

David Hodge

Final Site Plan Received 12.6.19

CV19-070



SITE STATISTICS:
 SITE AREA: 1,220.57 (224' x 57')
 LOT COVERAGE: 25.86% (67,040)
 REAR LOT COVERAGE: 10.19% (12,280)

PARKING CALCULATIONS:
 NO. SPACES: 78 UNITS
 TOTAL SPACES REQUIRED: 1,50 SPACES/UNIT = 117 SPACES
 TOTAL SPACES PROVIDED: 150 SPACES/UNIT
 150 SPACES/UNIT
 150 SPACES/UNIT
 150 SPACES/UNIT
 150 SPACES/UNIT

- LEGEND**
- SHED TREES REQUIRED: 1 PER 10 EXTERIOR PARKING SPACES - 42/10 = 5 TREES
 - SHED TREES REQUIRED: 0 TREES
 - LANDSCAPE TREES REQUIRED: 1 PER 10 BUILDING UNITS - 78/10 = 8 TREES
 - LANDSCAPE TREES PROVIDED: 8 TREES
 - BICYCLE PARKING PROVIDED: 8 BICYCLE SPACES (4-4 THE BACKS)
 - BICYCLE PARKING PROVIDED: 1 PER 10 BUILDING UNITS - 78/10 = 8 TREES
- LEGEND**
- C CONCEPT PARKING SPACE (R-5.5X11.5)
 - S STAGED PARKING SPACE

750 COMMUNICATIONS PARKWAY
 COLUMBUS, OH 43214
 PHONE (614) 901-2400

UNICORP
 UNICORP ARCHITECT
 243 N. 5TH STREET
 COLUMBUS, OH 43215
 PHONE (614) 487-1984

CITY OF COLUMBUS OHIO
 ZONING PLAN
 FOR
**1145 CHAMBERS ROAD
 APARTMENTS**

PLANNED BY
ADVANCED CIVIL DESIGN ENGINEERS

422 BECKER ROAD
 COLUMBUS, OH 43220
 PHONE (614) 424-7700
 FAX (614) 424-7700

SCALE: 1"=20'
 DATE: 12/06/2019

SHEET 1 / 1



DEPARTMENT OF BUILDINGS
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

Chapter 3307 of the Columbus Zoning Code

CV19-070

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.

Signature of Applicant David Hoyle

Date 6/25/19

STATEMENT OF HARDSHIP CV19-070

Property Address: 1145 Chambers Road
Parcel ID: 420-289815
Owner: Davinng LLC
8624 Dunblanc Court
Dublin, Ohio 43017
Applicant: Preferred Living
750 Communications Parkway
Columbus, Ohio 43214
Attorney: David Hodge
Underhill & Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
david@uhlfirm.com
Date of Text: December 3, 2019

Applicant submits this Statement of Hardship in support of its companion Council Variance Application. The subject site is located on the south side of Chambers Road between Northwest Boulevard and Kenny Road. The Site is currently zoned Limited Manufacturing because it was previously zoned Limited Industrial in Clinton Township prior to its 2010 annexation. This Council Variance Application is filed in companion with a Rezoning Application which requests to rezone the property to Apartment Residential-3.

The site is bordered on the south, west, and east by Clinton Township property zoned Limited Industrial and on the north by City of Columbus property zoned Rural from its 2000 annexation. The site is not situated within a commercial overlay or planning overlay. The site is not within the boundary of an area commission or civic association. The site is within the boundary of the 5th by Northwest Neighborhood Plan. The Plan recommends mixed (office and multifamily) for this site.

Applicant proposes a multifamily development providing approximately 78 dwelling units on 1.03 acres. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. Applicant is committing to the Site Plan submitted with this Council Variance Application.

To permit the proposed development, the Applicant respectfully requests the following area variances:

1. 3333.18(F) – Building lines. This section establishes a building line equal to the average of buildings on contiguous lots. Applicant requests a variance to reduce the building line from 25 feet to 10 feet.
2. 3333.24 – Rear Yard. Under this section each apartment house shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. Applicant requests a variance to reduce the required rear yard from 25 percent of the total lot area to 22 percent.

3. 3333.15(c) – Basis of computing area – This section does not permit a residence building to occupy greater than 50 percent of the lot area. Applicant requests a variance to allow a building which occupies 58 percent of the lot area.

4. 3312.21(A) – Interior Landscaping. This section requires any parking lot containing ten parking spaces or more shall be landscaped at a minimum ratio of one shade tree for every ten parking spaces. Applicant requests a variance to eliminate the interior landscaping requirement.

5. 3312.25 – Maneuvering. This section requires every parking space to have a sufficient access and maneuvering area. Applicant requests a variance to allow maneuvering over and through a parking space for seven (7) stacked parking spaces, as shown on the Site Plan.

