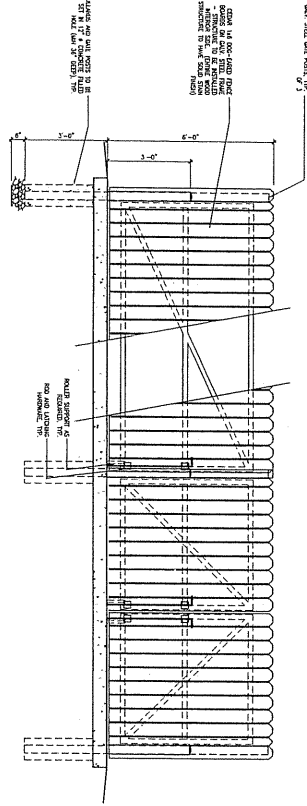
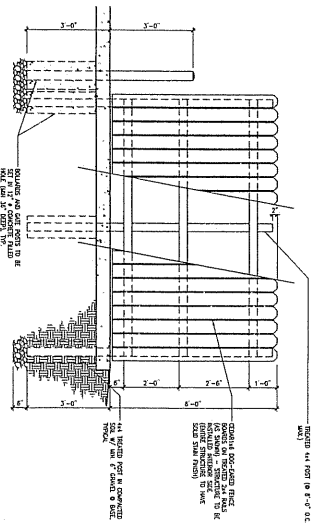


CV13-011 Final Received 3/7/13

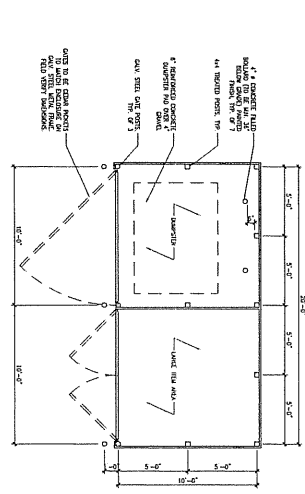
DOE



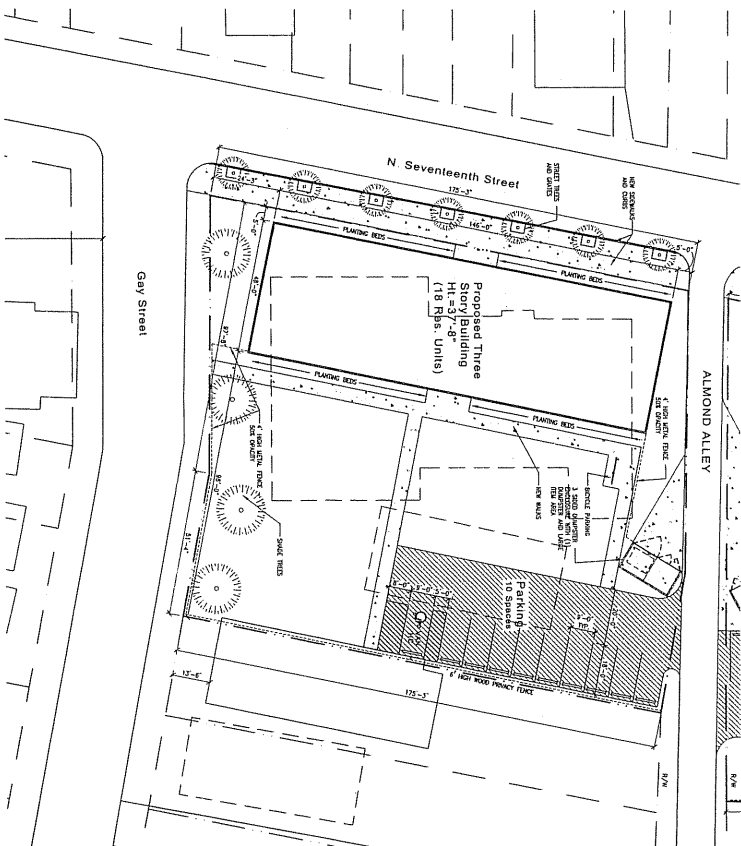
4 DUMPSTER ENCLOSURE GATE ELEVATION
SP 11 1/2"=1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
SP 11 1/2"=1'-0"



