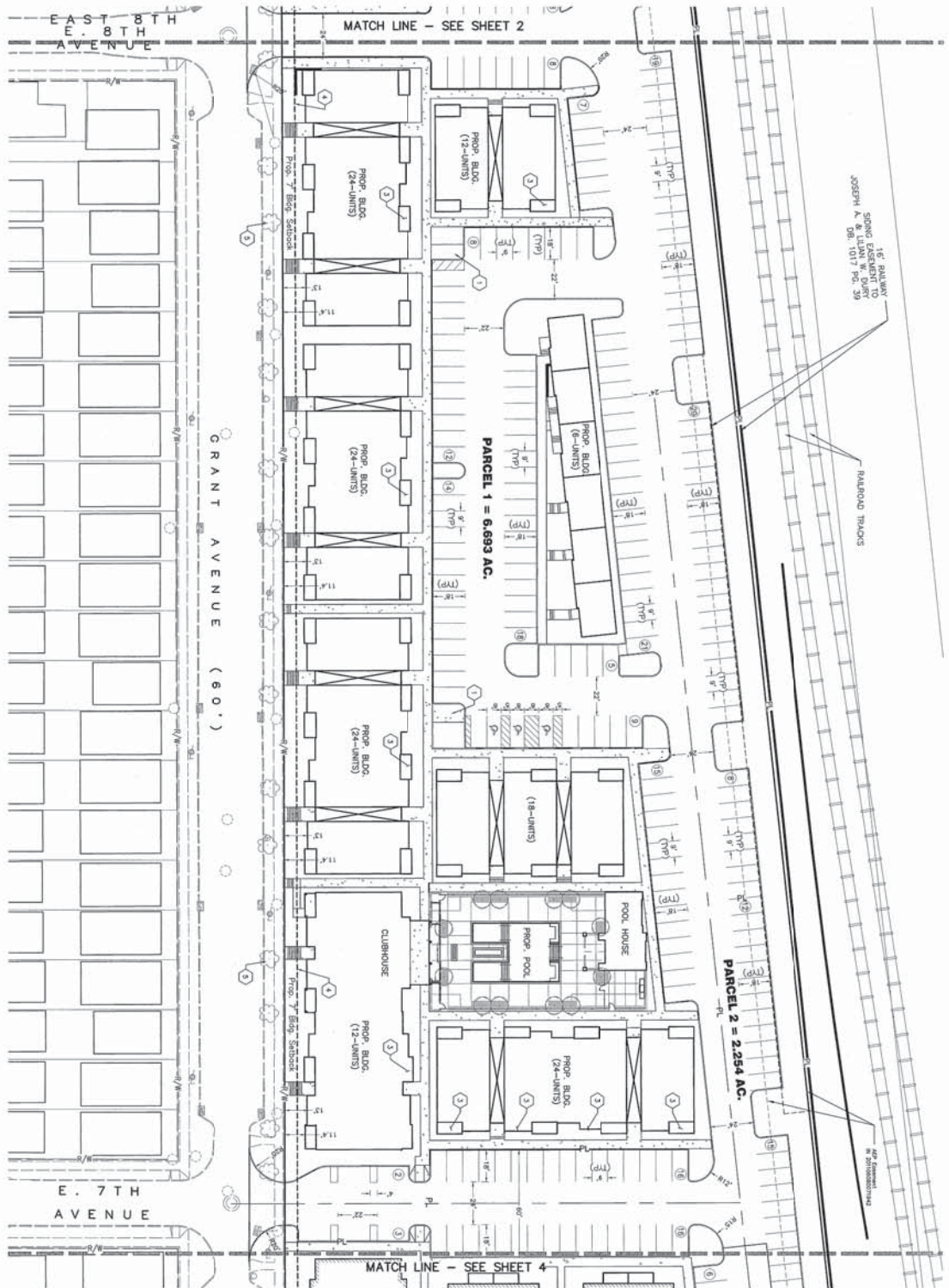
- 1 SHOWN UNLESS OTHERWISE NOTED THE METAL LINE INDICATES EACH BLOCK
- 2 PROP. CONCRETE/PAVEMENT LOCATIONS
- 3 PROP. DRIVE PAVEMENT (TYP)
- 4 PROP. BUILDING W/ WATER SERVICE LETTER & BATHROOM PRECINCTS
- 5 EXISTING STREET TREE (TYP)
- 6 7 FT. MINIMUM SERVICE LINE, INCLUDING POUGH
- 7 PARCEL LINE
- 8 PROP. CONC. WALK

FINAL SITE PLAN RECEIVED 11.16.21 SHEET 2 OF 8 CV21-026

<p>REGIONS</p> <p>DATE BY CHK</p>	<p><b>E. P. FERRIS</b> AND ASSOCIATES INC.</p> <p>Consulting Civil Engineers and Surveyors</p>	<p>CONTACT:</p> <p>890 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2399 (Twp) (614) 298-2398 (Fax) www.epferris.com</p>	<p>CITY OF COLUMBUS, OHIO</p> <p><b>GRANT PARK</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB NO.</td> <td>1005-017</td> </tr> <tr> <td>DESIGNED BY</td> <td>CMH</td> </tr> <tr> <td>DRAWN BY</td> <td>CMH</td> </tr> <tr> <td>CHECKED BY</td> <td>MEF</td> </tr> <tr> <td>APPROVED BY</td> <td>MEF</td> </tr> <tr> <td>DATE</td> <td>11/16/2021</td> </tr> </table>	JOB NO.	1005-017	DESIGNED BY	CMH	DRAWN BY	CMH	CHECKED BY	MEF	APPROVED BY	MEF	DATE	11/16/2021
JOB NO.	1005-017															
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<p>ZONING SITE PLAN</p> <p>CV21-026</p>				<p>SHEET NO.</p> <p>2</p> <p>OF</p> <p>8</p>												

E.P. FERRIS & ASSOCIATES, INC.

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16' RAILWAY  
 SONG EXAMIN. DIVERS  
 JOSEPH A. & B. 1017 PC 39

RAILROAD TRACKS

PARCEL 2 = 2,254 AC.

PARCEL 1 = 6,693 AC.

GRANT AVENUE (600')

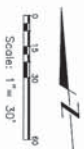
EAST 8TH  
 E. 8TH  
 AVENUE

E. 7TH  
 AVENUE

TREE COUNT TABLE			
PARCEL 1:	REQUIRED	PROVIDED	
246 UNITS (1:10 UNITS)	25 Trees	23 Trees	
PARKING (1:10 SPACES)	30 Trees	30 Trees	
TOTAL TREES:	55 Trees	53 Trees	
PARCEL 2:	REQUIRED	PROVIDED	
108 UNITS (1:10 UNITS)	11 Trees	11 Trees	
PARKING (1:10 SPACES)	11 Trees	11 Trees	
TOTAL TREES:	22 Trees	22 Trees	
PARCEL 3:	REQUIRED	PROVIDED	
50 UNITS (1:10 UNITS)	5 Trees	5 Trees	
PARKING (1:10 SPACES)	11 Trees	11 Trees	
TOTAL TREES:	16 Trees	16 Trees	
PARCEL 4:	OPEN SPACE	-	-
PARCEL 5:	43 UNITS (1:10 UNITS)	5 Trees	5 Trees
PARKING (1:10 SPACES)	3 Trees	3 Trees	
TOTAL TREES:	8 Trees	8 Trees	
PARCEL 6:	OFFSITE PARKING FOR PARCEL 5	2 Trees	2 Trees
PARCEL 7:	48 UNITS (1:10 UNITS)	5 Trees	5 Trees
PARKING (1:10 SPACES)	5 Trees	5 Trees	
TOTAL TREES:	10 Trees	10 Trees	

**KEYED NOTES**

- 1. SERVICE-ADJACENT UNITS TO THE METAL BEE PROP. CONSTRUCTION/POOL PROP. LOCATION
- 2. PROP. OPEN POND (TYP)
- 3. 7 FT. MINIMUM STRUCK LINE, INCLUDING POND EXISTING STREET TIE (TYP)
- 4. PARCEL LINE
- 5. PROP. CONC. WALK



