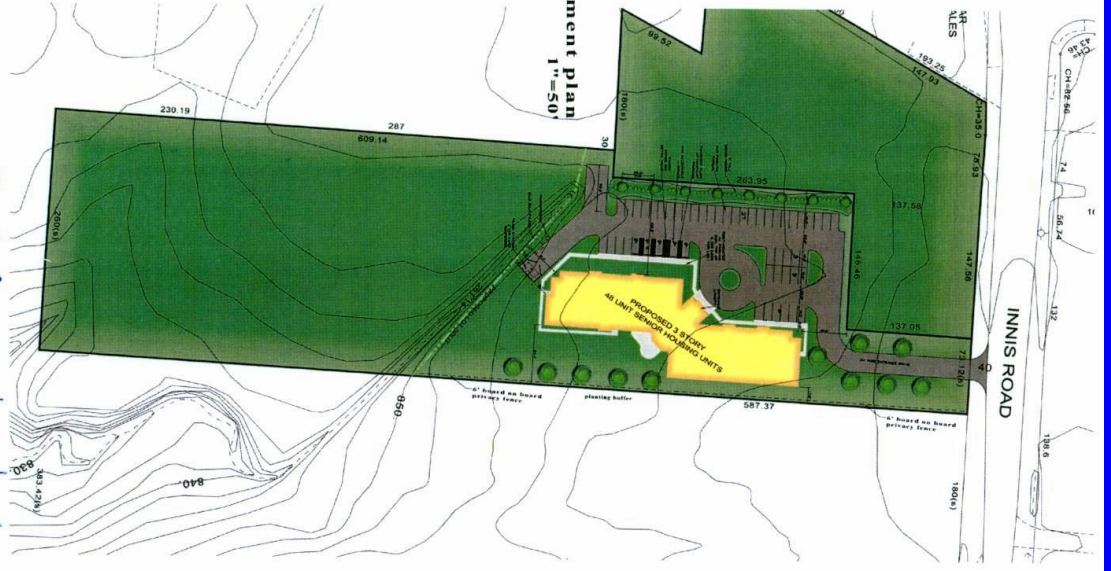


By: *[Signature]*
George Tolbit
Director of Rental Development
Columbus Housing Partnership
January 16, 2008

Development Summary
Area: 2.18 acres, zoned R1
Units: 1-13 acres Green space
Parking: 48 24 one bedroom, 24 two bedroom
Parking: 28 one bedroom, 18 two bedroom

site development plan
1"=50'

