

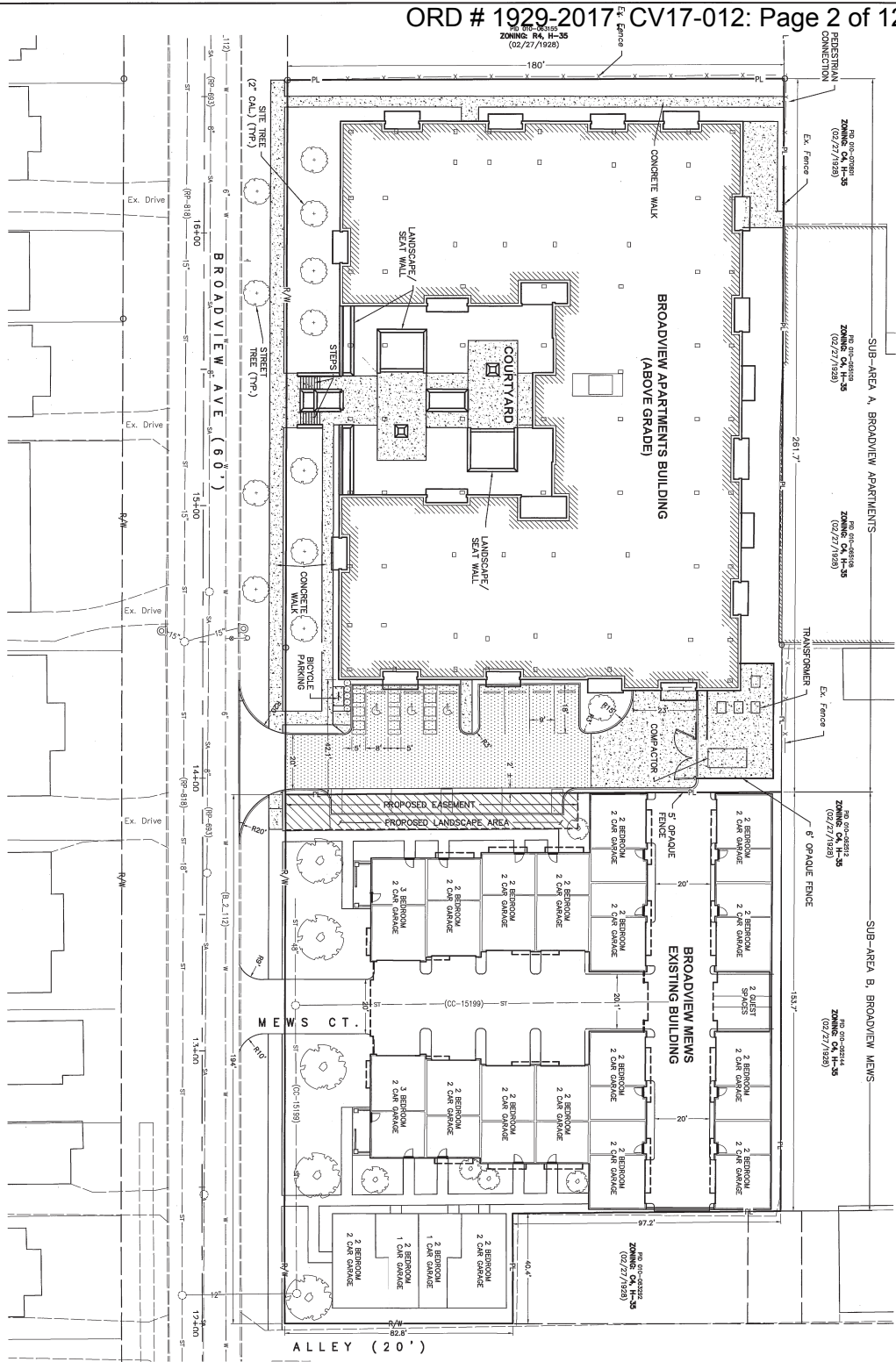
SITE & BUILDING INFORMATION

ADDRESS: BROADVIEW APARTMENTS, 1414 Broadview Avenue, Columbus, OH 43212
BROADVIEW MEWS, 1394 Broadview Avenue, Columbus, OH 43212
PID: BROADVIEW APARTMENTS: 010-053294
BROADVIEW MEWS: 010-287266
TOTAL ZONING ACREAGE: BROADVIEW APARTMENTS: 1.082 AC (47,138 S.F.)
BROADVIEW MEWS: 0.714 AC (31,102 S.F.)
EXISTING ZONING: BROADVIEW APARTMENTS: AR-3, APARTMENT RESIDENTIAL (Z15-051/CV15-069)
BROADVIEW MEWS: R-4, RESIDENTIAL (ORG), CV17-006
PROPOSED VARIANCE: BROADVIEW APARTMENTS AND BROADVIEW MEWS: CV17-012 TO PERMIT ADDITIONAL PARKING (4 SPACES)
HEIGHT DISTRICT: H-35
BUILDING HEIGHT: BROADVIEW APARTMENTS: 40' (MAX.)
BROADVIEW MEWS: 35' TO MIDPOINT OF GABLE/HIP ROOF
PROPOSED USE: APARTMENT RESIDENTIAL
DENSITY: BROADVIEW APARTMENTS: 66 UNITS, 714 SF/DU, 61 DU/ACRE
BROADVIEW MEWS: 20 UNITS, 28 DU/ACRE
BROADVIEW APARTMENTS (SUB-AREA A)
TOTAL REQUIRED SPACES: 66 DU @ 1.5 Spaces/DU = 99 Spaces
TOTAL PROVIDED SPACES: 100 Spaces
ACCESSIBLE PARKING SPACES: 4 Spaces Required
RICHTER PARKING SPACES: 7 Spaces Required
SETBACKS: AS NOTED
LOT COVERAGE: 63% BUILDING COVERAGE
BROADVIEW MEWS (SUB-AREA B)
TOTAL REQUIRED SPACES: 20 DU @ 1.5 Spaces/DU = 30 Spaces
TOTAL PROVIDED SPACES: 44 Spaces (38 Garage Spaces, 2 Guest Spaces, and 4 Spaces Per Easement)
SETBACKS: AS NOTED
LOT COVERAGE: 44% BUILDING COVERAGE
FLOOD ZONE: X
PANEL NO.: 39049C0309K

This Site Plan may be slightly adjusted to reflect engineering, topographic, or other site data developed at the time final development and engineering plans are completed. The applicant understands that the final development and engineering plans are subject to the discretion of the Building Department and may be designed upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent
 David B. Perry
 David B. Perry
 Date: 9-11-17
 Date: 7/11/17
 David B. Perry, Attorney

ESSEMENT REFERENCE		REVISIONS		PROJECT TITLE	
CITY NO.	COUNTY RESOLUTION	NO.	DESCRIPTION	BROADVIEW APARTMENTS/THE MEWS	
PAGE	GRANTOR	APPROVAL DATE		1414 BROADVIEW AVE.	
				COLUMBUS, OH	
PLANS PREPARED BY: E.P. FERRIS ASSOCIATES INC.				DIVISION USE ONLY	
CONSULTING CIVIL ENGINEERS AND SURVEYORS				DESIGNER	
COLUMBUS, OH 43212				CHECKER	
TEL: 614-291-2899				ASSESSMENT COMPLETED	
FAX: 614-291-2892				PREP. (CIVIL)	
				CONTRACT DRAWING NO.	
				SCALE: 1" = 20'	
				SHEET: 1/2	
				RECORD PLAN NO.	
				DATE: 07/11/2017	



ESSEMENT REFERENCE		REVISIONS	
CITY NO.	COUNTY RECORDER	NO.	DESCRIPTION
	PAGE		APPROVAL/DATE

PLANS PREPARED BY	
E. P. FERRIS	ASSOCIATES
CONSULTING CIVIL ENGINEERS AND SURVEYORS	
380 New Address	
COLUMBUS, OH 43260	
(614) 296-2626	

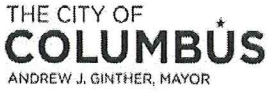
ZONING VARIANCE SITE PLAN
(CV17-012)

PROJECT TITLE	
BROADVIEW APARTMENTS/THE MEWS	
1414 BROADVIEW AVE.	
COLUMBUS, OH	

OWNER		SCALE		SHEET	
CONTRACTOR	ASSESSOR	1" = 20'	2/2	RECORD PLAN NO.	
COMPUTER	CAD	CONTRACT DRAWING NO.			
999	000				

This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are approved by the Director of the Building and Zoning Services Department. Any adjustments shall be made at the discretion of the Building and Zoning Services Department and shall be delineated upon submission of the appropriate date regarding the proposed adjustment.

