

CHITTENDEN AVENUE

GRANT AVENUE

11th AVENUE

SITE PLAN INFORMATION:

- AR-1 DISTRICT
- TOTAL BUILDING FOOTPRINT = 8,538 SF
- TOTAL LOT AREA = 10,142 SF AND 441 SF
- APARTMENT COMPLEX

UNIVERSITY AREA PLANNING OVERLAY

- 3017.02 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.03 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.04 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.05 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.06 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.07 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.08 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.09 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.10 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.11 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.12 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.13 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.14 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.15 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.16 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.17 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.18 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.19 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.20 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.21 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.22 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.23 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.24 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.25 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.26 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.27 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.28 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.29 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.30 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.31 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.32 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.33 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.34 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.35 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.36 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.37 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.38 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.39 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.40 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.41 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.42 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.43 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.44 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.45 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.46 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.47 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.48 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.49 SUPPLEMENTAL PARKING REQUIREMENTS
- 3017.50 SUPPLEMENTAL PARKING REQUIREMENTS

SUMMARY

- A. TOTAL UNITS ON SITE = 16 UNITS
- B. TOTAL BEDROOMS ON SITE = 34 BEDS
- C. TOTAL PARKING REQUIRED = 35 CARS
- D. TOTAL BICYCLE PARKING REQUIRED = 3 SPACES

U1	104 SF FLAT	2
U2	810 SF FLAT	6
U3	831 SF FLAT	8

Spania

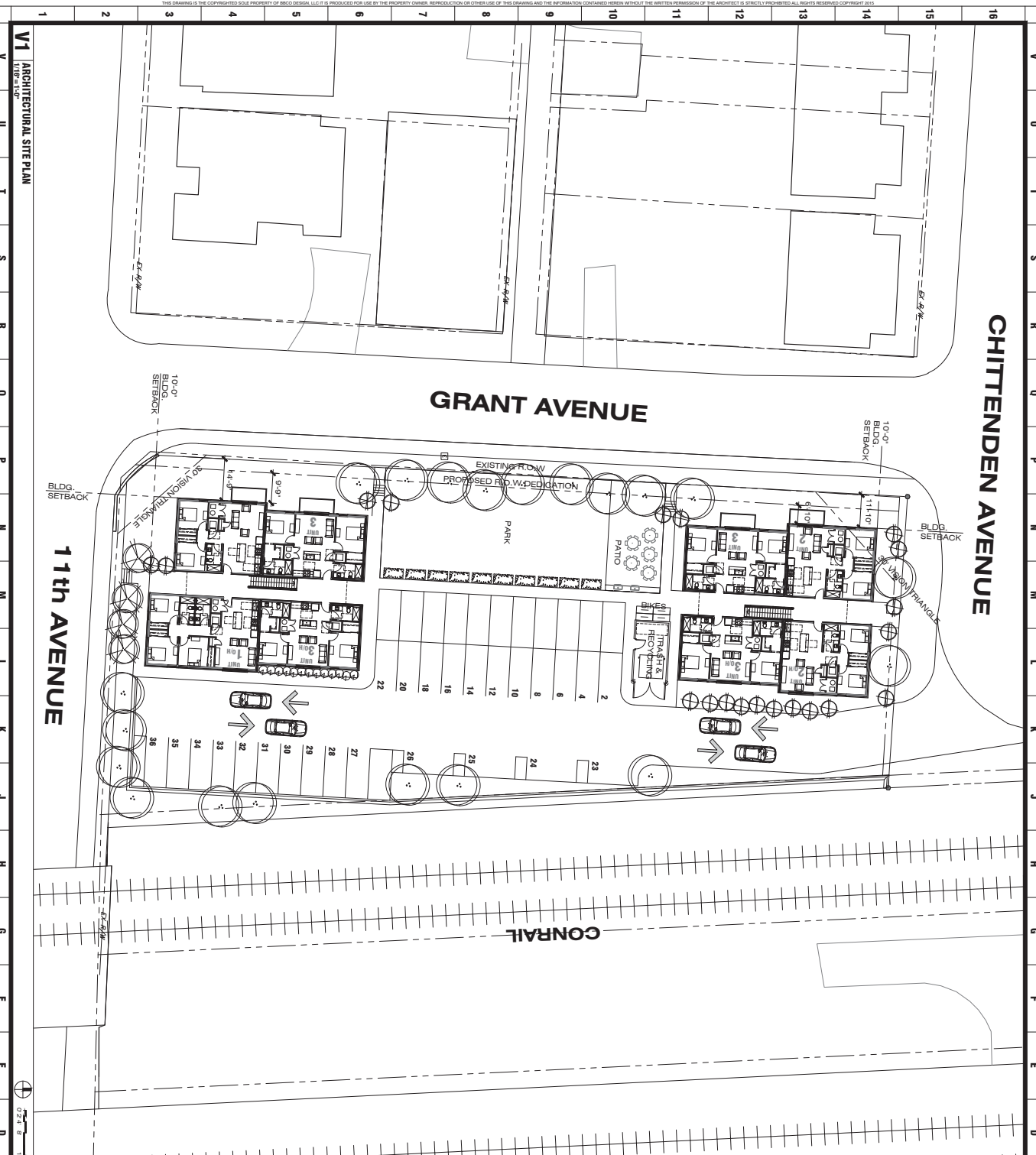
SITE PLAN & ZONING INFORMATION
GRANT APARTMENTS
 Grant Avenue, Columbus OH