6. 3312.29 – Parking Space. This section requires parking spaces to be a rectangular area of not less than 9 feet by 18 feet. This section also allows stacked parking spaces for dwellings, but those stacked spaces may not be counted as required spaces. Applicant requests a variance to allow two reduced parking space at a minimum of 8.5 feet by 16 feet and to allow seven (7) stacked spaces to be counted in the total number of provided parking spaces, as shown on the Site Plan.

The Applicant respectfully submits that the requested area variances are warranted to alleviate a practical difficulty. The irregular shape and size of the property are conditions which cause a practical difficulty in carrying out the underlying zoning district provisions and warrant granting of the requested area variances.

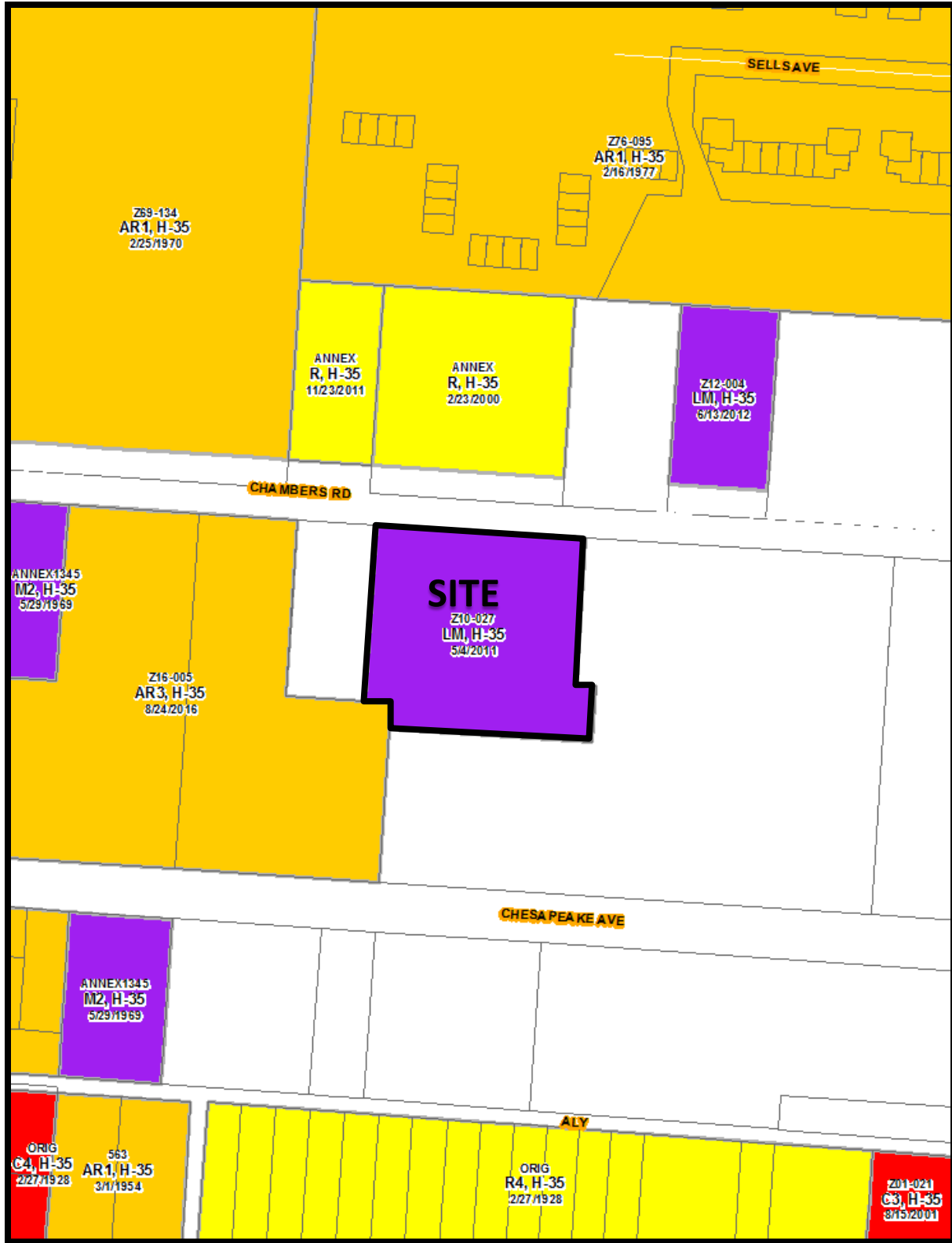
The Applicant's goal is to redevelop the site with a high-quality product and in a manner which will contribute to a vibrant mix of uses and increase the range of housing options for the neighborhood. The requested area variances will not seriously affect any adjoining property or the general welfare of the public.