David B. Ferris
Date: 7-11-17
David B. Ferris
Date: 7/10/17
David B. Ferris, Attorney



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

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...
B. Permit a use of the property not permitted by the Zoning District...

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...

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...

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: Donald Rank

Date: 2/21/17

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

CV17-012, 1414 Broadview Avenue

Two (2) abutting developments are included in this application, as follows:

- 1). Broadview Apartments, 1414 Broadview Avenue is zoned AR-3, Apartment Residential (Z15-041) and subject to Council Variance CV15-069.
- 2). Broadview Mews Condominiums, 1394 Broadview Avenue is zoned R-4, Residential (original) and subject to Council Variance CV07-006.

The Zoning address of 1414 Broadview Avenue was assigned for this application and is for both Broadview Apartments and Broadview Mews Condominiums for purposes of this application.

Both Council Variance ordinances are subject to Site Plans. Broadview Apartments is presently under construction. Broadview Mews Condominiums was built in 2008. The owners of both developments propose to add four (4) parking spaces along the common property line of Broadview Apartments (south property line) and Broadview Mews Condominiums (north property line). The four (4) parallel parking spaces will be located approximately seven (7, +/-) feet on Broadview Mews Condominiums property and approximately two (2, +/-) foot on Broadview Apartments property. The four (4) spaces are parallel spaces and will be accessed from the Broadview Avenue driveway of the Broadview Apartments property. At the time the Broadview Mews Condominiums variance (CV07-006) was completed, the abutting property to the north, now part of the Broadview Apartments site, had a driveway by easement in the north perimeter yard of the Broadview Mews Condominiums site, as shown on the CV07-006 Site Plan.

Permitting four (4) additional parking spaces is proposed by this application. The four (4) proposed spaces will provide additional parking. Applicant has a hardship and practical difficulty with providing additional parking because there is no procedural means other than variance to permit them. A Site Plan illustrating both Broadview Apartments and Broadview Mews Condominiums, and the four (4) additional parking spaces, is submitted with this applications. Procedurally, this variance ordinance will 1). designate Broadview Apartments as Subarea A, and repeat the variances granted by CV15-069, 2) designate Broadview Mews Condominiums as Subarea B, and repeat the variances granted by CV07-006, and 3). grant new variances related to the proposed four (4) new parking spaces.

Broadview Apartments (CV15-069) – variances:

- 1). Section 3309.14, Height Districts, to permit a maximum height of 45 feet in the H-35 height district.
- 2). Section 3312.25, Maneuvering, to permit nine (9) stacked parking spaces, with the interior spaces maneuvering through the adjacent parking space. Pairs of stacked spaces shall be assigned to the same dwelling unit.
- 3). Section 3312.21(D)(1), Landscaping and screening, to reduce the required four (4) foot wide buffer strip along the south property line from 4' to 0', while a fence (5', 75% opacity) shall be provided along the south property line for parking lot screening.
- 4). Section 3333.15(C), Basis of Computing Area, to increase the permitted building coverage from 50% to 63%.
- 5). Section 3333.18, Building Lines, to reduce the Broadview Avenue building setback line from 25 feet to 20 feet.
- 6). Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 8% of lot area.
- 7). Section 3333.26, Height District, to permit a height of 45 feet in an H-35 height district.
- 8). Section 3312.29, Parking Space, to permit nine (9) stacked parking spaces, with the interior spaces maneuvering through the outside parking space adjacent to the aisle. Pairs of stacked spaces shall be assigned to the same dwelling unit.