CV07-049 Final received 1/16/08
by *[Signature]*



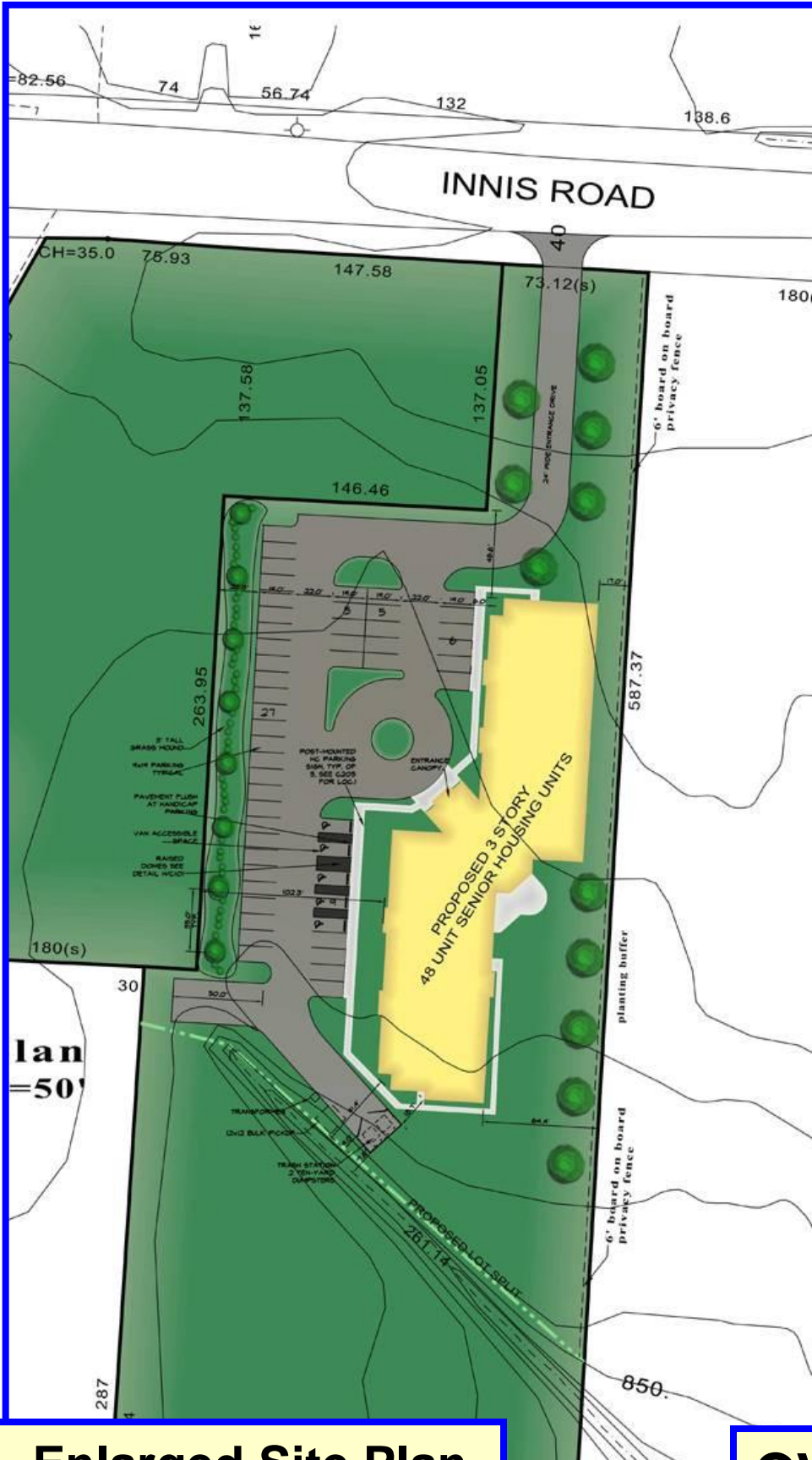
CHP
Innis Road
Columbus, OH
43221-1100
Phone: 614.277.1100 Fax: 614.277.1100
www.chp.org

PRELIMINARY
DESIGN
DATE: 1/16/08
DRAWN BY: JMM
CHECKED BY: JMM

berardi
+ partner
381 East Livingston Ave. Columbus, Ohio 43215
Phone: 614.277.1100 Fax: 614.277.1100
www.berardi.com

