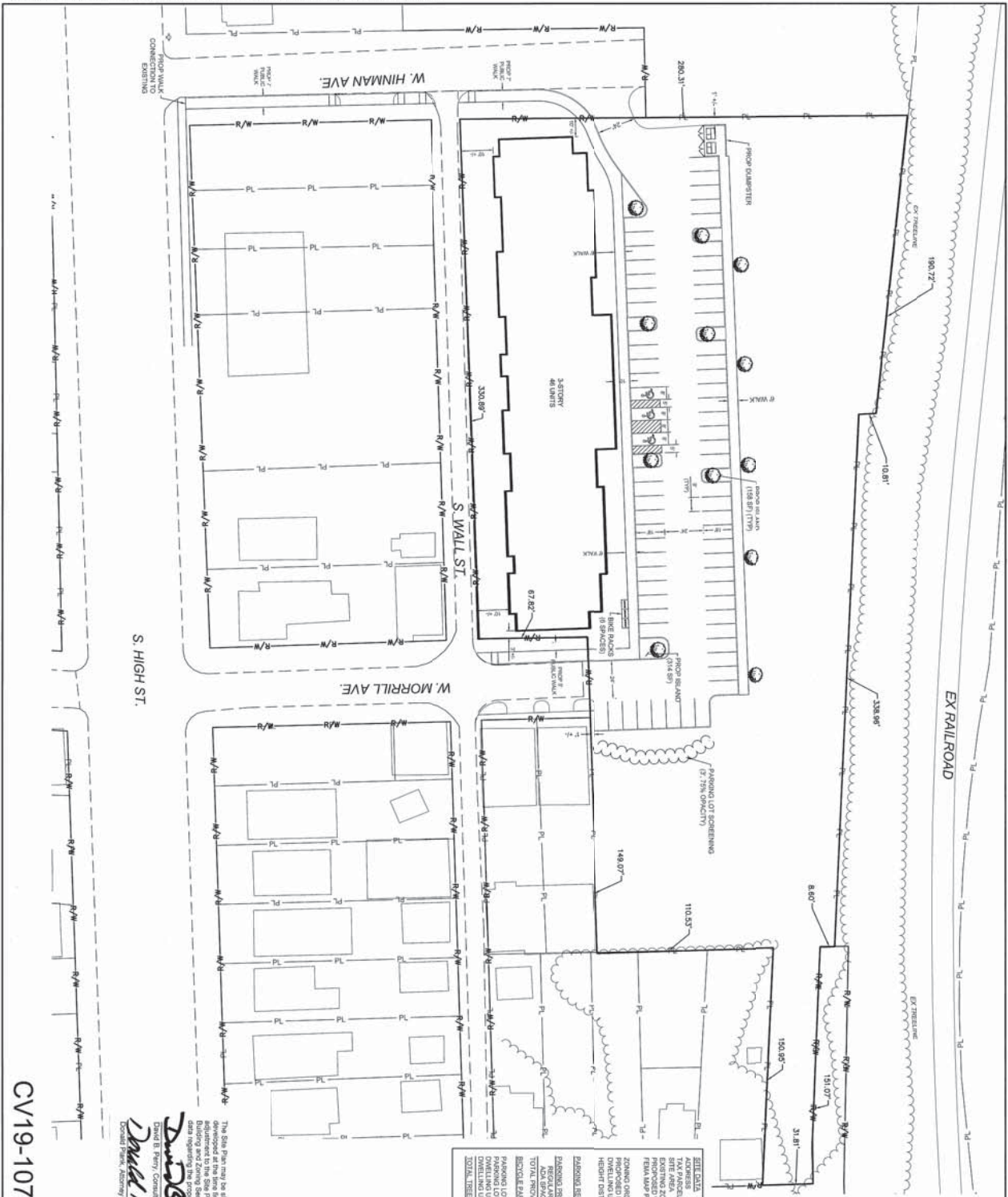


PLOT SCALE: 1"=40' DATE: 11/30/20 4:41 PM EDITED BY: MROOCH DRAWING FILE: O:\2019\2448\DRAWINGS\CV19-107\2019-0248\ZONING PLAN.DWG



CV19-107



The Site Plan may be slightly adjusted to reflect engineering, topographical, or other data developed at the time that development and engineering data are completed. Any adjustments to the Site Plan shall be reviewed and approved by the Director of the Planning Department. The applicant shall be responsible for providing any additional data regarding the proposed development or for the design upon submission of the appropriate zoning application.

