

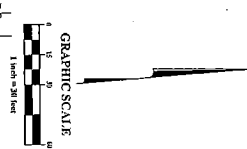
David B. Terry, Agent
David B. Terry, Agent
 Date: 1/7/15
 1/7/15

LEGEND
 [Symbol] Ex Building To Be Renowned
 [Symbol] Ex. Tree (TYP)
 [Symbol] Ex. Utility/Street Light Pole
 [Symbol] Proposed Trees
 [Symbol] Proposed Concrete Sidewalk
 [Symbol] ALTIMATIONS
 [Symbol] To Remove

PROJECT ZONING INFORMATION
 Address: 345 Dushler Ave
 Tax Parcel No.: 010-08687-00
 Total Site Area: 5.18 Ac
 Existing Zoning: R2
 Height District: H-35
 Proposed Zoning: Z1-4-03/CV14-044
 Single Family Site Area (R-3): 2.87 Ac
 Multi Family Site Area (R-1): 2.31 Ac
 Total Multi Family Units (1,407 SF/Unit): 159

PROJECT DATA TABLE

Site Area	5.18 Ac
Total Disturbed Area	6.18 Ac
Site Summary	22
Single Family Lots (R-3)	52
Removable Units (R-1)	53
Removable Barrett School Units (R-1)	105
Total Multi Family Units	159
Spaces Required at 1.5/Unit (Multi-Family)	80
Surface Spaces Provided	27
Porch/Deck Provided	52
Garage Provided	159
Total Spaces Provided	238



REVISIONS

MARK	DATE	DESCRIPTION

CV14-044 Final Received 1/7/15

EMHT
 ENGINEERING, MECHANICAL, ARCHITECTURE & DESIGN, INC.
 5500 New Albany Road, Columbus, OH 43226
 Phone: 614.773.6500 Fax: 614.773.7770
 www.emht.com

SCALE: 1" = 30'
 DATE: January 7, 2015
 DRAWING NO.: 2014-1235
 SHEET: 1/1

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 ZONING EXHIBIT
 FOR
BARRETT SCHOOL REDEVELOPMENT

HOME/PORT/CASTO

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION

CV14-044

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

STATEMENT OF HARDSHIP

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.

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 requested as detailed below:

See Exhibit B

Signature of Applicant CHP Casto Barrett School Enterprises LLC
by Donald Plank, Attorney
Donald Plank

Date 1/8/2015

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

Exhibit B

Statement of Hardship

CV14-044

345 East Deshler Avenue

The site is 6.16 acres bounded by East Deshler Avenue, South Washington Avenue, Thurman Avenue and Bruck Street. The site is developed with the Barrett Avenue School. By pending rezoning application Z14-043, the property is proposed to be rezoned to the AR-1 and R-2F districts, as described in the pending rezoning and as depicted on the site plan for this variance application.

The Barrett School has been closed since about 2009. The building consists of the original four (4) story school building built in the 1880's and a large one (1) story addition to the east side of the original building built in the late 1950's. The original building has significant historic and neighborhood interest and is proposed to be preserved. The 1950's addition does not have historic significance and is typical of many school additions built in the 1950's and 1960's as school districts built additions to schools to accommodate the growing number of students. The 1950's school addition resulted in the demolition of dwellings, probably many being single family dwellings, to accommodate the building addition and sports fields/play ground. As with any property/building developed/developed for a specific purpose and the original purpose is no longer viable, a viable new land use must be determined.

The larger neighborhood surrounding the Barrett School site is developed with many forms of residential uses. The neighborhood is experiencing considerable revival and investment. It makes sense to develop the Barrett site with residential land uses. Applicant proposes to preserve the original Barrett School building by changing the use from a former school to 53 dwelling units, remove the 1950's one (1) story addition to the Barrett School building, develop an additional 54 multi-family dwelling units on the west approximately one-half of the site (total of 105 multi-family units) and develop 22 detached single family homes on approximately the east half of the site. The development plan includes establishing the former alley (non-dedicated) grid system by establishing non-dedicated north/south and east/west vehicular connections. The site development plan is depicted on the submitted site plan titled "Zoning Exhibit for Barrett School Redevelopment", hereafter "Site Plan", dated January 7, 2015.