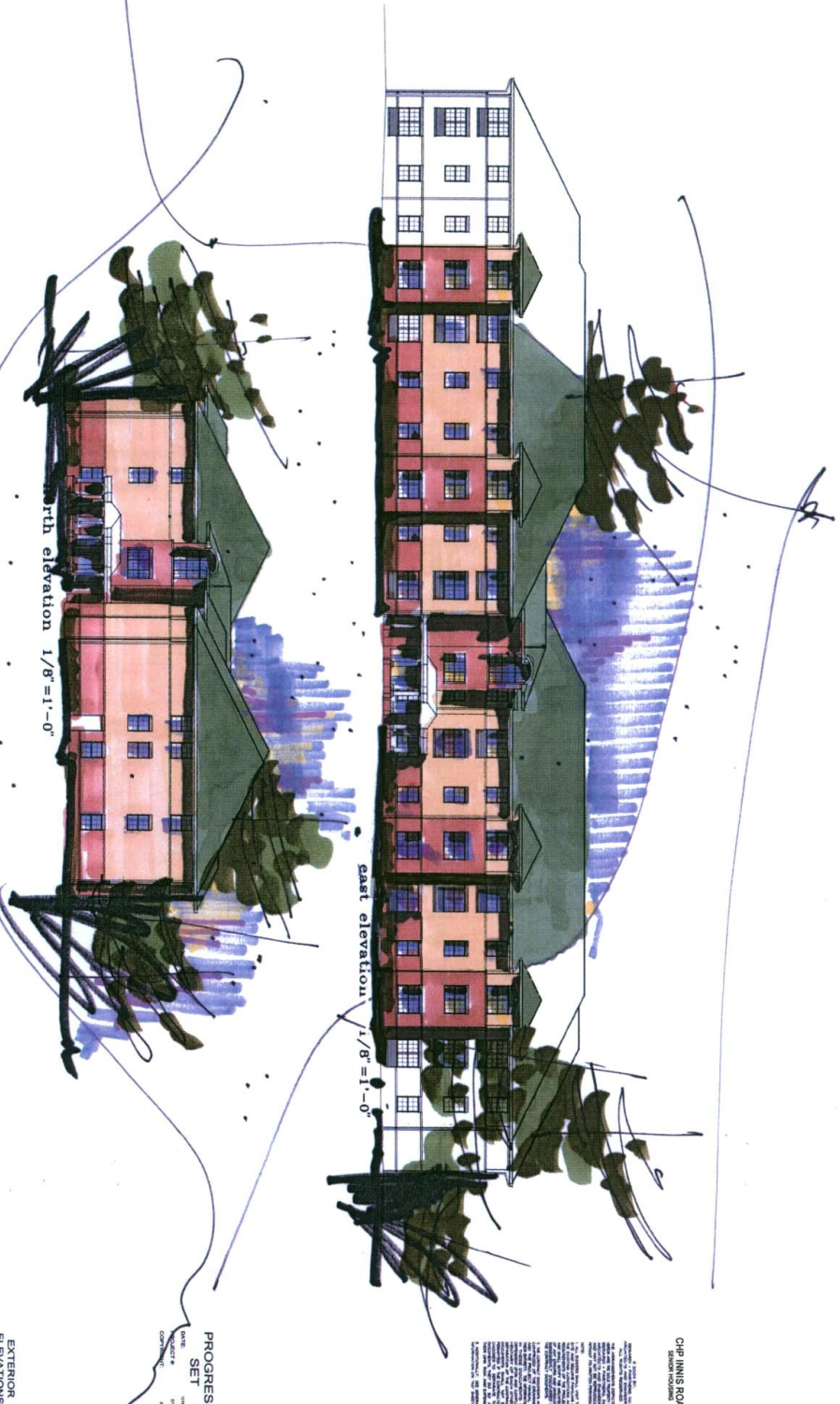
Site Plan

CV07-049



Enlarged Site Plan

CV07-049



By: *George Takit*
 George Takit
 Director of Rental Development
 Columbus Housing Partnership
 January 16, 2008

CV07-049 Final Received 1/16/08
 by *Shannon Kemp*

berardi
 + partner
 260 East Lawrence Ave. Columbus, OH 43215
 Phone: (614) 221-1100
 Fax: (614) 221-1101
 www.berardi.com

A201

EXTERIOR
 ELEVATIONS

PROGRESS
 SET

CHP HHS BOARD
 APPROVED
 1/16/08

Elevation

CV07-049

Hardship Statement

Applicant seeks to develop the subject property as elderly housing, a use permitted under the Institutional zoning classification. That classification, however, requires a minimum of 100' of frontage on a public street, and the subject site only offers 80' of frontage. No other zoning classifications are established that would permit the development of elderly housing. Applicant therefore seeks a Council Variance to allow the property's development for this use.

NOTE: The property which is the subject of this application (2365 Innis Road, PID 010-146482) is comprised of 5.318 acres, more or less. In anticipation of a future lot split, Applicant seeks to limit the requested variances under this application to a 2.18 acre sub-tract. This sub-tract consists of the area on the Site Plan which is north of the "Proposed Lot Split" line. This tract is more specifically described as follows:

2.18 Acres – 2371 Innis Road

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of the Faith in Action, Inc. 19.467 Acre tract of record in Official Record Volume 18982 C-07, said Recorder's Office, Franklin County and being more particularly described as follows:

Commencing at the northeasterly most corner of said 19.467 Acre tract, said point being the northwest corner of Reserve "B" of Framingham of record in Plat Book 46, Page 20, said Recorder's Office, said point being on the south line of Innis Road;