<b>REGIONS</b>	DATE: 07/21/21	<b>CONTACT:</b> 890 KING AVENUE COLUMBUS, OHIO 43212 (614) 292-2899 (FAX) WWW.EPFERRIS.COM	<b>DATE:</b> 11/19/2021
<b>E. P. FERRIS &amp; ASSOCIATES</b> CONSULTING CIVIL ENGINEERS AND DESIGNERS		<b>CITY OF COLUMBUS, OHIO</b> <b>GRANT PARK</b>	<b>FINAL SITE PLAN RECEIVED 11.16.21 SHEET 3 OF 8 CV21-026</b>
		<b>ZONING SITE PLAN</b> CV21-026	SHEET NO. OF 3 8

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**E. P. FERRIS AND ASSOCIATES**  
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 COLUMBUS, OHIO 43212  
 (614) 298-2588 (FAX)  
 WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO  
**GRANT PARK**

FINAL SITE PLAN RECEIVED 11.16.21 SHEET 4 OF 8 CV21-026

JOB NO.	10050177
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DATE	11/16/2021

ZONING SITE PLAN  
 CV21-026

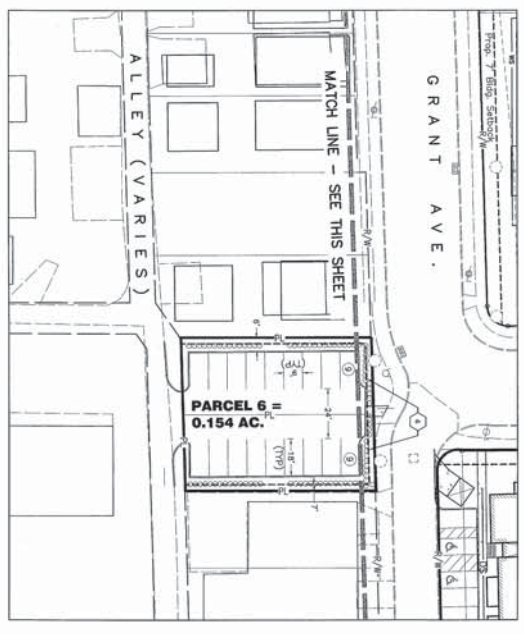
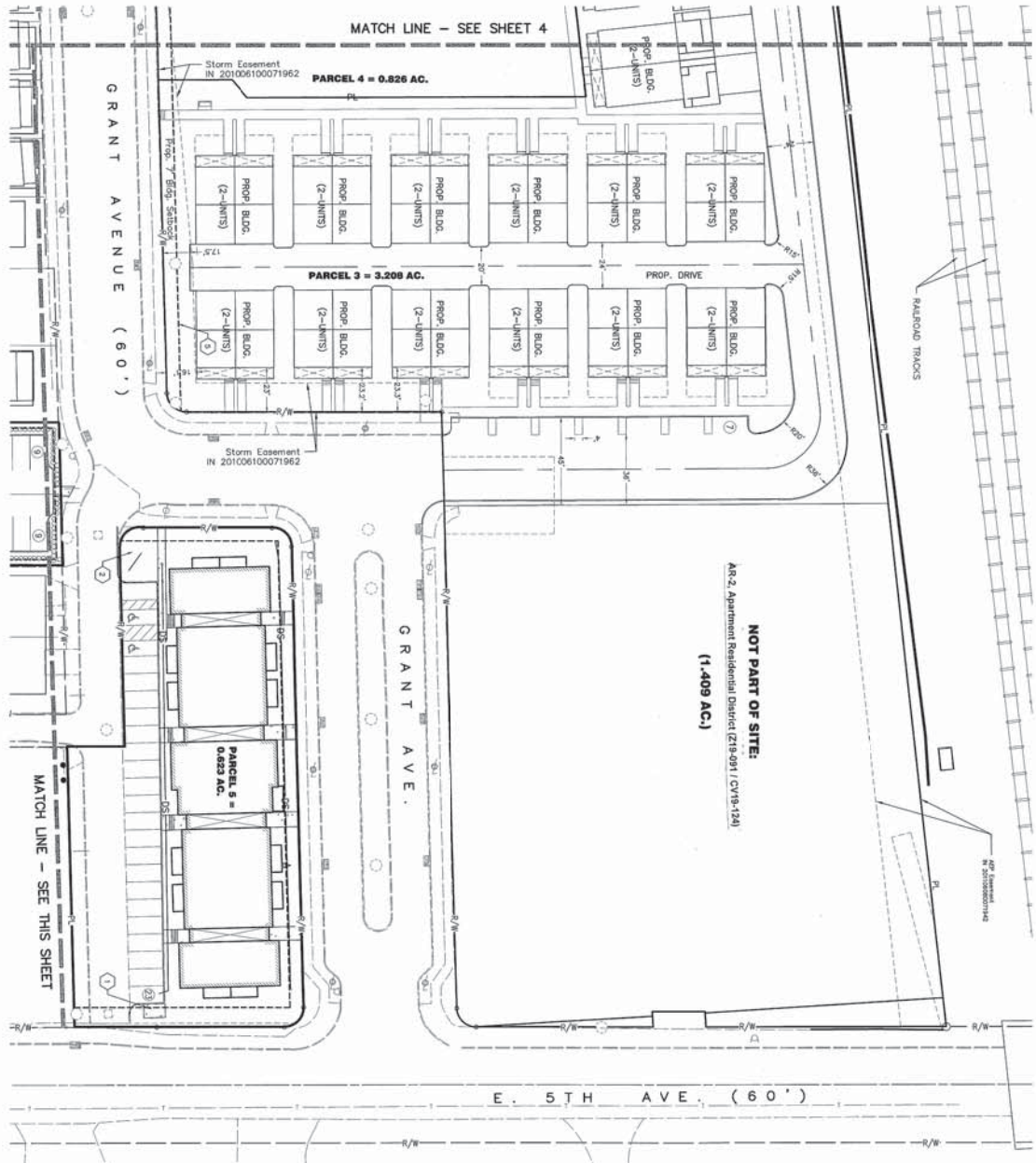
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**KEYED NOTES**

- 1 SHIFTS LOCATED AROUND THE METAL BEAM ROCK FOR ROCK TO ACCOMMODATE TWO RECTANGLES
- 2 PROP. DRIVE
- 3 PROP. DRIVE
- 4 PROP. DRIVE
- 5 7 FT. MINIMUM SETBACK LINE, INCLUDING PORCH
- 6 EXISTING STREET THE (TYP.)

--- PANEL LINE  
 --- PROP. CONC. WALL

Scale: 1" = 30'



- KEYED NOTES**
- 1 SURFACE-MOUNTED INTERIOR-TYPE METAL BEE HIVE EACH FACE TO ACCOMMODATE TWO BEEHIVES
  - 2 PROP. DRAINAGE LOCATION
  - 3 PROP. OPEN PAVED (TPR)
  - 4 PAVED LOT SIDEWALK (2' MINIMUM)
  - 5 7 FT. WALKWAY STRIP, INCLUDING POLE
- PARCEL LINE  
 --- PROP. CONC. WALK



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHK.					<p><b>E. P. FERRIS &amp; ASSOCIATES</b></p> <p>CONSULTING ENGINEERS AND ARCHITECTS</p>	<p><b>CONTACT:</b></p> <p>880 KING AVENUE          COLUMBUS, OHIO 43212          (614) 298-2999 (Fax)          WWW.EPFERRIS.COM</p>	<p><b>CITY OF COLUMBUS, OHIO</b></p> <p><b>GRANT PARK</b></p>	<p>JOB NO. 1005-017</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY: CDM</td> </tr> <tr> <td>DRAWN BY: CDM</td> </tr> <tr> <td>CHECKED BY: MEF</td> </tr> <tr> <td>APPROVED BY: MEF</td> </tr> <tr> <td>DATE: 11/16/2021</td> </tr> </table>	DESIGNED BY: CDM	DRAWN BY: CDM	CHECKED BY: MEF	APPROVED BY: MEF	DATE: 11/16/2021	<p>FINAL SITE PLAN RECEIVED 11.16.21 SHEET 5 OF 8 CV21-026</p>	<p><b>ZONING SITE PLAN</b></p> <p>CV21-026</p>	<p>SCALE: 1" = 30'</p> <p>SHEET NO. 5 OF 8</p>
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E.P. FERRIS & ASSOCIATES, INC.