2 DUMPSTER ENCLOSURE PLAN
SP 11 1/4"=1'-0"



1 PROPOSED SITE PLAN
SP 11 1"=50'-0"

90 N. Seventeenth Street:	
Building Gross:	26,368 s.f., Total
16 - Two Bedroom	
2 - Three Bedroom	
1st Floor:	6,592 s.f.
6 - Two Bedroom	
2nd/3rd Floors:	6,592 s.f.
5 - Two Bedroom	
1 - Three Bedroom	
Lower Level:	6,592 s.f.
2,885 Community Space	
836 s.f. Rental Office Space	
808 s.f. Kid Play Area	
1,106 s.f. Misc. Space	

Variance Information

USE: To vary the standards of Section 3322.07 R-2F District, to permit an applicant (18) unit apartment building (assuming ultimate rezoning to R-2F district).

To vary the standards of Section 3322.21 - Building Setback. From ten (10) feet to four (5) feet.

To vary the standards of Section 3312.21 - Landscaping. To minimize screening of parking area from the north and south elevations, and to eliminate the underlying buffer strip.

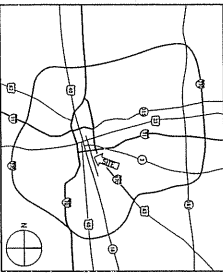
To vary the standards of Section 3312.03 - Minimum Number of Parking Spaces Required. From twenty seven (27) spaces to ten (10) spaces.

To vary the standards of Section 3322.23 Height District. From three feet to one height limit.

Zoning Information

Zone District: R-2F District
 Zoning Ordinance: 3322.07 R-2F
 Lot Size: 26,700 SF (899 acres)
 Density: 30 units/acre
 Parking Required: 20,880 SF; Common Space: 4,200 SF
 Bas Parking Provided: 10 Spaces (1 ADA)
 Bas Parking Provided: 2 Spaces
 Floor Area: 37,514.36 sq. ft. (1,067,000 sq. ft.)
 Note: The proposed project will comply with sections 3321.11, 3321.07, 3321.08, 3321.09, 3321.10, 3321.11, 3321.12, 3321.13, 3321.14, 3321.15, 3321.16, 3321.17, 3321.18, 3321.19, 3321.20, 3321.21, 3321.22, 3321.23, 3321.24, 3321.25, 3321.26, 3321.27, 3321.28, 3321.29, 3321.30, 3321.31, 3321.32, 3321.33, 3321.34, 3321.35, 3321.36, 3321.37, 3321.38, 3321.39, 3321.40, 3321.41, 3321.42, 3321.43, 3321.44, 3321.45, 3321.46, 3321.47, 3321.48, 3321.49, 3321.50, 3321.51, 3321.52, 3321.53, 3321.54, 3321.55, 3321.56, 3321.57, 3321.58, 3321.59, 3321.60, 3321.61, 3321.62, 3321.63, 3321.64, 3321.65, 3321.66, 3321.67, 3321.68, 3321.69, 3321.70, 3321.71, 3321.72, 3321.73, 3321.74, 3321.75, 3321.76, 3321.77, 3321.78, 3321.79, 3321.80, 3321.81, 3321.82, 3321.83, 3321.84, 3321.85, 3321.86, 3321.87, 3321.88, 3321.89, 3321.90, 3321.91, 3321.92, 3321.93, 3321.94, 3321.95, 3321.96, 3321.97, 3321.98, 3321.99, 3321.100.

Location Map



SP.11
 PRELIMINARY 2/4/13
 CONSTRUCTION

90 North Seventeenth Street
 Columbus, Ohio 43203

Urbanorder
 architecture
 797 summit street columbus ohio 43215
 tele. 614.299.9028 fax 614.299.8205
 info@urbanorder.com www.urbanorder.com

STATEMENT OF HARDSHIP

This application is for a project to be known as “Columbus Scholar House”. It is sponsored by an arm of the foremost low income housing tax credit syndicator in Ohio, the Ohio Capital Corporation for Housing. Scholar House will provide 28 residences for single parents who have demonstrated the commitment and aptitude for scholastic achievement. It will assist these parents in their quest for employability, self-sufficiency and independence.