Thence, along a northerly line of said 19.467 Acre tract (south line of said Innis Road), North 86 degrees 10 minutes 12 seconds West, 400.06 feet to the northwest corner of The Faith Village II Limited Partnership, 6.118 Acre tract of record in Official Record Volume 28904 G-12, said Recorder's Office;

Thence, along the west line of said 6.118 Acre tract and crossing the original 19.467 Acre tract, South 03 degrees 38 minutes 27 seconds West, 604.00 feet to a point;

Thence, across said 19.467 Acre tract, North 45 degrees 32 minutes 44 seconds West, 304.77 feet to an angle point in the line common the City of Columbus Corporation and Mifflin Township line;

Thence, along said common line the following three (3) courses:

- 1) North 04 degrees 19 minutes 48 seconds East, 267.01 feet to a point;
- 2) South 86 degrees 15 minutes 24 seconds East, 147.52 feet to a point;
- 3) North 04 degrees 19 minutes 48 seconds East, 138.47 feet to a point in the northerly line of said 19.467 Acre tract and the south line of said Innis Road;

Thence, along said north line, South 86 degrees 10 minutes 12 seconds East, 78.12 feet to the place of beginning, CONTAINING 2.18 ACRES (94,943 SQUARE FEET).

The 2.18 Acre tract is part of Franklin County Auditor's Parcel 010-146482.

List of Variances

1. **USE:** Application request a variance to Section 3332.03, R1 Residential District, to permit the development of up to 54 units of elderly housing and the development of a parking lot.
2. **HEIGHT:** Applicant request a variance to Section 3332.29, H-35 height district, to allow a building height of up to 43 feet.
3. **FRONTING ON A PUBLIC STREET:** Applicant requests a variance to Section 3332.19, Fronting, to permit dwellings to front a private parking area.

Development Standards

1. Buffering, Landscaping, Open Space, and/or Screening
 - a. To the east, an existing earthen mound approximately 5' in height and located on the adjacent property screens the proposed development from the existing apartment community. In addition to screening provided by the existing earthen mound, the applicant will construct a 6' tall, ornamental black aluminum rail and picket fence extending from the northeast corner of the subject property south to the edge of an 8' deep ravine (see site plan).

To the north, the Innis Road frontage will be landscaped with a grass lawn, shrubs and deciduous trees as shown on the Site Plan.

To the west, the property will be screened with a 3' tall grass mound landscaped with shrubs and deciduous trees (one tree and five shrubs per every 35').

