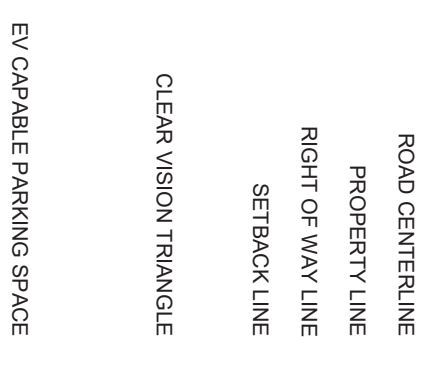


**SITE VARIANCE LEGEND**



**SITE DEVELOPMENT DATA**

<b>DEVELOPER:</b>	NATIONAL CHURCH RESIDENCES CONTACT: MIKE COUVREUR PHONE: (614) 273-3806 EMAIL: MIKE@NATIONALCHURCHRESIDENCES.ORG
<b>SITE ENGINEER:</b>	THE KLEINGERS GROUP 350 WORTHINGTON ROAD SILENT HILL, OH 43082 PHONE: (614) 882-4311 CONTACT: MIKE COUVREUR EMAIL: mike.couvreur@kleingers.com
<b>EXISTING USE:</b>	PARKING LOT
<b>PROPOSED USE:</b>	MULTI-FAMILY RESIDENTIAL
<b>EXISTING ZONING DISTRICT:</b>	CHD
<b>REQUESTED ZONING DISTRICT:</b>	ARO
<b>SITE AREA:</b>	47,216 SF (1.1 AC)
<b>PROPOSED DWELLING UNITS:</b>	84
<b>REQUIRED PARKING SPACES:</b>	128 SPACES
<b>PROVIDED PARKING SPACES:</b>	51 SPACES (#)
<b>REQUIRED BUILDING SETBACK (ST. CLAIR AVE.):</b>	10'
<b>PROPOSED BUILDING SETBACK (ST. CLAIR AVE.):</b>	5' (#)
<b>REQUIRED BUILDING SETBACK (SOUTH):</b>	6.77'
<b>PROPOSED BUILDING SETBACK (ALLEY):</b>	1.62'

**ELECTRIC VEHICLE PARKING REQUIREMENTS**

BUILDING CATEGORY	BUILDING TYPE INCLUDES	MINIMUM NUMBER OF SPACES	EV-CAPABLE	EV-READY	EVE INSTALLED
AFFORDABLE MULTIFAMILY RESIDENTIAL HOUSING	MULTI-UNIT RESIDENTIAL HOUSING WHERE 50% OR MORE OF THE UNITS HAVE INCOME MONITORED BY A GOVERNMENT AGENCY	N/A	15%**	N/A	2%**
PROVIDED SPACES	PROVIDED SPACES	8	8	0	2

\*\*EVE INSTALLATION SUBJECT TO AVAILABILITY OF SPECIFIC CITY FUNDING TO COVER THE PURCHASE AND INSTALLATION OF COSTS FOR COMPLIANCE

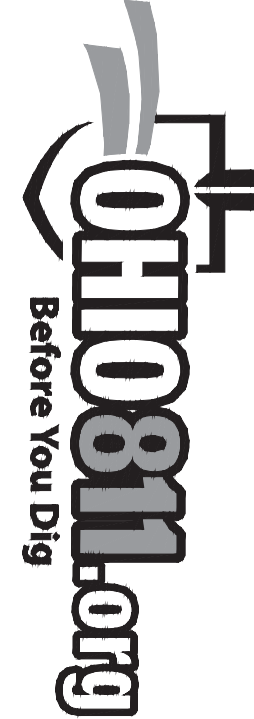
**NOTES:**

1. THE PROPOSED BUILDING IS MULTIFAMILY RESIDENTIAL HOUSING WHERE 50% OR MORE OF THE UNITS HAVE INCOME AND/OR RENT RESTRICTIONS THAT ARE MONITORED BY A GOVERNMENT AGENCY. NO EVE INSTALLED SPACES TO COVER THE PURCHASE AND INSTALLATION COSTS OF EVE INSTALLED SPACES FOR THIS PROJECT. (§ 3912.57 EV PARKING MINIMUM REQUIREMENTS EFFECTIVE JANUARY 1, 2024)
2. THERE WILL BE NO PROPOSED GROUND MOUNTED AIR CONDITION UNITS.
3. THERE WILL BE NO PROPOSED ABOVE GROUND HOT BOX OR WATER VAULT.
4. REFUSE COLLECTION FOR THIS SITE WILL BE HANDLED PRIVATELY.