Higher density residential development along Long Street is contemplated by the Near East Area Plan and the King-Lincoln District Plan. Scholar House will be reminiscent of and architecturally compatible with the acclaimed “The Charles” project constructed by the Affordable Housing Trust of Columbus and Franklin County (the “Trust”) at the southeast corner of Long Street and Seventeenth Street. Six units of the Scholar House will be co-located with The Charles on the Trust’s property.

This Council Variance application covers property owned by two different owners, the Trust and Capital City Holdings, LLC.

The Trust parcels are as follows:

010-001544
010-031982
010-040872
010-014343

(The Applicant understands that these parcels will need to be combined during this application process). The Capital City Holdings, LLC parcel is 010-015189.

For the purpose of convenience, the various Trust parcels will be referred to as the “Trust Parcel” as if combined. The Trust Parcel is zoned R-2F. The Capital City Holdings, LLC parcel will be referred to as the “Capital City Parcel”. It is zoned CPD. This application is accompanied by a companion rezoning application to reinstate the R-2F zoning status to the Capital City Parcel, in conformance with the other parcels which are to be part of Scholar House. Therefore, variances will be called out for the Capital City Parcel as if it were zoned R-2F, its ultimate classification.

VARIANCES ON THE TRUST PARCEL

The following variances which permitted the construction of The Charles need to be repeated in this application. Because they were fully described and adopted in previous legislation (CV11-016), we will simply list them without further justification.

USE: To vary the standards of 3332.037 R-2F District, to permit a mixed use office/retail/ten-unit apartment building with reduced development standards in the R-2F, residential district.

To vary the standards of Section 3332.037, R-2F, to permit an office/retail/apartment building with 971 square feet of retail space and 2,616 square feet of office space on the first floor, and a maximum of 10 apartment units on the second and third floor.

To vary the standards of Section 3312.21(B), (C) and (D), landscaping and screening, to permit no interior parking lot landscaping, no parking lot landscaping, and no screening along the west side of the parking lot, but instead provide the landscaping and screening as shown on the Site Plan.

To vary the standards of Section 3321.05(B)(2), vision clearance, to allow an encroachment into the vision clearance triangle at the intersection of East Long Street and North Seventeenth Street as shown on the Site Plan.

To vary the standards of Section 3332.29, height district, to permit a maximum building height of thirty-eight (38) feet for The Charles building turret.

To vary the standards of Section 3372.605(E)(3) building design standards, to permit 17.5% window glass on the second and third floor of The Charles Building frontages.

To vary the standards of Section 3372.607(A), (B) and (D), landscaping and screening, to permit no perimeter parking lot landscaping, no screening along the west side of the parking lot, a wood privacy fence that is six (6) feet in height, and partially screened ground-mounted equipment located to the side of The Charles building as shown on the Site Plan.

The following variances are either unique to the Scholar House project, or are a variance required under The Charles project whose intensity has been affected by the Scholar House project. The Scholar House improvements on the Trust parcel will be six units of row-house style apartments.

USE: To vary the standards of Section 3332.037 R-2F District, to permit a six unit apartment house with reduced development standards in the R-2F, residential district, along with an existing mixed use office/retail/ten-unit apartment building.

To vary the standards of Section 3332.21 – Set back, requires the set back along Seventeenth Street to be ten (10) feet. The applicant proposes five (5) feet. The proposed variance is justified as supporting the architectural style of The Charles

project, as well as conforming with the “urban density” philosophy of the North East Area Plan and the Lincoln King District Plan. Further, this minimal variance preserves green space existing on The Charles parcel which will be an amenity for the families residing at the Scholar House.