SP-100
 2015-01



13TH AND INDIANOLA LLC

THIS DRAWING IS THE COPYRIGHTED SOLE PROPERTY OF BBCO DESIGN, LLC IT IS PRODUCED FOR USE BY THE PROPERTY OWNER, REPRODUCTION OR OTHER USE OF THIS DRAWING AND THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED ALL RIGHTS RESERVED COPYRIGHT 2015



SITE PLAN INFORMATION:	
AR-1 DISTRICT	TOTAL SITE AREA = 32,860 SF
33032.04(1)2 APARTMENT COMPLEX	TOTAL APARTMENT FLOORPRINT = 5,833 SF
UNIVERSITY AREA PLANNING OVERLAY	
TOTAL SITE AREA = 32,860 SF	
TOTAL APARTMENT FLOORPRINT = 5,833 SF	
TOTAL SOUTH BUILDING FOOTPRINT = 4,074 SF	
1. 3072.051 SUPPLEMENTARY SIGNAGE REQUIREMENTS	A. PARKING = 6'-0" X 11'-0" SPACES
2. 3072.041 LANDSCAPE REQUIREMENT	ACTUAL = 44% = 4,669 SF
3. 3072.001 DESIGN UNIT/TYPO OF LOT AREA = 47	ACTUAL = 16 UNITS
4. 3072.002 LANDSCAPE AREA AND TREATMENT	ACTUAL = 44% = 4,669 SF
WALKWAY, PATIO, DECK, PORCH, BIKE STORAGE OR MOPED STORAGE SHALL BE PLANTED WITH PERENNIALS, SHRUBS AND TREES TO PROVIDE A MINIMUM OF 5% PLANTING PERCENTAGE OF LOT AREA.	
RECORDED = 5% OF LOT AREA = 1,643 SF	
B. SIGNAGE FOR NO. LESS THAN 4.5' HIGH CALIFERN	
RECORDED = 1 PER 10 PARKING SPACES = 4	
7. 3072.003 SIGNAGE REQUIREMENTS	
A. MAX ALLOWED LOT COVERAGE FOR PARKING	
ALLOWED = 35% = 11,536 SF	
B. TOTAL FLOOR AREA 2,517,669 SF, 4 DU = 16	
C. REQUIRED PARKING SPACES = 36 SPACES	
D. PROVIDED = 36 SPACES	
E. 9. 3072.004 BUILDING AVENUE ROW	
RECORDED = 50 FEET	
10. 3072.005 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	
11. 3072.006 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	
12. 3072.007 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	
13. 3072.008 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	
14. 3072.009 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	
15. 3072.010 - BUILDING AVENUE ROW	
RECORDED = 50 FEET	

