

Statement of Hardship

The applicant Community Housing Network, Inc. (CHN) is seeking a variance to permit a slight increase in density and three area variances for a new apartment building it intends to develop at 3237 Morse Road.

The 2.291 acre site located between Westerville and Sunbury Roads is currently zoned C-4 and AR-12. CHN seeks to develop up to 42 one-bedroom units on the site to serve as permanent supportive housing for low-income disabled individuals. Concurrent with this variance application, CHN has also filed an application to rezone the entire property L-ARLD. The rezoning will permit up to 39 units to be developed. CHN is seeking this variance to permit three additional units. The slight increase in density will allow CHN to make the most of the public and private funds being granted to the development.

CHN is also seeking variances to (1) reduce the side yard requirement along the driveway only to 0' to permit an already-paved driveway to encroach the side yard; (2) increase the fence height permitted on the southern and western property line from 6 feet to 8 feet; and (3) reduce the parking required from 84 spaces to 33 spaces total.

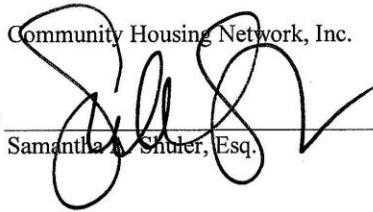
The side yard variance is required simply because a driveway serving adjacent commercial properties in addition to the subject site already exists. The pavement goes to the lot line along the entire drive, and therefore violates the minimum 5 foot side yard requirement. The variance would make this existing condition permissible.

The fence variance is requested to accommodate the North East Area Commission's request that a taller fence be permitted along the property lines separating the proposed apartments from the existing condos and single-family homes. An eight foot fence would provide greater screening to those residents.

As for the parking variance, in CHN's experience operating over 1,000 other low-income housing units for disabled individuals, meeting the City's typical parking requirements is unnecessary because only a very small minority of tenants own cars. Based on the grants received, CHN anticipates being required to operate the special needs, low-income housing for at least 30 years. The proposed parking space reduction is minor and the parking provided is sufficient to serve the building. Reduced parking allows CHN to preserve green space, an objective of the North East Area Plan. CHN will commit to keeping the green space shown on its site plan available for parking if in the future demand exceeds the parking provided.

Community Housing Network, Inc.

Signature of Applicant: _____



Samantha A. Shuler, Esq.

Date: _____

4/14/2008

Revised 4/3/08

3237 MORSE ROAD SITE PLAN

APPLICATION NUMBER: 207-062 / CV07-059

Notes:

1. THIS SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME OF DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE PLAN SHALL BE REVIEWED AND MAY BE DISAPPROVED UPON SUBMISSION OF THE APPROPRIATE DATA REVISIONS THE PROPOSED ADJUSTMENT.
2. TREES ALONG THE SOUTH AND WEST PROPERTY BOUNDARY LINES SHALL BE PLANTED AT A RATIO OF (1) ONE TREE PER (20) TWENTY LINEAR FEET. THESE TREES MAY BE EVENLY SPACED OR GROUNDED.