To vary the standards of Section 3312.49 – Minimum Number of Parking Spaces Required. The Charles project required a variance for reduction of two (2) parking spaces and provided a total of twenty (20). The applicant proposes to add no further parking spaces on the Trust parcel. 1.5 parking spaces per dwelling unit is required for the Scholar House improvement, so the necessary variance for the site with both buildings would be from thirty-one (31) required spaces (9 Scholar House required parking spaces and 22 The Charles required parking spaces) to twenty (20), a reduction of eleven (11) spaces. This variance is justified by the particular use of the Scholar House as housing for economically challenged single parents who are very unlikely to own vehicles but rather use public transit. There is also ample on-street parking along Seventeenth Street. Requiring more parking on site would diminish the green space presently enjoyed by the residents of The Charles and the future families of Scholar House. Finally, the fact that the property owner, the Trust, has consented to this application is an indication that the most directly affected property owner does not believe that there will be an impact on parking in the immediate area.

Capital City Parcel

The following variances are necessary for the Scholar House project on the Capital City parcel. The Scholar House improvements on the Capital City parcel will be a three story apartment building with eighteen (18) dwelling units.

USE: To vary the standards of Section 3332.037 R-2F District, to permit an eighteen (18) unit apartment building (assuming ultimate rezoning to R-2F district).

To vary the standards of Section 3332.21 – Building Setback. This provision requires that the set back along Seventeenth Street to be ten (10) feet. The applicant proposes five (5) feet. The proposed variance is justified as supporting the architectural style of The Charles project, as well as conforming with the “urban density” philosophy of the North East Area Plan and the Lincoln King District Plan. Further, this minimal variance enhances green space behind the building which will be an amenity for the families residing at the Scholar House.

To vary the standards of Section 3312.21 - Landscaping. This provision would require the screening of the parking area, and a four foot landscaping buffer strip. The applicant proposes eliminating screening of a parking area from the north and south directions, and to reduce the landscaping buffer strip to zero (0) feet. The applicant is providing a six foot high privacy fence as part of this project which provides screening of the parking lot from the adjacent property owner not involved in the project. Otherwise,

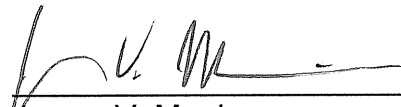
the screening requirement would compel this portion of the project to screen itself from other portions of the same project. The landscaping shown on the Site Plan is consistent with the successful ambiance of the landscaping on the Trust parcel and sufficient to meet the general aesthetic goals of 3312.21.

To vary the standards of Section 3312.49 – Minimum Number of Parking Spaces Required. With eighteen units, twenty seven (27) spaces would be required under this section. The applicant proposes to provide ten (10) spaces, requiring a reduction of seventeen (17) spaces. Given the socioeconomic status of the residents, the provision of parking spaces for this many residents is liberal. There is ample on-street parking in this area. The parking reduction is also critical to provide sufficient onsite green space for the children who will be residents.

To vary the standards of Section 3322.29 Height District. This Height District imposes a limitation of thirty-five (35) feet and applicant proposes that this portion of the Scholar House project will be thirty-eight (38) feet in height after construction. The variance sought is minimal and does not materially impact neighboring properties, which are incorporated into the overall project. The massing of this portion of the project is intentionally designed to be reminiscent of The Charles (also a 38 foot high structure), and therefore the variance is helpful in carrying on the aesthetics of The Charles along Seventeenth Street.

The proposed variances requested are necessary to create a multifamily project which is in conformance with general plans development for the area and to allow a project on a scale. The proposed variances are well justified and we would appreciate council support.