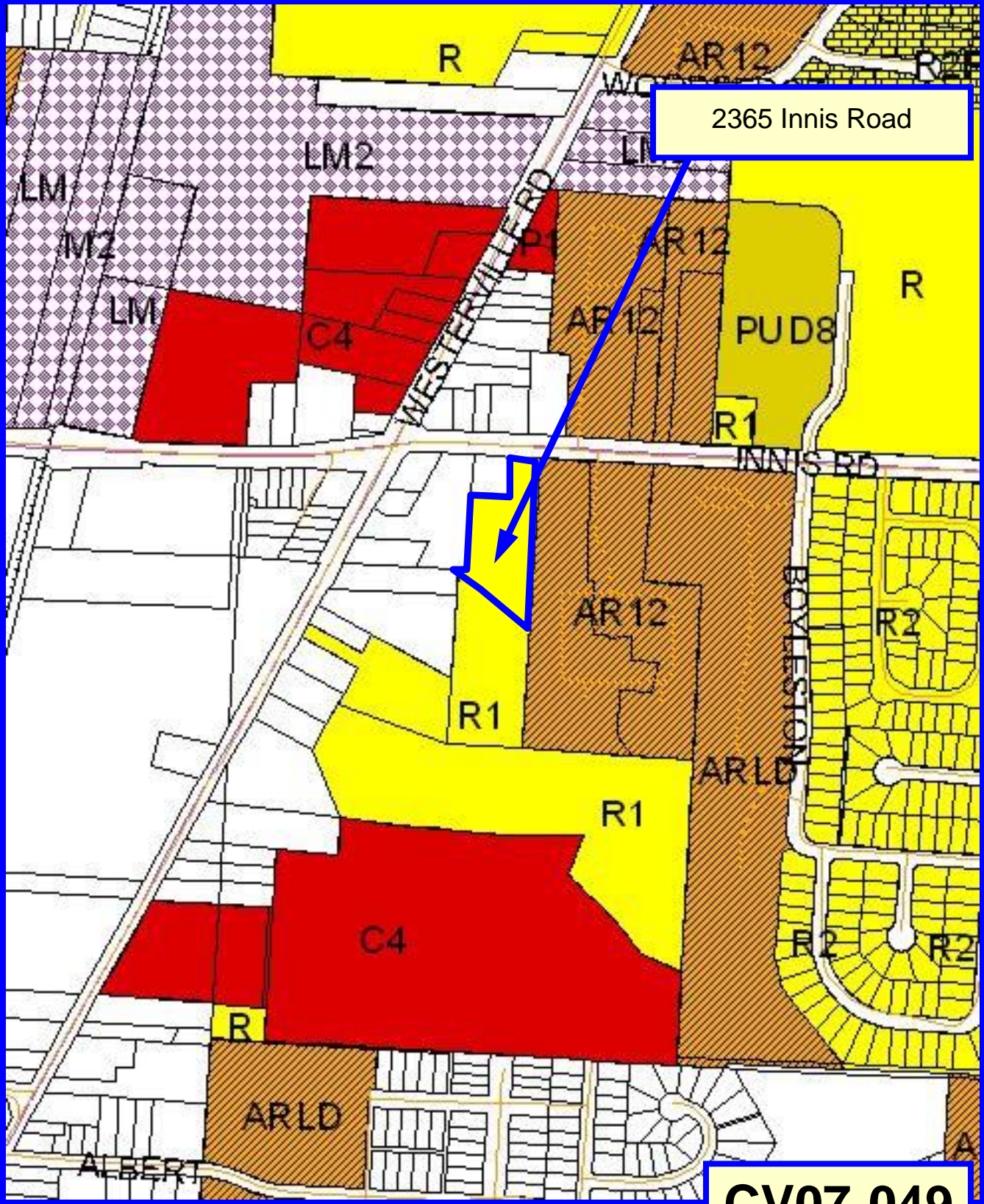
All deciduous trees shall be 2.5" caliper. All ornamental trees shall be 1.5" caliper. All evergreens shall be 5' tall. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever comes first.

2. Building Design and/or Interior/Exterior Treatment Commitments
 - a. Except for window and door openings, the buildings shall have an exterior consisting of a mix of brick, stucco, metal or vinyl siding, and/or wood.
 - b. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted equipment shall be fully screened from view from ground level using comparable and compatible materials as the building materials.
 - c. Dumpsters shall be screened to a height of 6' or to the height of the dumpster if the dumpster is taller than 6'. Walls surrounding the dumpster shall have a brick veneer and will use the same brick as the primary building façade.

