

General Zoning Information

Address:	750 E Broad St
Parcel No.:	010-044954
Existing Zoning:	CPD-286-1241
Proposed Zoning:	AKO/219-048
Classification/District:	CV19-066
Council Ward:	H-35
Existing Height District:	H-60
Proposed Height District:	None
Commercial Overlay:	None
Total Site Area:	1.03 AC
Flood Hazard Number (FHM):	390490328K
Most Recent Effective Date of FHM:	6/17/2008
Base Flood Elevation (BFE):	N/A

General Project Information

Existing Zoning Maximum Building Height:	35'-0"
Proposed Zoning Maximum Building Height:	60'-0"
Proposed Building Height:	48'-0"
Proposed Building Area:	78,486
Building Area (SQ. FT.):	78,486
No. of Parking Spaces (Residential Only):	67
Proposed Parking Spaces (Residential Only):	Private
Proposed Parking Spaces (Commercial Only):	16 CV
Proposed Parking Spaces (Total):	9 x 18' (JP)

Site Data Table

Total Site Area:	1.03 AC
Total Disturbed Area:	0.81 AC
Pre-developed Impervious:	0.55 AC
Post-developed Impervious:	0.64 AC

Coded Notes:

1. Proposed dumpster enclosure with dumpster screening.

Parking Calculation

Use	Square Footage	Minimum	Maximum
Residential	67 Units	150/sq ft = 101	N/A
Proposed Parking (On-site Covered Property)	78,486 SQ. FT.	101	35
Proposed Street Parking (On-site Adjacent Property)			17
Existing Parking (On-site Adjacent Property)			32
Required ADA Parking (on-site)			1/3
Proposed ADA Parking (on-site)			1/3
Bicycle Parking Calculation			
Bicycle Parking Required:	1 Space/20 Vehicular Spaces (Max. of 20)		
Proposed Bicycle Parking	84 x (1/20) = 5 Bicycle Spaces		

Shade Tree Calculation

Parking Lot Shade Trees Required:	1 per 10 Vehicular Spaces (48 Spaces in Outdoor Parking Lot) = 5
Existing Lot Shade Trees Provided:	0
Required Lot Shade Trees Provided:	1 per 10 Building Units = 7
Existing Lot Shade Trees Provided:	1

PROPERTY OWNERS

OWNER NAME	PARCEL	ADDRESS	Zoning District	Manager
1. TK Holdings of Columbus	010-055146	720 E Broad St	AO	0.44
2. TK Holdings of Columbus	010-055146	31 Hamilton Ave	CPD	0.27
3. Atlantic Luxury LLC	010-055146	29 N Garfield Ave	CPD	0.27
4. Atlantic Luxury LLC	010-055146	290 E Broad St	AO	3.17
5. Broad Street Properties	010-055146	720 E Broad St	AO	0.16
6. DMS Properties	010-01721	720 E Broad St	AO	0.16
7. Daniel T. Finner	010-02322	742-748 E Broad St	AO	0.17
8. Community Housing Network	010-02322	741 E Broad St	AO	0.20
9. National Corporation	010-02344	721 E Broad St	AO	0.29
10. Paul E. Hockens	010-04201	721 E Broad St	AO	0.21

750 EAST BROAD STREET SITE PLAN

KORODA
Vicksburg, MO
1800 Riverchase Blvd., Suite 200
Vicksburg, MO 65255-2000
Phone: (660) 442-1100
Fax: (660) 442-1101
www.koroda.com

Applicant Signature: *[Signature]* Date: 01/07/2020

DATE	SCALE	SHEET NUMBER
08/20/19	AS NOTED	1



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 #:

CV19-66

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 attached document.

