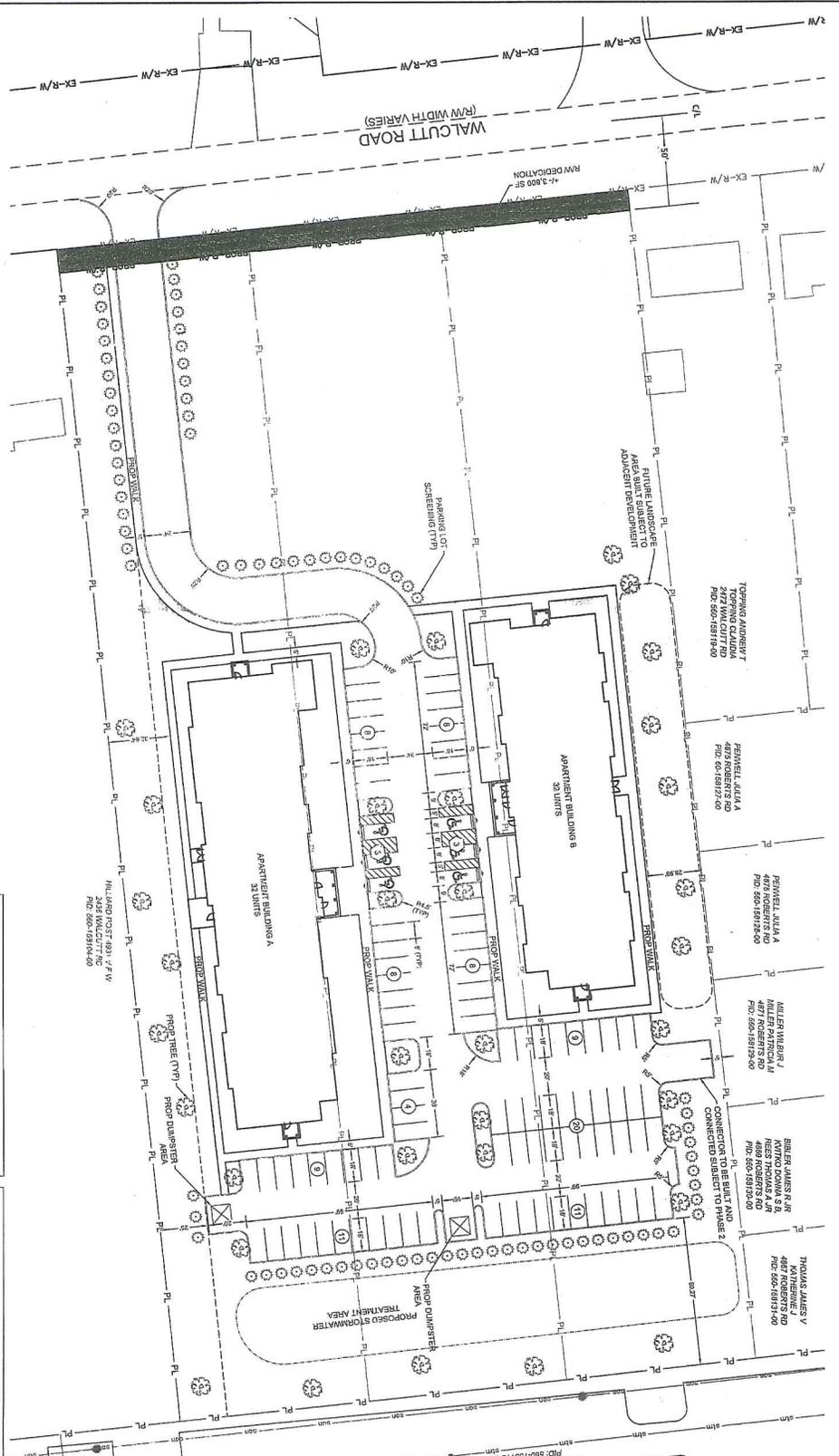


PLOT SCALE: 11 EDT DATE: 1/18/19 7:19 AM EDITED BY: JRPERRY DRAWING FILE: C:\2018\0211\100\_DRAWINGS\CKAL\F048\BTR\GIS EXHIBIT\2018.02110 PRELIMINARY SITE LAYOUT.DWG

Final Site Plan Received 1/18/19



The development depicted on this drawing may be slightly adjusted to reflect engineering, surveying, or other requirements of the final development plans as submitted. Any slight adjustment to the development plans shall be made at the discretion of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed development.