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**CITY OF COLUMBUS, OHIO**  
**GRANT PARK**

**FINAL SITE PLAN RECEIVED 11.16.21 SHEET 6 OF 8 CV21-026**

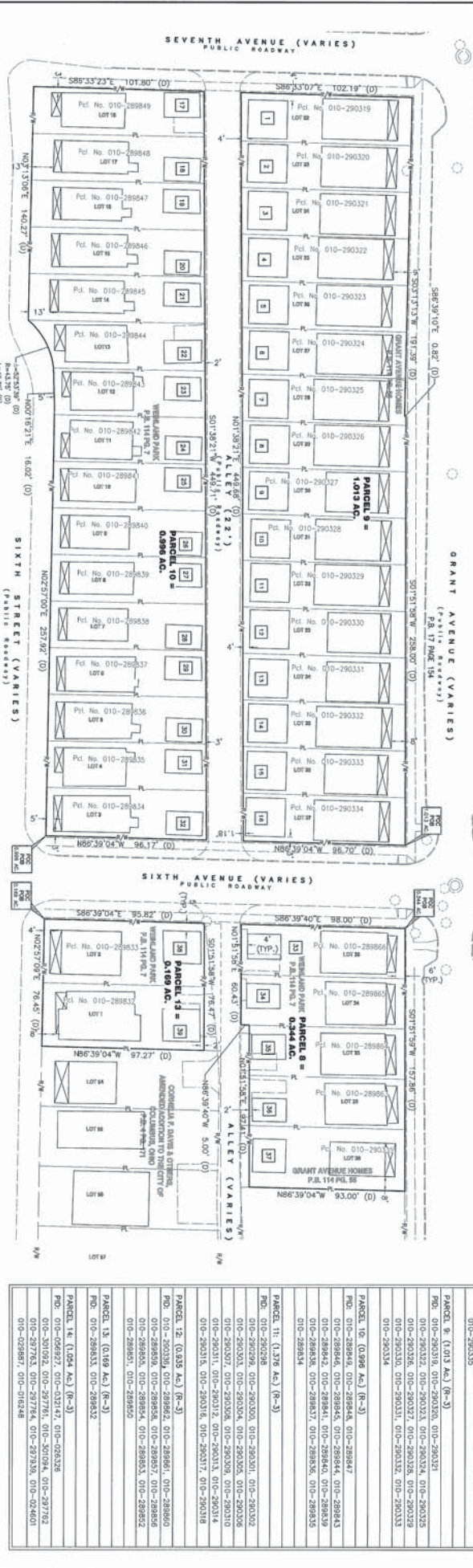
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SCALE: 1" = 30'

SHEET NO. OF: 6 8

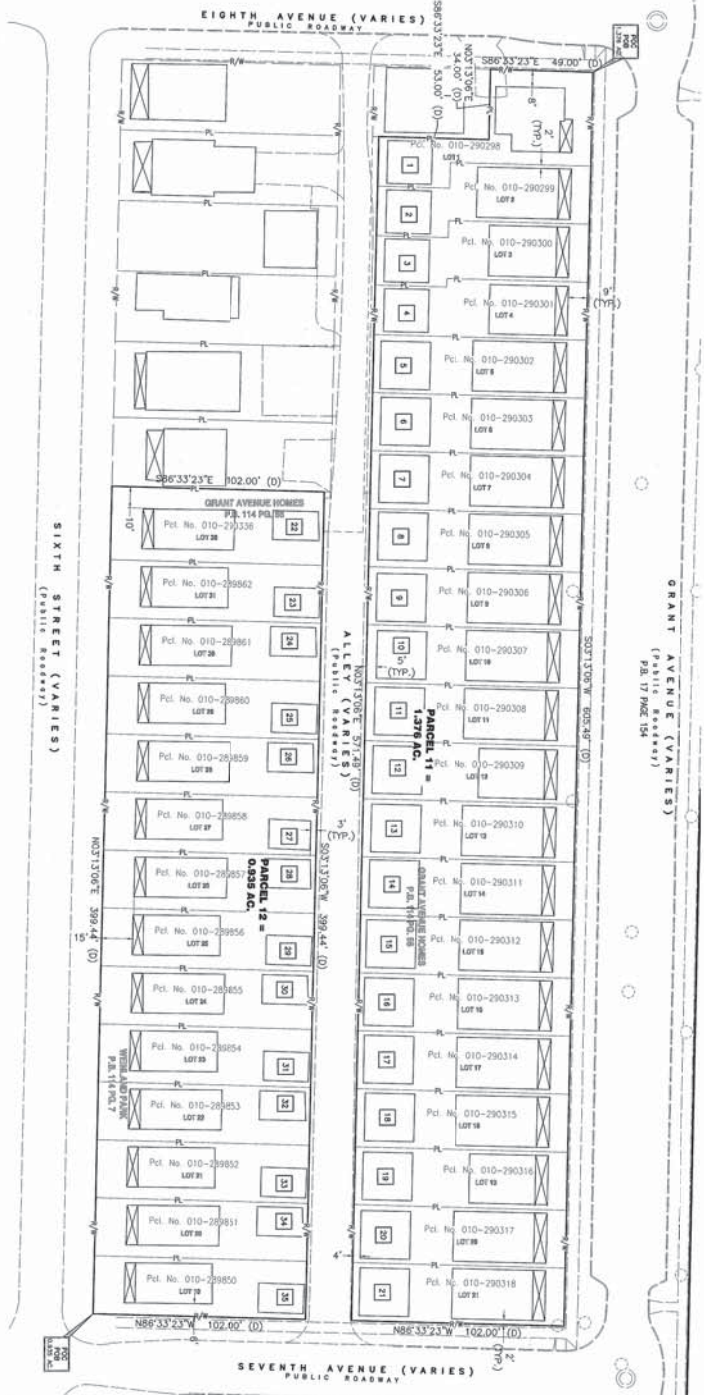
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**SITE & BUILDING INFORMATION**

PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290325
PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290326
PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290327
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PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290344
PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290345
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PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290373
PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290374
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PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290396
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PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290399
PARCEL 9 (0.344 AC) (R-3)	Pct. No. 010-290400

