

EXTERIOR ELEVATION - CODED NOTES

1. All exterior elevations shall be finished in accordance with the approved architectural drawings.

2. All exterior elevations shall be finished in accordance with the approved architectural drawings.

3. All exterior elevations shall be finished in accordance with the approved architectural drawings.

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FINAL ELEVATION PLANS RECEIVED 11.21.2023 SHEET 1 OF 2 CV23-058

Handwritten signature and date:
 11-21-23

SCHOLLEY CALDWELL
 ARCHITECTURAL SYSTEMS

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 Atlanta, GA 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.scholley-caldwell.com

Design Team
 07/07/2023

Revised Schedule	07/07/2023
Revised Schedule	07/07/2023
Revised Schedule	07/07/2023



Hand: L. Schultz, Florida Architect
 Registration No. 127123

A201
 11/21/2023
 11/21/23

Council Variance Application

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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



Date

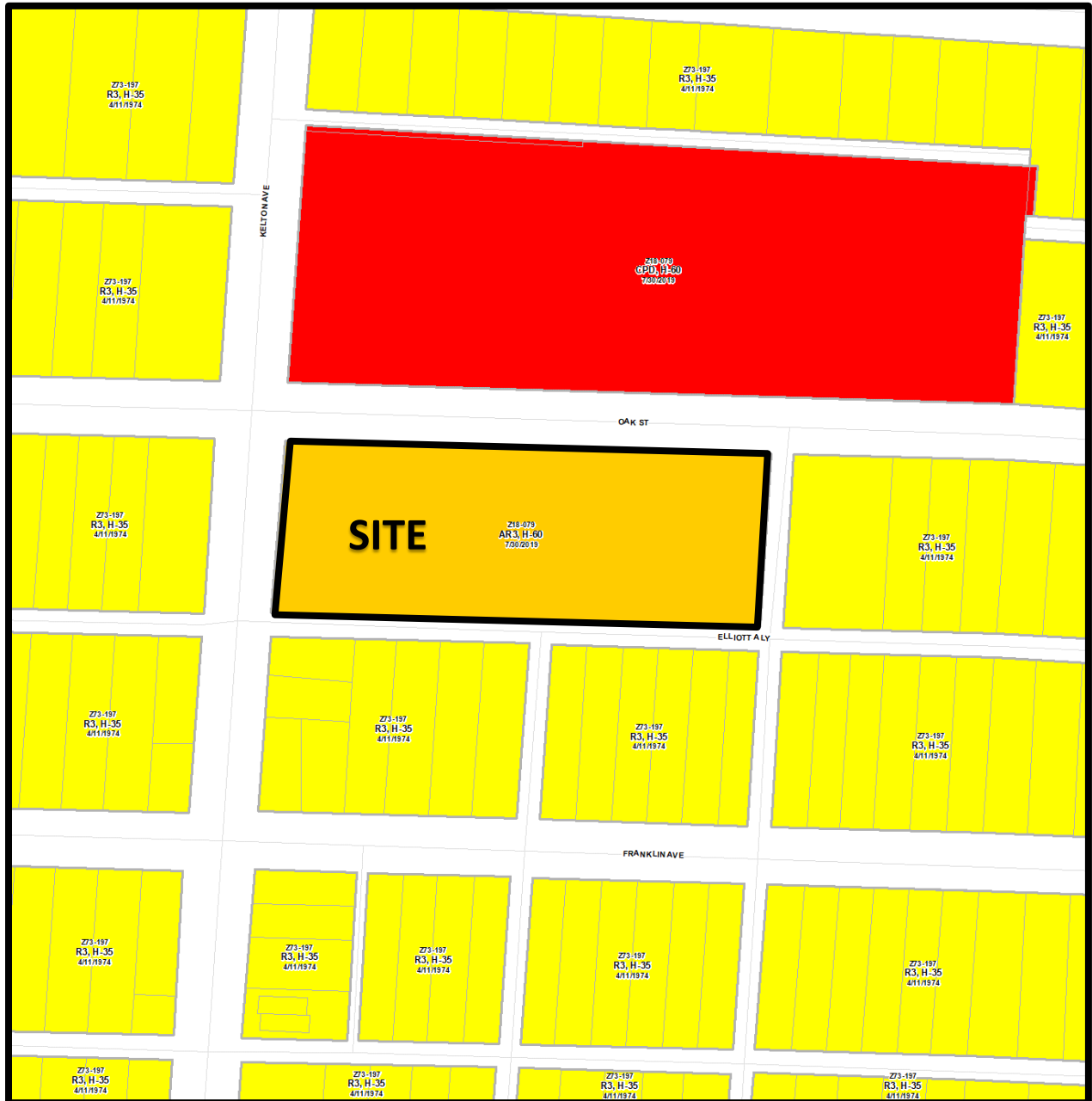
Statement of Hardship

Property Address: 1599 E. Oak Street
Parcel Number: 010-138164
Current District: AR-3
Applicant: 1659 Franklin LLC
Attorney: Sean Mentel, Kooperman Mentel Ferguson Yaross, Ltd.

The applicant proposes to construct an affordable housing apartment complex with a commercial gym on the first floor of the building. The site was previously approved as an AR-3 with commercial uses on the first floor in CV18-104, which also contained variances to residential development standards. Applicant proposes to revise the site plan approved in the previous council variances as shown in the site plan submitted with this application. The revisions to the site plan require adjustments to the previously granted variances. The adjustments to the previously granted variances will not increase congestion on public streets as the onsite parking numbers will be identical to those granted previously. The variance adjustments will not endanger the public health, safety or welfare of the inhabitants of the City of Columbus and the development of affordable housing units in the area is consistent with the goals of the City of Columbus to increase housing generally, and specifically affordable housing. The applicant, therefore, requests the following variances:

1. 3333.03, AR-3 apartment residential district use, prohibits commercial uses, while the applicant proposes 2,015 square feet of commercial gym use on the ground floor; and
2. 3333.15(C), Basis of computing area, limits buildings from occupying more than 50 percent of the lot area, while the applicant proposed to increase the lot coverage to 55 percent; and