Respectfully submitted,



James V. Maniace
Attorney for Applicant

DEVELOPMENT STRATEGY

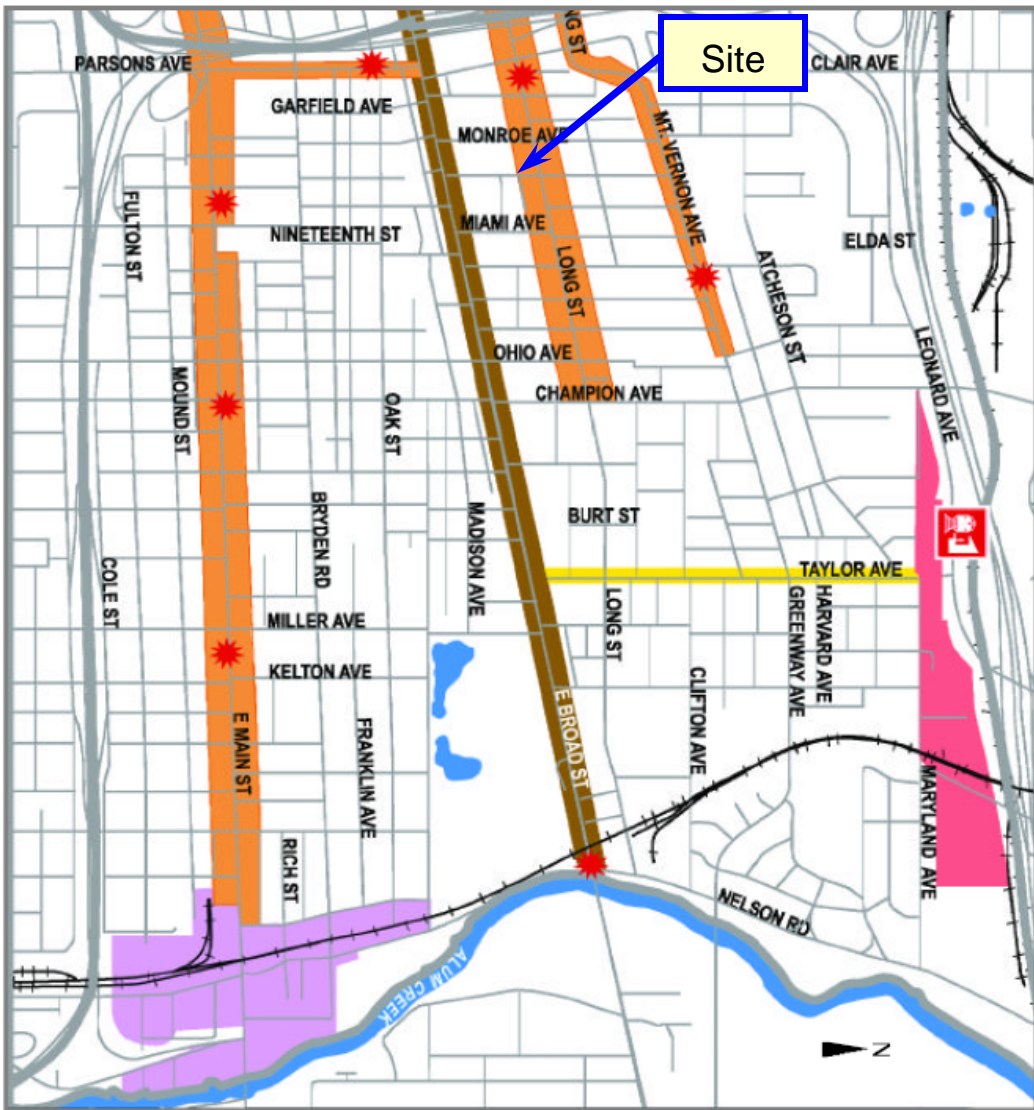


Figure 5

NEAR EAST AREA PLAN