The Broadview Apartments variance (CV15-069) was conditioned on the following conditions, which should be repeated in this ordinance for Subarea A:

- 1). There shall be a maximum of 66 dwelling units.
- 2). The apartment building shall be U shaped with a court yard facing Broadview Avenue, as depicted on the Site Plan.
- 3). The apartment building architecture shall be four (4) sided, with the same quality of finish and wall articulation on all four (4) sides of the building.
- 4) A pedestrian connection shall be provided from the east side of the property to the commercial property to the east, to provide pedestrian connectivity to the Grandview Avenue commercial corridor.
- 5). Subarea A is conditioned on the Site Plan titled "Broadview Apartments/The Mews", dated July 11, 2017.

Broadview Mews Condominiums (CV07-006) – variances:

The Broadview Mews Condominium ordinance predates the 2010 Chapter 3312, Off-street Parking and Loading, so the 2007 citation to former Chapter 3342, Off-street Parking and Loading included a parking variance from the then required 40 spaces at 2/unit and 38 provided. Chapter 3312 permits parking at the rate of 1.5 spaces/DU, so with 20 DU existing, code required parking is now 30 spaces and the site is compliant. Thirty eight (38) spaces will be maintained, as approved in 2007, but the 2007 variance to parking has been deleted. The four (4) new parking spaces are primarily located on the Broadview Mews parcel.

1). Section 3332.039, R-4, Residential district uses, permits buildings containing a maximum of four dwelling units, while the applicant proposes twenty (20) dwelling units in three (3) buildings consisting of one(1), twelve (12) unit building and two four (4) unit buildings.

2). Section 3332.15, R-4 Area District Requirements, requires three and four-unit buildings to provide 2500 square feet of area per dwelling unit, while the applicant proposes to permit a total of 20 dwelling units on a 31,121 square feet parcel, thereby providing 1,550 +/- square feet of lot area per dwelling unit.

3). Section 3332.21, Building Lines, requires a building line to be the average of the building lines on the two contiguous parcels which would be twenty-five (25) feet, while the applicant proposes to permit a building setback of eighteen (18) feet from Broadview Avenue for the southern 4-unit building, matching the setback of the adjacent building to the south, as illustrated on the submitted site plan, with other buildings set back behind the diagonal line connecting the southwest corner of the building adjacent to the site to the north to the northwest corner of the building adjacent to the site on the south, except for single story open porches, as depicted.

4). Section 3332.285, Perimeter Yard, requires a perimeter yard totaling no less than ten (10) feet, while the applicant proposes to permit perimeter yards as depicted on the submitted site plan and being a minimum of 0.25 feet (3 inches).

Subarea B is conditioned on the Site Plan titled “Broadview Apartments/The Mews”, dated July 11, 2017.

New Parking Spaces:

The following variances are proposed to permit four (4) new parallel parking spaces along the common property line of Broadview Apartments (south property line) and Broadview Mews Condominiums (north property line).

- 1). Section 3312.21(D), Landscaping and Screening, requires screening of parking lots within 80 feet of residential zoning districts be provided in a landscaped area at least four (4) feet wide, while applicant is permitted by CV15-069 to not provide the landscaping area along the south property line, subject to a screen fence being provided along the property line, but with the proposed four (4) parallel spaces, this is being modified to not provide any screening on the Broadview Apartments property or the Broadview Mews Condominiums property, as it is impractical in this case to screen the spaces given then location.