3. 3333.18(F), Building line, requires a building line of no less than the average of buildings on contiguous lots, in this case 25 feet, while the applicant proposes a reduced building line of 5 feet along Oak Street, as shown in on the site plan; and
4. 3312.27, Parking setback line, requires a parking setback line of 25 feet along Kelton Avenue and Oak Avenue, while the applicant propose a reduced parking setback line of 5 feet from Oak Street and 6 feet from Kelton Avenue, as shown on the site plan; and
5. 3312.21(D)(1), Landscaping and screening, requires parking lot screening from residentially zoned property be 5 feet in height, while the applicant proposes parking lot screening that is 0 feet in height along Kelton Avenue, Oak Street and the East side of the property, as shown on the site plan; and
6. 3312.49(C), Minimum number of parking spaces, requires that a residential development with four or more dwelling units provide 1.5 parking spaces per unit, or 153 spaces for a 102-unit apartment, and 9 spaces for a 2,015 square foot commercial gym, while the applicant proposes a total of 102 spaces; and
7. 3321.05(B)(2), Vision Clearance, requires a clear vision triangle of 30 feet by 30 feet at all intersections of the property, while the applicant proposes a reduced vision clearance triangle of 10 feet by 10 feet at Oak Street and Kelton Avenue; and
8. 3312.21(A), Landscaping and screening, requires interior parking lot trees at a rate of one tree per ten parking spaces that contain a minimum soil area radius of four feet per tree dispersed throughout the interior of the parking lot and not in required setback areas, while the applicant proposes 0.

Applicant respectfully submits that the requested variances are warranted for this specific lot will not seriously affect any adjoining property or the general welfare.



CV23-058
1660 Oak St.
Approximately 1.47 acres



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1660 Oak St.
Approximately 1.47 acres

MEMORANDUM

To: Rob Dorans, Zoning Committee Chair, Columbus City Council
Shannon Pine, Chief Zoning Official
Eastman Johnson, Planner II

From: Roy Lowenstein, Zoning Chair, Near East Area Commission

Re: CV23-058--1599 Oak Street (Trolley Housing)

Date: October 16, 2023

The Near East Area Commission voted on October 12th to recommend against the proposed 102-unit residential development proposed by Connect Realty. We were overwhelmingly opposed (1-12-1). We hope the City of Columbus will understand and seriously consider our reasons for this recommendation, because it is our impression that the developer is taking for granted its ability to gain approval.