**COUNCIL VARIANCE REQUESTS**

1. 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED
2. REQUEST TO REDUCE REQUIRED PARKING SPACES
3. 3333.18 BUILDING LINES
4. REQUEST TO REDUCE THE 10' BUILDING LINE FROM ST. CLAIR AVENUE R.O.W. TO 4'.

8/21/2024



Final Site Plan Received 8/21/2024; Sheet 1 of 2; CV24-054

PLANS PREPARED BY:

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

**THE KLEINGERS GROUP**

350 Worthington Rd  
Westerville, OH 43082  
614.882.4311

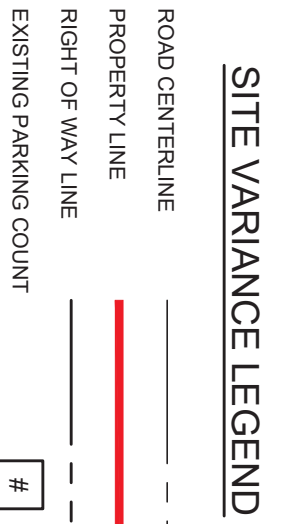
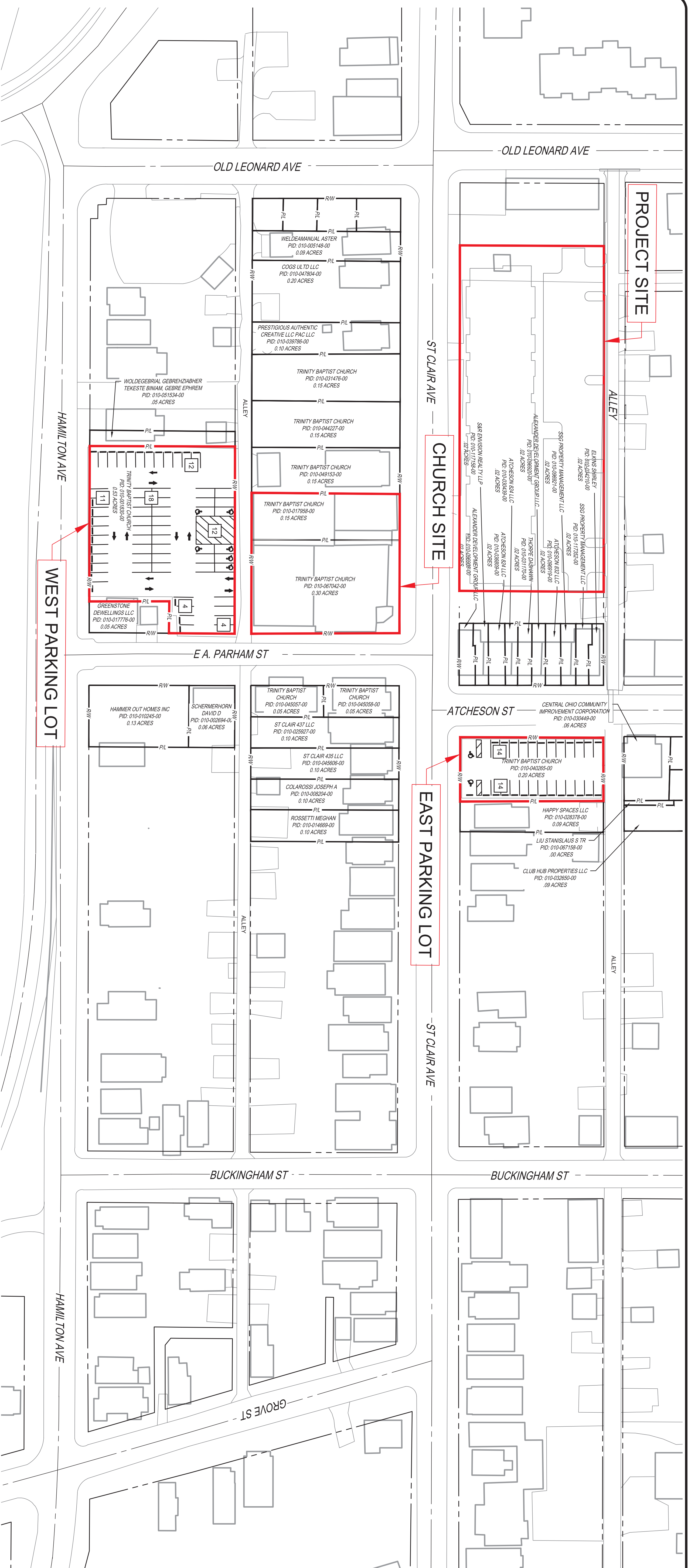
NO.	REVISION DESCRIPTION	INITIAL	DATE

**SITE VARIANCE PLAN**

SCARBOROUGH SENIOR HOUSING  
480 ST. CLAIR AVE.  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO 43220

