

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

ZONING INFORMATION:

PROPOSAL VARIANTE:
 APPLICANT REQUESTS A ZONING CHANGE TO A-R-O FOR TWO TRACTS RECENTLY 99 FT FROM A SINGLE 24 ACRE APARTMENT BUILDING. THE PROPOSED BUILDING IS A THREE STORY MULTIFAMILY APARTMENT BUILDING ON THE EASTERN TRACT (TRACT 1).
 ADDRESS: 3700 LIFESTYLE BLVD
 COLUMBUS, OHIO 43219

PARCEL: 010-24797-00, TRACTS 1 & 2
 EASEMENTS: ACCESS EASEMENT FOR SHARED USE OF EASTERN DRIVE IN 2025/04/16/09/06/31
 SIGN EASEMENT (ALLOWING SIGN FOR PARCEL TO THE EAST)

EXISTING ZONING: L-04 (LIMITED) COMMERCIAL
 PROPOSED ZONING: A-R-O (APARTMENT OFFICE)

TRACT #1 (EAST) 1.198 ACRES
 PROPOSED USE: NEW 64 UNIT THREE STORY MULTIFAMILY APARTMENT BUILDING CONSTRUCTED ON EXISTING PARKING LOT

HEIGHT DISTRICT: H-80 (PROPOSED HEIGHT 42' - 3")
 PARKING: 1.5 SPACES/ DU = 96 SPACES (REQ'D @ 64 DU)
 DU PARKING PROVIDED = 89 SPACES (0.92 SPACES PER DU PROVIDED (VARIANCE #1))
 ELECTRIC VEHICLE REQUIRED PARKING (EVO) = 20% * 59 = 12 SPACES
 ELECTRIC VEHICLE INSTALLED (EVI) = 2% * 12 = 1 SPACE

SCREENING BETWEEN LOTS NOT PROVIDED (VARIANCE #2)
 FRONT SETBACK: 25' MINIMUM REQUIRED, ACTUAL FRONT BUILDING LINE AT 83'
 VARIANCE REQUIRED FOR 8' EXISTING PARKING SPACES LOCATED PARTIALLY IN SETBACK (VARIANCE #3)

REAR YARD: REQUIRED AT 25% OF 1,198 ACRE/ 52,098 SF LOT = 13,025 SF
 6,104 SF REAR YARD PROVIDED (11.7% OF LOT (VARIANCE #4))

PARKING LOT TREES: 1 TREE / 10 PARKING SPACES
 59 PARKING SPACES SHOWN = 6 TREES (MIN.)
 6 TREES PROVIDED

DWELLING UNIT TREES: 1 TREE / 10 DWELLING UNITS
 64 DWELLING UNITS = 7 TREES PROVIDED

VARIANCES:
 #1 3912.48' - VARIANCE TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 100 TO 96 SPACES.
 #2 3912.21(0) - LANDSCAPING AND SCREENING - VARIANCE TO REMOVE THE SCREENING REQUIREMENT BETWEEN PARCELS
 #3 3912.27' - VARIANCE TO ALLOW 8 EXISTING PARKING SPACES WITHIN THE 25' FRONT SETBACK.
 #4 3333.24' - VARIANCE TO REDUCE THE REAR YARD SIZE FROM 25% OF LOT TO 11.7%.

TRACT #2 (WEST) 1.229 ACRES
 EXISTING USE: 3 STORY BUILDING WITH 32 UNIT MULTIFAMILY AND 6,880 SF DAYCARE
 PROPOSED USE: PARKING LOT IMPROVEMENTS ONLY (STRIPING AND LANDSCAPING ISLANDS), EXISTING BUILDING UNCHANGED BY PROJEKT.

PARKING: 1.5 SPACES/ DU = 48 SPACES (REQ'D @ 32 DU)
 DU PARKING PROVIDED = 51 SPACES (1.6 SPACES PER DU PROVIDED)
 1 SPACE / 900 SF OF DAYCARE = 14 SPACES (REQ'D @ 6,880 SF)
 TOTAL TRACT AUTOMOBILE PARKING PROVIDED = 65 SPACES
 BICYCLE PARKING REQUIRED = 3 SPACES (3 PROVIDED)

SCREENING BETWEEN LOTS NOT PROVIDED (VARIANCE #1)
 REAR YARD: REQUIRED AT 25% OF 1,229 ACRES (43,860 SF) LOT = 10,890 SF
 780 SF REAR YARD PROVIDED (1.78% OF LOT) (VARIANCE #2)