The proposal significantly modifies the plan that gained NEAC's support in 2018-19, although the number of residential units and parking spaces is unchanged. It is worth pulling out the earlier site plan and comparing it to the current plan, because our concerns are not about the building's height, façade materials, subjective aesthetics, or even the proposed uses inside the building.

- 1) The earlier design shows two buildings, including a building at the corner of Kelton & Oak. From a planning perspective, this is a key corner, as it offsets the East Market (Trolley Barn) building on the northeast corner. No one we know, including the City Planner, supports placing a double-loaded parking lot on this corner. Connect refuses to slide the building to the corner of Kelton & Oak, break it up into two buildings, or otherwise address our concern.
- 2) Although the main building from the original plan and the proposed building are not substantially different in size, the new proposal places the building right up along Oak St., with almost no setback, which has several negative impacts:
 - a. Perspective along the street is now narrowed significantly.
 - b. The original plan had an "I" design, with a significant recess back from Oak St. at its center, which reduced the massiveness of its appearance and is more appropriate for a residential neighborhood, as it creates a bit of a "front yard" for the building. Although the site lies directly across the street from the Trolley District, the neighborhood is largely a mix of one- and two-family dwellings (one exception being Abbott Terrace, across the street and down the block to the east, which also has a front yard).
 - c. The site now would be consumed almost entirely by the building footprint and pavement, losing the small amount of green space in the original plan. We talk about heat islands and excess storm water run-off due to non-permeability, but this plan does little to address either concern.
- 3) The developer has offered no compromises or modifications to address the concerns of NEAC or community members. The developer chose not to meet with the Franklin Park Civic Association to discuss the changes to its plan because it considers them insignificant.

We appreciate that increased cost probably motivates changing the plan, especially eliminating most of the parking under the building. Cost increases have squeezed all developers in the past few years. We understand that the retail/commercial aspects of the original plan may no longer be feasible. It may also be that the modular units Connect wants to build don't work as well with the original design. But, if it is no longer financially or technically feasible to put much of the parking under the building, we disagree that the best solution is to wipe out the setbacks and limited green space with surface parking. A slight reduction in the number of apartments could have worked to preserve the character of the original design, but the developer refuses to consider this approach.

We would like to take this opportunity to urge the City to install stop signs northbound on Kelton to make this a 3-way stop, to install crosswalks and to require better one-way signage exiting the East Market on to Kelton. We have previously raised these concerns with Traffic & Engineering and nothing has happened. Patrons leaving the Market parking lot turn south frequently, creating dangerous situations at the intersection. This will only become a busier intersection, especially if Trolley Housing in whatever configuration is built.

NEAC supports more housing, greater density, and larger residential buildings in the right locations. We have been unable to convey to Connect that this portion of Oak Street is not Broad Street or Main Street (or even portions of Long St. or Parsons Ave.), where a building of this design and coverage would more likely be welcomed. The original design also included high density and mass but did so in a more sensitive manner that NEAC perceived at the time would fit in better with the surrounding neighborhood. We are asking the Development Commission and City Council to reject this set of variances and request the developer to work with us on a more suitable design.

Cc: Kate Curry-Da-Souza, NEAC Chair
Garey Berry II, Planning Chair
Eric Hutchison, Zoning Vice-Chair

Attachment: current and past site plans



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-058

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

Being first duly cautioned and sworn (NAME) Sean Mentel *Jon Stevenson*
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio 43203

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 (including 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. 1659 Franklin LLC 577 W. Nationwide Blvd., Suite 600, Columbus, Ohio 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 7th day of June, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-15-2027
My Commission Expires

Notary Seal Here



Hannah B. Kittle
Notary Public, State of Ohio
My Commission Expires 9-15-2027

This Project Disclosure Statement expires six (6) months after date of notarization.