Development Summary

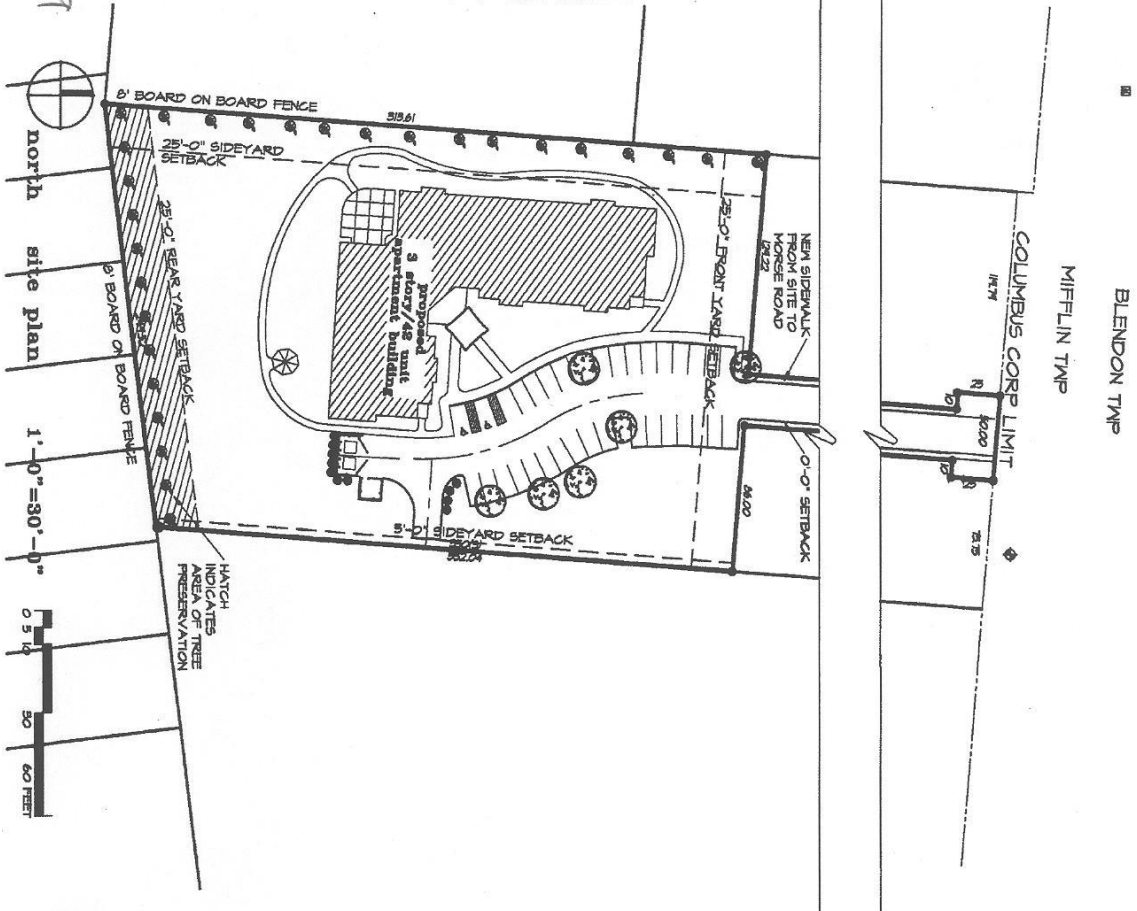
Acre: 2.291 acres, 99,795.98 feet
 Green Space: 1.4 acres
 Units: 42 one bedroom

COMMUNITY HOUSING NETWORK, INC.

BY: *[Signature]* 4.21.2008
 Samuel R. Stalter, Attorney for Applicant

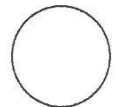
[Signature]