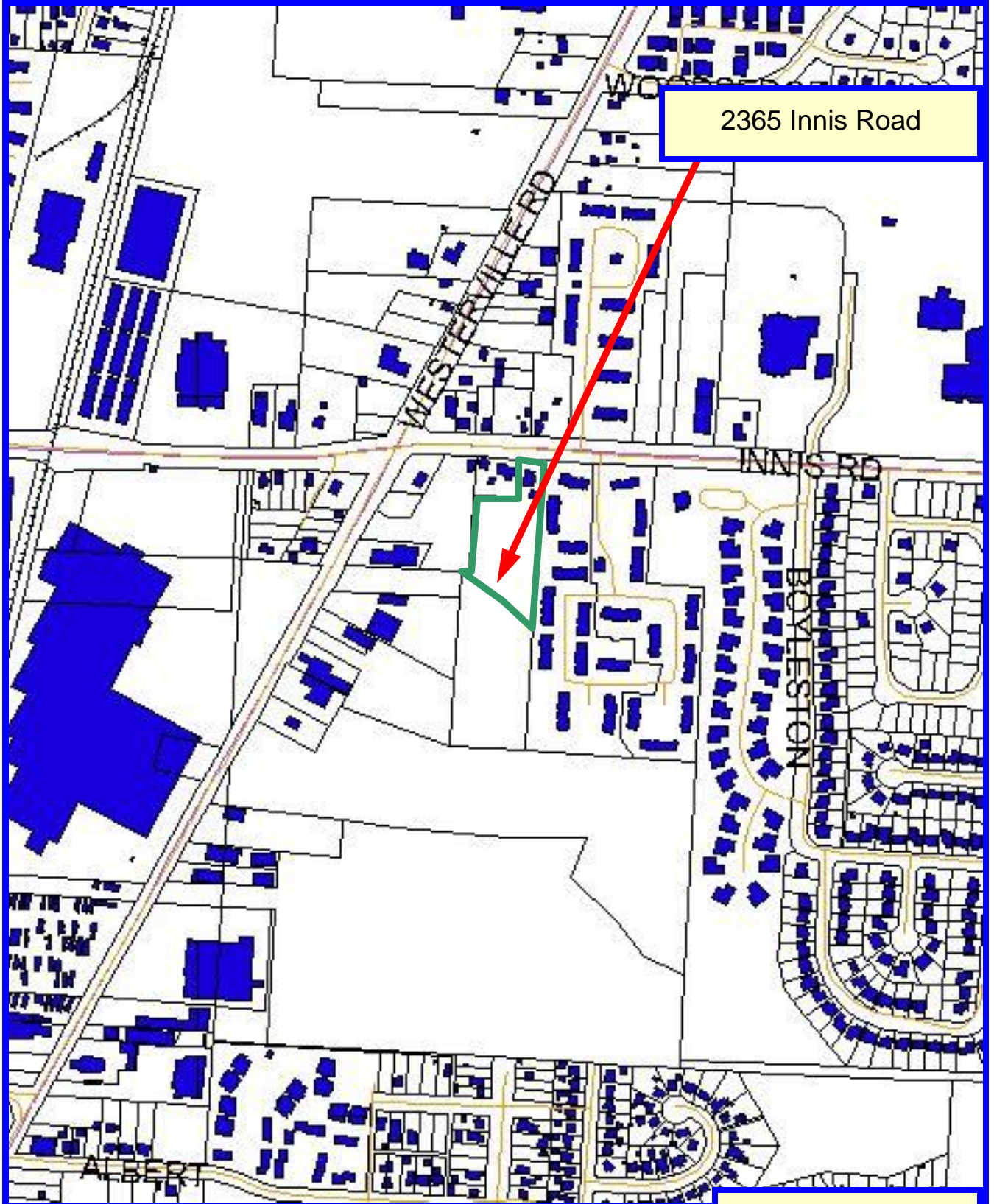
3. Lighting, Outdoor Display Areas and/or other Environmental Commitments.
 - a. Light standards shall not exceed 18 feet in height.
 - b. Lights shall be cut-off fixtures, and shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane
 - c. For aesthetic compatibility, lights shall be from the same manufacturer or similar type and color.
 - d. Lighting shall not exceed 0.1 foot candles anywhere along a property line.



George Tabit
Director of Rental Development
Columbus Housing Partnership
January 16, 2008



