

PARKING LOAD PER 3325.281, 3325.907 and 3312.49	
RESIDENTIAL UNITS	13,746 SF ÷ 17' UNITS X 200' X 688' = 290
COFFEE SHOP	1246 SF ÷ 72 SF = 17 SPACES
BICYCLES	1858 SF PER 1,338 SF = 1.39 = 2 SPACES
(2) SPACES ARE REQUIRED FOR PROVIDED NAME AND ONE PROVIDED OUTSIDE	
	29 SPACES
	19 SPACES
	2 SPACES

Site Plan

PROJECT NUMBER: 2324-A107
 DATE: 11/25/2024
 DRAWN BY: BL/07
 CHECKED BY: BL/07

A1.0

1" = 14'-0"

NO.	DESCRIPTION	DATE

WOODRUFF & WALDECK
 AT INDIANA, A PRESERVATION
 CHARTER, CO-OWNERS ON

Blom
 Blomlein / Overy Architects
 801 WEST BROAD STREET, COLUMBUS, OH 43222
 TEL: 614.476.5600
 WWW.BLOMARCHITECTS.COM

GENERAL CONTRACTOR

CONSTRUCTION
 ADDITIONAL NOTES:
 1. SEE ALL NOTES ON ALL SHEETS FOR THIS PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPLICABLE UTILITIES COMPANIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPLICABLE AGENCIES REGARDING THE EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPLICABLE AGENCIES REGARDING THE EXISTING UTILITIES AND STRUCTURES.
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27 February 2024 (revised from 23 February 2024)

STATEMENT OF HARDSHIP pertaining to 127-135 East Woodruff, 010011867 and 010046299

The planned project is a seventeen (17) unit residential building, replacing two single family (One unit dwellings) buildings. The project will be four stories in height (a rooftop garden amenity for the north facing Woodruff Building, with its average height between roof peak and soffit being 38.875') and will exceed its H-35 zoning. We previously proposed rezoning from AR-4 to AR-2, but after review city staff feels this rezoning is unnecessary due to University District overlay density.

In total, Level One will have (2) studio, (2) one bedroom, and (1) five bedroom units, with entry at the street; one will be a Type A Accessible Unit. Additionally, a small coffee shop, operated by a local non-profit, is planned. Level Two and Three is comprised of (4) studio, (4) one bedroom, (2) four bedroom units, and (2) five bedroom units. Level Four is a rooftop garden, maintained by the owner.

The Project requests thirteen Zoning Variances. In summary, the requested variances:

- (1) A Variance is requested to **3312.49, Required Parking**, (for the small coffee shop only) from (19) to (0). Our calculations for the coffee shop parking load are outlined on the project site plan. Zoning staff requested that the drive aisle to the project's parking area be narrowed to ten feet, and that it not be used for coffee shop patrons, and this will be adhered to. See item number 8, which is closely related to this variance.
- (2) A Variance is requested to **3321.05, Vision Clearance**, from 30 feet to 0 feet. Because of unusually deep setbacks from R.O.W. to property line, creating an open urban corner, we feel the spirit of the code is satisfied. The building and landscaping allows for a 10 foot vision clearance triangle, but the addition of patio tables, chairs, and people requires us to take it to zero.
- (3) A Variance is requested to **3333.035, AR-4 Apartment Residential District Use**, to permit the use of the coffee shop. The coffee shop will be a neighborhood amenity.
- (4) A Variance is requested to **3333.23, Minimum Side Yard Permitted**, from 6.48 feet to 2.33 feet. The project has a side yard along the east property line, and it exceeds 6.48 feet. The side yard setback along the west property line (inclusive of overhead projections) is 2'-4".
- (5) A Variance is requested to **3333.901, Density**, from 15.98 units (or 700 SF) to 17 units (or 658 SF). The number of units is necessary for the design configuration and development proforma.
- (6) A Variance is requested to **3325.903, Landscaped Area and Treatment**, from 5% to 3.8% at the rear of the lot. The building will screen parking from both streets and create a desirable building edge to the intersection, which is rich with street-facing landscaping.
- (7) A Variance is requested to **3325.905, Maximum Lot Coverage**, from 30% to 53%. The building will screen parking from both streets and create a desirable building edge to the intersection.
- (8) A Variance is requested to **3325.907, Parking (B)**, from (29) to 7. The client, Indianola Presbyterian Church has parking and additional parking accommodations within 750 feet of this project. Additionally, the project will accommodate interior bicycle storage for residents.
- (9) A Variance is requested to **3325.909, Building Lines (A: Front Setback)** from 25'-0" to 10'-0". 10 feet (on Woodruff) is more consistent with the pattern of development in this urban neighborhood. On Waldeck, the closest projection of building face to the property line is 2'-4" and this is included in this variance request.
- (10) A Variance is requested to **3325.909, Building Lines (B: Rear Setback)**, from 2'-0" to 1'-1". The adjacent property is also owned by the client, and an existing 8'-0" walkway area will remain as separation and open access.
- (11) A Variance is requested to **3325.911, Building Separation and Size**, from 10,200 SF to 13,740 SF. The project effectively breaks down massing to articulate the project as a collection of buildings.
- (12) A Variance is requested to **3325.913, Maximum FAR**, from 0.6 to 1.47. The site block is comprised of larger masses, with the church, daycare building, and fraternity and sorority houses adjacent.
- (13) A Variance is requested to **3325.915, Height**, from 35.0' to 38.875'. This request is a slight increase, necessary to achieve inhabitable space within the roof form.