The site and surrounding neighborhood were developed before the City of Columbus established zoning. Development standards representative of the neighborhood typically are not in compliance with development standards of the current Zoning Code which largely has its roots in suburban development styles rather than urban development or urban redevelopment. Urban redevelopment in the City of Columbus typically requires variances to current code requirements because the current code standards don't address urban redevelopment, particularly for residential uses. Applicant has a hardship to comply with the Zoning Code due to the current code standards representing non-urban development and prevailing standards in the neighborhood, and, therefore, requests the following variances in

conjunction with rezoning (Z14-043) the property to the R-3 and AR-1 districts to permit the proposed development represented on the submitted Site Plan.

Applicant requests the following variances:

AR-1, Apartment Residential District area

- 1) 3309.14, Height Districts, to permit a variance to the H-35 Height District for the existing four (4) story Barrett School building, which is approximately 75 feet tall to the mid-point of the roof.
- 2) 3321.05(A)(1), Vision Clearance, to reduce the required clear vision triangle for driveways to parking lots for one (1) parallel parking space on the private north/south driveway adjacent to Thurman Avenue and one (1) parallel parking space adjacent to E. Deshler Avenue from 10'x10' to 9'x10' and 6'x10', respectively.
- 3) 3312.27(3), Parking Setback Line, to reduce the required parking setback on Thurman Avenue and E. Deshler Avenue from 10 feet to 9 feet and 10 feet to 6 feet, respectively, for a parallel parking space on the north/south private driveway, and to reduce parking setback from 10 feet to 5 feet for two (2) parking spaces along Bruck Street.
- 4) 3333.18, Building Lines, to reduce building setback lines for Thurman Avenue and Bruck Street for the AR-1 multi-family area from 30 feet and 25 feet, respectively, to 10 feet and 10 feet, respectively.
- 5) 3333.255, Perimeter Yard, to reduce the required perimeter yard from 25 feet to 21 feet adjacent to Buildings 4 and 5, while the distance from the face of the buildings to the east property line exceeds 25 feet, but parking starts 21 feet east of the buildings and extends to within 10 feet of the eastern property line.

R-3, Residential District area

- 6) 3312.13(A), Driveway, requires a driveway serving a residential parking area to be a minimum of ten (10) feet wide, while the applicant may use shared driveways for Lots 1/2, Lots 10/11, Lots 12/13 and Lots 21/22 and the part of the driveway on each lot may be less than ten (10) feet wide, but the total width of the shared driveway shall be ten (10) feet or greater in width.
- 7) 3312.25, Maneuvering, to permit shared driveway access, vehicular access on an adjacent parcel, maneuvering and shared maneuvering on adjacent pairs of lots for single family dwellings on Lots 1/2 , Lots 10/11, Lots 12/13 and Lots 21/22.