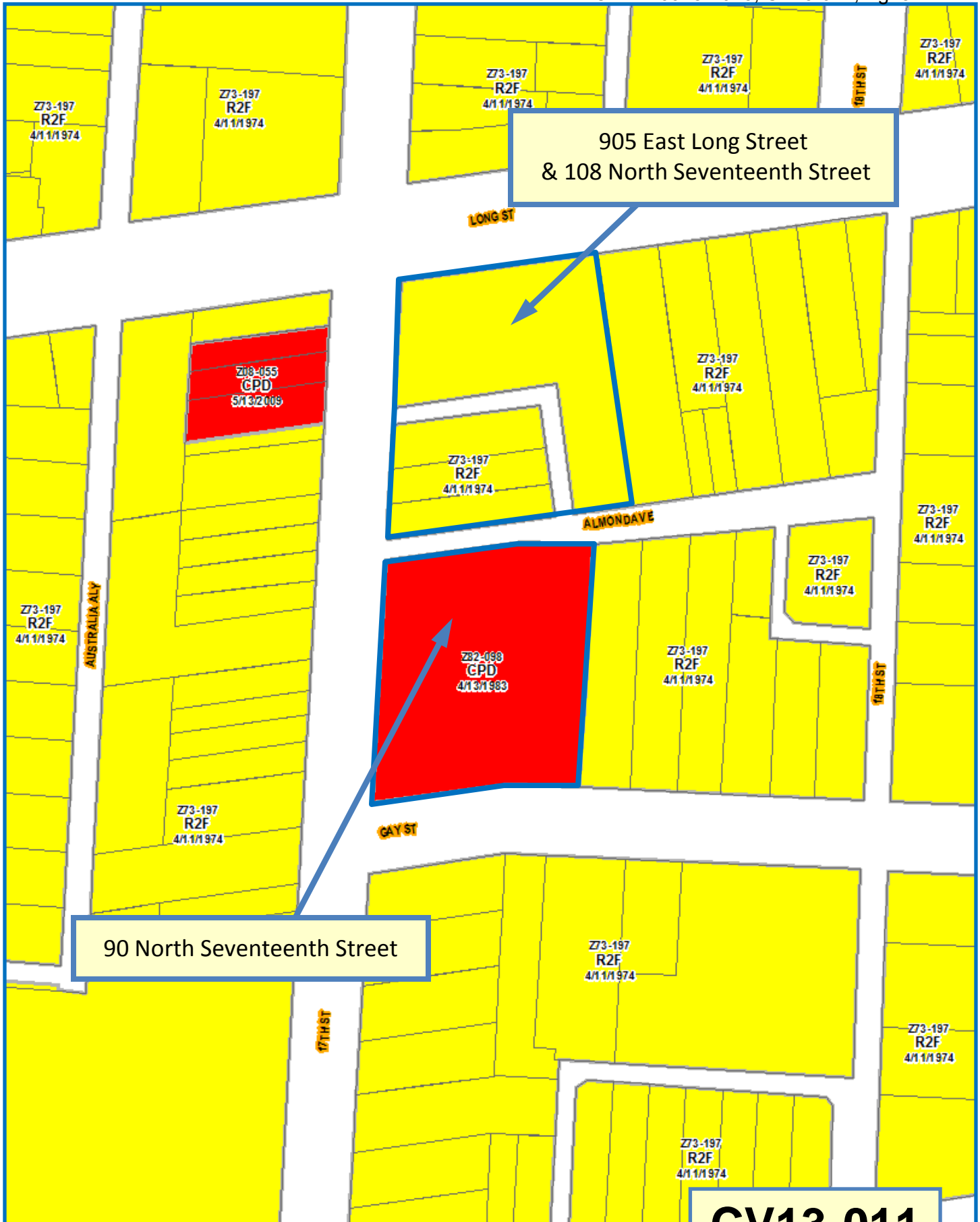
►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/
Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