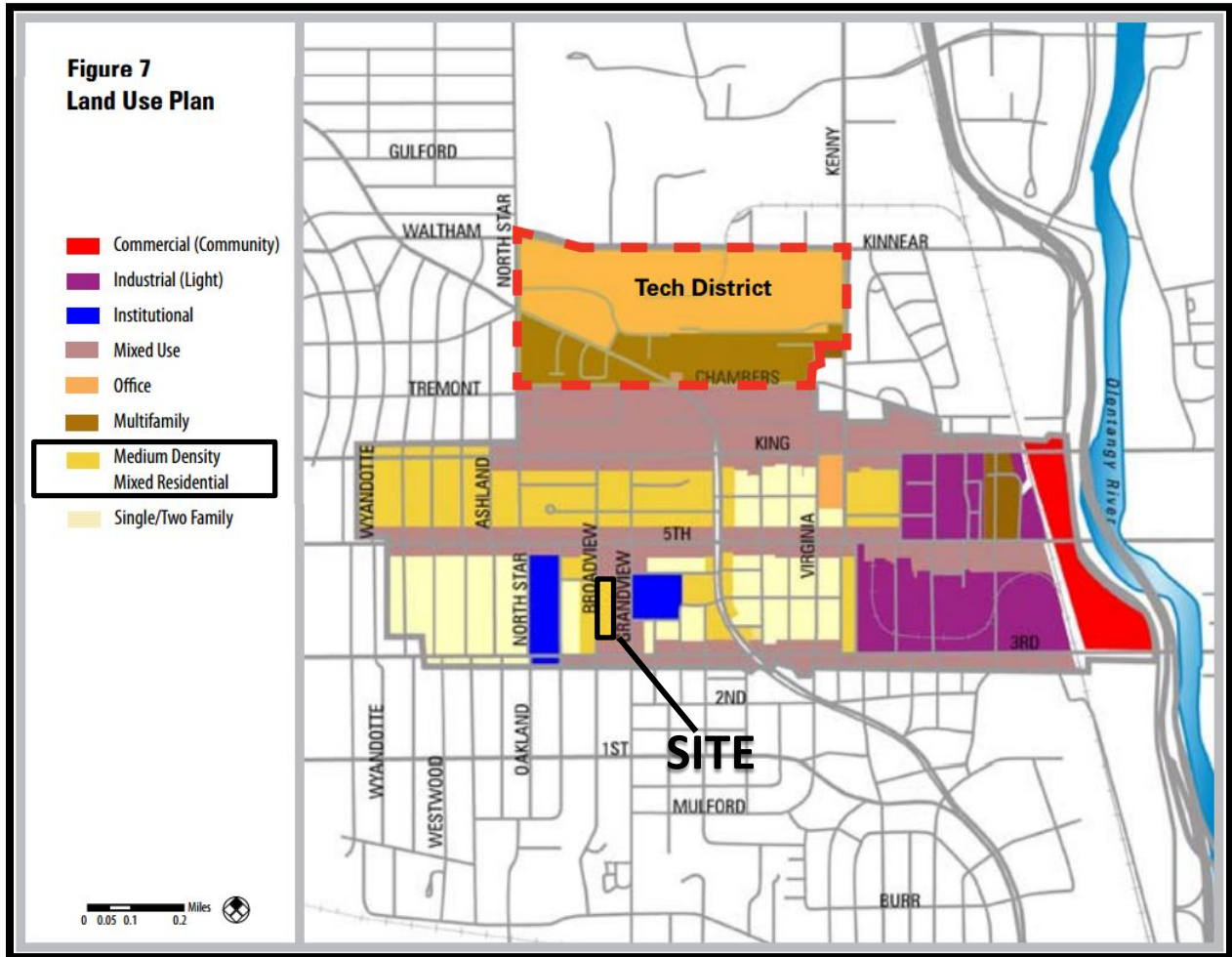
- 2). Section 3312.27, Parking Setback Line, to reduce the Broadview Avenue parking setback line from 20 feet, as established by the 20 foot building setback line permitted for the Broadview Apartments building, to 15 feet for the parallel parking space closest to Broadview Avenue, and to nine (9) feet for a paved bicycle parking pad.

- 3). Section 3312.29, Parking Space, to reduce the dimensions of a parallel parking space from 9' x 22' to two (2, +/-) foot and seven (7, +/-) feet on the Broadview Apartments and Broadview Mews Condominiums properties, respectively, subject to the total required nine (9) foot parking space width being maintained with the sum of the width of the spaces on each property.