The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The primary purpose of a zoning code is to protect a property owner's rights and those of their neighbors. Variances exist under this system to allow developments which fit within the spirit and intent of the zoning district but do not exactly fit under the strict letter of the zoning code.

The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variance will not adversely affect the delivery of governmental services. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

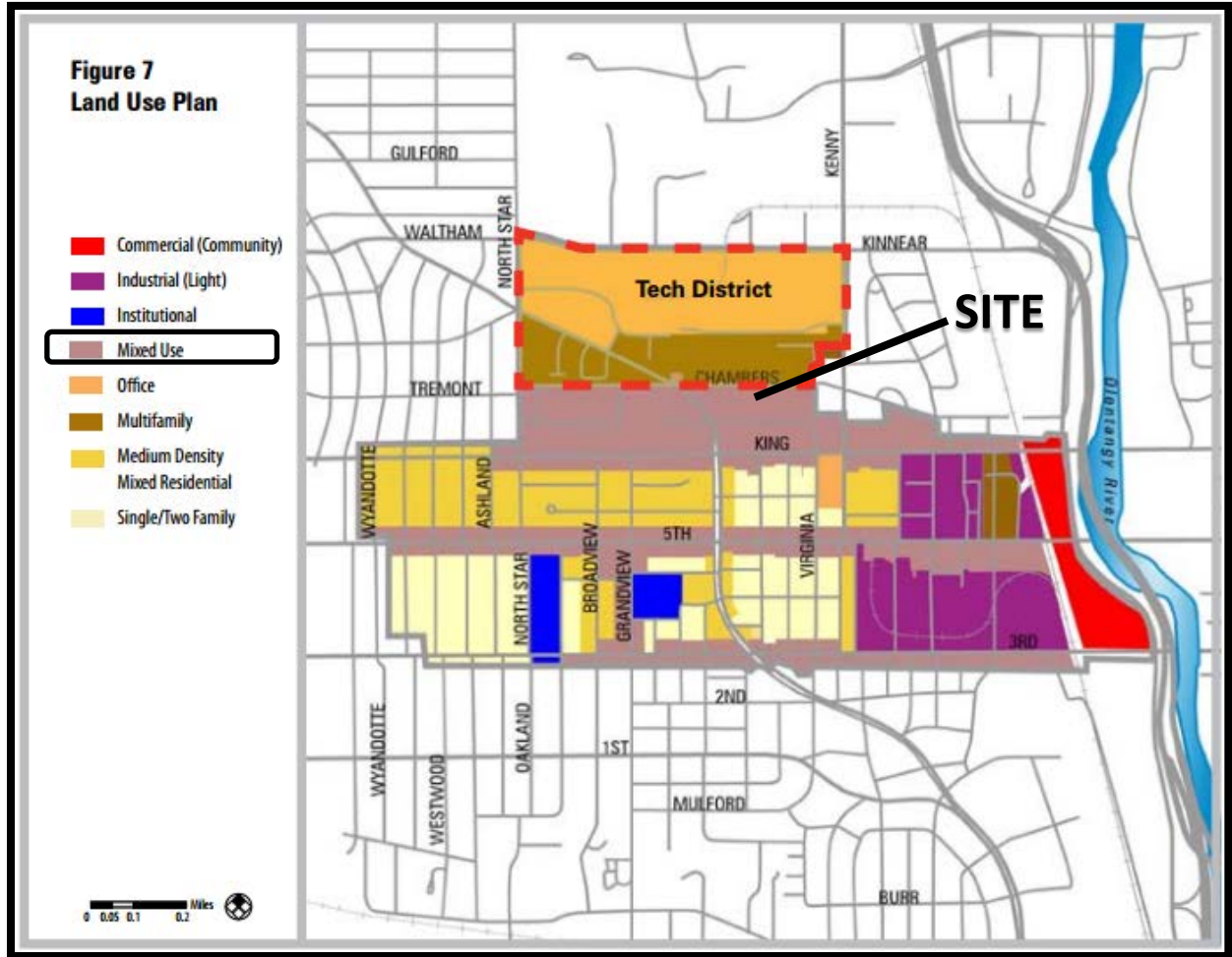
Respectfully submitted

David Hodge

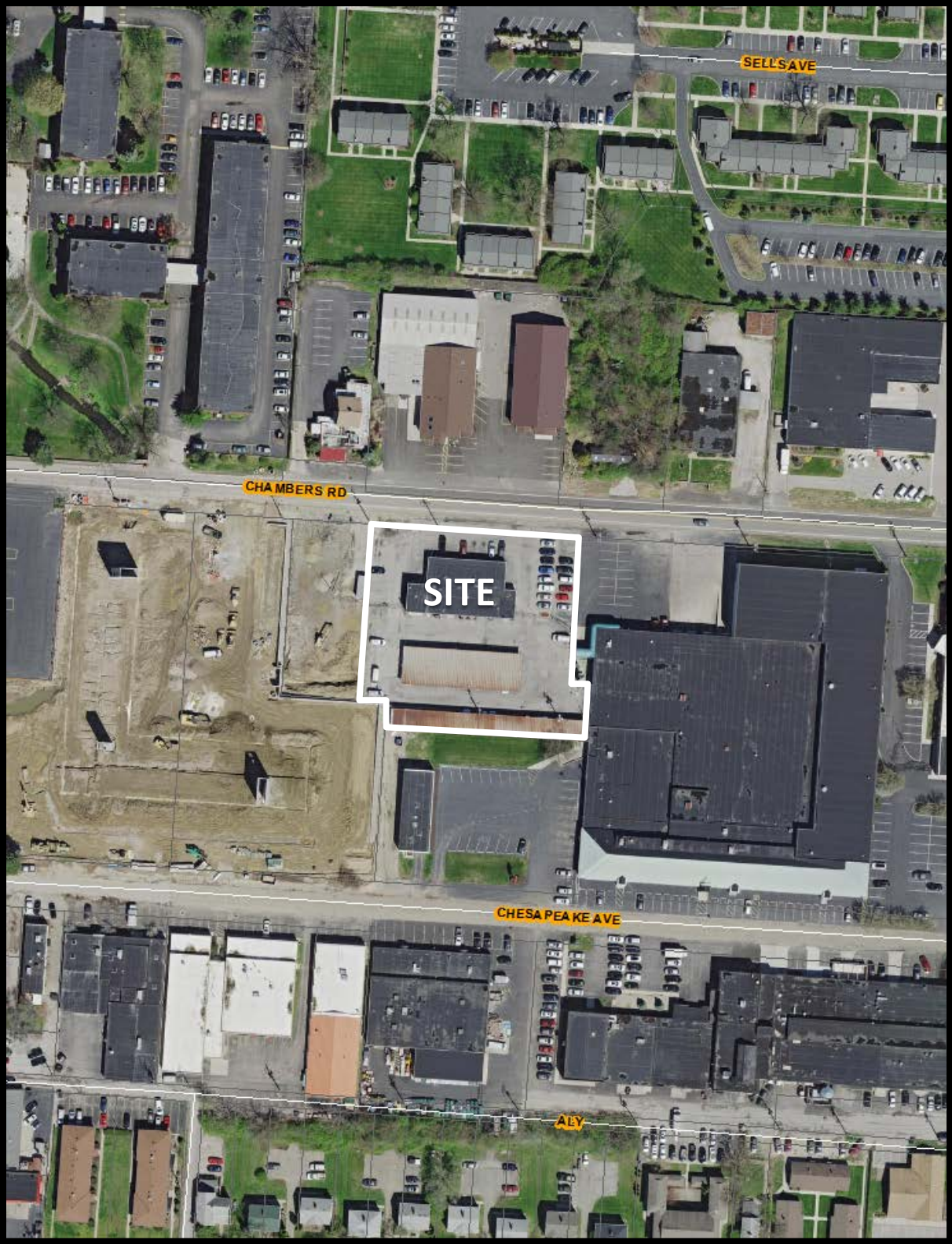


CV19-070
1145 Chambers Road
Approximately 1.13 acres

5th by Northwest Area Plan (2009) – “Mixed Use” Recommended



CV19-070
1145 Chambers Road
Approximately 1.13 acres



CV19-070
1145 Chambers Road
Approximately 1.13 acres

Standardized Recommendation Form

111 N. 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: Z19-052 and CV19-070

Address: 1145 Chambers Road (43212)

Group Name: Fith by Northwest Area Commission

Meeting Date: December 3, 2019

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Applicant presented application to rezone property from L-M to AR-3 with companion council variances for sections: 3333.18(F) to reduce building line, 3333.24 to reduce rear yard, 3315.15(c) to increase building occupation area, 3312.21 (A) to eliminate inteior lot landscaping, 3312.25 to allow maneuvering for stacked spaces, 3312.29 to allow stacked spaces and to allow reduced parking space size.

Vote: 4-0

Signature of Authorized Representative: 
SIGNATURE

Bruce McKibben - Zoning Chair
RECOMMENDING GROUP TITLE

614-256-1944
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.



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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 #: CV19-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

Table with 2 columns and 2 rows containing business/individual details for items 1, 2, 3, and 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Subscribed to me in my presence and before me this 15th day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kimberly R. Grayson and date 1-11-2021

My Commission Expires

Notary Seal



KIMBERLY R. GRAYSON

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

My Commission Expires

January 11, 2021

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