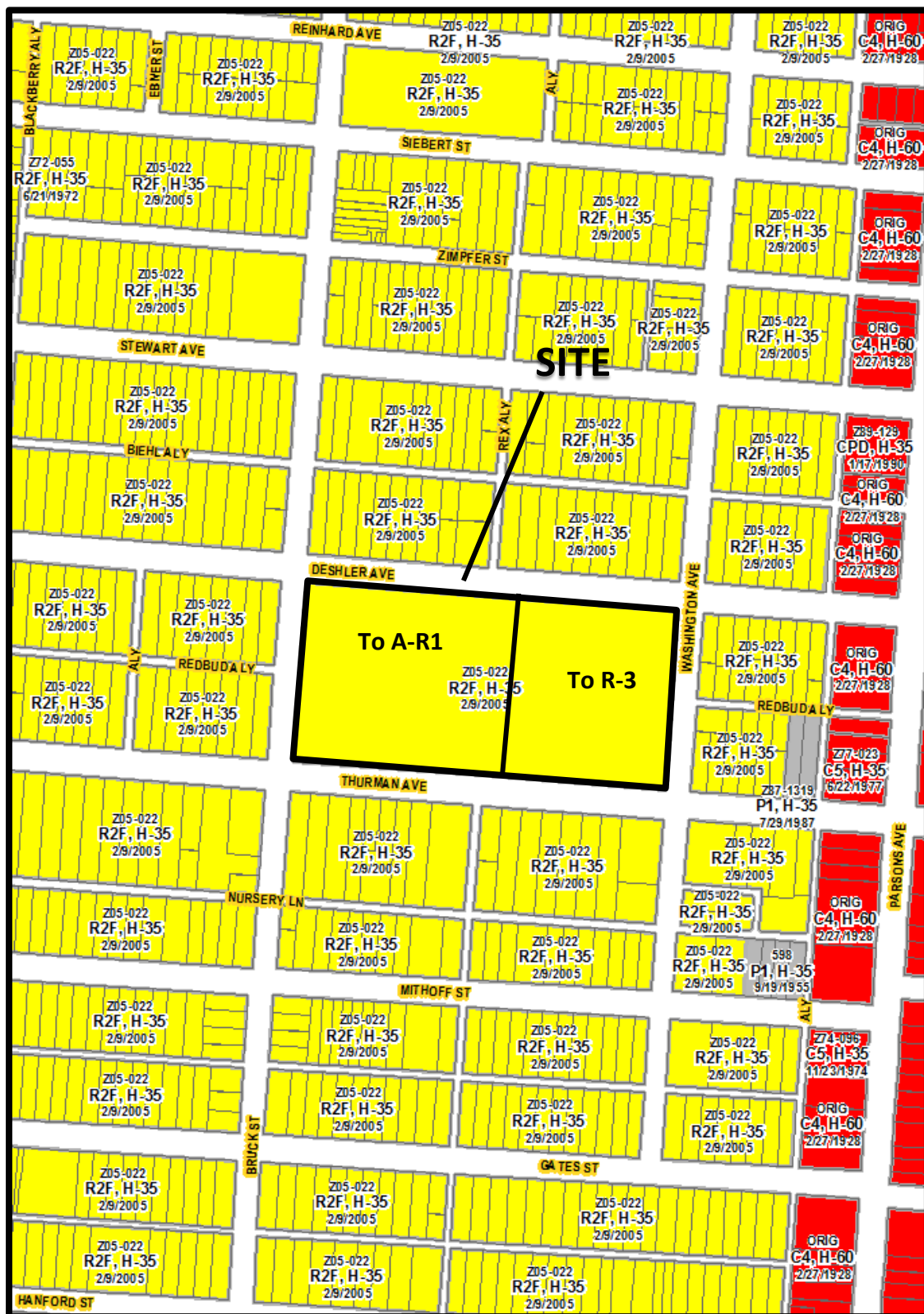
- 8) 3332.035, R-3, Residential District Use, to permit a non-dedicated east/west alley as a separate parcel, as depicted on the Site Plan, to be used only for vehicular and pedestrian access to the rear of the single family lots as a primary use in the R-3 district.
- 9) 3332.05, Area District Lot Width Requirements, which Section requires a minimum lot width of fifty (50) feet in the R-3 District, while applicant proposes lot widths of 32 +/- feet and 49 +/- feet, subject to surveying/platting, which may require slightly different lot width dimensions.
- 10) 3332.13, R-3, Area District Requirements, which Section requires a minimum lot area of 5,000 square feet, while applicant proposes eight (8) lots of less than 5,000 sq. ft. with four (4) lots (Lots 2, 11, 12, 22, as numbered on the Site Plan) of 3,660 +/- sq. ft. and four (4) lots (Lots 1, 10, 13, 21, as numbered on the Site Plan) of 4,450 +/- sq. ft., subject to surveying/platting, which may require slightly different lot area.
- 11) 3332.18(C)(D), Basis of Computing Area, which Section limits calculation of area to the depth of the lot that is three (3) times the width, applicant has 14 proposed single family lots that will be approximately 32' x 166', so the area calculation will be limited to 32' x 96' or 3,072 +/- sq. ft. for area calculation under the provisions of this Section, subject to surveying/platting, which may require slightly different depth and area calculations; and to permit an increase in lot coverage from 50% to 65% for Lots 1, 2, 10, 11, 12, 13, 21, 22, as numbered on the Site Plan.
- 12) 3332.19, Fronting, which Section requires each lot to front upon a public street, while Lots 2 and 22, as numbered on the Site Plan, won't front upon a public street, but are desirable to create buildings facing the multi-family buildings to the west, to create the front of buildings on the non-dedicated north/south drive and to create the desired look and feel of the non-dedicated north/south drive with pedestrian amenities and building mass.
- 13) 3332.21, Building Lines, to reduce building setback lines for Thurman Avenue, Washington Avenue and Deshler Avenue for the R-3 single family area from 30 feet, 25 feet and 25 feet, respectively, to 15 feet, 2 feet and 15 feet, respectively.
- 14) 3332.25, Maximum Side Yards Required, to reduce the sum of the required side yards on all single family lots (Lots 1 – 22, inclusive, as numbered on the Site Plan) to six (6) feet, rather than 20% of the lot width.
- 15) 3332.26(B)(E), Minimum Side Yard Permitted, which Section requires a minimum five (5) foot interior property line side yard on Lots 1, 2, 10, 11, 12, 13, 21 and 22, as numbered on the Site Plan, while applicant proposes to reduce the interior property line side yards on these lots from five (5) feet to three (3) feet; and, as an alternate house location option, to reduce one (1) side yard on single family lots 3-9, inclusive, and 14-20, inclusive, to zero (0) feet, subject to all of the houses within each group of lots, meaning all of lots 3-9, inclusive, and all of lots 14-20, inclusive, being located with one (1) side yard of zero (0) feet, and the other side yard being a minimum of six (6) feet, rather than the minimum three (3) foot side yard on each side. If all houses on lots 3-9, inclusive, and 14-20, inclusive, aren't located with a zero (0) side yard on one