DATE	06-20-2024	JOB NO.	220968.000
SCALE	1" = 20'	SHEET	1





**SITE DEVELOPMENT DATA**

DEVELOPER:	NATIONAL CHURCH RESIDENTS 2333 NORTH BANK DRIVE PHONE: (614) 272-3806 EMAIL: AMBERLEN@NATIONALCHURCHRESIDENTS.ORG
SITE ENGINEER:	THE KLEINGERS GROUP 3150 HAMILTON ROAD WESTERVILLE, OH 43082 PHONE: (614) 882-4311 FAX: (614) 882-4312 EMAIL: info@kleingers.com
EXISTING USE:	PARKING LOT
PROPOSED USE:	PARKING LOT
ZONING DISTRICT:	CPTD - COMMERCIAL - 200'x300' WEST AND SOUTHEAST PARKING LOTS; RESIDENTIAL - 250'x300' (CHURCH SITE)
ADJACENT ZONING DISTRICTS:	R2P
CHURCH SITE:	PID: 010-067042-00 (0.30 ACRES)
WEST PARKING LOT:	PID: 010-017898-00 (0.15 ACRES)
SOUTHEAST PARKING LOT:	PID: 010-044295-00 (0.20 ACRES)
REQUIRED PARKING SPACES:	200 SPACES
PROVIDED PARKING SPACES:	(#) 89 SPACES

**COUNCIL VARIANCE REQUESTS**

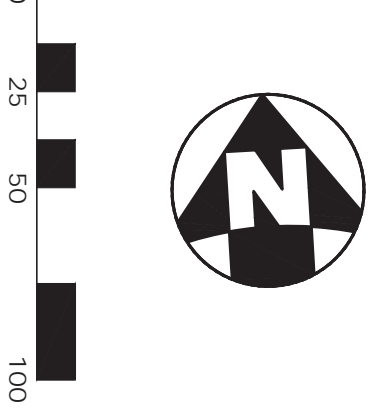
1. CHURCH PARCEL (PID: 010-067042-00 & 010-017898-00) SECTION 3312.49 - REQUIRED PARKING (TABLE 4) REQUEST TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR RELIGIOUS USERS FROM 200 SPACES TO 89 SPACES.

**REQUIRED PARKING RATIOS (33312.49 TABLE 4)**

USE	SF	RATIO	REQUIRED SPACES
SANCTUARY, AUDITORIUM	5,283	1:30	176.10
NON-ASSEMBLY SOCIAL HALL, OFFICE, OTHER	11,938	1:150	23.88
<b>TOTAL REQUIRED SPACES:</b>			<b>200</b>

(#) INDICATES REQUESTED VARIANCE

8/21/2024



Final Site Plan Received 8/21/2024; Sheet 2 of 2; CV24-054

PLANS PREPARED BY:

CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE ARCHITECTURE  
www.kleingers.com  
350 Worthington Rd  
Westerville, OH 43082  
614.882.4311

NO.	REVISION DESCRIPTION	INITIAL	DATE

**PARKING VARIANCE PLAN**

TRINITY BAPTIST CHURCH  
461 ST. CLAIR AVE.  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO 43203

DATE	06-19-2024	JOB NO.	220968.000
SCALE	1" = 50'	SHEET	1



# 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.**

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.**

**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 attached.

Signature of Applicant  Date 5/1/2024

494 St. Clair Ave. – Council Variance Application Attachment

Proposed Variances

Project Parcels (PIDs: 010-004474; 010-026447)

1. SECTION 3312.49 – REQUIRED PARKING (TABLE 2): REQUEST TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR 4 OR MORE DWELLING UNITS FROM 126 SPACES TO 51 SPACES.
2. SECTION 3333.18 – BUILDING LINES: REQUEST TO REDUCE THE REQUIRED BUILDING LINE ON ST. CLAIR AVENUE (WEST) R.O.W. FROM 10’ TO 4’.  
NOTE: THE SITE PLAN INDICATES THE BUILDING IS LOCATED 5’ FROM THE ST. CLAIR AVENUE ROW; THE INTENT IN SEEKING A VARIANCE TO A 4’ BUILDING LINE IS TO ACCOMMODATE *DE MINIMIS* SHIFTS IN THE ACTUAL BUILDING FOOTPRINT BASED ON SITE ENGINEERING OR RELATED CONCERNS.
3. SECTION 3333.04 – PERMITTED USES IN AR-O APARTMENT OFFICE DISTRICT: REQUEST TO TEMPORARILY VARY THE PERMITTED USES TO ALLOW FOR THE CONTINUED USE OF THE PROPERTY AS A PARKING LOT, WITH SUCH USE ENDING ON OR BEFORE MAY 31, 2025.

Church Parcels (PIDs: 010-067042; 010-017958)

1. SECTION 3312.49 – REQUIRED PARKING (TABLE 4): REQUEST TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR RELIGIOUS USES FROM 200 SPACES TO 89 SPACES.

Statement of Hardship

The Applicant, National Church Residences, seeks the requested variances to facilitate development of a new affordable senior housing apartment community on the Near East Side.

The Applicant has partnered with The Trinity Baptist Church of Columbus, Ohio (the “Church”) and Nix Development Company to develop a portion of the Church’s property on St. Clair Ave. The prospective development, The Scarborough, will consist of 84 units in a 4-story apartment building and provide needed affordable housing and services to area seniors age 62 and older.

The Scarborough will be funded through a \$9,000,000 HUD award and 4% LIHTC sources. In January of 2023, the Applicant applied for funding through the U.S. Department of Housing and Urban Development’s (“HUD”) Section 202 program (FY 2022 Section 202 Supportive Housing for the Elderly Program Funding; Funding Opportunity Number FR-6600-N-52). City Council approved a use variance (CV22-145/ORD0348-2023) enabling the use of the site for a multi-unit residential development in support of the application. As part of its pursuit of that council variance, the Applicant filed a rezoning application (Z23-010) to rezone the property to AR-O. The Applicant has refrained from pursuing further action on this rezoning application pending the results of its funding application with HUD.

This unique project received an award of funds from HUD in October of 2023 and the Applicant and its partners seek the requested variances to enable the development of the site. The

Project Parcels variances address site conditions which would otherwise limit the development and beneficial use of the property as senior multi-unit residential housing. These variances are paired with the “revived” Z23-010 rezoning application seeking to rezone the property to the AR-O district. The height, setback, building line and side yard variances are typical requests in response to the constraints of an urban site and will bring the development in line with adjoining properties. In Applicant’s many years of experience as an owner and manager of senior affordable housing, including similar communities funded under the Section 202 program, Applicant has observed a more limited use of cars by residents. Accordingly, Applicant seeks to vary the minimum number of required parking spaces to reflect the diminished need for parking attendant to its tenant population.

The Church Parcels variance recognizes that the parking available to the Church will be affected by the development of The Scarborough. The project site is currently a surface parking lot with 120 parking spaces, as shown on the exhibit accompanying this attachment. The Church utilizes this parking lot as well as two additional surface parking lots – a lot directly adjacent to the Church building (PID 010-001830) containing 61 parking spaces and a secondary lot catty-corner to the Church building (PID 010-040265) containing 28 parking spaces – all of which are zoned CPD (Zoning Application #Z00-003). The Applicant seeks a temporary use variance for the Project Parcels to enable the continued use of that parking lot (shown in the exhibit) until the commencement of construction on the project. Once construction starts, the Church will lose the use of the 120 parking spaces; the Church Parcels variance seeks to ensure the Church’s remaining parking lots are zoning compliant. Following the completion of construction of the Scarborough, the CPD for the remaining surface parking lots will be amended or such parcels rezoned as may be necessary to appropriately capture the final condition and relationship between the Church, the surface parking lots and the new development.

The project site is bordered to the north by a convenience store, on the east by single family homes across an alleyway, on the south by multifamily housing and on the west by the Church. The relationship of The Scarborough to the neighboring buildings and nature of the development dictate that the project will not adversely affect the supply of light and air to the adjacent uses, nor unreasonably increase congestion, the risk of fire or public safety. The Scarborough will be a community asset and not unreasonably impair adjoining properties, public health, safety comfort or morals.

For the foregoing reasons, Applicant respectfully requests the variances stated herein.





CV24-054  
494 St. Clair Ave.  
Approximately 1.52 acres



CV24-054  
494 St. Clair Ave.  
Approximately 1.52 acres

THE CITY OF  
**COLUMBUS**  
ANDREW J. GUTHER, Mayor

### 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/bis

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP  
(PLEASE PRINT)

Case Number Z23-010 & CV24-054

Address 494 St. Clair Ave.

Group Name Near East Area Commission

Meeting Date 7/15/2024

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:

Vote 7-2-2

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614-403-2225

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.



# 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 #: **CV24-054**

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) Matthew Bierlein  
of (COMPLETE ADDRESS) National Church Residences, 2245 North Bank Dr., Columbus, OH 43220  
deposes and states that they are 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:

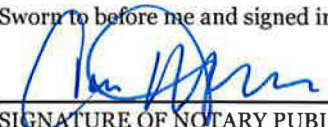
For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

<p>1. National Church Residences 2245 North Bank Dr. Columbus, OH 43220 Apprx. 225 Columbus based employees</p>	<p>2.</p>
<p>3.</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 1<sup>st</sup> day of May, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



**CARRIE A. DEAN**  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

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