Signature: *David B. Perry* Date: 1-18-19  
 David B. Perry, Agent for Applicant  
 Signature: *Donald Prank* Date: 1-18-19  
 Donald Prank, Attorney for Applicant

SITE DATA	
GENERAL:	ADDRESS: 2450 WALCUTT ROAD
PROPOSED USE:	MULTIFAMILY 64 DWELLING UNITS
SITE ACREAGE:	4.472 AC (194,488 SQ FT)
ROW/DEDICATION:	0.887 AC (3,863 SQ FT)
NET SITE:	4.384 AC (191,625 SQ FT)
DENSITY:	2.883/AC
EXISTING ZONING:	R1
PROPOSED ZONING:	R1

SITE DATA (CONT'D)	
BUILDING DATA:	APPROX TOTAL AREA: 14,000 SF (BLDG A) / 11,500 SF (BLDG B)
HEIGHT DISTRICT:	H-25
PARKING DATA:	STANDARD STALLS PROVIDED: 68
	ADA STALLS PROVIDED: 6
	TOTAL PROVIDED: 74
BICYCLE PARKING:	8 (min)

SITE LAYOUT DATA	
PARKING REMARKS/SUPPERS:	VARIES, SEE PLANS
Parking lot and dumpster screening shall meet code.	

DATE	BY	DESCRIPTION
1/18/2019	JRP	DRAWN BY
	OSB	CHECKED BY
	OSB	DATE PLOTTED

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

SITE LAYOUT EXHIBIT  
 FOR  
 2450 WALCUTT ROAD  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**AMERICAN STRUCTUREPOINT**

2550 Corporate Exchange Drive | Suite 300  
 Columbus, Ohio 43231  
 TEL: 614.161.2225 | FAX: 614.201.2256  
 www.structurepoint.com

CV18-095

EX3



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 #: CV18-095

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 Exhibit 'B'

Multiple horizontal lines for listing code sections and reasoning.

Signature of Applicant: Woda Cooper Companies by David B. ... Agent Date: 10-23-18
Signature of Attorney: Donald Mark Date: 10/23/18