CV07-059



BLENDON TWP

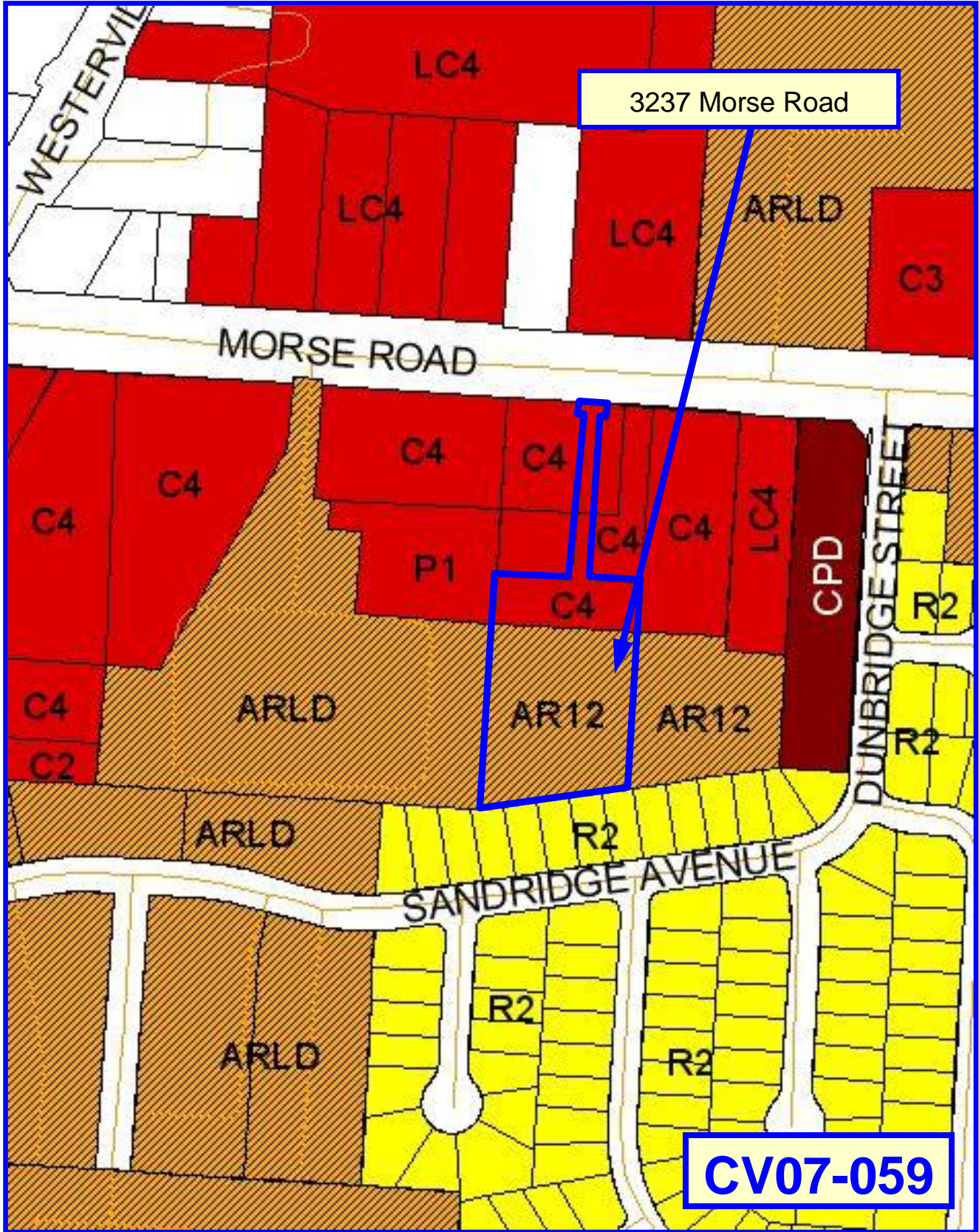
MIFFLIN TWP



Morse Road
 Columnius Corp
 117M
 4200
 21.5

DESIGN DEVELOPMENT
 DATE: 4/21/08
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE: AS SHOWN
 PROJECT: 3237 MORSE ROAD
 SHEET: 01 OF 01

partners
 200 East University Ave., Suite 200
 Columbus, OH 43260
 Email: info@partners.com