1	THOMAS R. HOFFER AND JAMES R. JOHNSON Pct. No. 010-290288 Hdl. No. 2010302000012	23	RENEE M. HINES LLC Pct. No. 010-290300 Hdl. No. 2010302000012
2	VANDER MOON Pct. No. 010-290289 Hdl. No. 2010302000012	24	RENEE M. HINES LLC Pct. No. 010-290301 Hdl. No. 2010302000012
3	AND JAMES K. KOON Pct. No. 010-290290 Hdl. No. 2010302000012	25	RENEE M. HINES LLC Pct. No. 010-290302 Hdl. No. 2010302000012
4	AND JAMES K. KOON Pct. No. 010-290291 Hdl. No. 2010302000012	26	RENEE M. HINES LLC Pct. No. 010-290303 Hdl. No. 2010302000012
5	AND JAMES K. KOON Pct. No. 010-290292 Hdl. No. 2010302000012	27	RENEE M. HINES LLC Pct. No. 010-290304 Hdl. No. 2010302000012
6	AND JAMES K. KOON Pct. No. 010-290293 Hdl. No. 2010302000012	28	RENEE M. HINES LLC Pct. No. 010-290305 Hdl. No. 2010302000012
7	AND JAMES K. KOON Pct. No. 010-290294 Hdl. No. 2010302000012	29	RENEE M. HINES LLC Pct. No. 010-290306 Hdl. No. 2010302000012
8	AND JAMES K. KOON Pct. No. 010-290295 Hdl. No. 2010302000012	30	RENEE M. HINES LLC Pct. No. 010-290307 Hdl. No. 2010302000012
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12	AND JAMES K. KOON Pct. No. 010-290299 Hdl. No. 2010302000012	34	RENEE M. HINES LLC Pct. No. 010-290311 Hdl. No. 2010302000012
13	AND JAMES K. KOON Pct. No. 010-290300 Hdl. No. 2010302000012	35	RENEE M. HINES LLC Pct. No. 010-290312 Hdl. No. 2010302000012
14	AND JAMES K. KOON Pct. No. 010-290301 Hdl. No. 2010302000012	36	RENEE M. HINES LLC Pct. No. 010-290313 Hdl. No. 2010302000012
15	AND JAMES K. KOON Pct. No. 010-290302 Hdl. No. 2010302000012	37	RENEE M. HINES LLC Pct. No. 010-290314 Hdl. No. 2010302000012
16	AND JAMES K. KOON Pct. No. 010-290303 Hdl. No. 2010302000012	38	RENEE M. HINES LLC Pct. No. 010-290315 Hdl. No. 2010302000012
17	AND JAMES K. KOON Pct. No. 010-290304 Hdl. No. 2010302000012	39	RENEE M. HINES LLC Pct. No. 010-290316 Hdl. No. 2010302000012
18	AND JAMES K. KOON Pct. No. 010-290305 Hdl. No. 2010302000012	40	RENEE M. HINES LLC Pct. No. 010-290317 Hdl. No. 2010302000012
19	AND JAMES K. KOON Pct. No. 010-290306 Hdl. No. 2010302000012	41	RENEE M. HINES LLC Pct. No. 010-290318 Hdl. No. 2010302000012
20	AND JAMES K. KOON Pct. No. 010-290307 Hdl. No. 2010302000012	42	RENEE M. HINES LLC Pct. No. 010-290319 Hdl. No. 2010302000012
21	AND JAMES K. KOON Pct. No. 010-290308 Hdl. No. 2010302000012	43	RENEE M. HINES LLC Pct. No. 010-290320 Hdl. No. 2010302000012
22	AND JAMES K. KOON Pct. No. 010-290309 Hdl. No. 2010302000012	44	RENEE M. HINES LLC Pct. No. 010-290321 Hdl. No. 2010302000012



**E. P. FERRIS & ASSOCIATES, INC.**  
 890 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 298-2999 (FAX)  
 WWW.EPFERRIS.COM

**CITY OF COLUMBUS, OHIO**  
**GRANT PARK**

**FINAL SITE PLAN RECEIVED 11.16.21 SHEET 7 OF 8 CV21-026**

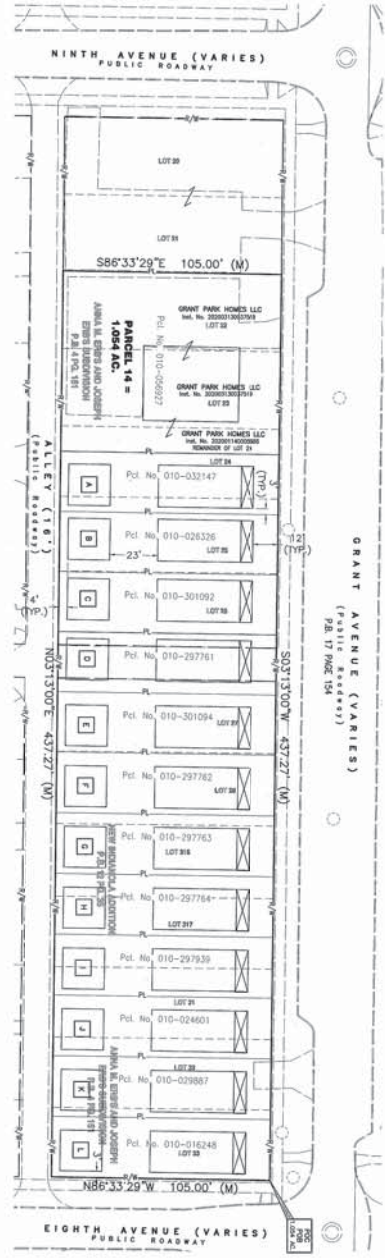
DATE: 11/16/2021

DESIGNED BY: CMJ  
 CHECKED BY: MEF  
 APPROVED BY: MEF

SCALE: 1" = 30'

SHEET NO. 7 OF 8

- A** GRANT PARK HOMES LLC  
Hdl. No. 20200210070641  
0.079 AC. (0) TRACT 5'
- B** GRANT PARK HOMES LLC  
Hdl. No. 20200210070641  
0.079 AC. (0) TRACT 4'
- C** GRANT PARK HOMES LLC  
Hdl. No. 20200210070641  
0.079 AC. (0) TRACT 3'
- D** GRANT PARK HOMES LLC  
Hdl. No. 20200210070641  
0.079 AC. (0) TRACT 2'
- E** TRAVIS D. WESTBROOK  
Hdl. No. 010-297980  
0.079 AC. (0)
- F** GEORGE CHARLES WAINWRIGHT  
Hdl. No. 20190204011310  
0.071 AC. (0)
- G** CHERE MERRIN AND  
Hdl. No. 20190203011267  
0.071 AC. (0)
- H** BRAN GIESSEN AND  
Hdl. No. 202010090105348  
0.071 AC. (0)
- I** CHERRY L. GIESSEN  
Hdl. No. 202010090105348  
0.071 AC. (0)
- J** ZACH GOSHWART  
Hdl. No. 20190202023403  
0.071 AC. (0)
- K** FRANK JOSEPH COONER AND  
REBECCA JOYCE COONER  
Hdl. No. 201902010010405  
0.071 AC. (0)
- L** CM BARKS, LLC  
Hdl. No. 2021010600020776  
0.071 AC. (0)



REGIONS	DATE	BY	CHK	
<b>E. P. FERRIS</b> AND ASSOCIATES Civil Engineers and Surveyors				
CONTACT: 890 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2399 (P) (614) 298-2395 (F) WWW.EPFERRIS.COM				
CITY OF COLUMBUS, OHIO <b>GRANT PARK</b>				
JOB NO.	DESIGNED BY	CHECKED BY	DATE	
1006-017	CJM	CJM	11/16/2021	
ZONING SITE PLAN CV21-026				
SHEET NO.	OF			
8	8			

FINAL SITE PLAN RECEIVED 11.16.21 SHEET 8 OF 8 CV21-026





THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

### 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**

Columbus City Code Section 3307.10 - Variances by City Council.

CV21-026

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

*Thrive Companies Inc*  
*David Blay, Agent*

Date

*2-22-21*

Signature of Attorney

*Ju Reid*

Date

*2-22-21*

## **Exhibit B**

### **Statement of Hardship**

#### **CV21-026**

#### **1408 N. Grant Avenue, Columbus, OH 43201**

The 20.75 +/- acre site is the site of the Grant Park development in the Weinland park neighborhood. The site is located on both the east and west sides of N Grant Avenue between E. 5th Avenue and E. 11<sup>th</sup> Avenue and also portions of the east side of N. 6<sup>th</sup> Street. Prior to 2015, the east side of N. Grant Avenue was developed with a closed blighted factory. The west side of N. Grant Avenue and east side of N. 6<sup>th</sup> Street had many vacant lots and some blighted houses. The factory and non-salvageable houses were razed for the development of Grant Park. Grant Park is now almost fully built and consists of new single family dwellings, condominiums, and multi-family uses with 0.86 acre designated open space.

All of Grant Park is zoned M, Manufacturing, C-2, Commercial, C-4, Commercial, and CPD Commercial Planned Development District. Zoning for Grant Park was established by variance to the applicable zoning district to permit the various forms of housing. The following are the applicable variance ordinances in effect today: Ordinance 0347-2010 (CV09 – 036), Ordinance 1047-2019, (CV15 – 050A), Ordinance 1780-2017 (CV17 – 042), Ordinance 0578-2020, CV19 – 123.