13TH AND INDIANOLA LLC

VISION CLEARANCE EXHIBIT

TROLLEY PARK APARTMENTS

422 11TH AVENUE & 423 CHITTENDEN AVENUE

BBCO DESIGN

3072.001 SUPPLEMENTARY SIGNAGE REQUIREMENTS

3072.041 LANDSCAPE REQUIREMENT

3072.001 DESIGN UNIT/TYPO OF LOT AREA = 47

3072.002 LANDSCAPE AREA AND TREATMENT

3072.003 SIGNAGE REQUIREMENTS

3072.004 BUILDING AVENUE ROW

3072.005 - BUILDING AVENUE ROW

3072.006 - BUILDING AVENUE ROW

3072.007 - BUILDING AVENUE ROW

3072.008 - BUILDING AVENUE ROW

3072.009 - BUILDING AVENUE ROW

3072.010 - BUILDING AVENUE ROW



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 ATTACHED

Signature of Applicant [Handwritten Signature]

Date 02-17-16

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 checks payable to the Columbus City Treasurer

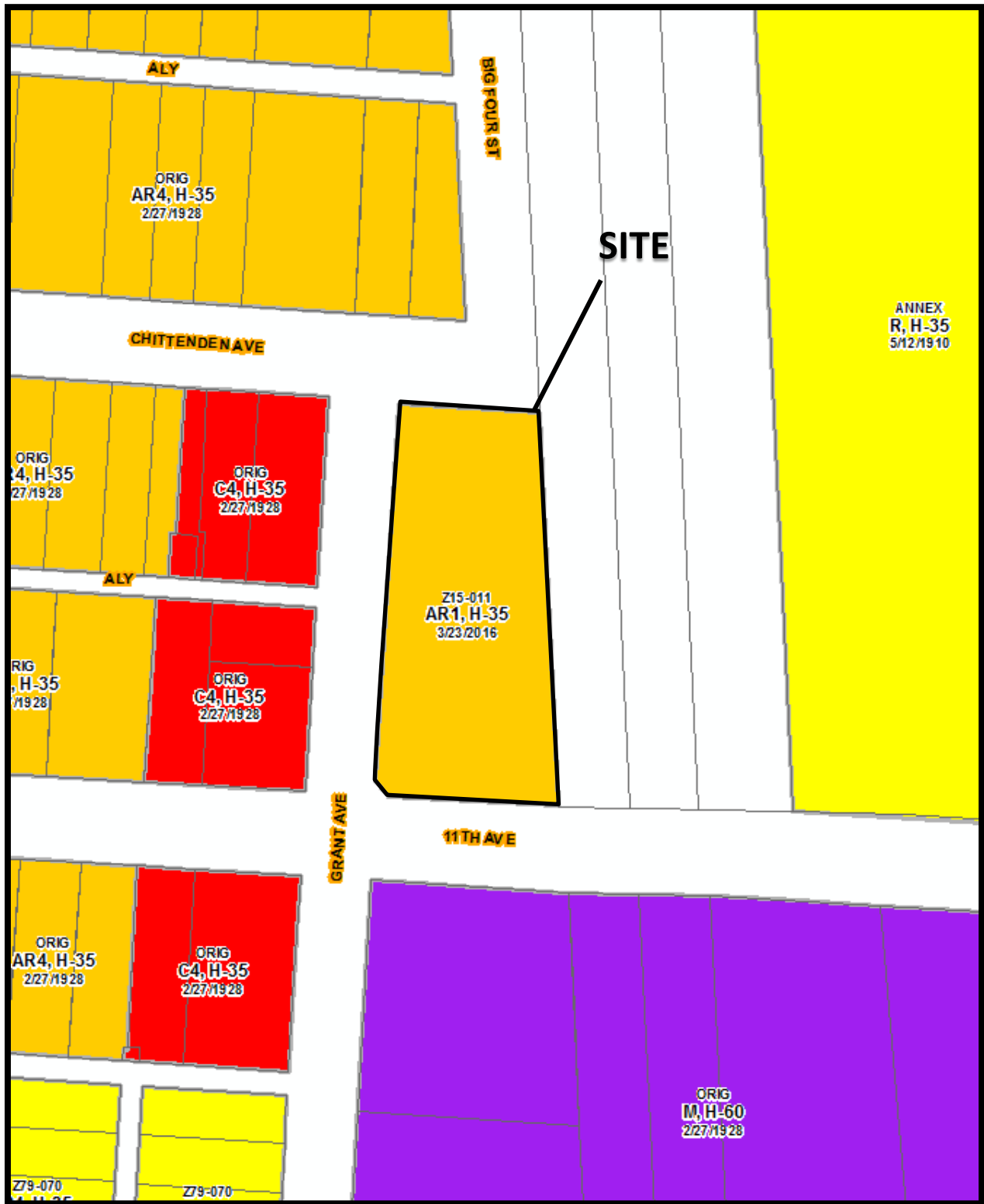


BBCODESIGN
ARCHITECTUREINTERIORS

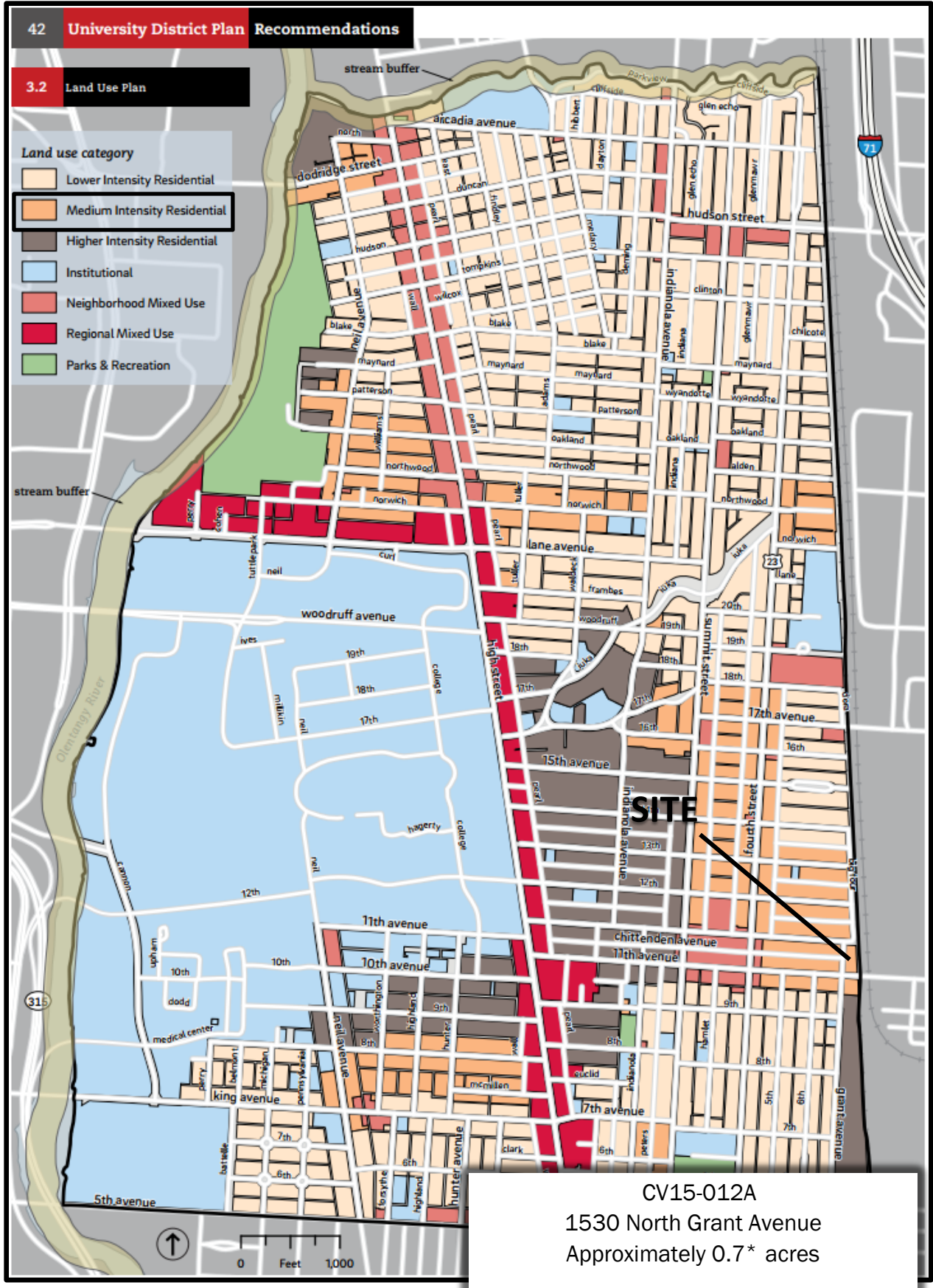
HFGEI ÁÚËSÐ ÕÄÙÒVÓÔSŠÐ ÒÁ
GEÁæ\q *Á^ææ\Á~ã^ãÁVGI Á^Á{ { ÄUY Á
Xææ &Á^~ã^ãæ Áæ\q *Á Á d Á+{ { ÁF@Á}~^