Signature of Applicant

Date 06/25/2019

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

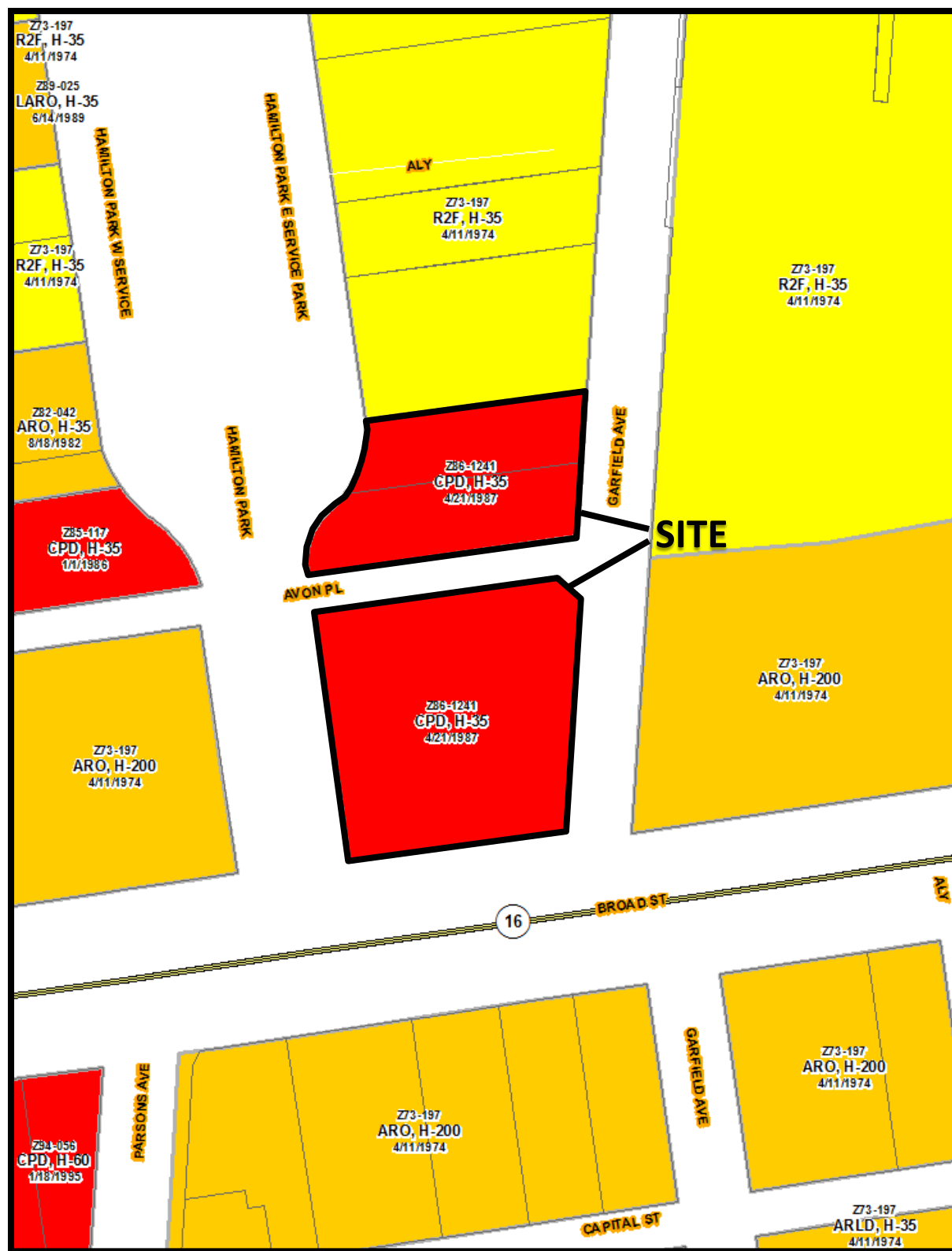
Please make checks payable to the Columbus City Treasurer

**Exhibit A
Statement of Hardship**

750 East Broad Street; Columbus, OH 43205

The proposed statement is to request and substantiate the grant of Variance for 750 East Broad Street in Columbus, Ohio. The property, PID 010044984, is presently zoned CPD however a rezoning application is pending to rezone the site to AR-0, apartment office district for development of (1) four-story multi-family building with a parking garage as depicted on the submitted site plan. Also included in the rezoning request is the North Lot properties, PID 010-000448 and 010-009297. The primary goal of this project is to create an exciting, well-designed, affordable market-rate, multi-family building to benefit and add value to the existing character of the neighborhood. The Council Variance application is submitted in conjunction with the pending rezoning application for the following variances:

- 1) Section 3333.04, Permitted uses in AR-0, to request to permit surface parking as primary use of the North parking lot.
- 2) Section 3312.21(A), Parking Lot Trees, to allow (4) parking lot trees to be on the perimeter of the North parking lot.
- 3) Section 3312.27, Parking Lot Setback, to reduce the parking lot setback per existing conditions on North Garfield Avenue from 25 feet to 8.67 feet at the Southeast end of the lot as shown on the site plan.
- 4) Section 3312.29, Parking Space Size, to approve undersized parking spaces as follows:
 - a. Parking spaces #10 and #13 in the garage are 8.50 feet wide.
 - b. Parking spaces # 51-57, #64-67, #69-75, #81-84 in the North lot are 8.5 feet wide. Parking space #68 is 8.75 feet wide. Parking space #63 is an existing space and is approximately 8.17 feet wide.
 - c. Parking spaces #36-39 in the North lot are existing parking spaces and vary in width from 7.75 feet to 8.08 feet wide. See site plan for dimensions.
 - d. Proposed stacked parking spaces #50 – 62 are approximately 17.50 feet long. Proposed stacked parking spaces #64-65 are approximately 17.75 feet long. Existing parking space #63 is approximately 17.96 feet long. Note: Stacked parking space is to be assigned to the same unit as the space that is impeding their maneuvering space for a guest or second tenant.
- 5) Section 3312.49, Minimum Numbers of Parking Spaces required, to reduce on-site parking from 101 spaces (67 DU @1.5 spaces/DU) to 84 spaces as shown on the site plan.
 - a. Parking spaces #50 - #62 and #64-67 in the North lot are proposed stacked spaces.
 - b. Parking spaces 36-39 are existing parallel parking spaces in the R.O.W.
- 6) Section 3321.05 (B)(2), Vision Clearance, to reduce the clear vision triangle at the intersections of Hamilton Avenue and East Broad Street and North Garfield and East Broad Street be reduced from 30 feet x30 feet to 10 feet x10 feet.
- 7) Section 3333.15, Basis of Computing Area, to increase the 50% Building Lot Coverage requirement to 70%.
- 8) Section 3333.18 Building Setback, to reduce the Broad Street setback from 60 feet to 3 feet; the Hamilton Road building setback from 25 feet to 10 feet; the North Garfield setback from 25 feet to 10 feet.
- 9) Section 3333.24, Rear Yard, to reduce the rear yard total of being no less than 25% of the total lot area (27,787.00 SF x .25 = 6,946.75 square feet) to 9% of the total lot area (Rear Yard = 2,574.00 square feet).



CV19-066
750 East Broad Street
Approximately 1.03 acres



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750 East Broad Street
Approximately 1.03 acres

THE CITY OF
COLUMBUS
ANDREW T. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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:

719-048 & CV19-066

Address:

750 EAST BROAD STREET

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

THURSDAY, DECEMBER 12, 2019

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:

KDB
8-1-0

Signature of Authorized Representative:


 SIGNATURE
PARTNER CHAIR NEAR EAST AREA COM.
 RECOMMENDING GROUP TITLE
614-724-4300 614-582-3053
 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.

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 #: CY19-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Higgins
of (COMPLETE ADDRESS) 1310 Dublin Road; 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Brian Higgins 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533	2. Robert Vogt 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533
3. Andrew Mazak 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533	4. Nathan Young 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533

☐ Check here if listing additional parties on a separate page.

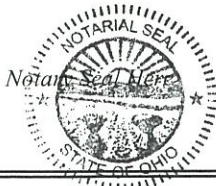
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2 day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10-10-21



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

LISA M. PLAISTED
Notary Public, State of Ohio
My Commission Expires
10/10/2021

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