Rezoning application Z21-018 is pending to rezone 14 development areas, identified as Parcel 1 – 14, inclusive, to applicable zoning districts reflecting the existing uses, except Parcel 7, which is being added at this time to Grant Park. See Z21-018/CV21-026, 1408 N Grant Avenue, Zoning District Summary Exhibit for a summary of Parcels 1 – 14 area, height district and pending zoning district.

This Council Variance application is submitted to request applicable zoning variances to conform existing uses and the proposed use (multi-family) to the zoning districts specified in pending rezoning application Z21-018. Parcels 1 – 6, inclusive, and Parcels 8 – 14, inclusive, were developed in non-residential districts by variance and were not subject to the University Planning Overlay (UPO), now University District Zoning Overlay (UDZO)(2017). To the extent applicable, structures on Parcels 1 – 6, inclusive, and Parcels 8 – 14, inclusive, shall be treated as non-conforming structures if not in compliance with UDZO. Development on Parcel 7 is proposed new construction and is subject to UDZO. Applicable UDZO variances are cited for Parcel 7.

Applicant has a hardship and practical difficulty with compliance with the specified zoning code sections due to the need to conform existing development to new zoning districts reflecting the developed use and proposed use (Parcel 7 only) and the prevailing character of urban neighborhoods with smaller parcel sizes and reduced setbacks than otherwise permitted by the Zoning Code. The proposed standards variances are common with urban development.

Applicant requests the following variances:

**Parcel 1 (AR-2, Apartment Residential District):**

- 1). Section 3312.09, Aisle, to reduce the required 20' minimum aisle width for two-way travel due to proposed property lines dividing certain aisles, while applicant proposes certain aisles to be divided by a property line, but the total aisle width shall meet or exceed to overall minimum width of 20' and applicable easements shall be provided for use of the aisles.
- 2). Section 3312.25, Maneuvering, to reduce required maneuvering area for 90 degree parking spaces from 20' to 2' – 12' due to proposed property lines in parking lot aisles, while all code required maneuvering shall be provided in the aisles with easements where applicable.
- 3). Section 3312.27(3), Parking Setback Line, to reduce the N. Grant Avenue parking setback line from ten (10) feet to seven (7) feet for two (2) parallel parking spaces at the south driveway from North Grant Avenue.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 369 spaces (1.5 spaces/DU) to 292 spaces (1.19 spaces/DU).
- 5). Section 3321.05(A.1), Vision Clearance, to reduce the required clear vision triangle for the driveway intersection with N. Grant Avenue on Parcel 1 from 10'x10' to 7'x7' to permit a parallel parking space 7' from the property line on each side of the driveway.
- 6). Section 3333.18 (D)(1), Building Lines, to reduce the N. Grant Avenue building setback from 10 feet to 7 feet, with 7 feet also being applicable to open porches.
- 7). 3 Section 3333.255, Perimeter Yard, to reduce Perimeter Yard from 25 feet to 10 feet along the east property line and to 0' for pavement at the north and south property lines.

**Parcel 2 (AR-2, Apartment Residential District):**

- 1). Section 3312.09, Aisle, to reduce the required 20' minimum aisle width for two-way travel due to proposed property lines dividing certain aisles, while applicant proposes certain aisles to be divided by a property line, but the total aisle width shall meet or

exceed to overall minimum width of 20' and applicable easements shall be provided for use of the aisles.

2). Section 3312.25, Maneuvering, to reduce required maneuvering area for 90 degree parking spaces from 20' to 2' – 12' due to proposed property lines in parking lot aisles, while all code required maneuvering shall be provided in the aisles with easements where applicable.

3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 162 spaces (1.5 spaces/DU) to 101 spaces (0.94/spaces/DU).

4). Section 3333.18, (D)(1), Building Lines, to reduce the N. Grant Avenue building setback from 10 feet to 7 feet, with 7 feet also being applicable to open porches.

5). 3333.255, Perimeter Yard, to reduce Perimeter Yard from 25 feet to 10 feet along the east property line and to 0' for pavement at the north and south property lines.

**Parcel 3 (ARLD, Apartment Residential Low Density District):**

1). Section 3312.09, Aisle, to reduce the required 20' minimum aisle width for two-way travel due to proposed property lines dividing certain aisles, while applicant proposes certain aisles to be divided by a property line, but the total aisle width shall meet or exceed to overall minimum width of 20' and applicable easements shall be provided for use of the aisles.

2). Section 3312.25, Maneuvering, to reduce required maneuvering area for 90 degree parking spaces from 20' to 2' – 12' due to proposed property lines in parking lot aisles, while all code required maneuvering shall be provided in the aisles with easements where applicable.

3). Section 3321.05(B.2), Vision Clearance, to reduce the 30'x30' clear vision triangle for the intersection of the north/south and east/west areas of N. Grant Avenue to 25'x25'.

4). Section 3333.18 (D)(1), Building Lines, to reduce the N. Grant Avenue building setback from 10 feet to 7 feet, with 7 feet also being applicable to open porches and from 25 feet to 23 feet, not including open porches, on the east/west portion of N. Grant Avenue.

5). Section 3333.255, Perimeter Yard, to reduce Perimeter Yard from 25 feet to 10 feet along the east property line and to 0' for pavement at the north and south property lines.

**Parcel 4 (R-3, Residential District):**

Section 3332.035, R-3, Residential District, to permit a private park.

**Parcel 5 (AR-3, Apartment Residential District):**

- 1). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 63 spaces (1.5 spaces/DU) to 23 spaces (0.54/spaces/DU), subject to Parcel 6 (P-1) being developed with 16 spaces for the exclusive use with Parcel 5.
- 2). Section 3333.15(C), Basis of Computing Area, to increase lot coverage from 50% to 65%.
- 3).3333.18, (D)(1), Building Lines, to reduce the N. Grant Avenue building setback from 25 feet to 10 feet (north/south portion of N. Grant Avenue and 15 feet (east/west portion of N. Grant Avenue. and the E 5<sup>th</sup> Avenue building setback .
- 4). Section 3333.24, Rear Yard, to reduce Rear Yard from 25% to 20% of lot area.

**Parcel 6 (P-1, Private Parking District)**

Parcel 6 shall be conditioned upon being exclusive parking for Parcel 5.

Section 3371.02, Building Lines in Residential and Apartment Residential Districts, to reduce the N. Grant Avenue pavement setback from a calculated setback to 16 feet to three (3) feet.

**Parcel 7 (AR-2, Apartment Residential District):**

- 1). Section 3333.025, AR-2, Apartment Residential District Use, to permit a community center building for Grant Park to be located on Parcel 7, for all of Grant Park, including off-site Grant Park parcels.
- 2), Section 3325.905(A), Maximum Lot Coverage, to increase maximum lot coverage from 30% to 42%.
- 3). Section 3325.907(B), Parking, to reduce parking from 89 spaces to 35 spaces (0.72 spaces/DU), subject to an additional 14 parking spaces being provided on the adjacent Parcel 1, abutting to the south, as depicted on the Site Plan, for a total of 49 spaces (1.02 spaces/DU) for Parcel 7.
- 4). Section 3325.911(C), Building Separation and Size, to increase the maximum building size from 10,200 SF to 17,658 SF (total floor area).
- 5). Section 3325.913 - Maximum Floor Area Ratio (FAR), to increase FAR from 0.60 to 0.86.
- 6). Section 3325.915 – Height, to increase building height from 35 feet to 38 feet.

7). Section 3333.18, (D)(1), Building Lines, to reduce the E. 11<sup>th</sup> Avenue building setbacks from 40 feet (Thoroughfare Plan) to 10 feet for the proposed north building and 1' foot for the north wall (18' +/-) of the existing north building and to reduce the Grant Avenue building setback from 10' to 1' for part of the existing west wall of the north building, as the existing walls are depicted on the Site Plan.