David Perry Date: **12-17-2019**
 David Perry, Director
 David Perry, Director Date: **12/17/2019**

SITE DATA	33 W MORRILL AVENUE
TAX PARCEL ID	010-005540
ADDRESS	33 W MORRILL AVENUE
PROPOSED ZONING	2.1.1 M
PROPOSED VARIANCE	39% COVERAGE OVER LOT
PROPOSED PARKING & DRIVE	67 SPACES
ZONING DISCREPANCY	EFFECTIVE 02/17/2008
PROPOSED DWELLING UNITS	40 UNITS
PROPOSED APARTMENT UNITS	40 UNITS
PROPOSED HEADSTART DISTRICT	H-4S
PARKING	67 SPACES
PARKING REQUIRED	67 SPACES
RECYCLED PARKING SPACES (BY PLAN)	3 SPACES
TOTAL PARKING	64 SPACES
BICYCLE PARKING SPACES	4 SPACES (BY REQUIREMENT)
PARKING LOT TREES REQUIRED (1 TREE/10 PARKING SPACES)	7 TREES
DWELLING LOT TREES REQUIRED (1 TREE/10 DWELLING UNITS)	4 TREES
TOTAL TREES PROVIDED	11 TREES

LOCATION MAP
 NOT TO SCALE

DRIVE/OPER
 WOOD COOPER COMPANIES
 300 S. FRONT ST., 10TH FLOOR
 COLUMBUS, OH 43215
 CONTACT: JOSEPH WOOD
 PHONE: 614.584.2231
 EMAIL: JOSEPH@WOODCOOPER.COM

DATE	12/17/2019
DRAWN BY	MJM
CHECKED BY	MJM
DATE NUMBER	2019 0248

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING PLAN
 FOR
33 W. MORRILL AVENUE
 COLUMBUS, FRANKLIN COUNTY, OHIO

STRUCTUREPOINT
 2000 Corporate Center Dr., Ste 300 | Columbus, Ohio 43221
 Tel: 614.951.2251 | Fax: 614.951.2255
 www.structurepoint.com

WOOD COOPER COMPANIES

CV19-107; Final Received 1/16/20

C100



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@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

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 discovered after your application is approved, a new application 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 Exhibit B

Signature of Applicant Woda Cooper Companies, Inc. by David B. Perry, Agent Date 10-28-19

Signature of Attorney Donald Plank Date 10/28/19

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

Exhibit B

Statement of Hardship

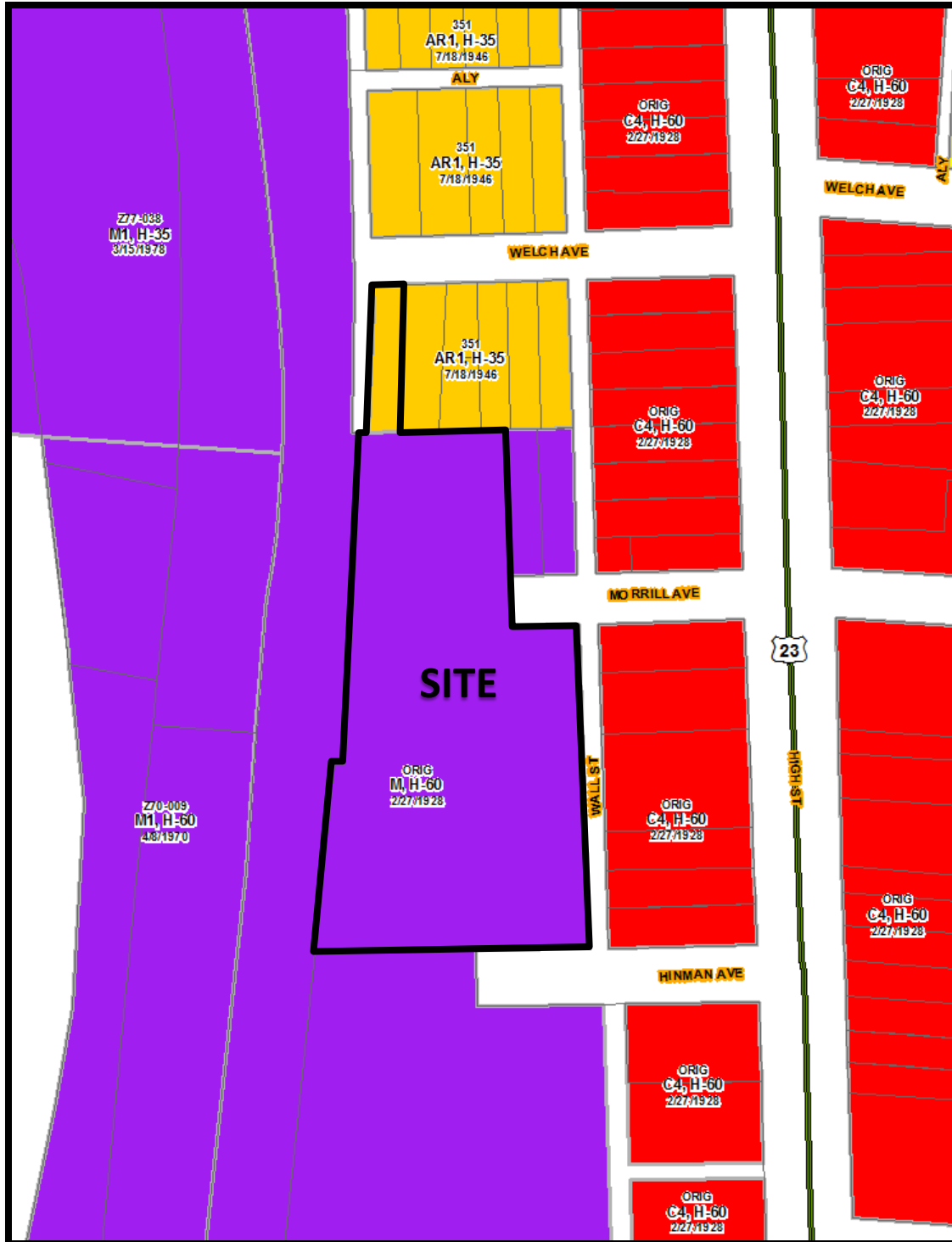
CV19-107, 33 West Morrill Avenue

The site is 2.75 +/- acres located at the west terminus of W. Morrill Avenue, 255 +/- feet west of S. High Street. The site is zoned M, Manufacturing. Applicant proposes to develop the site with 46 dwelling unit apartment building.

Applicant has a hardship in that there is no zoning district to which the site could be rezoned without also needing variances. Rezoning the site will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding, which won't be determined until approximately July 2020, while applicant has a February 2020 OHFA application deadline. Applicant will submit for rezoning if OHFA funding is granted and the property is purchased. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The use is appropriate given the location and adjacent zoning.

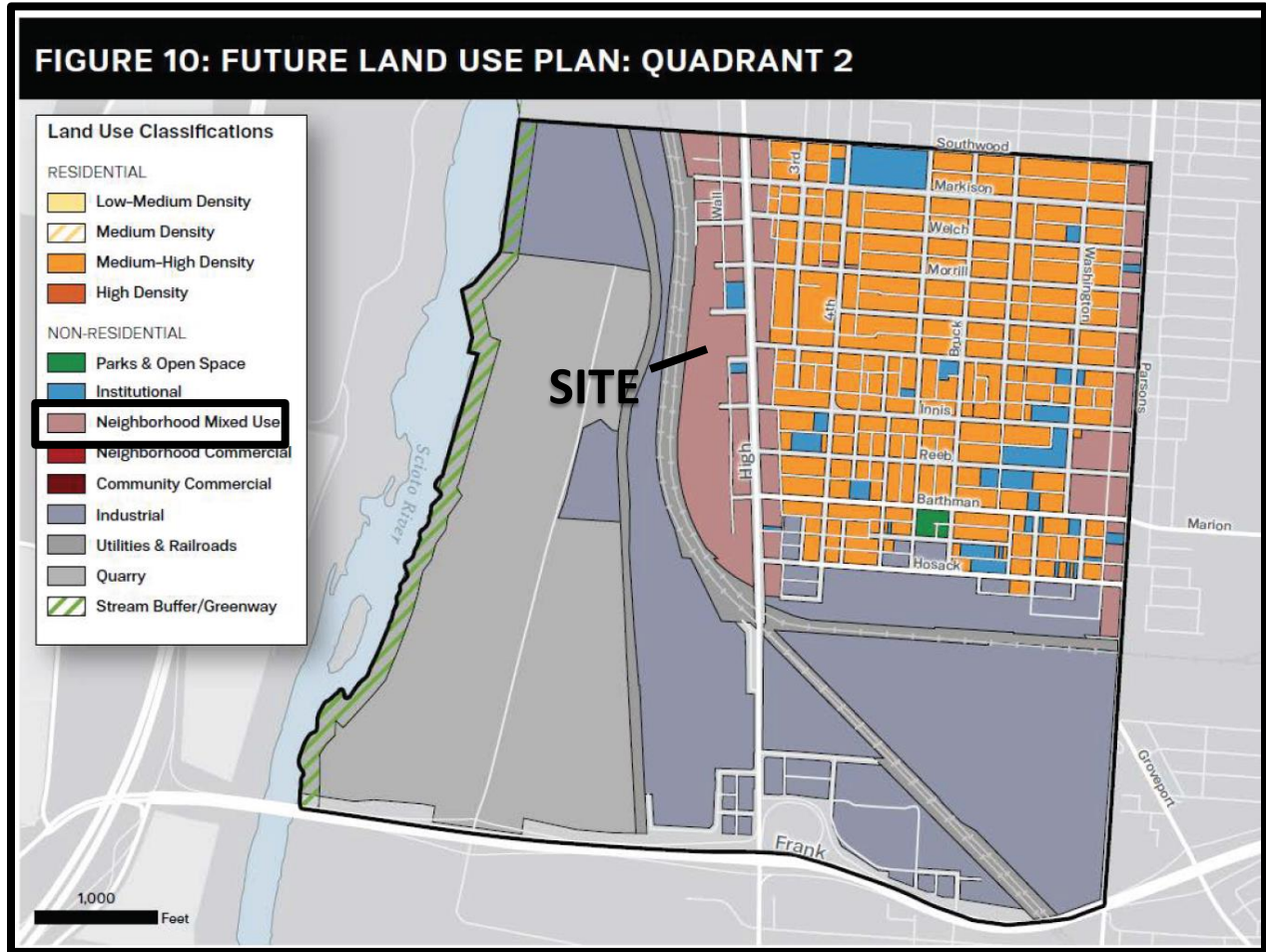
Applicant requests the following variances:

- 1) Section 3363.01, M, Manufacturing District, to permit a 46 dwelling unit apartment building.
- 2) Section 3312.21(D)(1), Landscaping and Screening, to reduce the height of parking lot screening from five (5) feet to three (3) feet for the north end of the parking lot less than 80 feet from residentially zoned (AR-1) property to the north.
- 3) Section 3363.24(C)(D), Building Lines in an M, Manufacturing District, to reduce the W. Morrill Avenue building setback line from five (5) feet to three (3) feet and to reduce the W. Hinman Avenue building setback line from 25 feet to ten (10) feet.
- 4) Section 3363.27(b)(1), Height and Area Regulations, to reduce the W. Morrill Avenue building setback line from five (5) feet to three (3) feet and to reduce the W. Hinman Avenue building setback line from 25 feet to ten (10) feet.



CV19-107
33 W. Morrill Ave.
Approximately 2.75 acres

South Side Plan (2014)



CV19-107
33 W. Morrill Ave.
Approximately 2.75 acres



CV19-107
33 W. Morrill Ave.
Approximately 2.75 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV19-107

Address: 33 W. Morrill Avenue

Group Name: Columbus Southside Area Commission

Meeting Date: December 17, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES: _____

Vote: _____

Signature of Authorized Representative: _____
SIGNATURE

SOUTHSIDE AREA COMMISSION
RECOMMENDING GROUP TITLE

614-285-4901 X1100
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-107

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 format:

Name of business or individual (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. 33 West Morrill, LLC; P.O. Box 732; Worthington, Ohio 43085; # Columbus based Employees: Zero (0) Contact: Christopher J. Knoppe, 614-972-7799	2. Woda Cooper Companies, Inc.; 500 South Front Street, 10th Floor; Columbus, Ohio 43215; # Columbus based Emps: 131 Contact: Joseph McCabe, 614-396-3223
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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