

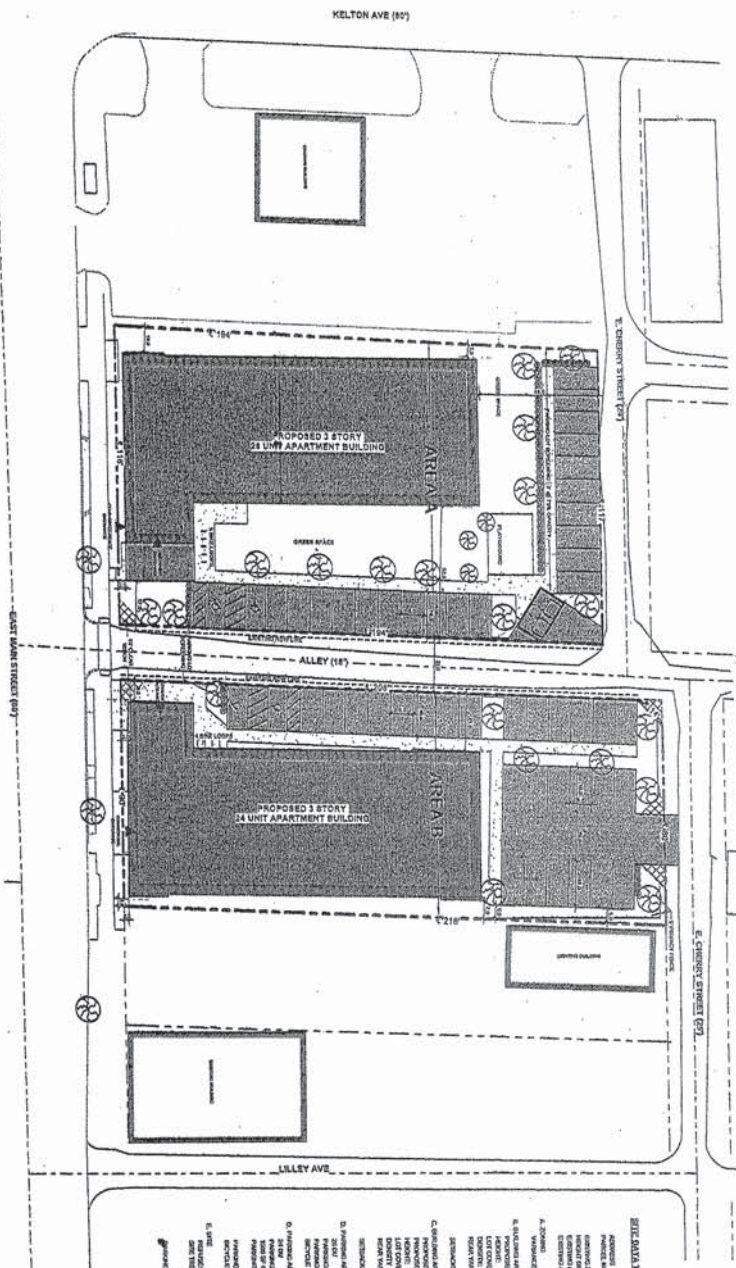
The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant

Date: 01/17/2022

Andrew Swaby, Attorney for Applicant

Date: 01/17/2022



- LEGEND**
- 1. PROPOSED 3 STORY 24 UNIT APARTMENT BUILDING
 - 2. PROPOSED 3 STORY 24 UNIT APARTMENT BUILDING
 - 3. GREEN SPACE
 - 4. PARKING SPACES
 - 5. UTILITY LINES
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVEWAY
 - 10. EXISTING DRIVEWAY
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING DRIVEWAY
 - 13. EXISTING DRIVEWAY
 - 14. EXISTING DRIVEWAY
 - 15. EXISTING DRIVEWAY
 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVEWAY
 - 20. EXISTING DRIVEWAY
 - 21. EXISTING DRIVEWAY
 - 22. EXISTING DRIVEWAY
 - 23. EXISTING DRIVEWAY
 - 24. EXISTING DRIVEWAY
 - 25. EXISTING DRIVEWAY
 - 26. EXISTING DRIVEWAY
 - 27. EXISTING DRIVEWAY
 - 28. EXISTING DRIVEWAY
 - 29. EXISTING DRIVEWAY
 - 30. EXISTING DRIVEWAY
 - 31. EXISTING DRIVEWAY
 - 32. EXISTING DRIVEWAY
 - 33. EXISTING DRIVEWAY
 - 34. EXISTING DRIVEWAY
 - 35. EXISTING DRIVEWAY
 - 36. EXISTING DRIVEWAY
 - 37. EXISTING DRIVEWAY
 - 38. EXISTING DRIVEWAY
 - 39. EXISTING DRIVEWAY
 - 40. EXISTING DRIVEWAY
 - 41. EXISTING DRIVEWAY
 - 42. EXISTING DRIVEWAY
 - 43. EXISTING DRIVEWAY
 - 44. EXISTING DRIVEWAY
 - 45. EXISTING DRIVEWAY
 - 46. EXISTING DRIVEWAY
 - 47. EXISTING DRIVEWAY
 - 48. EXISTING DRIVEWAY
 - 49. EXISTING DRIVEWAY
 - 50. EXISTING DRIVEWAY
 - 51. EXISTING DRIVEWAY
 - 52. EXISTING DRIVEWAY
 - 53. EXISTING DRIVEWAY
 - 54. EXISTING DRIVEWAY
 - 55. EXISTING DRIVEWAY
 - 56. EXISTING DRIVEWAY
 - 57. EXISTING DRIVEWAY
 - 58. EXISTING DRIVEWAY
 - 59. EXISTING DRIVEWAY
 - 60. EXISTING DRIVEWAY
 - 61. EXISTING DRIVEWAY
 - 62. EXISTING DRIVEWAY
 - 63. EXISTING DRIVEWAY
 - 64. EXISTING DRIVEWAY
 - 65. EXISTING DRIVEWAY
 - 66. EXISTING DRIVEWAY
 - 67. EXISTING DRIVEWAY
 - 68. EXISTING DRIVEWAY
 - 69. EXISTING DRIVEWAY
 - 70. EXISTING DRIVEWAY
 - 71. EXISTING DRIVEWAY
 - 72. EXISTING DRIVEWAY
 - 73. EXISTING DRIVEWAY
 - 74. EXISTING DRIVEWAY
 - 75. EXISTING DRIVEWAY
 - 76. EXISTING DRIVEWAY
 - 77. EXISTING DRIVEWAY
 - 78. EXISTING DRIVEWAY
 - 79. EXISTING DRIVEWAY
 - 80. EXISTING DRIVEWAY
 - 81. EXISTING DRIVEWAY
 - 82. EXISTING DRIVEWAY
 - 83. EXISTING DRIVEWAY
 - 84. EXISTING DRIVEWAY
 - 85. EXISTING DRIVEWAY
 - 86. EXISTING DRIVEWAY
 - 87. EXISTING DRIVEWAY
 - 88. EXISTING DRIVEWAY
 - 89. EXISTING DRIVEWAY
 - 90. EXISTING DRIVEWAY
 - 91. EXISTING DRIVEWAY
 - 92. EXISTING DRIVEWAY
 - 93. EXISTING DRIVEWAY
 - 94. EXISTING DRIVEWAY
 - 95. EXISTING DRIVEWAY
 - 96. EXISTING DRIVEWAY
 - 97. EXISTING DRIVEWAY
 - 98. EXISTING DRIVEWAY
 - 99. EXISTING DRIVEWAY
 - 100. EXISTING DRIVEWAY

Final Site Plan Received 1.17.22 SHEET 1 OF 1 CV21-118

CV21-118
SHEET 1 OF 1

PRESTON APARTMENTS
1640 E MAIN STREET



PROJECT NAME: PRESTON APARTMENTS
PROJECT NO: 2101118
ZONING: R-10
DATE: 01/17/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO: 01 OF 1

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

CV21- 118

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 Exhibit B

Signature of Applicant Finance Fund by David B. Perry, Agent Date 10-24-21

Signature of Attorney [Signature] Date 10/25/2021

Exhibit B
Statement of Hardship
CV21-118, 1540 E. Main Street

The site is located on the north side of E. Main Street, 110' +/- east of Kelton Avenue and 300' +/- west of Berkeley Road. The site has two (2) development areas divided by a public alley (18') intersecting E. Main Street. Area A (west of alley) is 0.52 +/- acres (22,500 +/- SF) and is proposed to be developed with a 26 dwelling unit apartment building. Area B (east of alley) is 0.44 +/- acres (19,500 +/- SF) and is proposed to be developed with a 24 dwelling unit apartment building and 1,500 SF commercial space for retail, office and/or restaurant uses. Both Area A and Area B are zoned ARLD, Apartment Residential Low Density from the 1974 Model Cities area rezoning. Both Area A and Area B are presently vacant/undeveloped sites. The site plan titled "1540 E Main Street", dated 01/17/2022, hereafter "Site Plan", is submitted as the site development plan.