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**

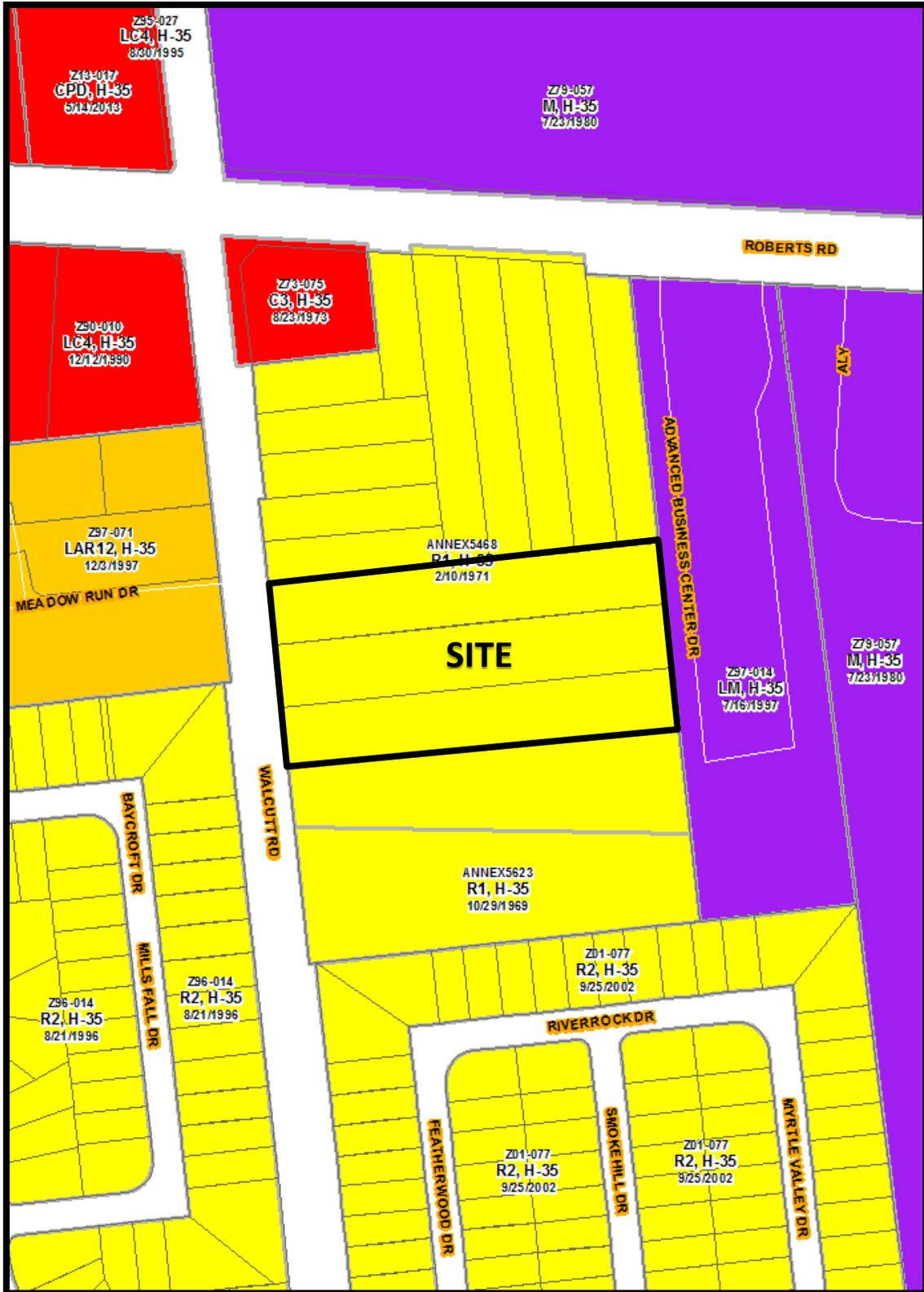
#### **CV18-095, 2450 Walcutt Road**

The site is 4.474 +/- acres located on the east side of Walcutt Road, 550 +/- feet south of Roberts Road. The acreage parcels are zoned R-1, Residential from annexation in 1971, as are many parcels on the east side of Walcutt Road. Applicant proposes to develop the site with two (2) apartment buildings totaling 64 dwelling units.