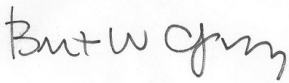
A revised Site Plan is being submitted which outlines the specifics of the request in greater detail. Included in this resubmission:

- Interior Parking tree location added.
- (2) on-site tree locations added.
- Location of van accessible parking space more clearly marked and parking dimensioning added.
- Rear Yard Area is now shaded on plan.
- Vision Triangles indicated.
- A Hot Box location, asked for in the city's review, has not been sized and located to date, but will be located outside of the R.O.W.
- One EV charging station has been added.

A listing of all applicable zoning questions posed by City Staff, and a determination as to whether a variance is required is listed above.

We feel the request is both reasonable and necessary to allow new development within one of the city's urban neighborhoods. If you have any questions regarding this Statement of Hardship you may feel free to contact me, (614) 602-2568.

Best Regards,

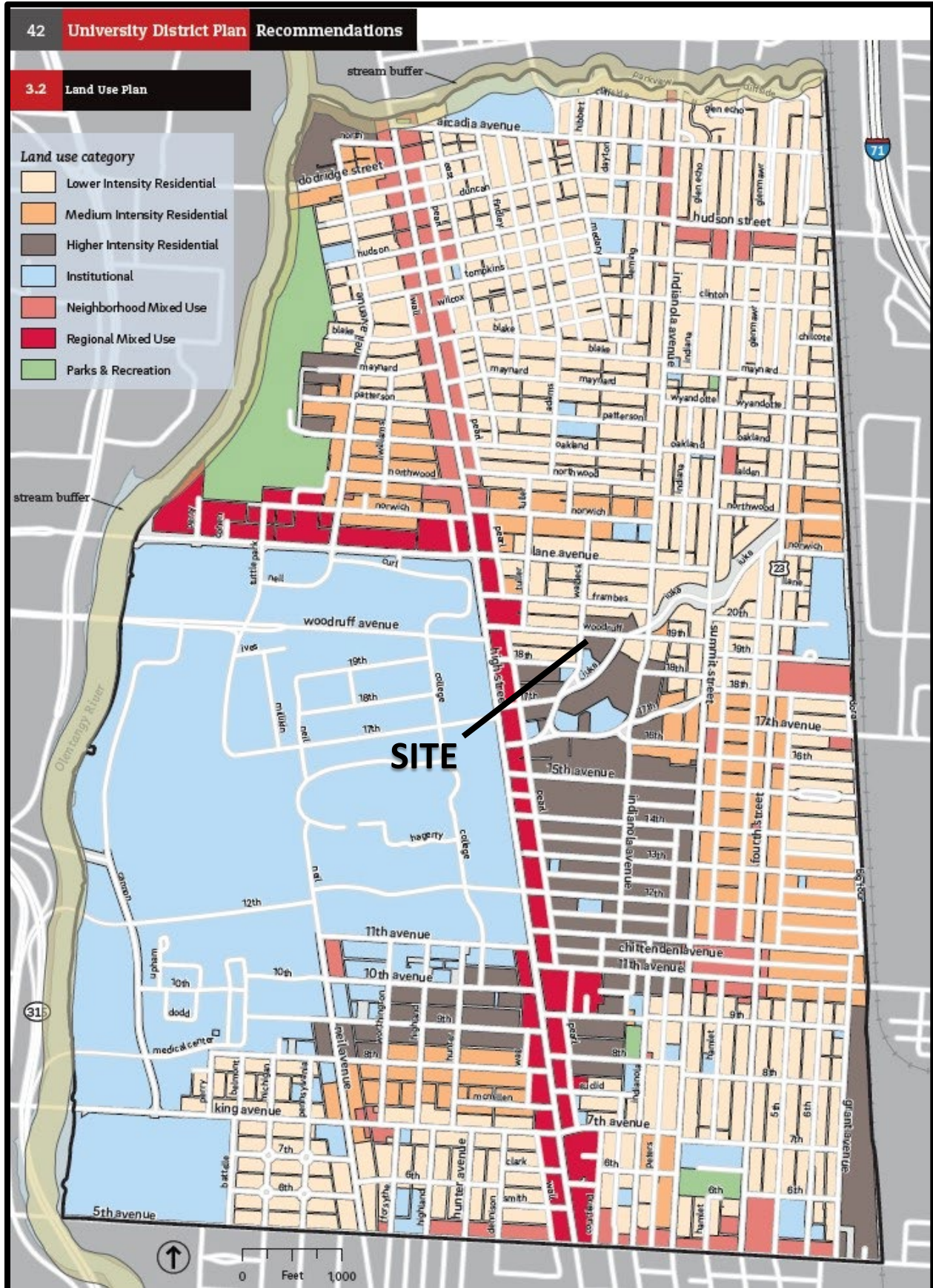


Bart W. Overly,
Partner, Blostein/Overly Architects
OH ARC 13223





CV23-130
127-135 East Woodruff.
Approximately 0.28 acres



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127-135 East Woodruff.
Approximately 0.28 acres



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127-135 East Woodruff.
Approximately 0.28 acres

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor
Columbus, Ohio 43215
(614) 645-8062

	RECOMMENDATION
UIDRB case no.	UID-24-01-004a
Zoning/Variance case no.	CV23-130
Property address	127-135 E. Woodruff Ave.
UIDRB Hearing date	January 25, 2024
Applicant	Blostein/Overly Architects
Issue date	January 29, 2024

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Department of Development. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- | | |
|--|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input checked="" type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

Variances to:

- (1) A Variance is requested to 3321.05, Vision Clearance, from 30 feet to 10 feet. Because of unusually deep setbacks from R.O.W. to property line, creating an open urban corner, we feel the spirit of the code is satisfied.
- (2) A Variance is requested to 3333.035, AR-4 Apartment Residential District Use, to permit the use of the coffee shop and rooftop greenhouse. The coffeeshop will be a neighborhood amenity, and the greenhouse will be operated by a resident of the apartment building in consult with the owner.
- (3) A Variance is requested to 3333.23, Minimum Side Yard Permitted, from 6.48 feet to 5.00 feet. Reducing the setback further would impact pedestrian and vehicular circulation in the project parking area.
- (4) A Variance is requested to 3333.901, Density, from 15.98 units (or 700 SF) to 17 units (or 658 SF). The number of units is necessary for the design configuration and development proforma.