PARKING LOT TREES: 1 TREE / 10 PARKING SPACES
 65 PARKING SPACES SHOWN = 7 TREES (MIN.)
 7 TREES PROVIDED

DWELLING UNIT TREES: 1 TREE / 10 DWELLING UNITS
 32 DWELLING UNITS = 4 TREES PROVIDED

VARIANCES:
 #1 3912.21(0) - LANDSCAPING AND SCREENING - VARIANCE TO REMOVE THE SCREENING REQUIREMENT BETWEEN PARCELS
 #2 3333.24' - VARIANCE TO REDUCE THE REAR YARD SIZE FROM 25% OF LOT TO 11.7% (EXISTING CONDITION)



DEVELOPMENT
 ARCHITECTURE
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1200 CHAUBERS RD
 COLUMBUS, OH 43212

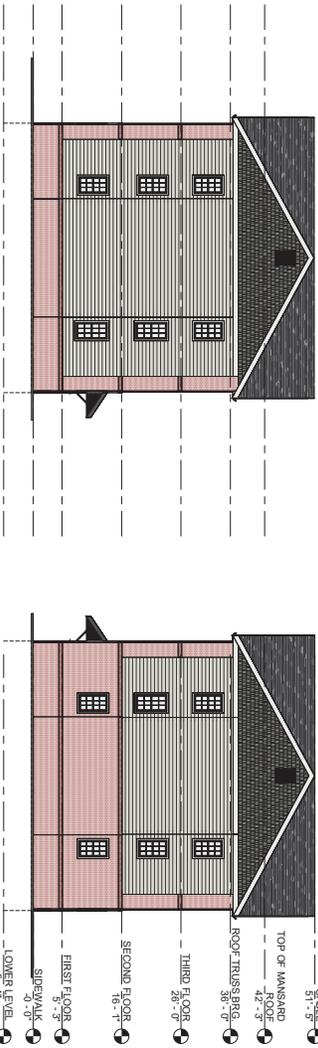
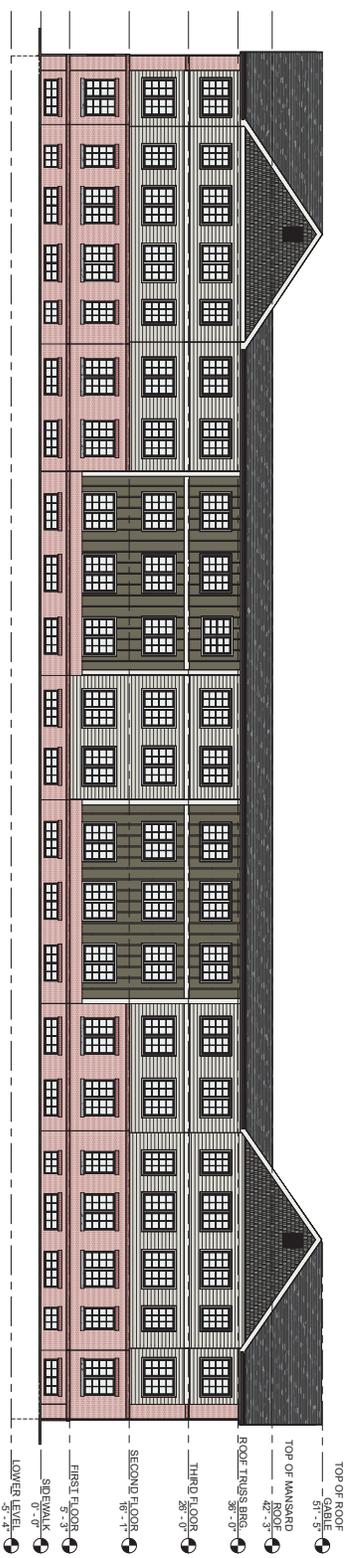
Prepared by: Daniel Mayer
 Checked by: Daniel Mayer
 Date: 2025.06.23 13:39:54/007

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SOMERSET PARTNERS PLACE LLC
MULTIFAMILY APARTMENT BUILDING
 3700 LIFESTYLE BOULEVARD, COLUMBUS, OH 43219
 sheet name:
SITE PLAN

project number: 24.167
 project date: 3/6/2025

sheet number:
AS1.1



DEVELOPMENT
ARCHITECTURE
COLLABORATIVE

1200 CHAUBERS RD
COLUMBUS, OH 43212

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Sheet:

PRELIMINARY
NOT FOR
CONSTRUCTION

SOMERSET APARTMENTS PLACE

3700 LIFESTYLE BLVD, COLUMBUS, OH 43219

sheet name:
ELEVATIONS

project revisions:
no. revisions: by:

project date: 5/8/2025
project number: 24_167

sheet number:

SD2

Digitaly signed by Daniel Mayer
Date: 2025.05.08 15:58:40 UTC
CN=Daniel Mayer, OU=Development Architecture Collaborative, O=Development Architecture Collaborative, email=daniel.mayer@development-architecture.com, c=US, o=Development Architecture Collaborative, ou=Development Architecture Collaborative, email=daniel.mayer@development-architecture.com

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-153
Location: 3700 LIFESTYLE BLVD. (43212), being 2.43± acres located on the north side of Lifestyle Boulevard, 300± feet west of Stelzer Road (010-247977; Northeast Area Commission).
Requested Zoning: AR-O, Apartment Office District.
Proposed Use: Mixed-use development.
Applicant(s): Somerset Place Apts, LLC, c/o Daniel Mayer, Agent; 1250 Chambers Road, Suite 250; Columbus, OH 43212.
Property Owner(s): Somerset Place Apts, LLC; 6 Pine Drive South; Roslyn, NY 11576.
Planner: Phil Ashear; 614-645-1719; PJAshear@columbus.gov

BACKGROUND:

- The 2.43± acre site is pending zoning to the AR-O, Apartment Office District. The requested Council variance will allow the site to be split into two parcels. Tract one (east side of the site) would include new 64-unit apartment building. Tract 2 (west side of the site) would retain the existing mixed-use building containing a daycare center and 32 apartment units.
- The requested Council variance will allow no parking lot screening between Tracts 1 and 2, a reduced parking setback from 25 feet to 10 feet along Lifestyle Boulevard for Tract 1, reduced required parking from 96 spaces to 59 spaces in Tract 1, and reduced rear yards from 25 percent to 11.7± percent for Tract 1, and to 17.6± percent for Tract 2.
- North and west of the site are multi-unit residential uses in the L-AR-12, Limited Apartment Residential District. South and east of the site are mixed commercial uses in the CPD, Commercial Planned Development District and L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Northeast Area Plan (2007)*, which recommends “High Density Residential” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the variances included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested variances will allow the site to be split into two parcels, with a new 64-unit apartment building in Tract 1. Staff supports the request as the proposed site plan and building elevations are consistent with the *Northeast Area Plan’s (2007)* design guidelines. The proposal is also consistent with the City’s objective of creating more housing in all areas of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

With the demand for housing in Columbus, being able to maximize the unit count on the site through these variances makes the project viable.

2. Whether the variance is substantial.

Yes No

Variances requested reflect minor deviations from height, yard, and landscaping requirements.

Parking that requires a variance due to setback is existing. Parking provided will be adequate for resident demand.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The addition of multi-family in the neighborhood is complementary to the surrounding mix of single-family and multi-family structures. The existing parking lot adds no value and this building would replace that and add character.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

Current services are provided for similar uses and do not expect this change to adversely affect those services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The purchase was made with the existing multi-family on site. The Owner upon purchase did not originally intend to add an additional multi-family building, but based on the Columbus housing needs, they feel it is within reason to request the variance to add the housing units.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

The variance allows effective use of the site and other approved uses per zoning do not directly benefit the adjacent communities or the existing apartment building.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

The client is aware of the Columbus housing need and believes that providing an improved site with a complimentary building use and removal of an under-utilized parking lot would be of benefit to the community and neighborhood.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