side and a six (6) (6) foot minimum side yard on the other side, then all houses on these lots shall be located to provide minimum three (3) foot side yards on each side. To reduce the required minimum side yard for a detached garage for Lots 1 – 22, inclusive, from three (3) feet to zero (0) feet to permit a common wall between adjacent detached garages or to reduce required side yard from three (3) feet to one (1) foot for individual detached garages and to permit a surface parking space in the garage side yard opposite the reduced detached garage side yard.

- 16) 3332.27, Rear Yard, which Section requires 25% of total lot area to be located in the rear yard, while applicant requests 10% rear yard for Lots 1, 2, 10, 11, 12, 13, 21, and 22.
- 17) 3332.33, Private Access and Parking Requirements, which Section requires private access for single family dwellings, while Lots 2 and 22 may share a common access point with Lots 1 and 21, respectively, from the north/south private driveway access on the AR-1 portion of the site.
- 18) 3332.38(E)(G), Private Garage , which Sections limit the area of a detached garage to 45% of total rear yard and limits the height of a detached garage to 15 feet, while applicant proposes a maximum area of the rear yard of 70% for Lots 1, 2, 10, 11, 12, 13, 21, and 22, and a maximum garage height of 18 feet, to permit increased rear yard garage coverage and a steeper garage roof pitch that will be more characteristic of the single family homes to be built and the area.
- 19) 3321.05(B), Vision Clearance at street intersections, which Section requires a 30' vision clearance triangle, while many corner lots in urban areas do not comply with this suburban design standard and applicant requests a 15' vision clearance triangle for Lot 10 (NW corner of Thurman Avenue and Washington Avenue) and Lot 13 (SW corner of East Deshler Avenue and Washington Avenue).

