

# 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.**

CV22-145

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.**

**PLEASE 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):**

Signature of Applicant \_\_\_\_\_



Date 11/25/22

494 St. Clair Ave. – Council Variance Application Attachment  
Proposed Variances

1. CPD USE VARIANCE: REQUEST TO VARY THE EXISTING CPD (ORD. NO. 2077-00; ZOO-003) TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS, INCLUSIVE OF FIRST FLOOR DWELLING UNITS.
2. R-2F RESIDENTIAL DISTRICT USE VARIANCE (3332.037): REQUEST TO VARY THE EXISTING R-2F RESIDENTIAL DISTRICT TO ALLOW FOR THE USE OF THE PROPERTY FOR AN APARTMENT HOUSE.

Statement of Hardship

The Applicant, National Church Residences, seeks these variances to further efforts to obtain federal funding for a new affordable senior housing multifamily development on the Near East side.

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

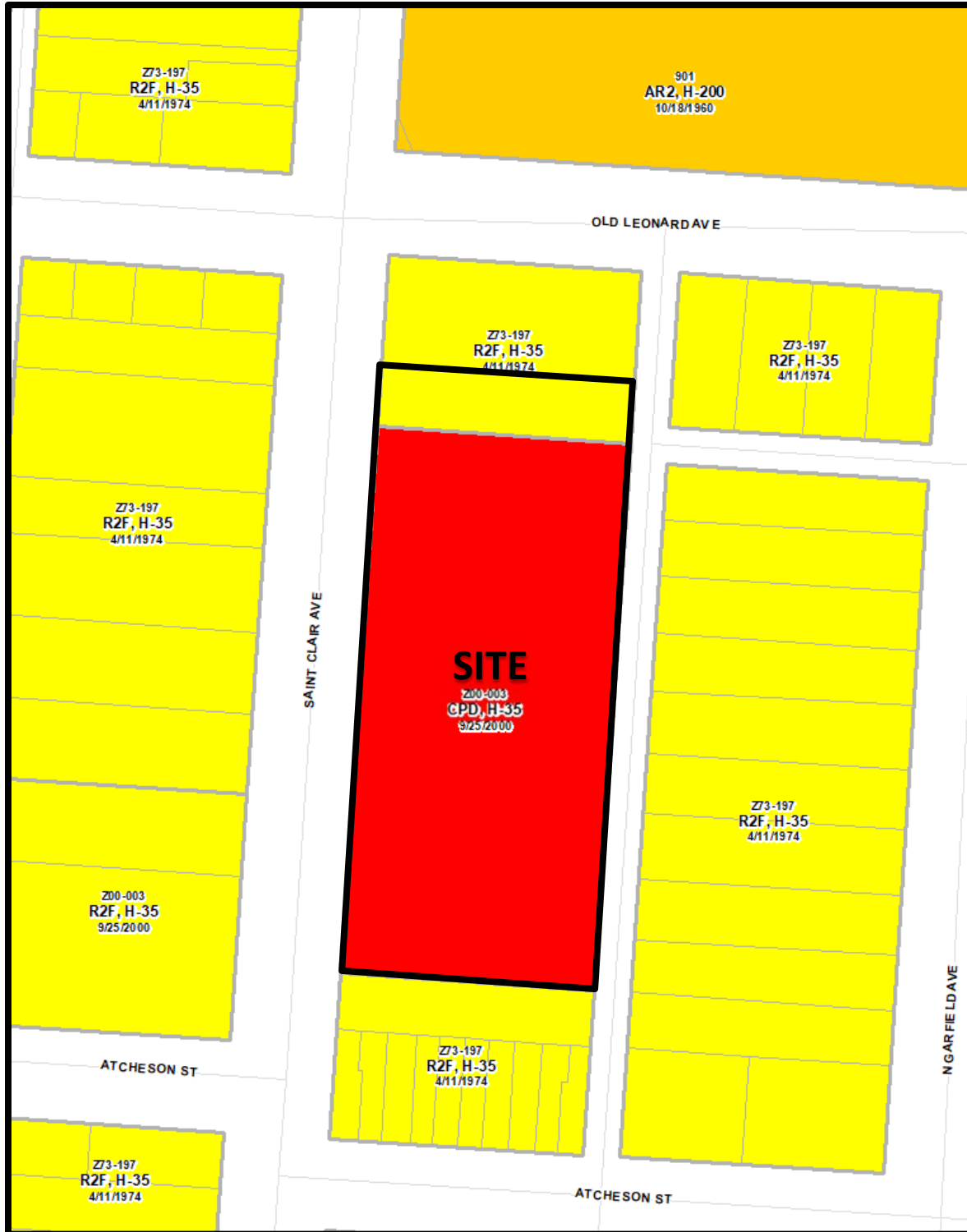
The Applicant is in the process of pursuing federal funds to facilitate development of the project. This fall, the U.S. Department of Housing and Urban Development (“HUD”) released a funding opportunity under the Section 202 program (FY 2022 Section 202 Supportive Housing for the Elderly Program Funding; Funding Opportunity Number FR-6600-N-52). These funds are available to tax-exempt non-profit organizations to leverage for the development of affordable housing for the elderly. As the nation’s largest non-profit owner and operator of senior housing, the Applicant has a history of utilizing the Section 202 program to build affordable housing for seniors, both following the program’s original enactment and through more recent funding opportunities.

