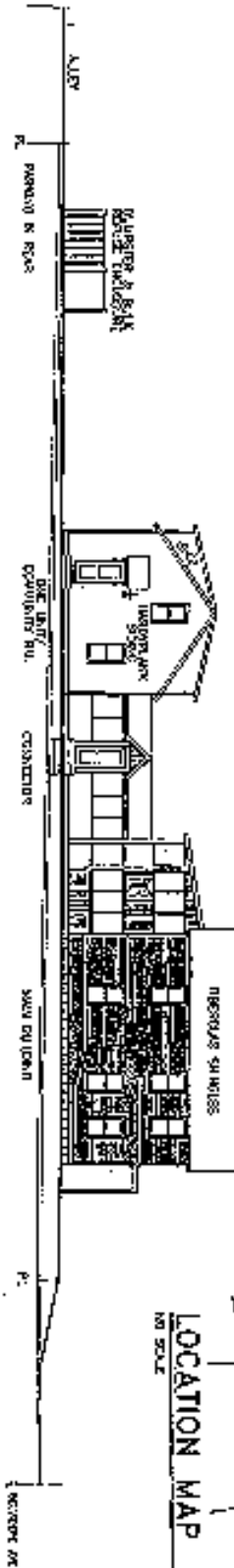


**EAST ELEVATION**

SCALE: 3/8" = 1'-0"



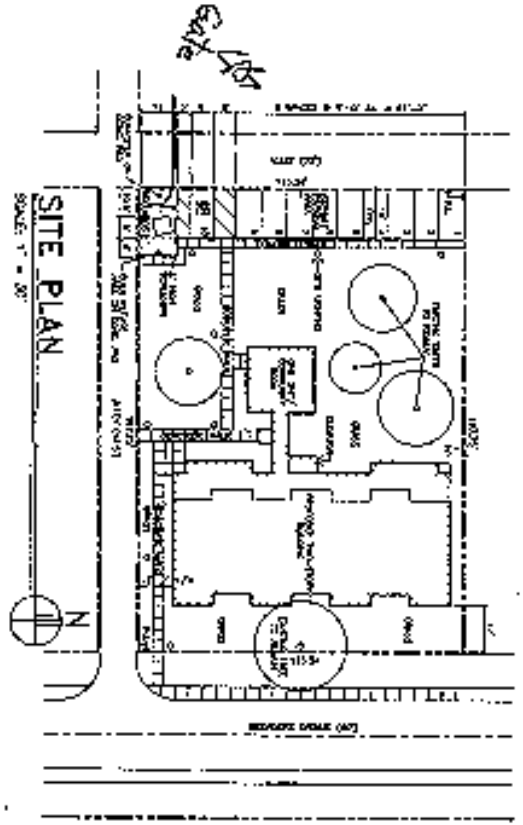
**ELEVATION FROM ALLEY LOOKING NORTH**

SCALE: 1/8" = 1'-0"



**LOCATION MAP**

NO SCALE



**SITE PLAN**

SCALE: 1" = 30'

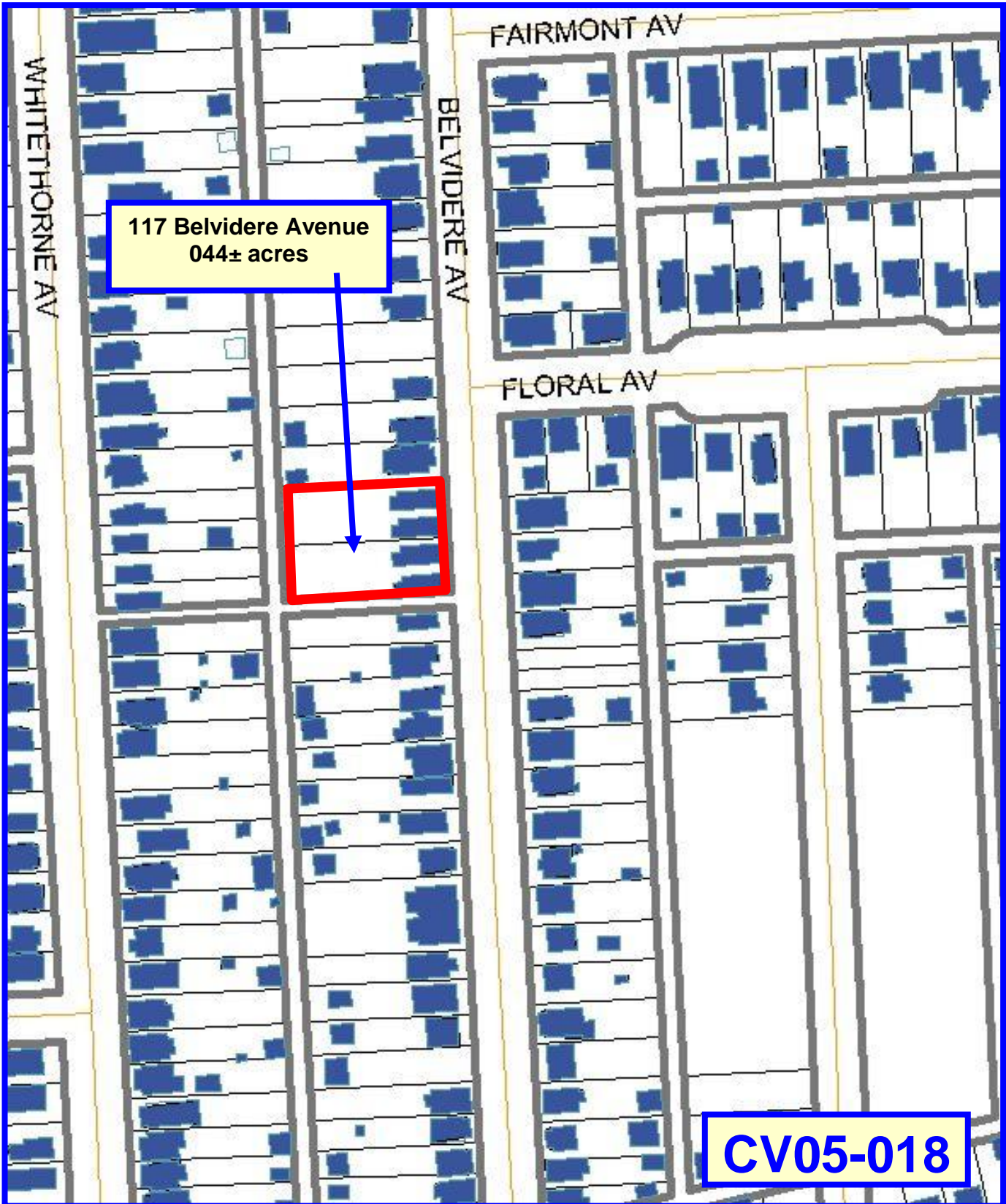
**SITE AND BUILDING DATA**

1. SECTION OF DIVISION PLANS - 15
2. LOT NO. 2 - 11,534 SQ. FT.
3. LOT AREA - 5,381 SQ. FT. (10,448 AC)
4. LOT AREA - 5,381 SQ. FT. (10,448 AC)
5. FRONT SETBACK - 10.0 FT. (3.05 M)
6. SIDE YARD SETBACKS - 5 FT. (1.5 M) SIDE - 11' SIDE - 12' SIDE - 4'
7. FRONT YARD - 20.0 FT. (6.10 M)
8. SIDE YARD - 20.0 FT. (6.10 M)
9. SETBACKS - 20.0 FT. (6.10 M)
10. NUMBER OF HAVING SPACES - 13

COMMUNITY HOUSING NETWORK, INC.  
*David Boyer*  
 Director of Field Exhibits Development  
 DATE: May 23, 2005  
 Final Copy  
 David Boyer  
 6-1-05

CV 05-018  
 ZONING CLEARANCE PLAN  
 JOHN HAYES ARCHITECTS  
 A1









**117 Belvidere Avenue  
044± acres**

**CV05-018**

Exhibit B

**Hardship Statement**  
117 Belvidere Avenue

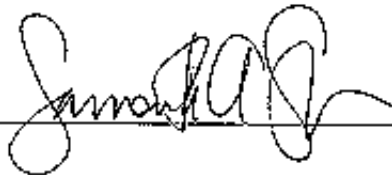
The property subject to this variance request is located in the Hilltop area on Belvidere Avenue, a few blocks from West Broad Street. The property consists of two large subdivision lots totaling 19,382 square feet. The property is currently developed with four multifamily buildings, each with 2 units. Although the property is zoned R-3 for single-family use, the apartments are permitted as nonconforming uses built before the zoning affected the property. The owner Community Housing Network purchased the property in 1988 and uses them to serve residents with special needs. The apartments do not serve these residents as well as a different configuration could. In addition, the apartments' design is not attractive or as compatible to the surrounding neighborhood as it could be. CHN proposes demolishing the existing buildings and rebuilding a 15-unit building that includes a resident manager and a tenant community room to better serve CHN's tenants and the surrounding neighborhood.

The proposed development requires a use and area variance from C.C.C. §§ 3332.035 to permit the multifamily use. Although the property is zoned for single-family, it has been developed with apartment buildings since before the zoning applied. The surrounding neighborhood is also developed with mixed residential use types. CHN has committed to building elevations and materials that were designed to be attractive and compatible with the neighborhood. CHN has also committed to employing a resident manager on-site to deal directly and immediately with tenant, building or neighborhood issues. Granting the variance will permit a use that is consistent with the neighborhood's current development, better serves CHN's tenants, and is an aesthetic improvement from the current buildings.

CHN is also requesting a variance to C.C.C. § 3332.19's requirement that the development front on a public street. The proposed building will have a façade designed to look like the front of the building that faces Belvidere, but the access to the building will be a single point of entry located at the side of the site. Having a single entry makes securing and monitoring building access easier. Locating that entry on the side of the site rather than the front allows the front design to resemble townhouses that are more compatible with the neighborhood.

CHN is also requesting off-street parking variances. CHN is requesting a variance to C.C.C. § 3342.17 to eliminate the perimeter parking lot screening requirement. The other parking areas along the alley are not similarly screened. Also, because the parking lot faces the subject property, adjacent property owners will not be negatively affected if the parking lot perimeter is not screened. CHN is also requesting a variance to reduce the number of parking spaces required from 30 to 10. In CHN's experience operating other special needs housing, typical parking requirements are unnecessary because only a minority of tenants owns cars. In addition, off-street parking in front of the building is available. The variance should be granted because the proposed parking is sufficient to serve the building.

Signature of Applicant



Date May 27, 2005

Revised 5/27/05



Department of Trade and Development  
Development Regulation Division

1250 Fairwood Avenue  
Columbus, Ohio 43206-3372  
(614) 645-7314

**AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
STANDARDIZED RECOMMENDATION FORM**

GROUP NAME: GITCHEER HILLTOP AREA COMMISSION

MEETING DATE: MAY 10, 2005

SPECIFY CASE TYPE:  
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER: 117 BELVIDERE AVE (COLUMBUS

RECOMMENDATION:  
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)  
(Area Commissions see note below\*)

HOUSING NETWORK

#1. ADD A SIDEWALK AND LIGHTING ON THE SOUTH SIDE  
OF THE PROPERTY TO IMPROVE VISITOR SAFETY;

#2. INCLUDE ONE SEAT ON THE COMMUNITY ADVISORY COUNCIL  
FOR A MEMBER OF THE GHAC; AND

#3. DIRECTLY INVOLVE THE GHAC IN PREPARATION OF <sup>A</sup> ~~THE~~  
COMMUNITY SURVEY TO ASSESS THE IMPACT OF THE

\* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval". <sup>DEVELOP-  
MENT  
ON THE  
COMMUNITY</sup>

VOTE:

7-0-2

SIGNATURE OF  
AUTHORIZED REPRESENTATIVE:

*Daryl Hensley*  
(Signature)

Chair, GHAC  
(Recommending Group Title)

614-870-5296  
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;  
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.



**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 # CV05-018

Being first duly cautioned and sworn (NAME) Samantha Shuler  
of (COMPLETE ADDRESS) 957 E. Broad Street, Columbus, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
	Community Housing Network, Inc., 957 E. Broad Street, Columbus, OH 43205
	Community Housing Network I LP, 957 E. Broad Street, Columbus, OH 43205

SIGNATURE OF AFFLIANT *Samantha Shuler*

Subscribed to me in my presence and before me this 5 day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC *Ronald E. Lee*

My Commission Expires: 10/21/09

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



RONALD E. LEE  
Notary Public, State of Ohio  
My Commission Expires 10/21/2009