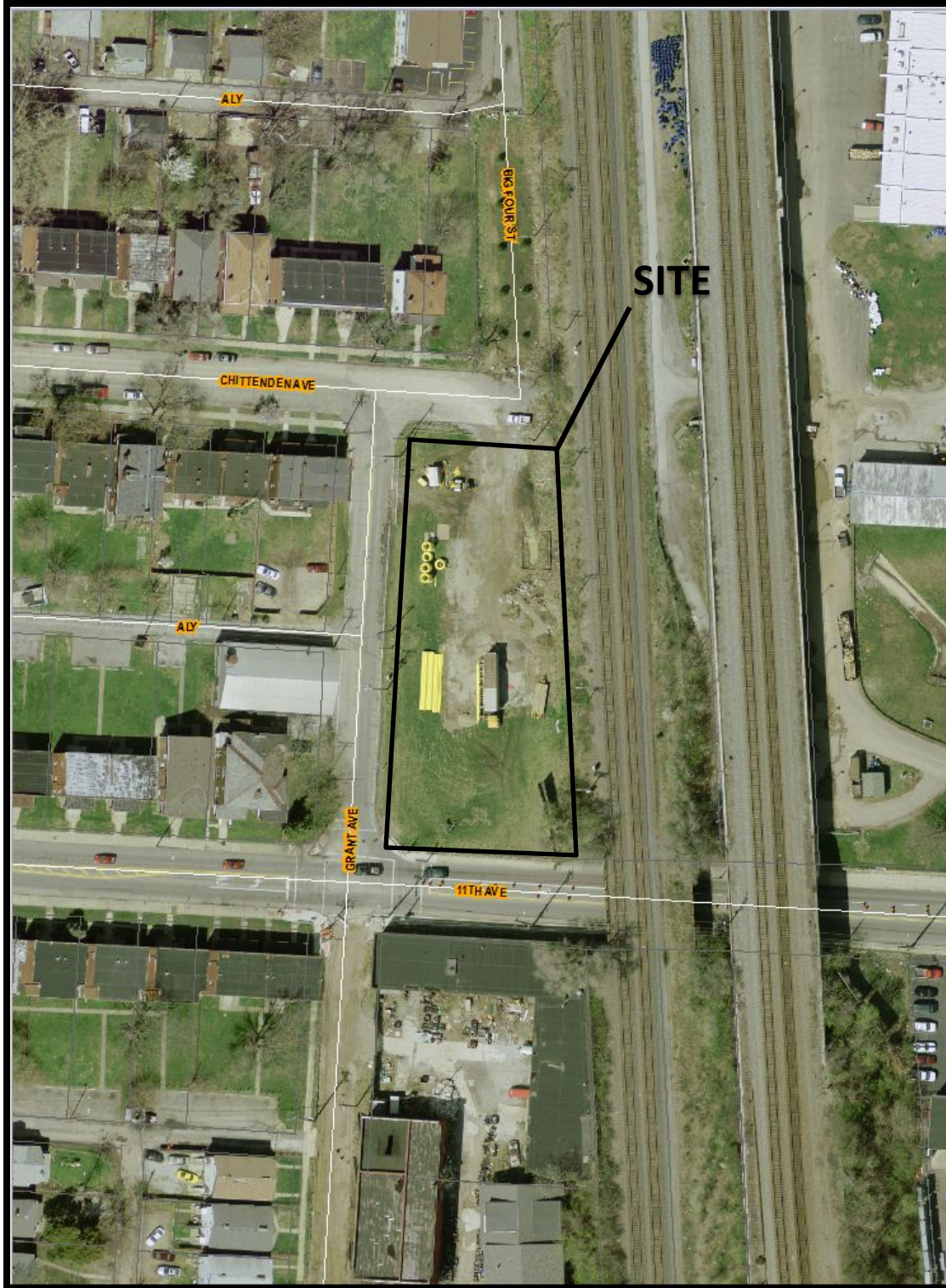
Á
Á

ÁÁÁÁHFGEI ÓÐÐÁÙÙÞÁÖŠÖËË ÒÒ
ÁÁÁÁHEKä] Ö|ææ &Áæ *|Á^~ã^ãæ c!•^&ç }•Á -Ö|æ öÁ}~^Á æ@Öæ }á^}Á}~^
ÁÁÁÁææ &Á^~ã^ãæ Áæ\q *Á } &[æ@ç d Á@ Áæ *|Á^~ã^ãæ *Áæ ^Á^á &ç }•Á



CV15-012A
1530 North Grant Avenue
Approximately 0.76 acres





CV15-012A
1530 North Grant Avenue
Approximately 0.7* acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 2833-2015; CV15-012A; Page 9 of 11
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Rachael Beeman
Recording Secretary

Seth Golding*
Treasurer

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 1530 N. Grant Avenue
CV15-012

Jan. 5, 2017

Dear Shannon:

This letter is to inform you that on Dec. 14, 2016 the University Area Commission entertained discussion on an additional variance request for the project located at 1535 N. Grant, between Chittenden and 11th Avenues, as requested by the City. This project was previously voted on and approved by both the University Area Commission and City Council in 2015. The request came to us because it was discovered that a variance for "vision clearance" at the NW corner of the property had been omitted. Before the council variance would be drafted, the University Area Commission was asked for their input and response on this matter.

Discussion began with the reminder that per our bylaws "the motion to reconsider and enter on the minutes shall never be in order". While it is understandable that errors and omissions do occur, nevertheless the Commission felt placed in an awkward position to comment on an oversight that was not theirs to begin with. It was also noted that although Chittenden dead-ends at the railroad tracks, still the only exit and entrance drive is on Chittenden. Lines of sight are important at the nearby intersection. Further, 17th Avenue is closed during the State Fair, forcing more traffic down 11th Avenue. Add to this the increased traffic that will be generated by the large number of units being constructed further south along Grant at the Wagenbrenner development. It was felt by the Commission that a variance for vision clearance at the NW corner of Chittenden and Grant would not be in the best interest of the safety of the neighborhood and therefore could not be supported by the University Area Commission.