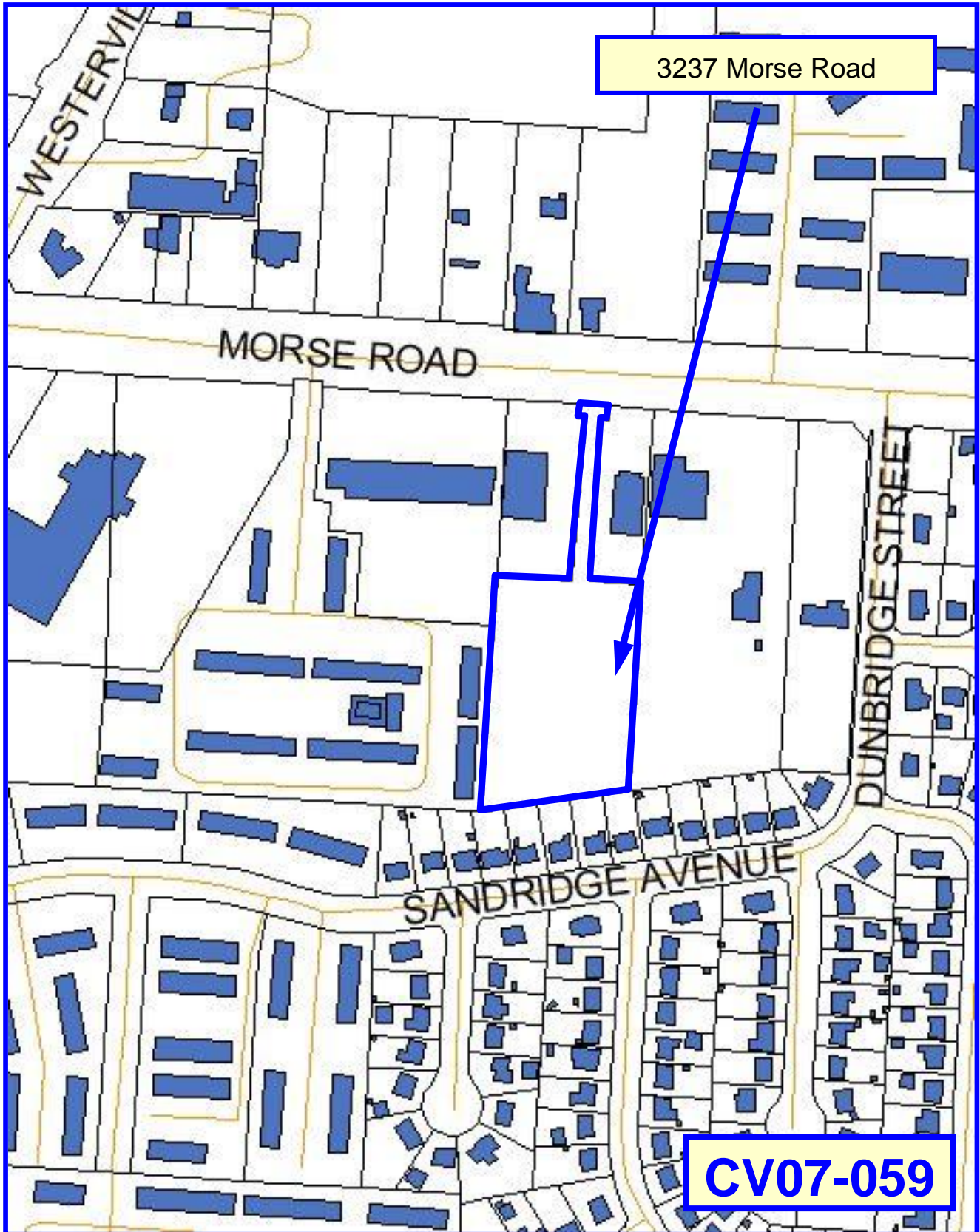
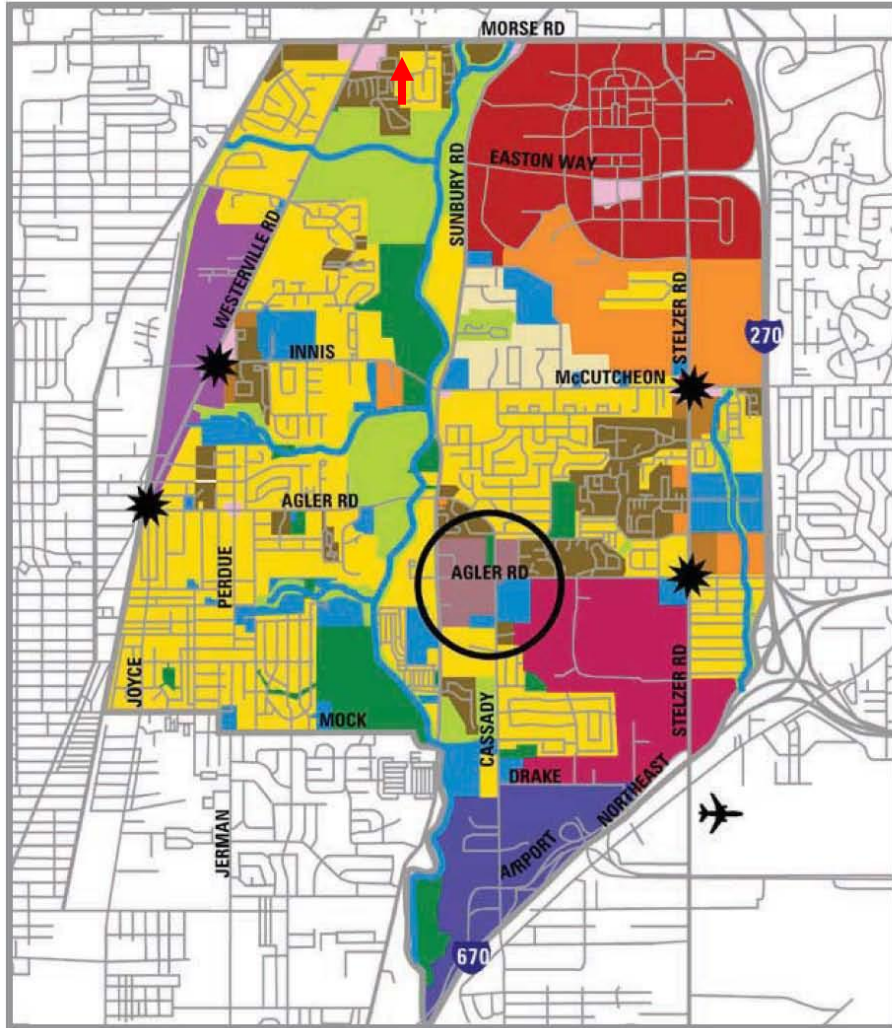





