



CV19-137 Final Received 6/23/2020



SITE DATA
 ADDRESS: 261 Hamilton Avenue
 Columbus, OH 43205
 PID: 010-006494, 010-012847, 010-012824,
 010-013747, 010-022016, 010-022408,
 010-043172, 010-251645, 010-300130

ZONING: AR-3
 Apartment Residential District
 (pending 219-100)

HT DISTRICT: H-35
HEIGHT: 44'
LOT AREA: 27,625 +/- SF (634 +/- ac)

PROPOSED USE: Residential/multi-family,
 51 dwelling units
DENSITY: (80.4 +/- DU/ac)
 540+/- SF DU/Lot Area

PARKING:
 Automobile: 51 DU @ 1.5 spaces / DU
 Required: 77 spaces
 Provided: 21 spaces, including 1 ADA

Bicycle: 4
 Required: 20 (inside building for residents)
 Provided: 5 (Hamilton Avenue 5 feet)

SETBACK: 5 feet
 Mount Vernon Avenue: 1 foot
 Hamilton Avenue: 5 feet

REAR YARD: 8,700 +/- SF, 30% +/- of lot area

TREES:
 Dwelling Units: 1 tree / 10 DU, 51 DU
 6 trees required & provided
 Parking Lot: 1 tree / 10 parking spaces, 21
 3 trees required & provided

REFUSE: 51 DU @ 0.50 cu. yd.
 25.5 cu. yd. capacity + bulk pickup
 20 CY Dumpster's provided + bulk
 (Private Services)

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 his designee upon submission of the appropriate data regarding the proposed adjustment.

Date: 6-23-2020
 David B. Perry, Agent for Applicant
 Michael Kelley, Attorney for Applicant

SCHOOLEY CALDWELL

ARCHITECTURE. INSPIRED.
 308 Harcourt Boulevard T 614.638.0200
 Columbus, OH 43221 F 614.625.0311
 schooley@caldwellschoolley.com

Consultants:

Drawing Issue Dates

#	Description	Date

261 HAMILTON AVENUE
 COLUMBUS, OH 43203

Hamilton Place

Enter address here

NOT FOR CONSTRUCTION

ZONING SITE
 PLAN CV19-137

SK100

06-23-2020
 SCA 19270

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

CV19-137

Chapter 3307 of the Columbus Zoning Code

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 Exhibit B

Shiloh Development Partnership LLC
Signature of Applicant by Dawn B. P. [Signature] Date 3-12-2020
Signature of Attorney Matthew W. Kelley Date 3-12-2020

Exhibit B**Statement of Hardship CV19-137****261 Hamilton Avenue, Columbus, Ohio 43203**

The site is several parcels totaling of 0.634 +/- acres (27,617 +/- SF) addressed as 261 Hamilton Avenue. This application is submitted as a companion to rezoning application Z19-100, requesting the AR-3, Apartment Residential District, for variances related to the proposed apartment building. The site is presently zoned R-2F from the 1974 Model Cities area rezoning of large areas of the Near East Area Commission area. The multiple tax parcels will be combined to form a single 0.634 +/- acre site in conjunction with the final Site Compliance Plan. Applicant proposes to develop the site with 51 dwelling unit apartment building as depicted on the submitted site plan.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed development is consistent with development standards in an area of Columbus developed prior to the Zoning Code and with new urban development in general with placing buildings closer to the street and reducing parking and yards. The requested variances are not substantial, will not alter the residential 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 requirement.

Applicant requests the following variances:

1. Section 3309.14(A), Height Districts, to increase permitted height of the proposed building from 35 feet to 44 feet.
2. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 77 spaces (51 DU @ 1.5 spaces / DU) to 21 spaces).
3. Section 3321.05(B)(2), Vision Clearance, to reduce the 30-foot clear vision triangle at the southwest corner of Hamilton Avenue and Mount Vernon Avenue from 30' x 30' to 8' x 8'.
4. Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage from 50% to 54%.
5. Section 3333.18(B)(D), Building Lines, to reduce the Mount Vernon Avenue building setback line from 25 feet to 1 foot and 6 feet, as depicted in the site plan, and to reduce the Hamilton Avenue building setback line from 15 feet to 5 feet.
6. Section 3333.23(d), Minimum Side Yard Permitted, to reduce the west side yard of the Mount Vernon Avenue frontage from 7.33 feet to 5 feet.
7. Section 3333.26(a), Height District, to increase permitted height of the proposed building from 35 feet to 44 feet.



CV19-137
261 Hamilton Ave.
Approximately 0.63 acres



CV19-137
261 Hamilton Ave.
Approximately 0.63 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: Z19-100 / CV19-137

Address: 261 Hamilton Avenue

Group Name: Near East Area Commission

Meeting Date: June 11, 2020

Specify Case Type:

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

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

- Approval
- Disapproval

NOTES:

Vote: 10-0-0

Signature of Authorized Representative: *Matthew D. Bury*
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
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 #: CV 19 - 137

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley
of (COMPLETE ADDRESS) Shiloh Development Partnership, LLC, 175 S Third St, Ste 1020, Columbus 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 (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)

<p>1. Shiloh Baptist Church of Columbus, 720 Mount Vernon Avenue, Columbus, OH 43203 Number of Columbus based employees: Five (5) Contact: Michael Kelley, 614-300-9503</p>	<p>2. Shiloh Development Partnership, LLC; 175 South Third Street, Suite 1020, Columbus, OH 43215 Number of Columbus based employees: Three (3) Contact: Michael Kelley, 614-300-9503</p>
<p>3. City of Columbus, Land Redevelopment, 845 Parsons Avenue, Columbus, OH 43206 Number of Columbus based employees: 10,000+ Contact: John Turner, 614-645-2251</p>	<p>4. Shiloh Family Institute, Inc., 720 Mount Vernon Avenue, Columbus, OH 43203; Number of Columbus based employees: Five (5) Contact: Michael Kelley, 614-300-9503</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael Kelley

Subscribed to me in my presence and before me this 12th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023



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