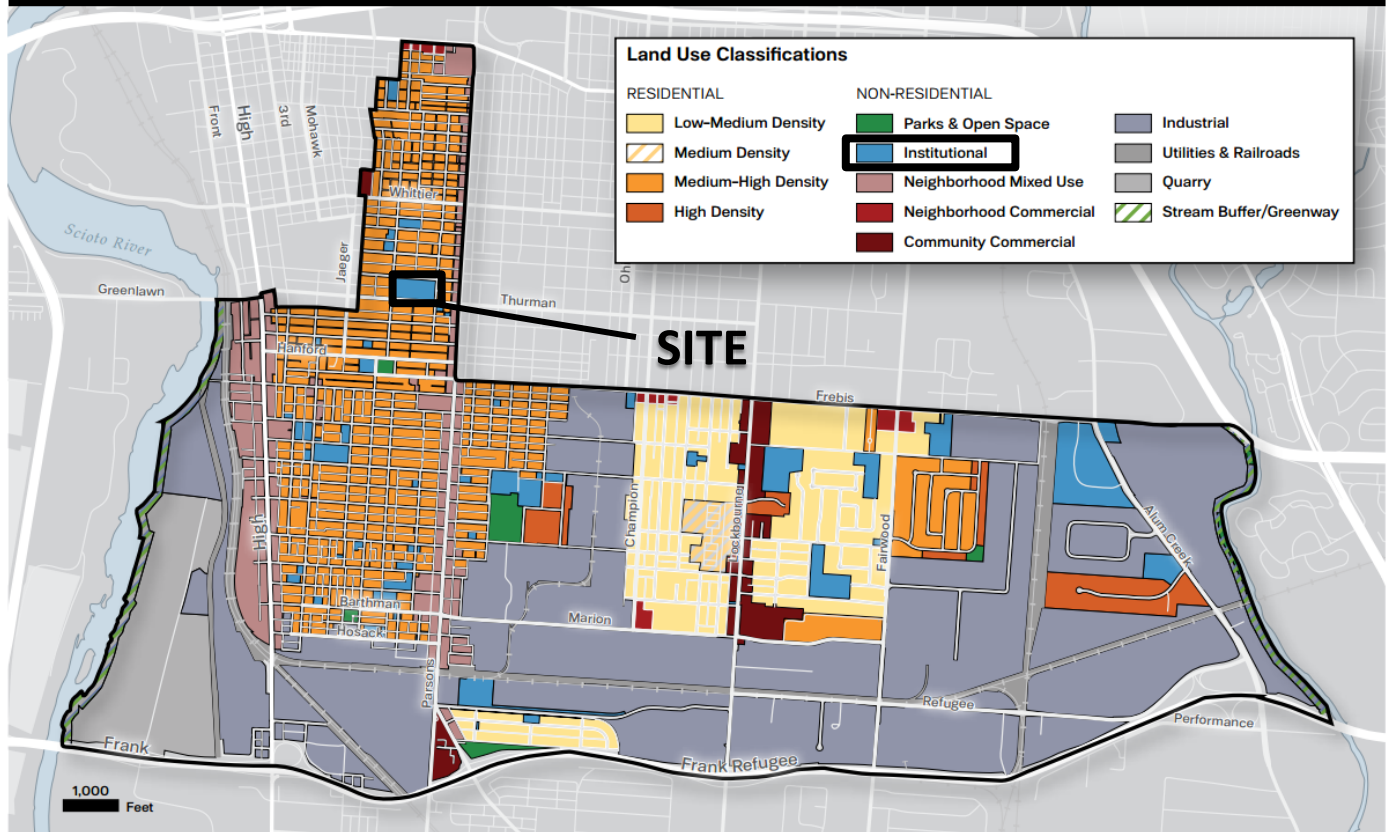
For the R-3 area, if any variance is needed in the future, an application may be submitted for less than the whole R-3 area, including an individual lot.