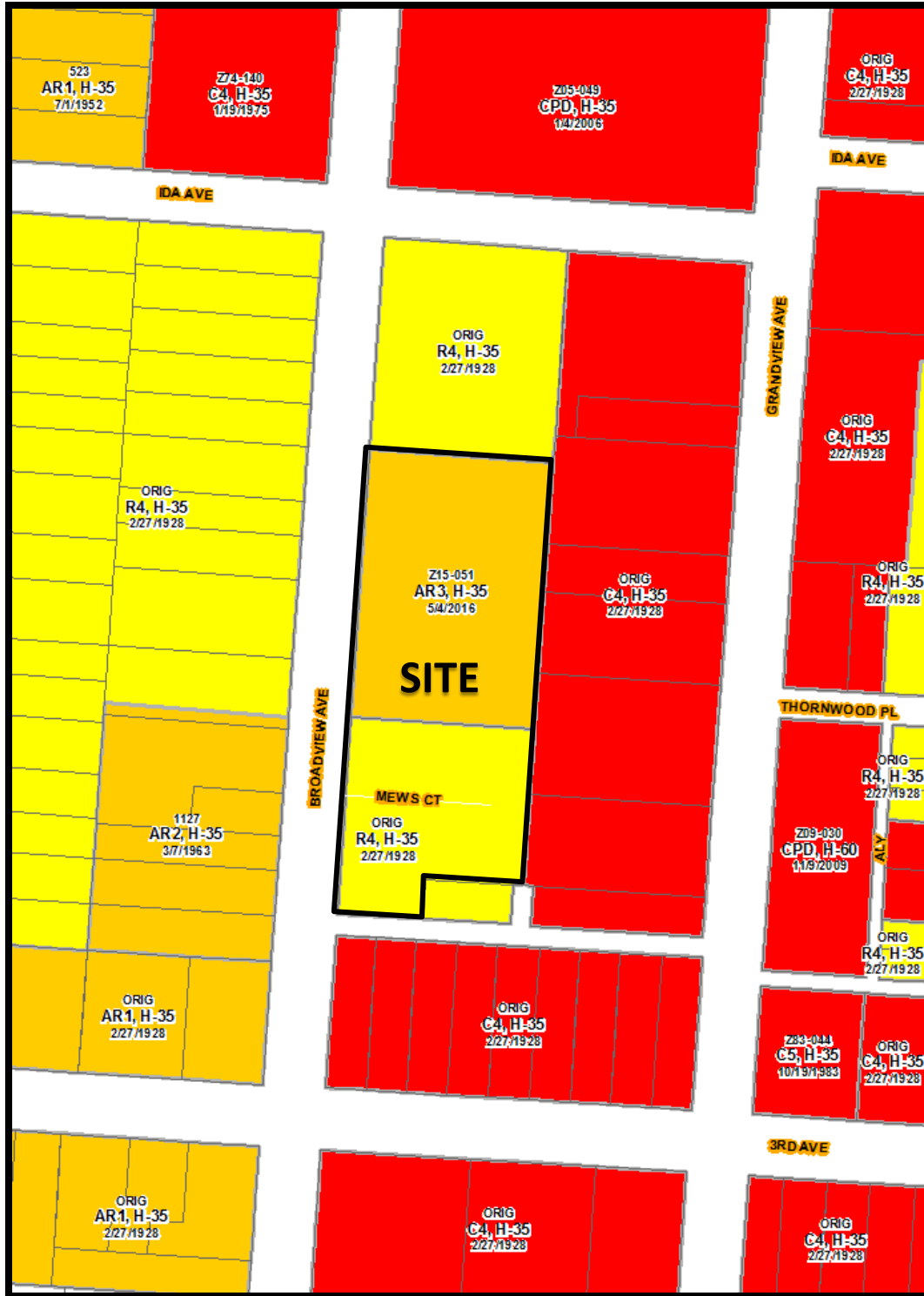
- 4). Section 3332.285, Perimeter Yard, to permit parallel parking spaces in the north perimeter yard of Broadview Mews Condominiums, as depicted on the Site Plan.