8). Section 3333.255, Perimeter Yard, to reduce Perimeter Yard from 25 feet to 5 feet along the east property line and to 0' for pavement at the south property line.

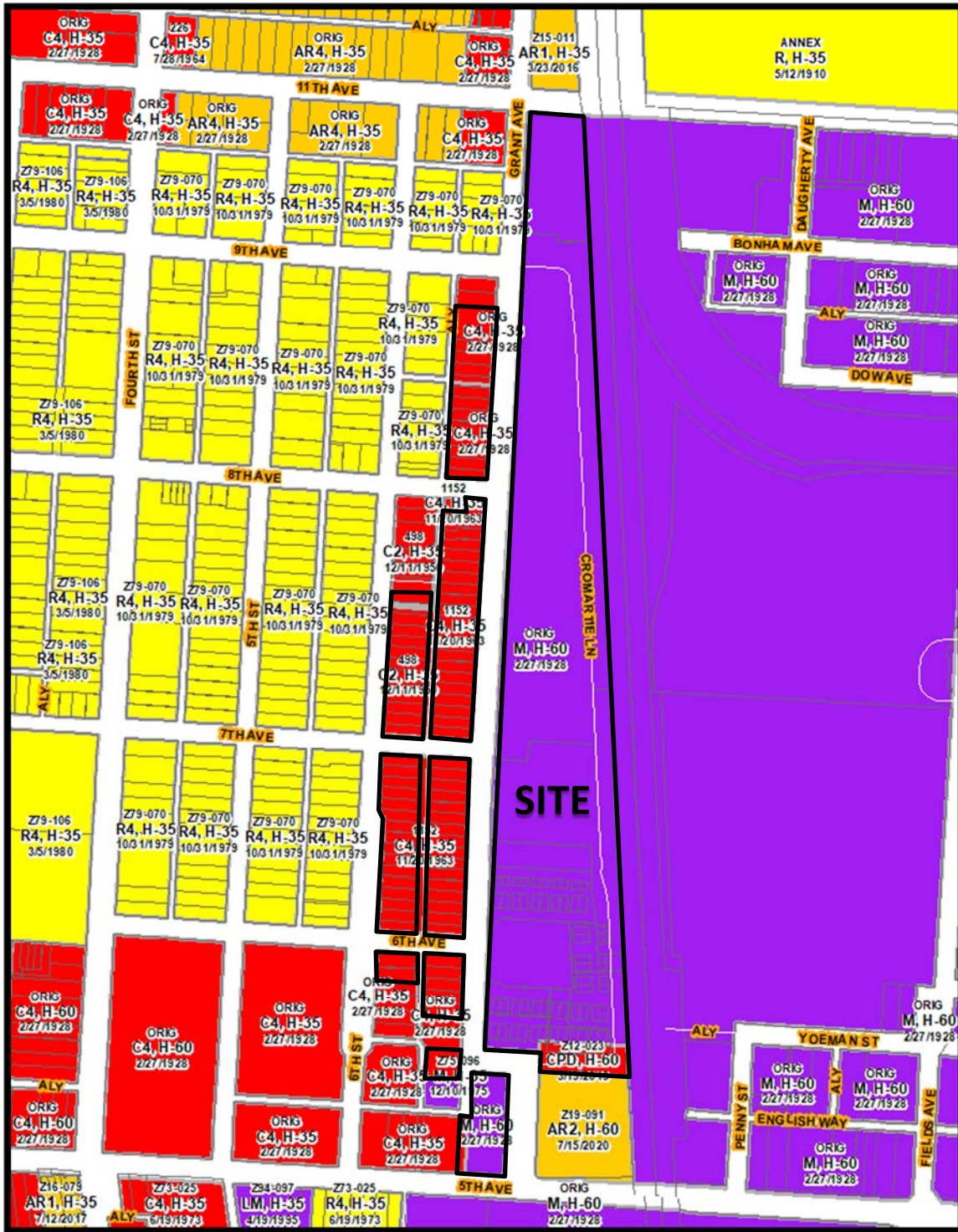
**Parcels 8 – 14, inclusive (R-3, Residential District):**

1). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50 feet to 28 feet.

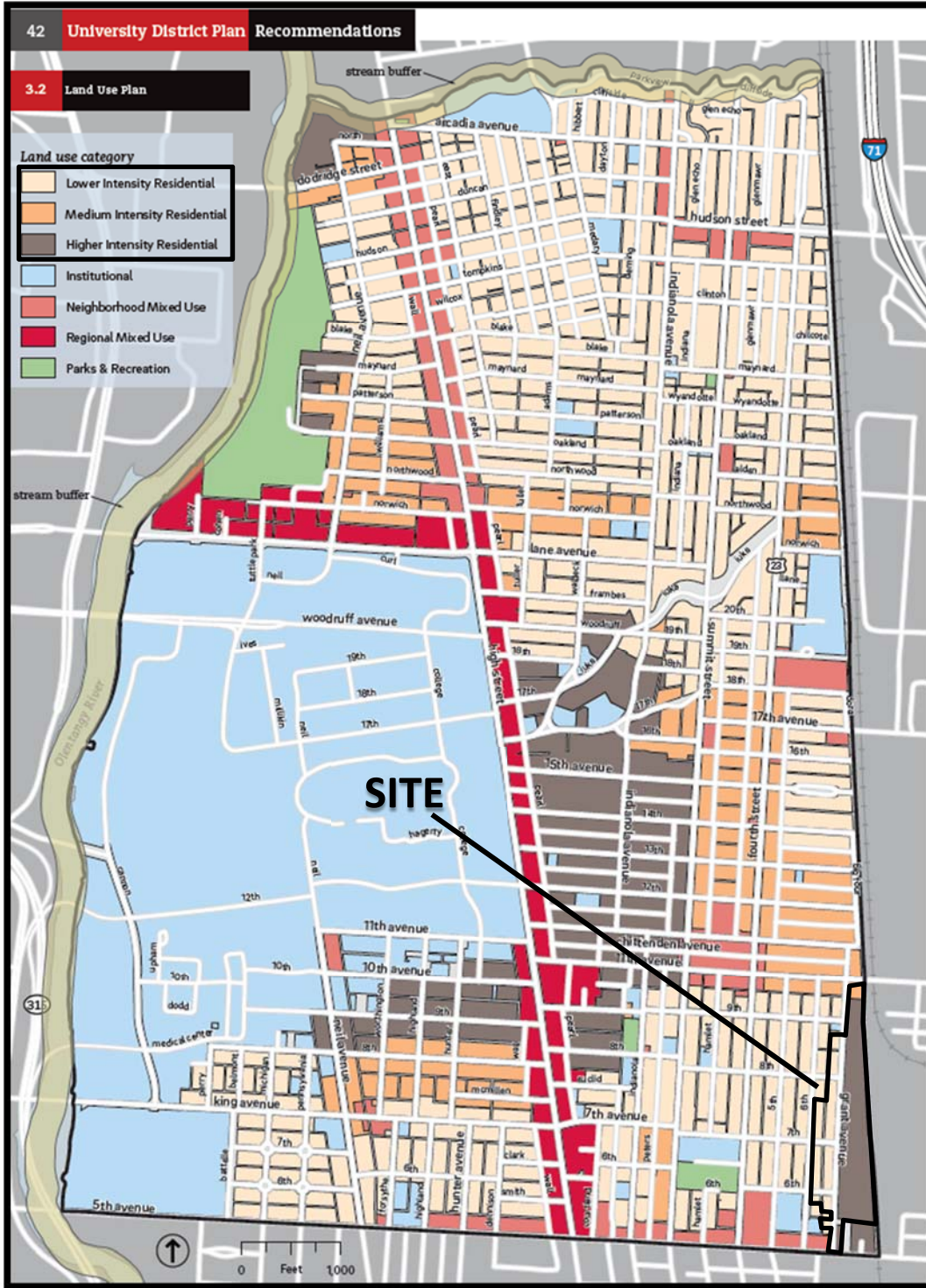
2). Section 3332.13, R-3, Area District Requirements, to reduce lot area from 5,000 SF to 2,680 SF, subject to Section 3321.18(C), Basis of Computing Area, which limits lot area to 3 times the width, so for purposes of Section 3332.13, minimum lot area is reduced to 2,350 SF.