Applicant is an affordable housing builder. The 26 unit and 24 unit apartment buildings will be developed as affordable/work force housing with residents at a range of AMI up to 80%. An application for financing will be submitted to the Ohio Housing Finance Agency (OHFA). In this instance, the primary use is multi-family and the zoning (ARLD) permits multi-family. Zoning variances are required to be in place for the February 10, 2022 OHFA application with funding decision about June 2022. The property is under contract for sale subject to: 1) zoning to permit the proposed development and 2) subject to OHFA and other applicable funding. The apartment building will provide affordable /workforce housing for residents with Area Median Income (AMI) up to 80%.

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 multi-family development will provide needed affordable/workforce housing consistent with City of Columbus objectives for development of affordable housing. Surrounding land uses include a wide range of residential and commercial uses

Applicant has a practical difficulty with compliance with the referenced code sections. The ARLD zoning district permits multi-family use but not the 1,500 SF proposed commercial use, in addition to standards variances as itemized. The uses are appropriate for the area. The requested variances are not substantial and will allow development at the site consistent with existing and other new development, as well as providing new affordable/workforce housing. The variances will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirements.

Applicant requests the following variances:

Area A:

- 1). Section 3309.14, Height Districts, to permit a 40' building height in the H-35 height district.

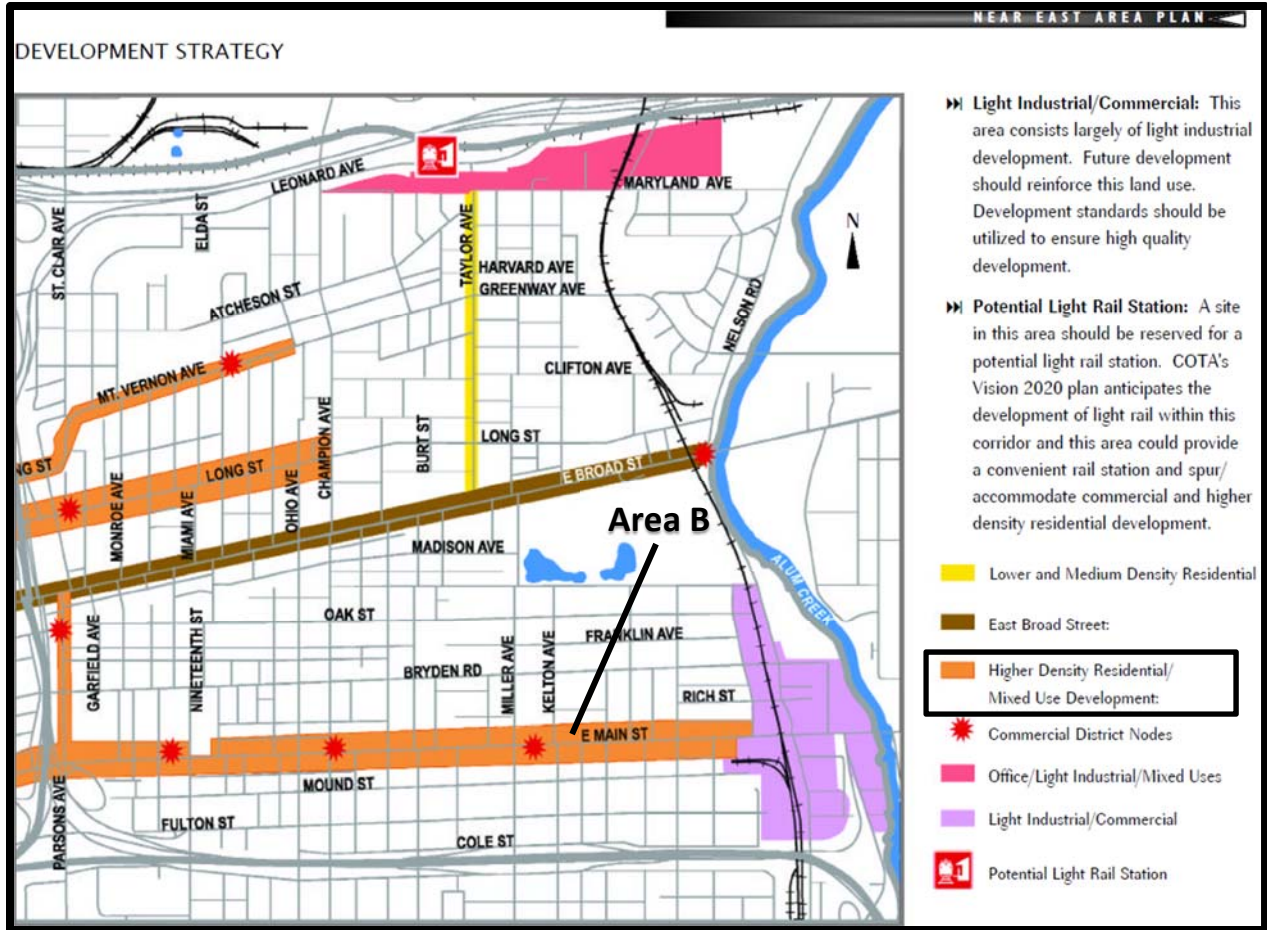
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 39 spaces (1.5 x 26 DU) for 26 dwelling units to 22 spaces.
- 3). Section 3333.11, ARLD Area District Requirements, to reduce lot area per dwelling unit from 2,500 SF/DU to 860 SF/DU.
- 4). Section 3333.18(E), Building Lines, to reduce the E. Main Street building setback from 50' (Columbus Thoroughfare Plan) to 3'.
- 5). 3333.23, Minimum Side Yard Required, to reduce the side yard along the east property line from 5' to 0' for a dumpster box.

Area B:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit up to 1,500 SF of commercial use (retail, office and/or restaurant) in the Area B building.
- 2). Section 3309.14, Height Districts, to permit a 40' building height in the H-35 height district.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 51 spaces for 24 dwelling units (1.5 x 25 DU = 36) and 1,500 SF of commercial use (15 spaces, UCO) to 28 spaces.
- 4). Section 3333.11, ARLD Area District Requirements, to reduce lot area per dwelling unit from 2,500 SF/DU to 810 SF/DU.
- 5). Section 3333.18(E), Building Lines, to reduce the E. Main Street building setback from 50' (Columbus Thoroughfare Plan) to 3'.



CV21-118
1540 E. Main St.
Approximately 1.00 acre



CV21-118
 1540 E. Main St.
 Approximately 1.00 acre



CV21-118
1540 E. Main St.
Approximately 1.00 acre

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 CV21-118

Address 1540 E. Main Street

Group Name Near East Area Commission

Meeting Date January 13, 2022

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:

Those who voted against project did so because of parking spaces and project currently did not offer an elevator.

Vote 6-5-0

Signature of Authorized Representative [Signature]

Recommending Group Title NEAR EAST AREA COMMISSION

Daytime Phone Number 614-531-2700

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-118

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) Andrew Swary
of (COMPLETE ADDRESS) Finance Fund, 175 South Third Street, Suite 1200, 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 (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)

<p>1. William E. & Janet D. Righter, 230 Preswicke Mill, Blacklick, OH 43004; # Cols based emps: Zero (0) Contact: William Righter, (614) 224-2455 Contact: Janet D. Righter, (614) 778-1356</p>	<p>2. Leon Lewis, 1350 Brookcliff Avenue, Columbus, OH 43219; # Cols based emps: Zero (0) Contact: Leon Lewis, (614) 783-3000</p>
<p>3. Finance Fund; 175 South Third Ave., Suite 1200; Columbus, OH 43215; # Cols based emps: 14 Contact: David Petroni, (937) 974-3340</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

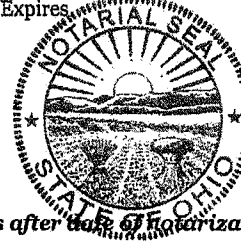
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25 day of October, in the year 2021


SIGNATURE OF NOTARY PUBLIC

11/13/2022
My Commission Expires

Notary Seal Here



Amanda M. Sprague
Notary Public, State of Ohio
My Commission Expires 11-13-22

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