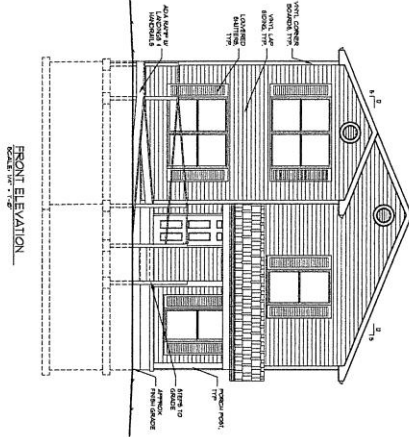


SERENITY HOUSE - A New Shared Living Facility

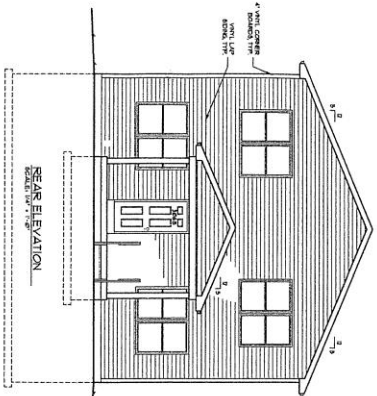
30 E. Woodrow Ave., Columbus, OH 43207



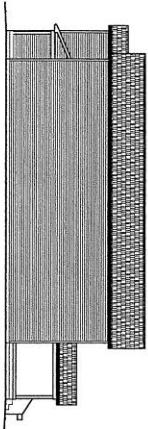
VICINITY MAP



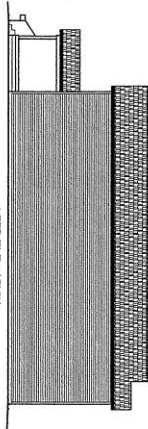
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



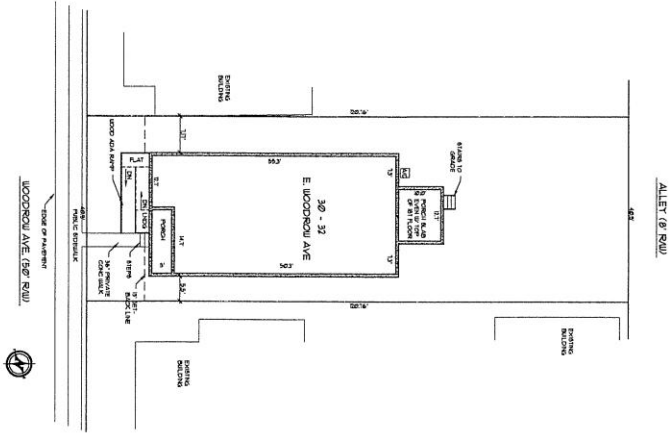
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



CV10-022



DESIGN GROUP



THE NORTH HILL ST. ALLEY 2ND
DOMINATION, OHIO 43205
614.844.1555
PROJECT

SERENITY HOUSE
OF MARION VILLAGE
30 E. WOODROW AVE.

BUILDER

PROJECT NO.	09-010
DATE	9/11/10
OWNER	SAI
DESIGNER	200
REVISIONS	

CONSTRUCTION SET
DATE
SEPTEMBER 1, 2010
TITLE
SITE DEVELOPMENT
PLAN

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DRAWING IS TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM.
SHEET NUMBER 0

CV10-022

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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 ATTACHED

Signature of Applicant *[Handwritten Signature]* Date 6/29/10

CV10-022

STATEMENT OF HARDSHIP

The Serenity Housing Foundation is an Ohio not-for-profit corporation and is the housing arm of The Serenity Street Foundation, an Ohio not-for-profit corporation. The Serenity Street Foundation offers a residential and employment program for men in recovery from alcohol and drug addiction through a Christian-based recovery program that provides a home, a job, and a network of support that promotes recovery, health, and responsible living. The Serenity Street Foundation was originally founded in 1996 and is currently operating a residential care facility at 31 E. Woodrow Avenue, Columbus, Ohio which is across the street from the subject property. The assistance offered the men who complete the recovery program has resulted in positive outcomes. More than 90% of the residents find and maintain permanent housing and employment and over 80% continue to participate in recovery at least one year after leaving the program.

The subject property and surrounding properties were re-zoned by the action of City Council to an R2F classification to maintain the residential character of the neighborhood. The applicant is seeking Council Variances to eliminate the existing requirement that it improve the alley behind the subject property and construct parking for four (4) vehicles.

With respect to the requested parking variance, Serenity Housing Foundation will be constructing an approximately 2,878 square foot residence that will accommodate up to sixteen individuals. Under the previously approved Council Variance, Serenity Housing Foundation agreed to improve the existing alley to allow for ingress and egress to the subject property. Under current City of Columbus Code requirements there is insufficient right of way to improve the alley and the adjacent property owner has constructed a garage over a portion of the existing alley. Additionally, the alley has been blocked at both ends with concrete barriers.

Given that it has been determined to be impossible to construct the improvements to the existing alley required by applicable City of Columbus Code requirements, access to a public street has been blocked by both concrete barriers and an encroaching garage, and residence of the property are prohibited from owning private vehicles while participating in the our program, it is respectfully requested that the requirement to improve the alley and construct four (4) parking spaces to the rear of the residence be waived.

The Serenity Housing Foundation has secured financing in the amount of \$200,000 for the construction of the new residence from the Mellville Trust. The improvement to be constructed will permit The Serenity Street Foundation to serve additional men in a critical area of need. The use of the subject property will not result in a burden on existing utilities; nor disrupt the residential nature of the neighborhood. The subject property offers The Serenity Street Foundation the unique ability with existing staff and volunteers to expand its mission, to offer additional transitional housing, and continue the involvement of these men in a Christian-based recovery program wherein they are not only receiving help, but also helping one another to transition their lives.



CV10-022





City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS
STANDARDIZED RECOMMENDATION FORM

Group Name: Cols South Side Area Comm Meeting Date: 7/27/10
Case Number: 10315-00000-00232 Case Type: Council Variance Rezoning
Zoning Address: 30 E. Woodrow Applicant: Serenity Housing Foundation
Person(s) Representing the Applicant: Michael D. Bridges

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association Vote: For Against
Signature / Title of Authorized Representative: Michael D. Bridges
Daytime Phone Number: 614-598-2237

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval". Recommendations for "conditional approval" will be treated as a disapproval if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending area commission.

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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 # CV10-022

Being first duly cautioned and sworn (NAME) Michael D. Bridges
of (COMPLETE ADDRESS) 65 E. State St, Ste 2100, 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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Serenity Housing Foundation
179 S. Fourth St.
Columbus, OH 43215
Attention: Roger Jones
614-358-0615
of Employees - 0

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT *[Signature]*

Subscribed to me in my presence and before me this 29th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires:

This Project Disclosure Statement expires six months of

Notary Seal Here



TODD D. TAYLOR, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.