Figure 5. Land Use Plan



- | | | | |
|------------------------------|---|-------------------------|--------------------------------|
| Open Space | Institutional | Office-Light Industrial | Sub-Neighborhood Centers |
| Parks | Neighborhood Commercial | Airport Related | Agler Cassady Mixed-Use Center |
| Very Low Density Residential | Mixed Use Neighborhood Center | | |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | | |
| Medium Density Residential | Office | | |
| High Density Residential | Office-Commercial-Light Industrial | | |

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Land Use



The Northeast Area Plan

The area to the south of Drake Road is planned for airport related services. This may include retail, office, warehouse and/or other airport related services that will take advantage of this area's proximity to Port Columbus. Development standards described in the Urban Design element will assist with making these services accessible to residents of the planning area.


As described in the Urban Design element, the area around the intersection of Agler and Cassidy Roads is planned for a mixed-use neighborhood center and should be developed as such.

Southwest Quadrant

The Southwest quadrant (Innis on the north, Alum Creek on the east, Mock and Hudson Roads on the south, and the abandoned railroad right of way on the west) is primarily planned for low density single family residential uses. Sub-neighborhood centers are planned at the intersection of Westerville and Agler and Westerville and Innis Roads. Additional neighborhood commercial is planned at the intersection of Agler Road and Perdue Avenue. Furthermore, the existing residential area at the southern and western most portions of this quadrant are served by commercial uses along Cleveland Avenue and Westerville Road just outside the Northeast Area. Office/commercial/light industrial uses are planned on both sides of Westerville Road north to Innis Road. The Westerville Road corridor should be considered for reconstruction that would provide for a new roadway, sidewalks, road enhancements and development standards for future uses. These improvements will play a role in organizing the variety of land uses, strengthening the viability of the corridor as a jobs provider, and lessening any potential negative impacts on nearby residential uses. The intent of the office/commercial/light industrial classification is to heighten the importance of the corridor as a jobs provider and steer future retail uses toward the aforementioned sub-neighborhood centers at the Agler and Innis intersections.