LAND USE AND ZONING

CV13-011



90 North Seventeenth Street

905 East Long Street
& 108 North Seventeenth Street

CV13-011

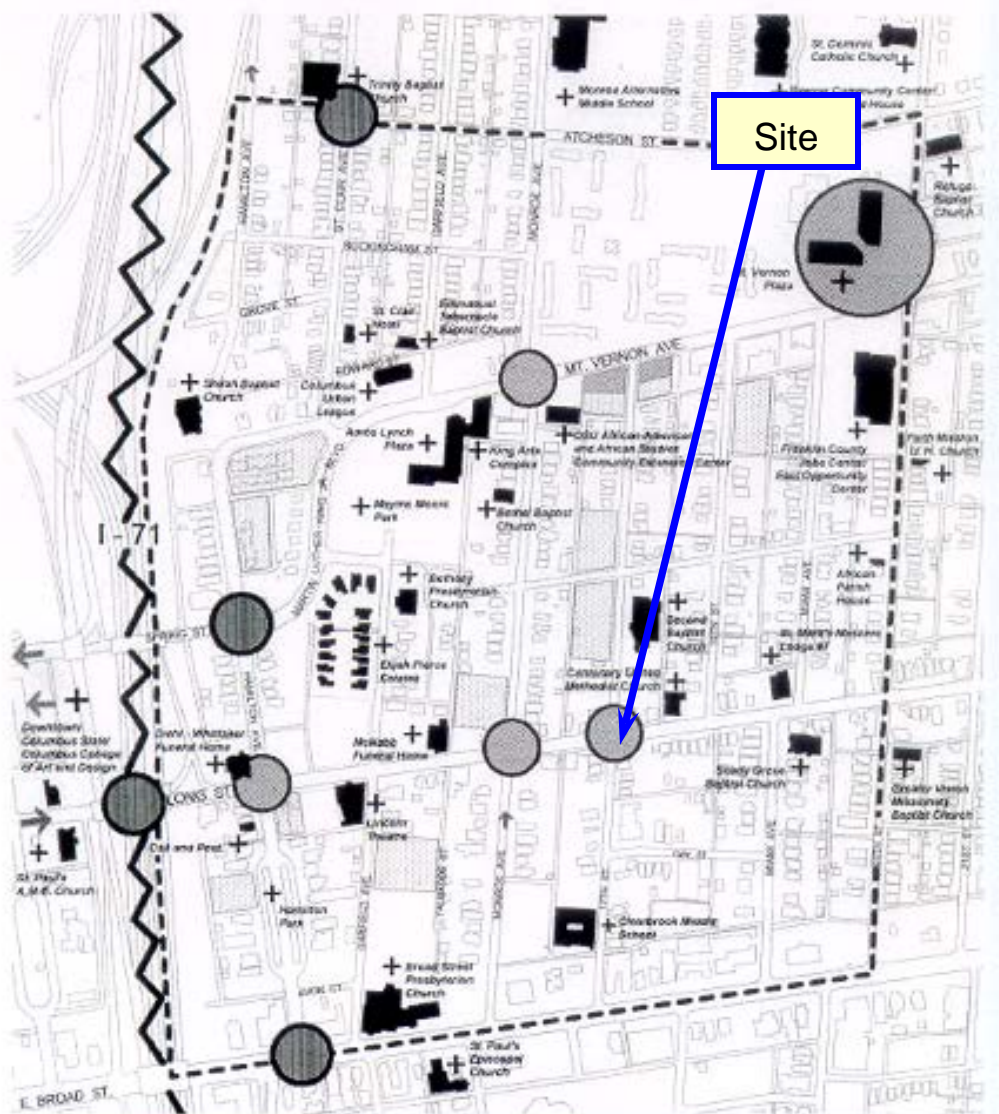
905 East Long Street
& 108 North Seventeenth Street

90 North Seventeenth Street

CV13-011




ASSETS, OPPORTUNITIES & CONSTRAINTS MAP



King-Lincoln District: ASSETS, OPPORTUNITIES AND CONSTRAINTS MAP

- ✦ Major Community Assets
- Gateway Opportunities
- Key Commercial Revitalization Sites
- Potential Commercial Development Sites
- Potential Residential Development Sites
- King-Lincoln District Boundary
- CONSTRANTS
- ⚡ Interstate 71
- ← One-way Streets leading in and out of Downtown

City of Columbus
 Michael B. Coleman, Mayor
 Department of Development
 Mark Barbash, Director



Pine, Shannon L.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Sunday, March 17, 2013 6:36 PM
To: Pine, Shannon L.; Hitt, Dana
Cc: harry Post
Subject: Near East Area Commission Zoning Apps

Importance: High

On Thursday, March 14, 2013, The Near East Area Commission (NEAC) voted unanimously to support the following Zoning and Council Variances submitted by Columbus Properties of Ohio (CPO) for locations on N. 17th Street:

CV013-011 13315-00000-00090

Z13-019 133335-00000-00089

CV013-012 13315-00000-00091

Please feel free to contact me with any questions or concerns.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV13-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] James V. Maniace

Of [COMPLETE ADDRESS] 65 E. State St., Ste 1000, 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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. The Affordable Housing Trust for Columbus and Franklin County 110 N 17th St. Columbus, OH 43203 Steven Gladman / 614-228-6488	2. Capital City Holdings, LLC 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446
3. OEF Investment Fund 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446	4. Columbus Scholar House I, LLC 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT
 Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC Rosemary L. Cullison

My Commission Expires: 07/17/13



ROSEMARY L. CULLISON
Notary Public, State of Ohio

This Project Disclosure Statement expires 07-17-13 months after date of notarization.

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