All dimensions and area calculations referenced in these variance citations and dimensions depicted on the Site Plan may be slightly adjusted to reflect engineering, topographical, plat or other site data developed at the time final development and engineering plans are completed for site development. Any slight adjustment to the Site Plan 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.



7J14-04(
345 E. Deshler
Approximately 6.16 acres

FIGURE 8: FUTURE LAND USE PLAN



CV14-044
345 E. Deshler
Approximately 6.16 acres

- Consistency with other applicable plan recommendations as well as site specific considerations.
- Attempts to preserve any existing historic structure.
- The Land Use Plan recommends new residential uses for some existing parking lots (associated with commercial uses) that are across the alley behind Parsons Avenue. The Plan recognizes these parking lots as permitted commercial uses, but recommends residential in order to reinforce the plan policy that, in general, expansion of commercial development beyond the alley is discouraged.
- Existing light industrial uses are recognized in the area recommended for Neighborhood Mixed Use between South High Street and the railroad tracks to the west.

POLICY 1.3

Industrial areas should be maintained and supported as job centers.

- For existing industrial areas (areas along Marion Road, Refugee Road, and Alum Creek Drive) the emphasis should continue to be light industrial, research and development, warehouse distribution, and flex office space. Existing heavy industrial uses are recognized, but the introduction of new heavy industrial uses is not supported due to the proximity of residential. Retail uses are supported within the industrial area in close proximity to the State Route 104 interchanges at Alum Creek Road, Lockbourne Road, and S. High Street (from the interchange north to the railroad tracks).
- The residential uses along Jenkins Avenue, east of 19th Street within the area recommended for Industrial are recognized.



- The north and south sides of Hosack Street include a mix of manufacturing and residential zoning and uses. In general, the Plan recommends that Hosack Street serve as a border with manufacturing uses to the south and residential to the north. But the existing residential to the south is recognized, as is the existing parking lot and other non-residential uses associated with the manufacturing on the north side of the street.
- Green infrastructure including green buildings, green roofs and sustainable uses such as urban farming and hydroponics are encouraged for light industrial land uses.

POLICY 1.4

Redevelopment of existing institutional land uses should be compatible with surrounding development.

- Schools, libraries, places of worship, post offices and other institutional uses play a key role in communities. Due to the nature of these uses, they are often located in residential areas. This can make proposals for reuse or expansion of an existing institutional use challenging. Consideration of such proposals requires careful attention, with a particular emphasis on impacts to adjacent properties and residences.

A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood. New uses could include mixed use, retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly. The scale and intensity of new uses should reflect the location in terms of surrounding uses and access. For instance, retail and entertainment uses may be appropriate on commercial corridors, but not in the midst of a residential neighborhood.

New construction should be generally compatible with the existing neighborhood fabric relative to style, scale, and density.

Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character.

➤ New or expanded uses should provide adequate parking for current and future needs and consider the availability of public transit services.

➤ Preservation of contributing historic sites and structures is encouraged.

POLICY 1.5

A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents consistent with the city's recreation and parks recreation plan.

➤ As development occurs within the planning area, opportunities to include green space should be explored.

➤ Opportunities to enhance connections to adjacent recreation areas and green spaces should be explored.

➤ Wherever feasible, new residential development should provide for on-site open space and facilities to meet the recreation needs of its occupants.

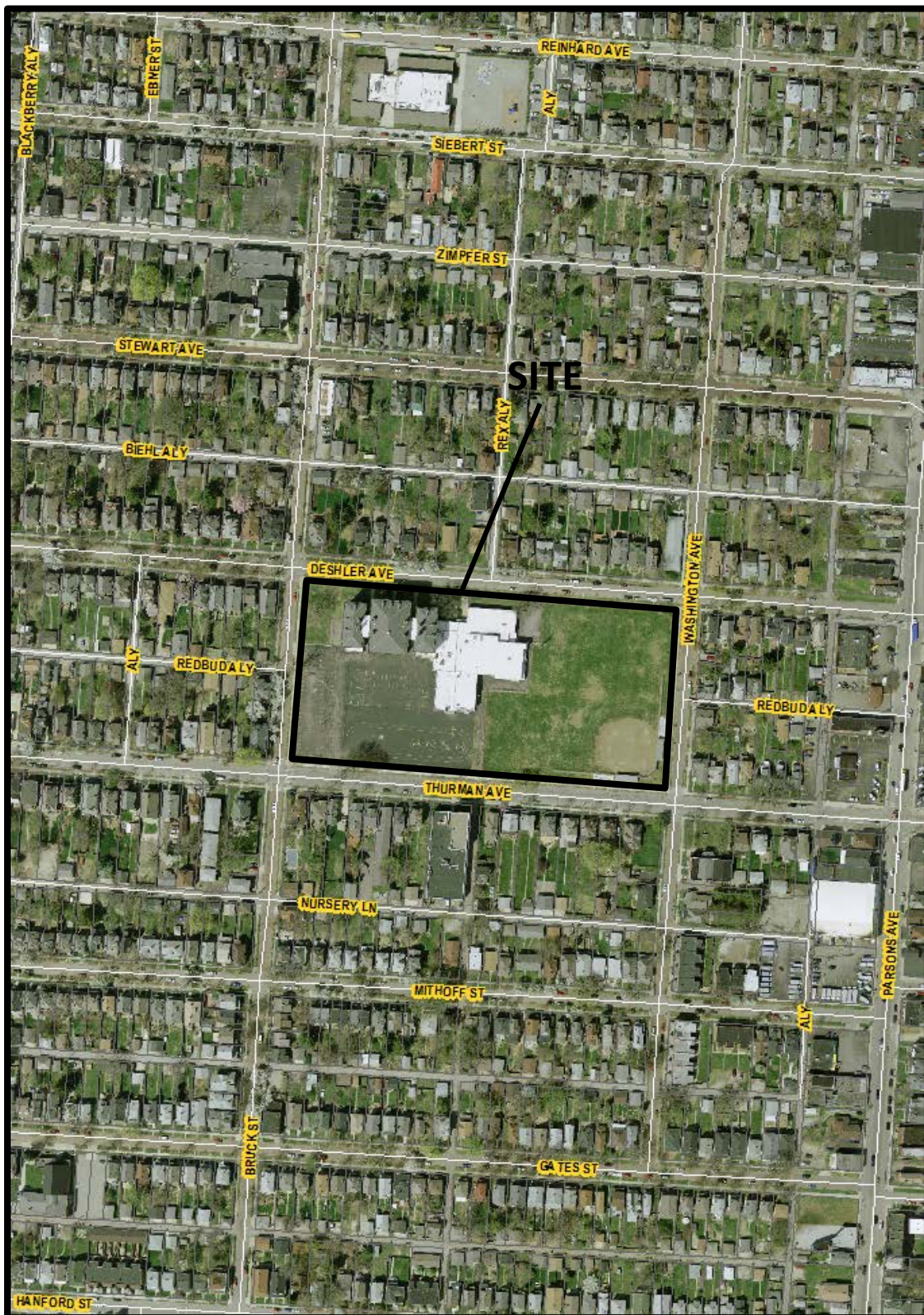


➤ Neighborhood civic associations should be encouraged to partner with Recreation and Parks by adopting a neighborhood park to maintain and improve.

➤ Community gardening offers many benefits to neighborhoods, including the provision of fresh food, building community, and improving neighborhood beauty and property values. Challenges to success include maintaining long term site control, provision of water, ensuring that the garden soil is clean, and maintaining volunteer support. Strategies for successful community gardening include:

➤ Identify potential sites. Desirable sites could include those near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.

➤ Partner with the local area commission and/or civic association to build support.



CV14-044
345 E. Deshler
Approximately 6.16 acres

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

14315-00000 - 00631

Address

345 EAST DIESHLER

Group Name

SOUTHSIDE AREA COMMISSION

Meeting Date

OCT 28, 2014

Specify Case Type

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

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Commissioners will be at meeting to
answer any questions

Vote

8 YES / 7 ABST / 1 ABSENT

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

SOUTHSIDE AREA COMMISSION

DAYTIME PHONE NUMBER

614-285-4901 X1100

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: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

STEVEN R. SCHOENY
Director

HISTORIC DISTRICT COMMISSION RECOMMENDATION

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 345 E. Deshler Avenue Columbus Register Individual Listing
APPLICANT'S NAME: CHP Casto Barrett School Enterprises (Applicant/Owner)

APPLICATION NO.: 14-11-16 b **COMMISSION HEARING DATE:** November 20, 2014

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3117 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Variances
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Variance & Rezoning Request

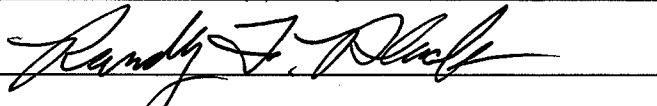
- Rezoning Application #Z14-043 & Variance Application #CV14-044:
 - 1) Rezone the east 2.67 +/- acres to the R-3 residential District for single-family use only, to be platted for twenty-two (22) single-family dwellings.
 - 2) Rezone the west 3.49 +/- acres to the AR-1 Apartment Residential District for one hundred and eight (108) dwelling units, including changing the use of the Barrett School building to fifty three (53) dwelling units.
 - 3) All necessary variances to the R-3 and AR-1 districts as itemized on the submittal.
- NOTE: All commissioners voiced concerns regarding Variances #2 & #3 as noted and requested that these two variances be called out in the motion as specific items of concern.
 - #2) 3333.18 Building Lines—To reduce building setback lines for Thurman Avenue and Bruck Street for the A/R-1 multi-family area from 30 feet to 25 feet, respectively, to 8 feet and 10 feet respectively.
 - #3) 333.255 Perimeter Yard—To reduce the required perimeter yard from 25 feet to 21 feet adjacent to Building 5, while the distance from the face of the buildings to the east property line exceeds 25 feet, but parking starts 21 feet east of the buildings.

MOTION: Rowan/Morgan (4-2-0) [Clark, Wolf] RECOMMEND APPROVAL

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black
Historic Preservation Officer



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

APPLICATION # CV14-044

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank -----

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E Rich Street, FL 3, Columbus, OH 43215
deposes and states that (he) is the APPLICANT, AGENT OF 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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Homeport 562 E Main Street, Columbus, OH 43215, George Tabit, 221-8889 # Columbus employees: 65	2. CASTO 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Kolby Turnock, 614-744-3443 # Columbus employees: 200
3. CHP Casto Barrett School Enterprises LLC 562 E Main Street, Columbus, OH 43215 # Columbus employees: 0 George Tabit, 614-221-8889	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before this 12th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Amy K. Kuhn

My Commission Expires: N/A

Notary Seal Here

This Project Disclosure Statement expires six months after notarization.

PLEASE NOTE: incomplete applications will result in the rejection of the application.
Applications must be submitted to the City of Columbus, Ohio Department of Building & Zoning Services.
Please make all checks payable to the Columbus City Treasurer.



Amy K. Kuhn, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date.
Sec. 147.04 B.C.