3). Section 3332.21, Building Lines, to reduce the N, Grant Avenue building setback from 25 feet to 10 feet, subject to the setback of an open porch being a minimum of 4 feet.

4) Section 3321.05, Vision clearance, requires clear vision triangles of 30'x30' at the intersection of two streets while the applicant proposes clear vision triangles of 5'x5' – 10'x10' for existing houses on all corner lots.

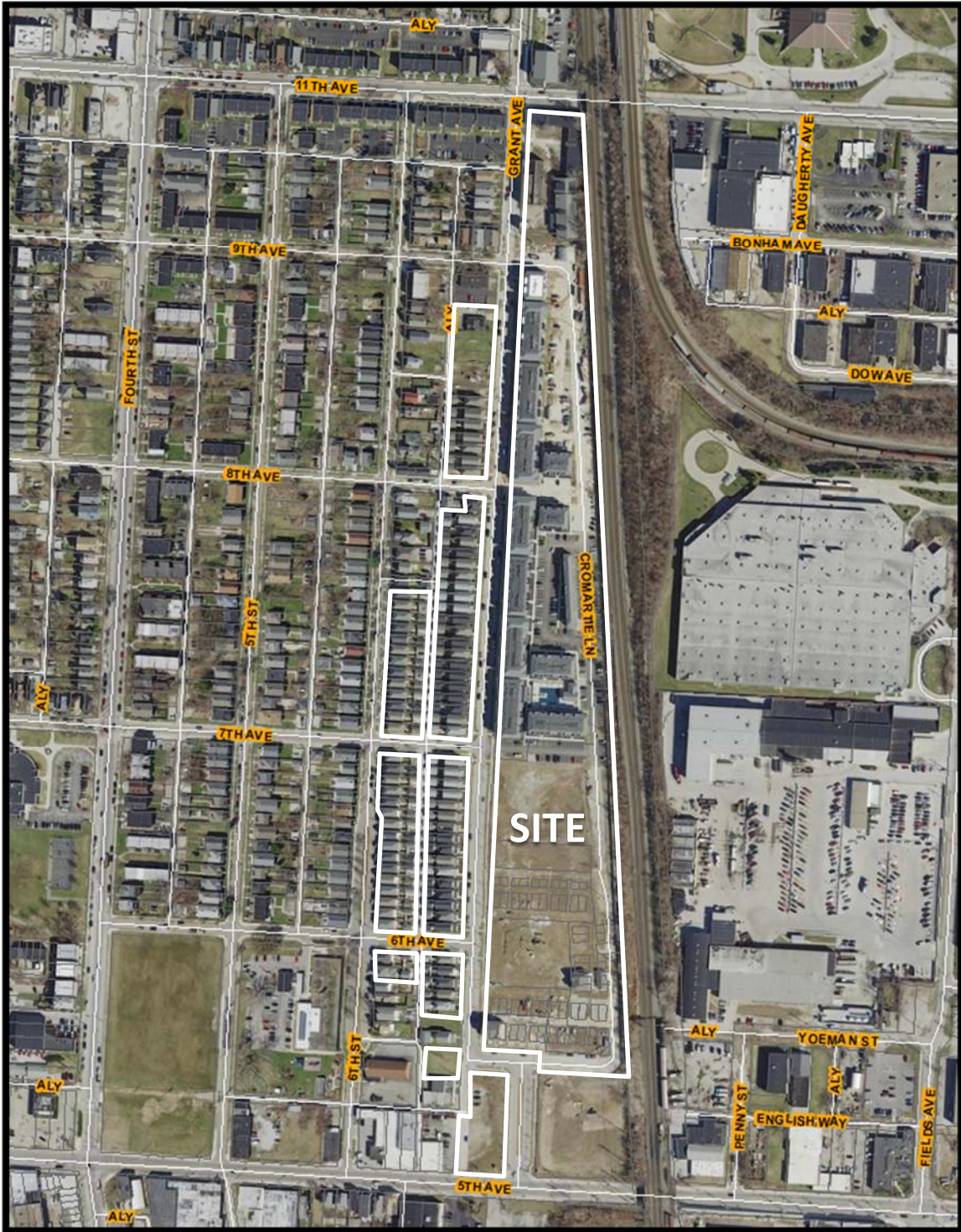


CV21-026  
1408 N. Grant Ave.  
Approximately 20.74 acres



CV21-026  
1408 N. Grant Ave.  
Approximately 20.74 acres





CV21-026  
1408 N. Grant Ave.  
Approximately 20.74 acres

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

**Case Number:** CV21-026

**Address:** 1408 N. GRANT AVE.

**Group Name:** UNIVERSITY AREA COMMISSION

**Meeting Date:** 4/21/21

**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:**

Project was approved by both the Zoning Committee and full University Area Commission

**Vote:** Yes 18 No 0

**Signature of Authorized Representative:** Michael Kehlmeier

Digitally signed by Michael Kehlmeier  
Date: 2021.04.24 12:08:14 -04'00'

SIGNATURE

University Area Commission

RECOMMENDING GROUP TITLE

614-352-7875

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**PROJECT DISCLOSURE STATEMENT**Application No.: Z21-018 / CV21-026STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Joseph M. Reidy, Attorney, of Thrive Companies, 842 North 4<sup>th</sup> Street, Suite 200, Columbus, Ohio 43215 deposes and states that he is the duly authorized attorney for same and the following is a list of all persons, other partnerships, corporations or entities having an interest in the project which is the subject of this application:

Ashley E. Marsh, 91 Colburn Court Worthington, OH 43085	Kara L Crosthwaite, Brett A McCabe, 1350 North 6 <sup>th</sup> Street Columbus, OH 43201
Weinland Park Homes, LLC, 5309 Transportation Blvd. Cleveland, OH 44125	Grant Park Homes, LLC, 842 North 4 <sup>th</sup> Street, Suite 200 Columbus, OH 43215
Travis D. Westbrook, 1409 North Grant Avenue Columbus, OH 43201	George Charles Manning, III, 234 South Monroe Avenue Columbus, OH 43201
Cherie Mehan, Christopher Mehan, 1881 Lost Valley Road Powell, OH 43065	Brian Guerrero, Marc J. Guerrero, 1397 North Grant Avenue, Columbus, OH 43201
Christopher David Yoha, 1395 North Grant Avenue Columbus, OH 43201	Zach Gebhardt, 221 Vine Street, Suite 334 Columbus, OH 43215
Ryan Joseph, Rebecca Joyce Oconnor, 1387 North Grant Avenue, Columbus, OH 43201	CM Barnes, LLC, 4186 Windermere Columbus, OH 43220
Tim Henry, Jacqueline Severt, 1371 North Grant Avenue Columbus, OH 43201	Brittany N. Smith, 379 East 8 <sup>th</sup> Avenue Columbus, OH 43201
Vladimir, Laura K. Kogan, 1367 North Grant Avenue Columbus, OH 43201	Chad H. Goines, Melissa P. Goines, 1363 North Grant Avenue, Columbus, OH 43201
Jonathan Lucyshyn, Jocelyn M. Bush, 1359 North Grant Avenue, Columbus, OH 43201	Abha Athale, Apurva Lingnurkar, 1355 North Grant Avenue, Columbus, OH 43201
Jinit N. Haria, Sunrita Sen, 1351 North Grant Avenue Columbus, OH 43201	Christopher P., Holly F. Moritz, 1347 North Grant Avenue Columbus, OH 43201
Cyrus Binion, Dale Beato, 1343 North Grant Avenue Columbus, OH 43201	Daniel K., Molly Hagele, 1339 North Grant Avenue Columbus, OH 43201