Buffers are planned for the two tributaries of Alum Creek that flow through this quadrant of the planning area. These buffers, which the plan shows for illustrative purposes, should preserve existing trees and vegetation that will maintain and enhance tributary and Alum Creek water quality. The buffers also serve to maximize the neighborhood's exposure to the significant natural resources in the Northeast Area and provide potential connections to the developing Alum Creek Trail. The plan suggests expanded or extended buffers, again, for illustrative purposes only.

Northwest Quadrant



The Northwest quadrant (Morse Road on the north, Alum Creek on the east, Innis on the south, and the abandoned railroad right of way on the west) is planned for additional low density single-family residential uses, some medium and high density residential uses, and office/commercial/light industrial uses. The west side of Westerville Road is planned for the office/commercial/light industrial uses described above, along with the same improvements and development standards. The northern portion of the west side of Westerville Road is planned for additional low density single-family uses that can take advantage of the natural beauty of this area. High density residential is planned for Morse Road, concentrating any commercial uses at the intersection of Morse and Westerville Roads. Two tributaries of Alum Creek exist in this quadrant and planned for the same greenway/buffer treatment described above.

Strategies

- « Property with significant woodlots, creeks, wetlands, slopes or other natural features should cluster houses as a means to preserve natural features. Site plans should be submitted that considers tree preservation recommendations given in the Natural Resource element and commit to natural resource preservation.
- « Medium and high-density multifamily and single-family housing, including a percentage of affordable housing, should be focused at and within new neighborhood centers and along major thoroughfares, as illustrated on the Land Use Plan. Residential densities should lessen and transition to low-density residential uses.
- « Integrate some multifamily housing (doubles, triples or four-plexes) within new market rate single-family developments in the form of townhouses.
- « Utilize density transfer and potential density bonus as a tool for preserving trees, per the recommendations provided in the Natural Resources and Open Space Plan.
- « Develop the Agler Cassady Mixed-Use Center and sub-neighborhood centers, per the Land Use and Urban Design Plans.
- « Enhance pedestrian, bicycle, transit and other connections between Easton and surrounding neighborhood areas and the Alum Creek Trail.
- « Develop airport related land uses in areas north of I-670 to Drake Road to take advantage of proximity to airport and create job opportunities. These uses may include office, retail, airport service, light industrial and other uses that are compatible with and supportive of Port Columbus. Retail uses will primarily serve the automobile, but should also serve nearby pedestrians.
- « Restrict new residential development within the Port Columbus 65 Ldn contour, as illustrated on the Existing Zoning map.
- « Preserve residential properties and other existing features along Sunbury Road. As opportunity arises, property on the west side of Sunbury Road should be considered for acquisition for park/open space. If developed, land on the east side of Sunbury Road should maintain the presence of the existing single-family dwellings on the Sunbury Road frontage, hiding new single-family homes behind the existing structure.
- « Land that is currently home to a church, if ever redeveloped, should be replaced by another church or another institutional use, office, or low density single-family use.
- « Utilize meetings, charrettes, and other opportunities to further explore, detail, and facilitate development in a manner consistent with the plan's goals and principles.



"Together We Can Make a World of Difference"

North East Area Commission

April 7, 2008

Mr. Walter Green
Department of Development
Building and Development Services
757 Carolyn Ave
Columbus, OH 43224

Walter Green:

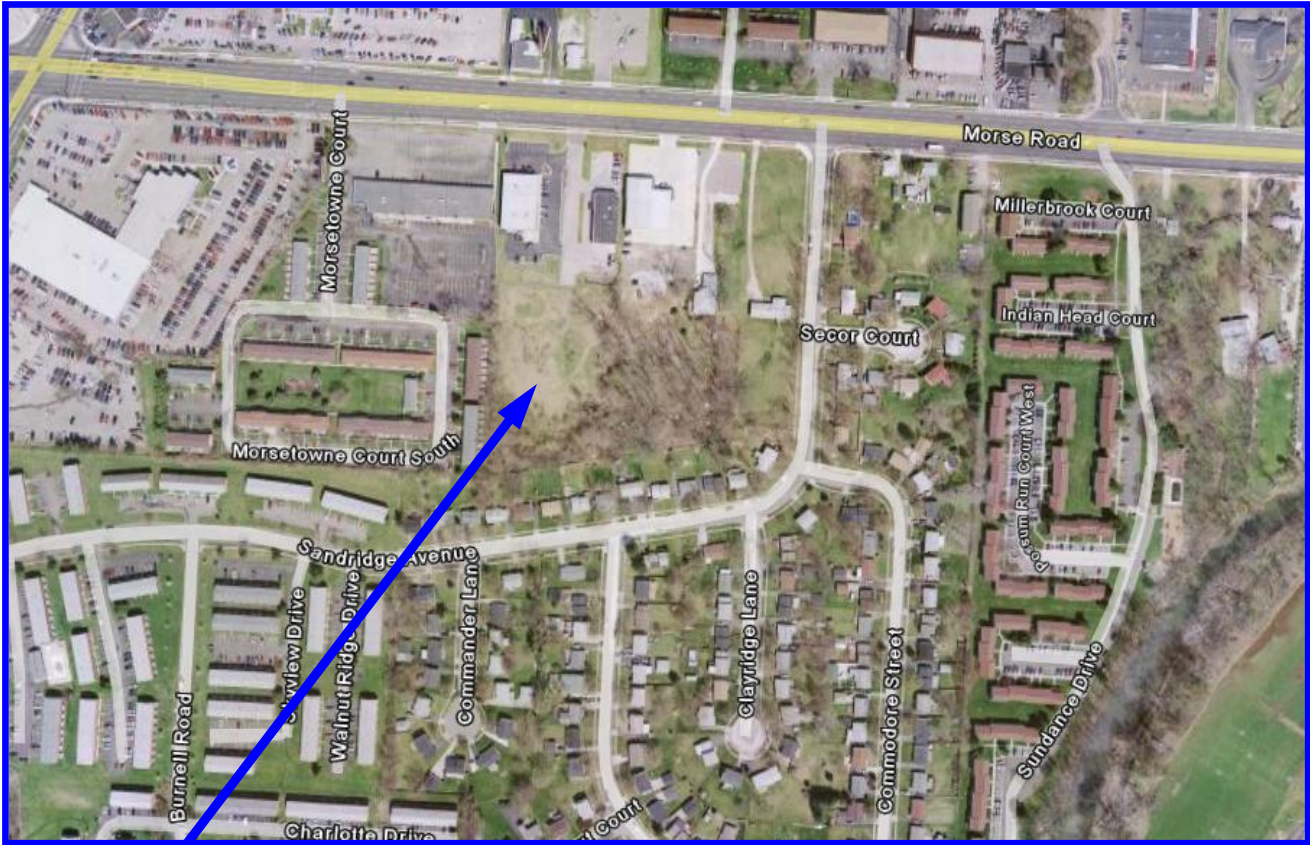
Subject: Council variance CV07-059 and rezoning Z02-062 application, regarding property known as 3237 Morse Road, Columbus, OH 43219. The North East Area Commission at a public meeting on April 3, 2008, voted to recommend approval of the above variance and zoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter". The signature is fluid and cursive, written over the word "Sincerely,".

Alice Porter - Zoning Chair
3130 McCutcheon Place
Columbus, OH 43219

Cc: Mrs. Samantha Schuler
Mr. Elwood Rayford



3237 Morse Road

CV07-059

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV07-059

Being first duly cautioned and sworn (NAME) Samantha A. Shuler
of (COMPLETE ADDRESS) 957 E. Broad Street, Cols., OH 43205

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 formats

- 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

Porter Equities, LLC/Mahlon Ray P.O. Box 297753 Columbus OH 43219 Matt Ray mray@ccrohio.com	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this 21 day
of December, in the year 2007

SIGNATURE OF NOTARY PUBLIC Ronald E. Lee
My Commission Expires: 10/21/09

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

Notary Seal Here



RONALD E. LEE
Notary Public, State of Ohio
My Commission Expires 10/21/2009

CV07-059