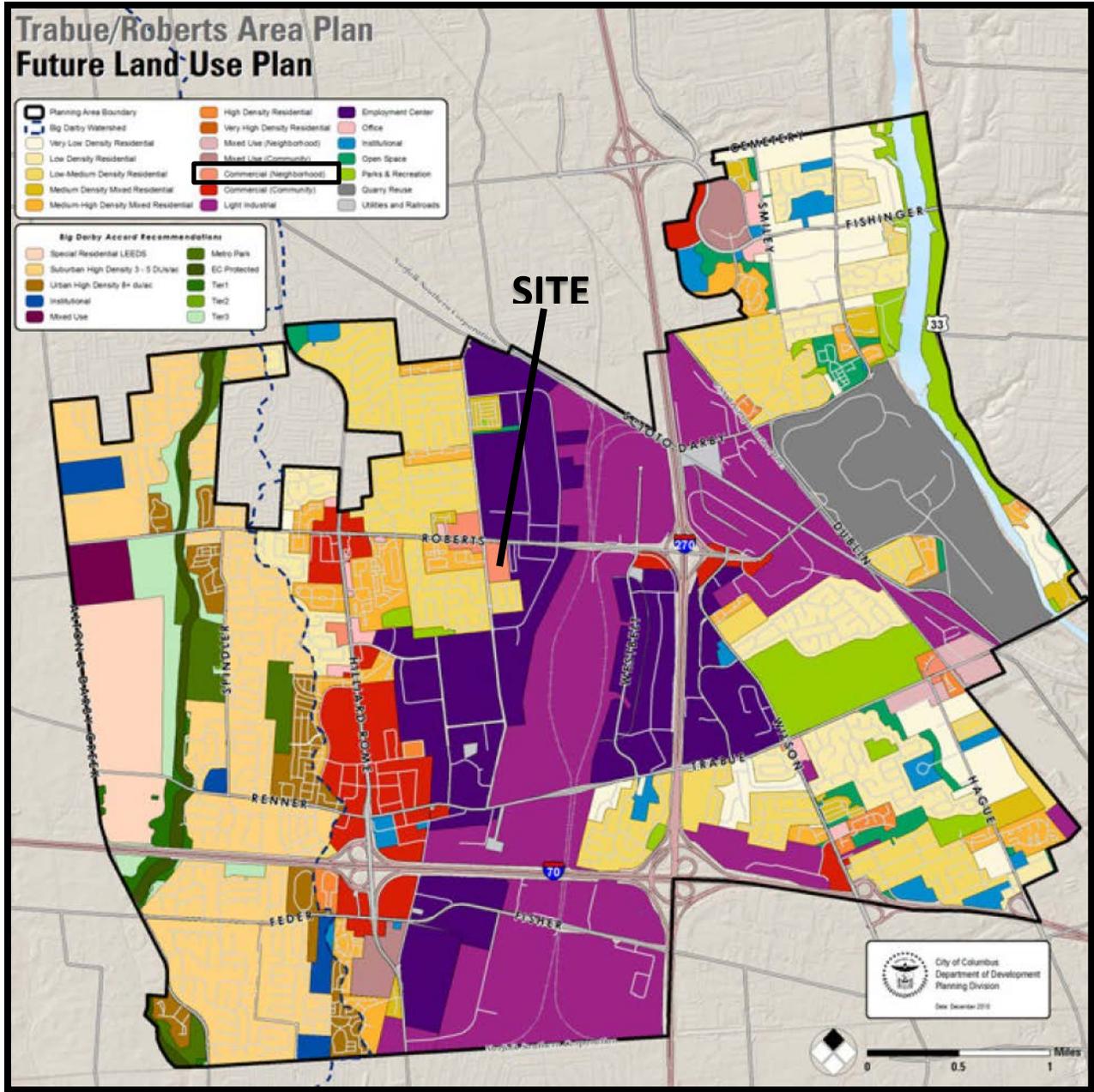
Applicant has a hardship in that there is no zoning district to which the site could be rezoned without also needing variances. Rezoning the site will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding, which won't be determined until approximately July 2019, while applicant has a February 2019 OHFA application deadline. Applicant will submit for rezoning if OHFA funding is granted and the property is purchased. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The use is appropriate given the location and adjacent zoning. The use is appropriate given the site location, location on an arterial right of way and City plan recommendation for redevelopment.

Applicant requests the following variance:

- 1). Section 3332.03, R-1, Residential District, to permit two (2) multi-family buildings totaling 64 dwelling units.



CV18-095  
2450 Walcutt Road  
Approximately 4.47 acres



CV18-095  
2450 Walcutt Road  
Approximately 4.47 acres



CV18-095  
2450 Walcutt Road  
Approximately 4.47 acres



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 #: CV18-095

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 FL, 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
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 party information: 1. WODA Cooper Companies, 2. Gerald and Deborah Sheppard, 3. Danelle Sheppard, 4. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (Signature) Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2018

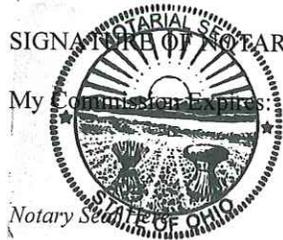
SIGNATURE OF NOTARY PUBLIC

(Signature) My Commission Expires:

My Commission Expires:

Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Sec. 147.03 R.C.

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