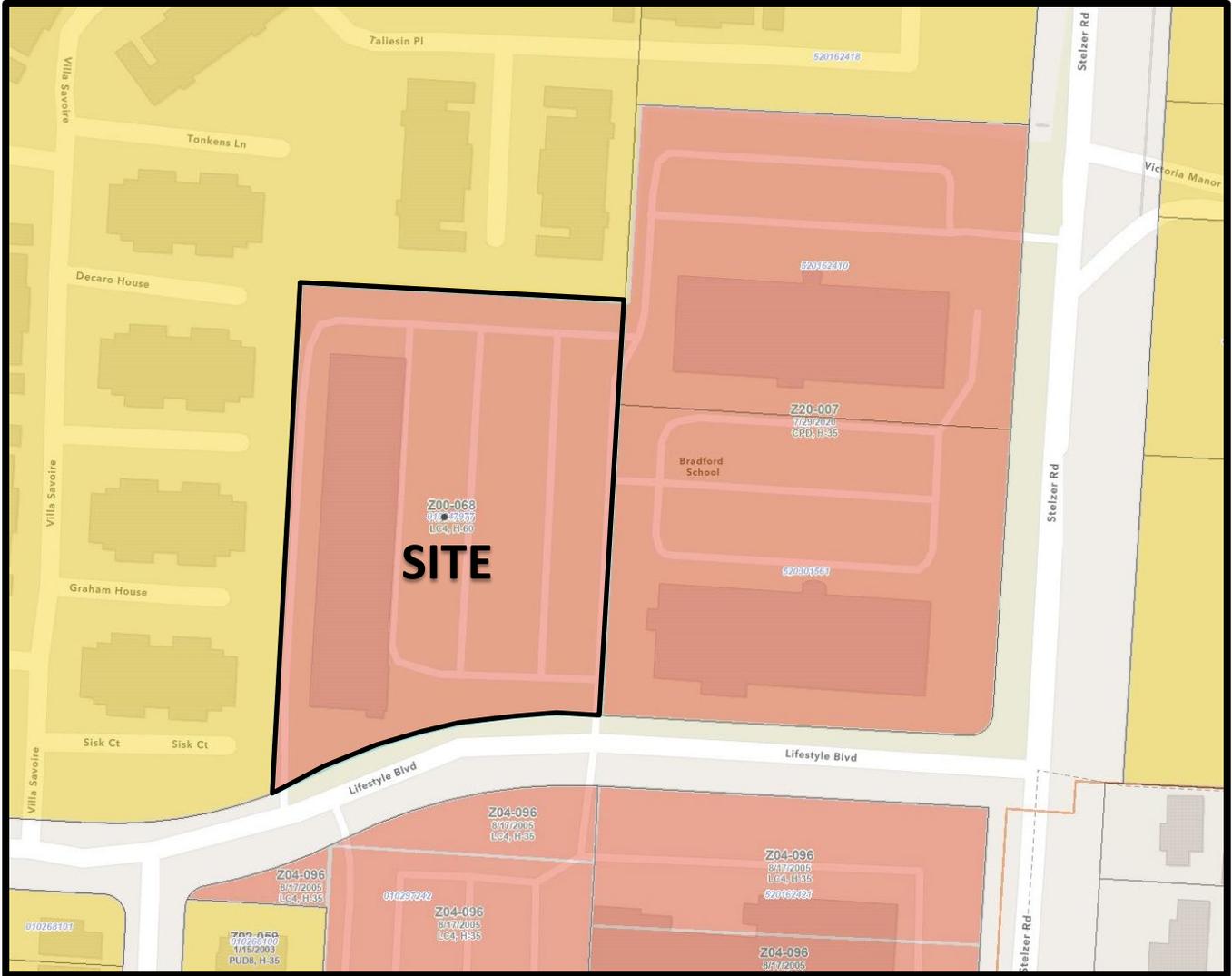
A change to AR-O requires variances to the following sections for the eastern lot (Tract 1): 3312.49 - Reduce the number of parking spaces from 96 to 59. 3312.21(D) - Remove the screening requirement between parcels. 3312.27 - Allow eight existing parking spaces within the 25-ft front setback existing condition. 3333.24 - Reduce the rear yard size from 25% of lot to 11.7% Two variances required for the western lot (Tract 2): 3312.21(D) - Remove the screening requirement between parcels. 3333.24 - Reduce the rear yard size from 25% of lot to 17.6% of lot, an existing condition.