07/11/2017

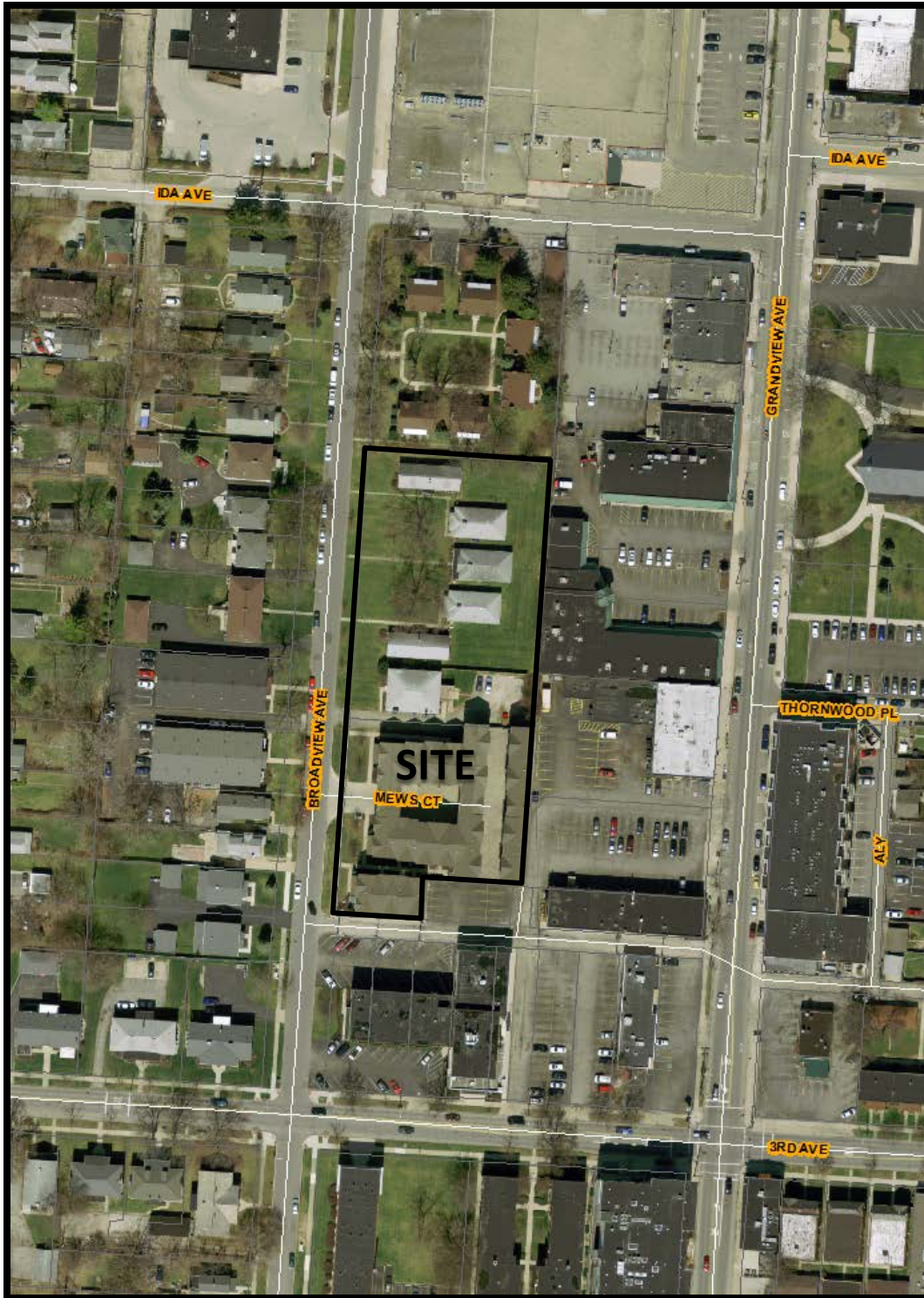
Fifth by Northwest Area Plan (2009)



CV17-012
1414 Broadview Avenue
Approximately 1.8 acres



CV17-012
1414 Broadview Avenue
Approximately 1.8 acres



CV17-012
1414 Broadview Avenue
Approximately 1.8 acres

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number: CV17-012

Address: 1414 Broadview Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: July 11, 2017

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES: Add additional bike racks to front of building on Broadview Means property. Reiterate such recommendation.

Vote: 6-0

Signature of Authorized Representative: [Signature]

SIGNATURE
5th N.W. Area Commission
RECOMMENDING GROUP TITLE

7/11/17
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, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV17-012

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 Floor, Columbus, Ohio 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 property owner information. Row 1: SB ECP Broadview, LLC and Broadview Mews Condominium Association. Row 2: Empty.

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 21st day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

11-5-2018 Notary Seal Here
My Commission Expires



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