**PROJECT DISCLOSURE STATEMENT AFFIDAVIT****Z21-018 / CV21-026****1408 North Grant Avenue**

Preetpaul S. Brar, 1335 North Grant Avenue Columbus, OH 43201	Edmond, Chiu, Anna Chin, 1331 North Grant Avenue Columbus, OH 43201
Paul C. Keels, Jr., 1327 North Grant Avenue Columbus, OH 43201	Alexander E. Timm, 1323 North Grant Avenue Columbus, OH 43201
Nicholas Hemmerich, Ellis Pohlmann, 1319 North Grant Avenue, Columbus, OH 43201	Michael Morante, 1315 North Grant Avenue Columbus, OH 43201
Jason A. Kafader, 1311 North Grant Avenue Columbus, OH 43201	Anita Yalamanchi, 1307 North Grant Avenue Columbus, OH 43201
David A. Lyle III, Caitlin G. Shaw, 1303 North Grant Avenue, Columbus, OH 43201	David A. Guthrie, 1299 North Grant Avenue Columbus, OH 43201
Patrick T Westerlund, Grace Johnston, 1295 North Grant Avenue, Columbus, OH 43201	Jonathan W, Stacy Y Song, 1291 North Grant Avenue Columbus, OH 43201
Michael A, Jennifer H Bernth, 1283 North Grant Avenue Columbus, OH 43201	Julie M, Harwin Vander Wal, 1279 North Grant Avenue Columbus, OH 43201
Annetta Richardson, 1275 North Grant Avenue Columbus, OH 43201	Jane P, Robin E Roth, 1271 North Grant Avenue Columbus, OH 43201
Erin E, Jacob A Schmitt, 1267 North Grant Avenue Columbus, OH 43201	Courtenay Hollington, 1263 North Grant Avenue Columbus, OH 43201
Alvaro, Eunice Montenegro-Neto, 1259 North Grant Avenue, Columbus, OH 43201	Jeff Kauzlarich, 1255 North Grant Avenue Columbus, OH 43201
Madeline N Napier, John Patrick Keegan, 1251 North Grant Avenue, Columbus, OH 43201	David E Landreman, 1247 North Grant Avenue Columbus, OH 43201
Raymond Vincent Monti, Jessica R Derov, 1243 North Grant Avenue, Columbus, OH 43201	Caitlin M Slevin, 1239 North Grant Avenue Columbus, OH 43201
Amanda J Doucette, Richard J Dvorak, 1235 North Grant Avenue, Columbus, OH 43201	Ryan J Wineland, Joshua C McNett, 1231 North Grant Avenue, Columbus, OH 43201
Michael Leopold, 1227 North Grant Avenue Columbus, OH 43201	Brandon T. Miller, 1223 North Grant Avenue Columbus, OH 43201
Caitlin McCarthy, 1199 North Grant Avenue Columbus, OH 43201	L&N Alum Creek, LLC, 139 East Main Street Columbus, OH 43215
Kathryn E. Nuss, 6034 Heritage View Court Hilliard, OH 43026	Weinland Park Development, 575 West 1 <sup>st</sup> Avenue Columbus, OH 43215

**PROJECT DISCLOSURE STATEMENT AFFIDAVIT****Z21-018 / CV21-026****1408 North Grant Avenue**

Weinland Park Development, LLC, 842 North 4 <sup>th</sup> Street Columbus, OH 43215	Barbara Patrice Jones Gunner, James Scott Jones 4895 Pleasant Valley Drive, Columbus, OH 43220
Grant Park Apartments Three, LLC, 842 North 4 <sup>th</sup> Street, Suite 200, Columbus, OH 43215	Grant Park Apartment Holdings, LLC, 842 North 4 <sup>th</sup> Street Columbus, OH 43215
Leah K. Skoczen, 1256 North Grant Avenue Columbus, OH 43201	Grant Park Townhomes, LLC, 842 North 4 <sup>th</sup> Street Columbus, OH 43215
Beau A, Emilee E Schultz, 1250 North Grant Avenue Columbus, OH 43201	Steven Zhou, 1259 North Grant Avenue Columbus, OH 43201
D A, 1244 North Grant Avenue Columbus, OH 43201	Courtney A Ingersoll, 1248 North Grant Avenue Columbus, OH 43201
Kyle P, Jennifer Susanne Radcliffe, 1238 North Grant Avenue, Columbus, OH 43201	Julianne, Ann Lyle, 1242 North Grant Avenue Columbus, OH 43201
Christopher Fugarino, 1232 North Grant Avenue Columbus, OH 43201	Macy Scott Rees, Adam Brennan Schmidt, 1236 North Grant Avenue, Columbus, OH 43201
Jason B, Julie Sims, 1219 Cromartie Lane Columbus, OH 43201	Regina M Behum, 1230 North Grant Avenue Columbus, OH 43201
Christopher G, Denise A Greenfelder, 1211 Cromartie Lane Columbus, OH 43201	Pallavi R Mandiga, 1121 Neil Avenue Columbus, OH 43201
Brittany N Warner, 1205 Cromartie Lane Columbus, OH 43201	Robert E Poletto, 1209 Cromartie Lane Columbus, OH 43201
1196 North Grant Avenue, LLC, 2616 Wexford Road Columbus, OH 43221	Max D Lefkowitz, 1203 Cromartie Lane Columbus, OH 43201
Dustin M, Leslie A Fisher, 5308 Grand Legacy Drive Maineville, OH 45039	Jeffrey Allen McDonald, 1198 North Grant Avenue Columbus, OH 43201
Miraj P, Nikhita B Shah, 1208 North Grant Avenue Columbus, OH 43201	Jeffrey, Deirdre Campbell, 1204 North Grant Avenue Columbus, OH 43201
Paige M Neuman, John M Paulson, 825 Junction Way, Apt #204, Columbus, OH 43212	Nicolaus Schuetz, 1210 North Grant Avenue Columbus, OH 43201
Kathleen A Bauer, Thomas J Schmidt, 1402 North Grant Avenue, Columbus, OH 43201	James A Dowdle, Jacob Yount, 1216 North Grant Avenue Columbus, OH 43201
Markisha Wilder, 1226 North Grant Avenue Columbus, OH 43201	Adam J Longstreth, 1222 North Grant Avenue Columbus, OH 43201

**PROJECT DISCLOSURE STATEMENT AFFIDAVIT**  
**Z21-018 / CV21-026**  
**1408 North Grant Avenue**

Maressa, Maressa F. Bucci, 1192 North Grant Avenue Columbus, OH 43201	Patrick Leneghan, III, 750 Civitas Avenue Columbus, OH 43215
Azher M Puri, 2330 Reafan Road Reynoldsburg, OH 43068	Sharon S Kahn, Joshua Goldstein, 1190 North Grant Avenue, Columbus, OH 43201
Jennifer Petrosino, 1173 Cromartie Lane Columbus, OH 43201	Matthew W Harney, 135 East 4 <sup>th</sup> Avenue Columbus, OH 43201
Julian J Donofrio, Christina Barshel, 1179 Cromartie Lane Columbus, OH 43201	Lucia Herrera, 60 East 8 <sup>th</sup> Avenue, #459 Columbus, OH 43201
Jody L Poth, 1185 Cromartie Lane Columbus, OH 43201	Zachary, Emma Peugh, 1181 Cromartie Lane Columbus, OH 43201
Robert C. Smith, 1191 Cromartie Lane Columbus, OH 43201	David, Hilary MacDonald, 1187 Cromartie Lane Columbus, OH 43201
Grant Park Apts. Four QOZB, LLC, 842 North 4 <sup>th</sup> Street, Suite 200, Columbus, OH 43215	Alicia M Jones, 1193 Cromartie Lane Columbus, OH 43201

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 15<sup>th</sup> day of November in the year 2021

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: MaryAlice Wolf]*

My Commission Expires:

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

Notary Seal Here



**MaryAlice Wolf**  
 Notary Public, State of Ohio  
 My Commission Expires October 24, 2023