HUD awards funds available through the Section 202 program via a competitive application process. A prospective site’s land use and zoning characteristics are one aspect of the application – an application will receive full points under this category if no further discretionary entitlement action is needed to allow for development and will receive partial points if a given site is permitted to be used for senior multifamily housing.

While just released in the fall, the application deadline for the Section 202 program is January 25, 2023 – effectively providing a four-month application window. As a practical matter, this window is too small to allow the time necessary to secure a full rezoning and variances for the site. Applicant will file a rezoning application and council variance application for the site on a going forward basis.

Applicant seeks to overcome the hardship presented by HUD’s timing by seeking these variances to enable the use of the site for multi-family housing. The site is currently zoned CPD (PID 010-004474) and R-2F (PID 010-026447). On PID ‘4474, the CPD contemplates the continued use of an existing parking lot. Applicant seeks to vary the CPD to allow for the use of the subject property for multifamily housing, inclusive of first floor dwelling units. Additionally, the Applicant seeks to vary the use on PID ‘26447 to allow for the use of the property as an apartment house, to enable the development of the multifamily senior community.

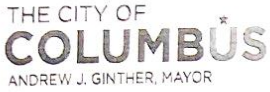
For the foregoing reasons, Applicant respectfully requests the variances stated herein.



CV22-145  
494 St. Clair Ave.  
Approximately 1.07 acres



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# Standardized Recommendation Form

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

Case Number CV 22-145

Address 494 St Clair Ave

Group Name Near East Area Commission

Meeting Date 1/12/2023

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:**

Conditional approval pending plans that will include softening the building front and passive recreation space in back, and seating in the recreation space, and speak to COSTA regarding many stops closer to senior housing

Vote 14-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614-463-2225

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.

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-145

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) 2335 North Bank Dr., Columbus, OH 43220

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 format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Appx. 225 Columbus area employees	2.
3.	4.

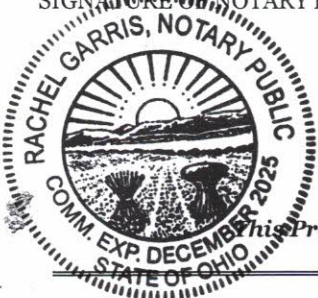
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25 day of NOVEMBER, in the year 2022

SIGNATURE OF NOTARY PUBLIC 

12/2025 Notary Seal Here  
My Commission Expires



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