CV07-049

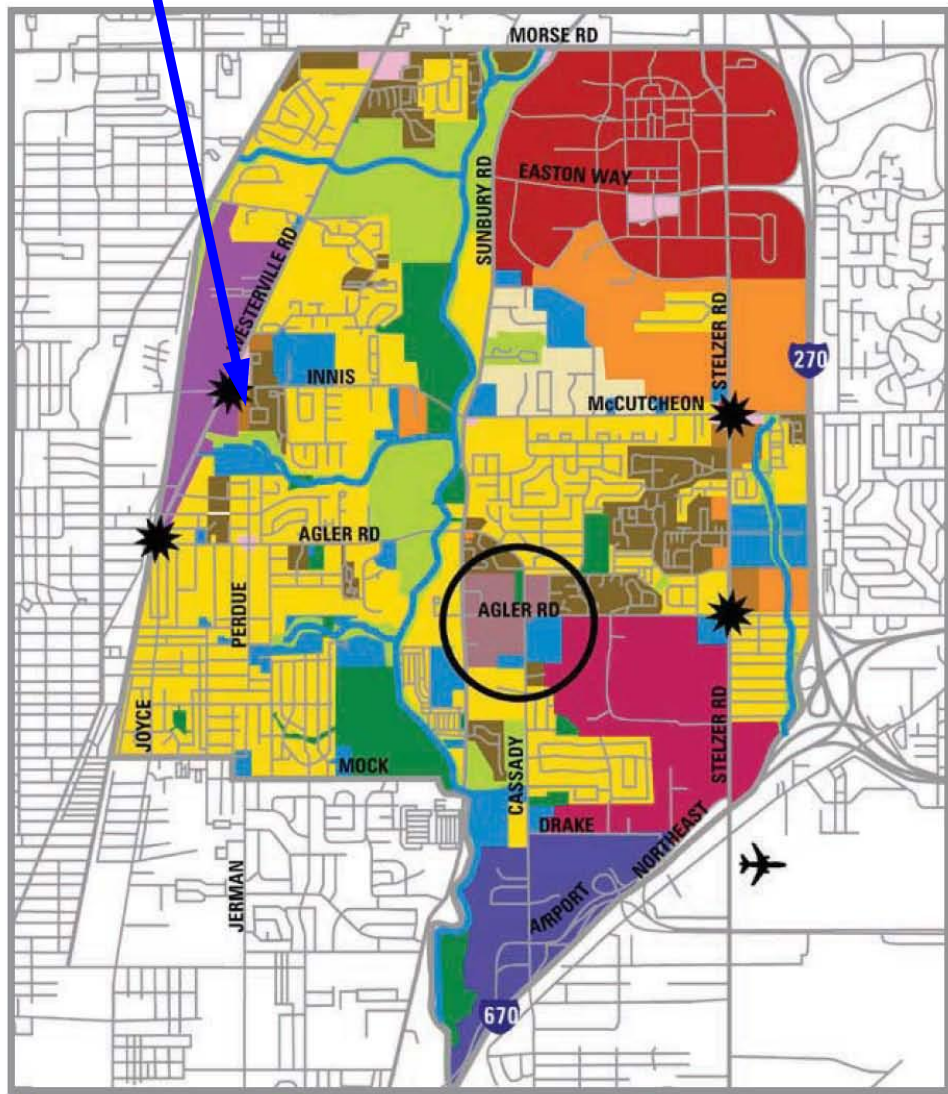


CV07-049

2365 Innis Road



Figure 5. Land Use Plan



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Land Use

- Open Space
- Institutional
- Office-Light Industrial
- Parks
- Neighborhood Commercial
- Airport Related
- Very Low Density Residential
- Mixed Use Neighborhood Center
- Sub-Neighborhood Centers
- Low Density Residential
- Mixed Use-Regional Retail/Office/Light Industrial
- Agler Cassidy Mixed-Use Center
- Medium Density Residential
- Office
- High Density Residential
- Office-Commercial-Light Industrial



"Together We Can Make a World of Difference"

North East Area Commission

January 7, 2008

Shannon Pine
Department of Development
Building & Development Service
757 Carolyn Ave
Columbus, OH 43224

Ms. Pine:

Subject: CV07-049, 07315-00000-00049, property known as 2365 Innis Road, Columbus, OH 43224. The North East Area Commission at a public meeting on January 3, 2008, voted to *DISAPPROVE* this request for a variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alice Porter', written over a large, decorative flourish.

Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair
George Tabit – CHP agent



PROJECT DISCLOSURE STATEMENT

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

APPLICATION # CV07-049

Being first duly cautioned and sworn (NAME) George Tabit, Director Rental Development, CHA
of (COMPLETE ADDRESS) 562 E. Main Street Cbk OH 43205
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

FAITH IN ACTION 2747 Aster Rd. COLUMBUS OH 43224	COLUMBUS HOUSING PARTNERSHIP 562 E. MAIN ST COLUMBUS OH 43205

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 30th day
of October, in the year 2007
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 11-05-08

Project Disclosure Statement expires six months after date of notarization.



BRENDA WILLIAMS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 11-05-08 Reasoning Packet

CV07-049