Signature of Applicant

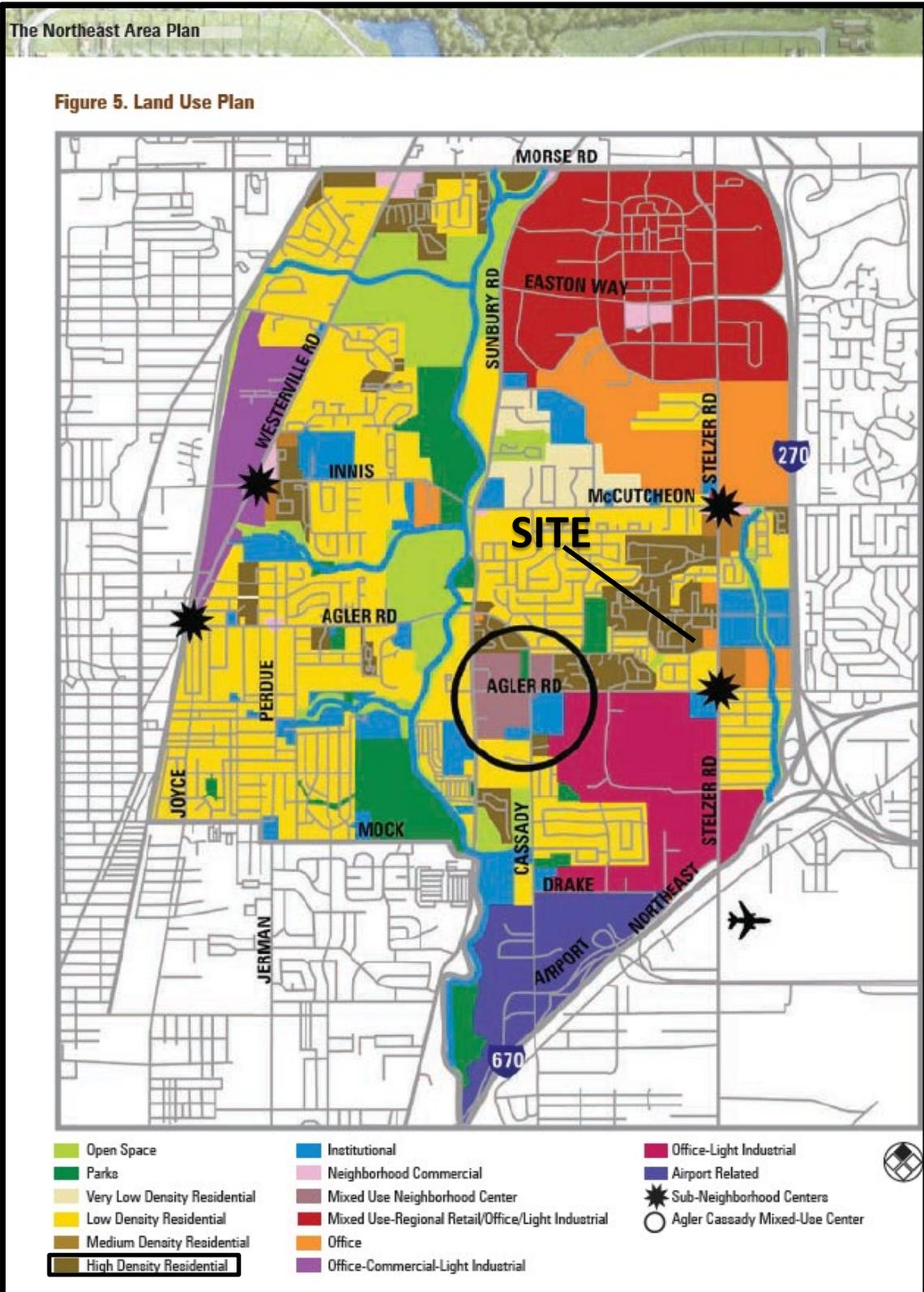
Daniel Mayer

Digitally signed by Daniel Mayer
DN: cn=US, email=Endmayer@dev-archoh.com, cn=Daniel Mayer
Date: 2025.06.20 09:58:55-0400

Date 6/18/2025



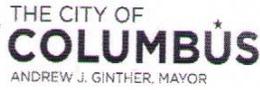
CV24-153
3700 Lifestyle Blvd.
Approximately 2.43 acres



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Approximately 2.43 acres



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 Z24-066 & CV24-153

Address 3700 Lifestyle Blvd

Group Name Northeast Area Commission

Meeting Date Thursday, May 8, 2025

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:

1. This multiunit building is consistent with the Northeast Area Plan.
2. Requested Material upgrades and material list were satisfied and in accordance with C2P2 guidelines
3. Inconsistencies with building elevations were satisfied with updated drawings

The Northeast Area Commission requests notification of any changes that are made after this recommendation.

Vote (7 yes) (0 no)

Signature of Authorized Representative Commissioner E. Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-153

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) Daniel Mayer
of (COMPLETE ADDRESS) 1200 Chambers Road, Suite 110, Columbus, Ohio 43212
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Doron Rice 76 Cedar Ct, Closter, New Jersey 07624 0 Employee; Individual Owner</p>	<p>2. Mike Konstantas 6 Pine Drive South, Roslyn, New York 11576 0 Employees; Individual Owner</p>
<p>3. Christopher Wisner 79 S. Hawthorne Hollow Cir., The Woodlands, Texas 77384 0 Employees; Individual Owner</p>	<p>4. Gwyneth Smith 63 Fleets Cove Rd, Huntington, New York 11743 0 Employees; Individual Owner</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 9th day of June, in the year 2025

[Signature]
SIGNATURE OF NOTARY PUBLIC

12/19/2029
My Commission Expires

Notary Seal Here



Jillian Schmall
Notary Public, State of Ohio
My Commission Expires 12-19-2029

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