- (5) A Variance is requested to 3325.903, Landscaped Area and Treatment, from 5% to 3.8% at the rear of the lot. The building will screen parking from both streets and create a desirable building edge to the intersection, which is rich with street-facing landscaping.
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(7) A Variance is requested to 3325.907, Parking (B), from (24+9, 33) to 7. The client, Indianola Presbyterian Church has parking and additional parking accommodations within 750 feet of this project. Additionally, the project will accommodate interior bicycle storage for residents.

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(12) A Variance is requested to 3325.915, Height, from 35.0' to 38.875'. This request is a slight increase, necessary to achieve inhabitable space within the roof form

RECOMMENDATION:

<input checked="" type="checkbox"/> SUPPORT REQUESTED	<input type="checkbox"/> DO NOT SUPPORT	<input type="checkbox"/> NO ACTION TAKEN
<input checked="" type="checkbox"/> VARIANCES OR ZONING CHANGE	<input type="checkbox"/> REQUESTED VARIANCE OR ZONING CHANGE	<input type="checkbox"/>

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Stephanie N. Kensler
University Impact District Review Board, Staff

This Certificate is issued with a good faith understanding that the work to be performed was represented completely, accurately, and truthfully. Before performing any work for which this Certificate has been issued, all other clearances and permits must be obtained from the Building Services Division at 757 Carolyn Avenue. This Certificate of Approval should accompany your application for a zoning clearance, registration certificate, building permit, or installation permit.

Delivered: mailed faxed picked-up BDS dwg.

THE CITY OF
COLUMBUS
ANDREW J. GERTNER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-130 and Z23-064
Address 127-135 East Woodruff Ave.
Group Name Bart Overly for Indianola Presbyterian Church
Meeting Date 1-17-24

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

After three visits to Zoning and many changes the final plan was approved.

Vote 8-yes 1-no 1-Abstain
Signature of Authorized Representative Seth Golding UNC Zoning Chair
Recommending Group Title University Area Commission
Daytime Phone Number 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance **Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CV23-130

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bart Overly, Blostein/Overly Architects
of (COMPLETE ADDRESS) 922 West Broad Street, Columbus OH 43222
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 3 lines per box)

1. Indianola Presbyterian Church 1970 Waldeck Columbus OH 43201	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Bart Overly

Subscribed to me in my presence and before me this 21st day of NOV., in the year 2023

SIGNATURE OF NOTARY PUBLIC

Jacinda E. Goings

My Commission Expires

02/20/2028



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

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 all checks payable to the Columbus City Treasurer