- Craig Bouska*
- Mario Cespedes
- Omar Elhagmus
- Abby Kravitz
- Rory Krupp*
- Sam Runta
- Michael Sharvin
- Dan Sheehan
- Deb Supelak*
- Steve Volkmann
- Alex Wesaw
- Tom Wildman*
- Brian Williams*

*Denotes Zoning
Committee member

The vote to consider an additional variance for the project located at 1530 N. Grant was: **For – 0;**
Against – 11; Abstentions – 2.

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201



City of Columbus
 Mayor Michael B. Coleman

University Area Commission

Northwood High Building
 2231 North High Street
 Columbus, Ohio 43201
 (614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
 President

Susan Keeny*
 1st Vice President

David Hegley
 2nd Vice President

Sharon Young
 Corr. Secretary

Jennifer Mankin
 Recording Secretary

Seth Golding*
 Treasurer

TO: Shannon Pine
 757 Carolyn Ave.
 Columbus, OH 43224
 Ph: 614-645-2208
spine@columbus.gov

October 30, 2015

RE: 1530 N. Grant Avenue
 Council Variance: CV15-012
 Rezoning: Z15-011

Dear Ms. Pine:

Rachel Beeman
 Craig Bouska*
 Pasquale Grado*
 Joyce Hughes
 Rory Krupp*
 Colin Odden*
 Sam Runta
 Michael Sharvin
 Deb Supelak
 Richard Talbot*
 Steve Volkmann
 Tom Wildman*

This letter is to inform you that on October 21, 2015 the University Area Commission (UAC) voted to approve the request for a Council Variance for the new multi-unit apartment building proposed for 1530 Grant Avenue. The applicant met 3 times with the Zoning Committee and in the process revised the site plan to reduce the variances from 8 to 2:

- **Section 3372.565, Building Lines:**
 - Required setback from Grant = 30 FT.
 - Actual setback from Grant – North Bldg. = 11'-6", South Bldg. = 14'-9"
 - Required setback from 11th = 50 FT.
 - Actual setback from 11th = 10 FT.
 - Required setback from Chittenden = 25 FT.
 - Actual setback from Chittenden = 10 FT.
- **Section 3312.27, Parking Setback Line (2):**
 - Required parking setback = 25 FT. from R.O.W.
 - Actual parking setback is 7'-7" from 11th Avenue

The Zoning Committee very much appreciated the applicant's willingness to work with the committee to better align the project with the character of the neighborhood. Dividing the proposed structure into 2 buildings and adding sidewalk along Grant Avenue improved the scale and accessibility of the project. However, there was still concern that the project lacked the street engagement that neighboring properties have – front porches connected to public sidewalks. The Commission recommended providing walkways from the rear patios along Grant to the new sidewalk.

*Denotes Zoning
 Committee member

In terms of the rezoning, the UAC did not agree with the zoning committee's recommendations and voted to *disapprove* the request for a Rezoning. Although there was general approval for an apartment-type structure on this site, there was little understanding of why the property had to be rezoned *in addition* to granting the variances. The UAC, along with Weinland Park residents, had concerns over the increasing demolition of small neighborhood commercial areas and would prefer to keep the current zoning intact.

Rezoning Z15-011: For – 4; Against – 5; Abstentions – 0.
Council Variance CV15-009: For – 6; Against – 3; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny
 Susan Keeny
 UAC Zoning Committee Chair
 C: 937-479-0201



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 # CV15-012A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BHAKTI BANIA

Of [COMPLETE ADDRESS] 2029 RIVERSIDE DR, SUITE 202, COLUMBUS OH 4322
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. MARK DECELLO 8798 KILLIE CT DUBLIN OH 43017	2. ROBERT CORWIN 5294 SPRING GROVE CT POWELL OH 43065
3. JOHN HANKS c/o LMS INC. 266 CHITTENDEN AVE COLUMBUS OH 43201	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Bania
Subscribed to me in my presence and before me this 28 day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC _____
My Commission Expires: 9-17-2015



ROSSAMA HELAL
Notary Public, State of Ohio
My Comm. Expires Sept. 17, 2019

This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer