

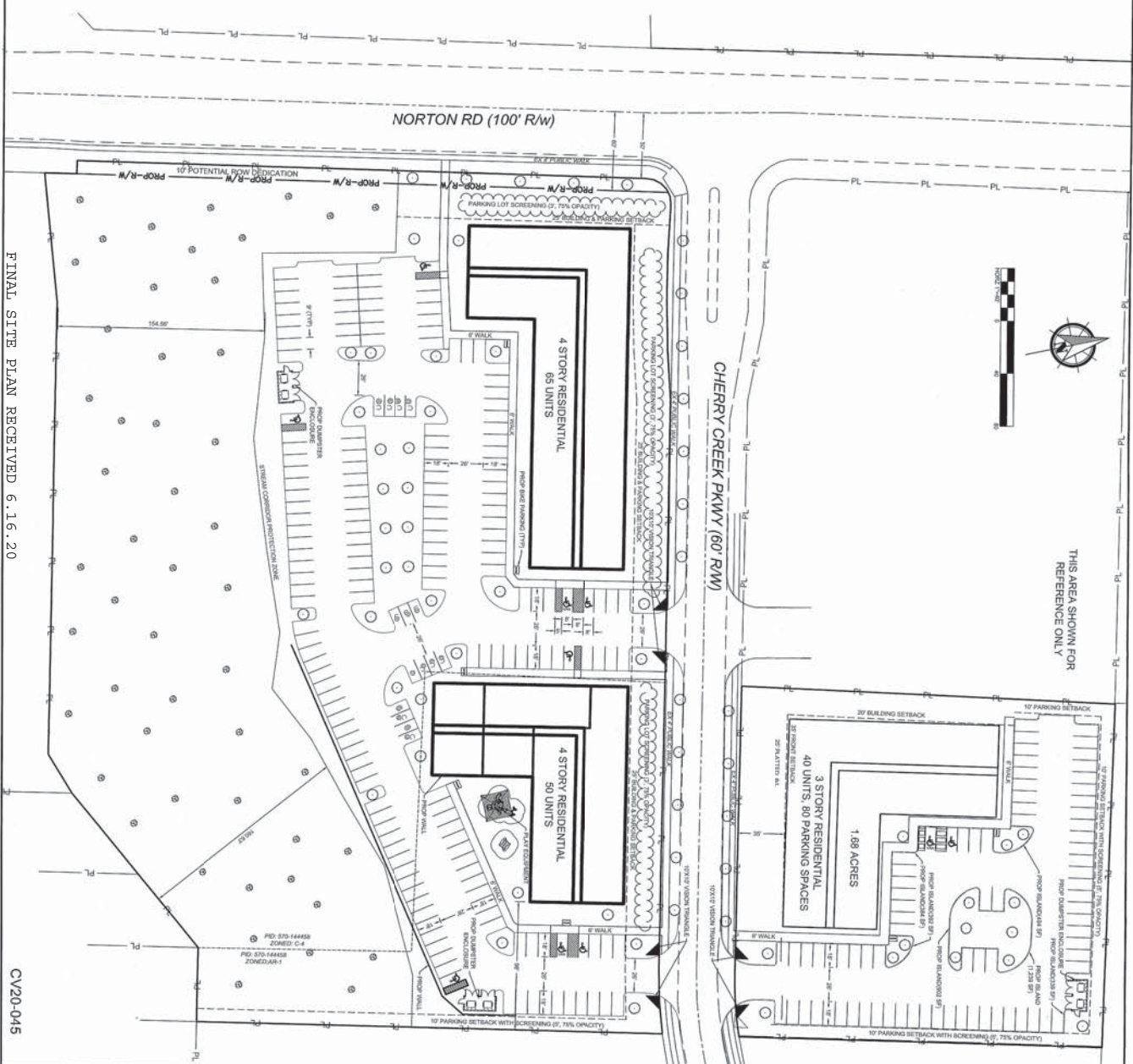
SITE DATA	
ADDRESS	620 NORTON ROAD
PID	570-14448
CURRENT ZONING	C-4 COMMERCIAL & ART, RESIDENTIAL
ZONING VARIANCE	CV20-045
GROSS DENSITY	17.64 DU/ACRE
TOTAL UNITS	116 UNITS
GROSS ACREAGE	6.52 ACRES
NET ACREAGE	6.52 ACRES
MAX BUILDING HEIGHT	60' ASSET
NORTON ROAD R/W (10')	0.10 ACRES
NET ACREAGE	6.42 ACRES
NET DENSITY	17.91 DU/ACRE

PARKING CALCULATIONS	
REQUIRED PARKING	173 SPACES (1.45 SP/ DU)
PROVIDED PARKING	198 SPACES (1.74 SP/ DU)
EXCESS SPACES	25 SPACES
REQUIRED BICYCLE PARKING	10 SPACES (1 SP/ 20 PARKING)
PROVIDED BICYCLE PARKING	10 SPACES

REQUIRED SITE LANDSCAPE	
PARKING LOT SHADE TREES	(1 TREE / 10 SPACES)
REQUIRED PROVIDED	20 TREES
DWELLING UNIT TREES	(1 TREE / 10 UNITS)
REQUIRED PROVIDED	12 TREES

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be the responsibility of the applicant. The applicant shall obtain the necessary services (Department of Public Works) upon submission of the appropriate data regarding the proposed adjustment.

Drawn By: *Donald Stark* Date: 6-16-2020
 Checked By: *Donald Stark* Date: 6/16/2020
 Donald Stark, Designer for Applicant



FINAL SITE PLAN RECEIVED 6.16.20

CV20-045

C100

DATE	BY	DESCRIPTION
5/15/2020	EKH	DRAWN BY
	DSB	CHECKED BY
	0001 00092	JOB NUMBER

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

VARIANCE SITE PLAN
 FOR
 620 NORTON ROAD
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Dr., Ste 200 | Columbus, Ohio 43231
 TEL 614.621.2251 | FAX 614.291.2256
 www.structuredpoint.com

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

CV20-045

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

*WRP Properties LLC by
David B. Peay, Agent*

Date

4-24-2020

Signature of Attorney

Donald Plank

Date

4/24/2020

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 CV20-045, 620 Norton Road

The site is Franklin County Auditor Tax Parcel 570-144458. PID: 570-144458 is located on the north and south side of Cheery Creek Parkway. The parcel was divided with the dedication of Cherry Creek Parkway, leaving 6.52 +/- acres on the south side of Cherry Creek Parkway (southeast corner of Norton Road and Cherry Creek Parkway) and 1.68 acres on the north side of Cherry Creek Parkway.

Both the 1.68 acres on the north side of Cherry Creek Parkway and the 6.52 acres on the south side of Cherry Creek Parkway are proposed to be developed with multi-family affordable housing. The 1.68 acres is shown on the site plan for reference only. It is zoned AR-1, Apartment Residential. The proposed 40 dwelling unit apartment building is code compliant. It is shown for reference and for driveway alignment with the proposed driveway on the south side of Cherry Creek Parkway.

The 6.52 +/- acres on the south side of Cherry Creek Parkway (southeast corner of Norton Road and Cherry Creek Parkway) is zoned both C-4, Commercial and AR-1, Apartment Residential, with the AR-1 area being approximately the east 2.3 +/- acres of the 6.52 +/- acres

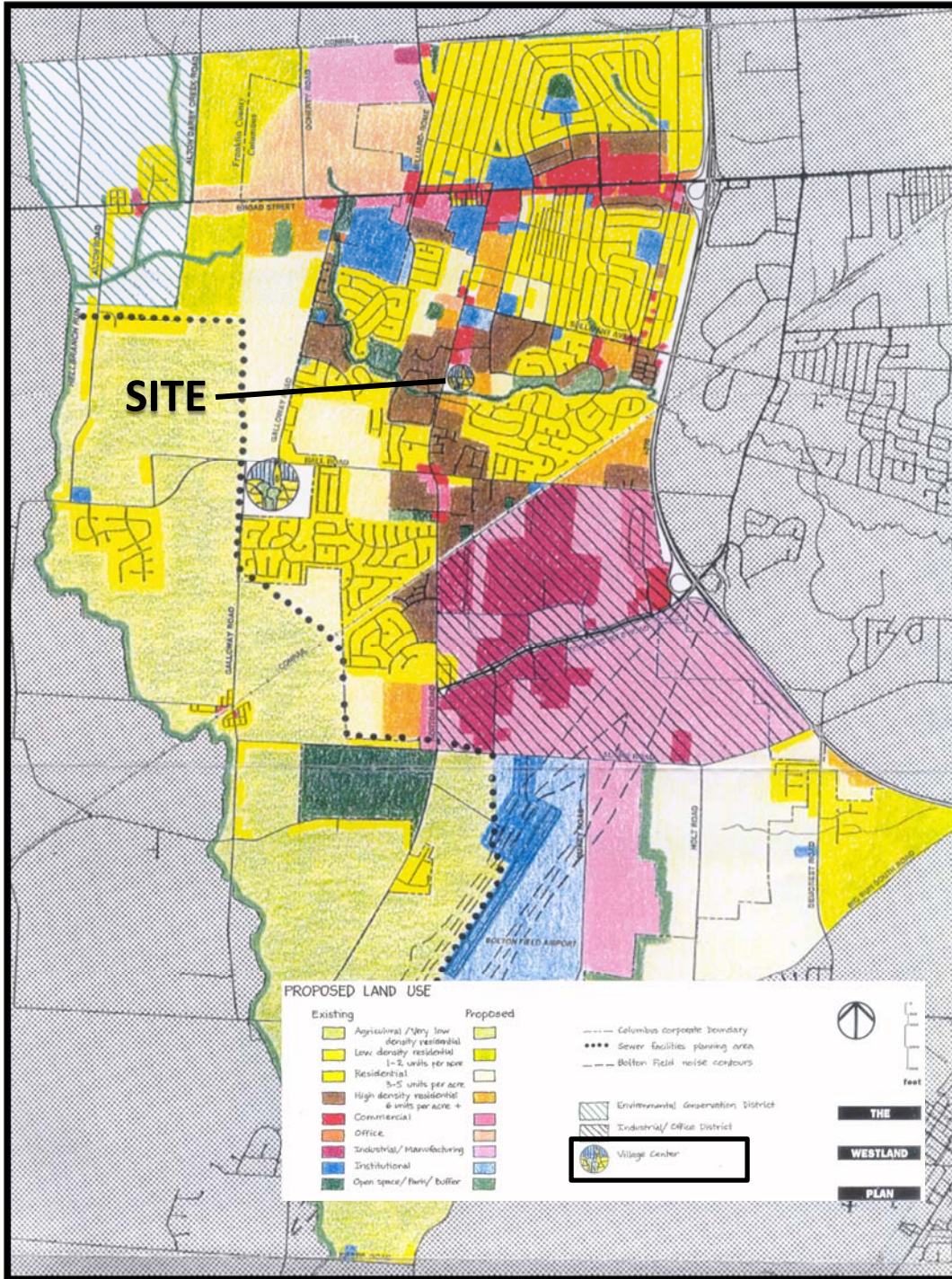
Applicant proposes to develop the 6.52 +/- and 1.68 +/- acres with a total of 155 dwelling units for affordable housing. The 6.52 +/- acre area is proposed for 115 dwelling units in two (2) buildings. The 1.68 +/- acre area is proposed for 40 dwelling units in a single building. A financing application will be submitted to the Ohio Housing Finance Agency (OHFA). In accordance with the City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variances for the 6.52 acre site on the south side of Cherry Creek Parkway to permit multi-family housing in the C-4, Commercial District and related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence to make timely application to OHFA. The property is under contract for sale subject to: 1). zoning to permit the proposed multi-family development and 2) subject to OHFA and other applicable funding. The apartment complex will provide housing targeted at residents with income at approximately 30% - 70% of Area Median Income (AMI).

Until funding is secured, rezoning the site to a residential district and commitment to a site plan 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. 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 multi-family development will provide needed affordable housing consistent with City of Columbus objectives for

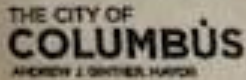
development of affordable housing.

Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit an apartment complex partially located in the C-4 district by permitting ground level residential use.
- 2). Section 3309.14(A), Height Districts, to permit a 60 foot building height in the H-35 district.
- 3). Section 3312.29, Parking Space, to reduce 90 degree parking space dimensions from 9' x 18' to 8' x 16' for 15 non- code required parking spaces, with all 8' x 16' spaces to be designated as "compact spaces" at the site.
- 4). Section 3333.25, Perimeter Yard, to reduce the east perimeter yard from 25 feet to 10 feet.
- 5). Section 3356.11, C-4 District Setback Lines, to reduce the Norton Road building setback line from 60 feet, net of Thoroughfare Plan right of way dedication, to 25 feet.



CV20-045
 620 Norton Rd.
 Approximately 6.52 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bsa.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV 20-045

Address 620 Norton Road

Group Name Westland Area Commission

Meeting Date June 17, 2020

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Variance is to allow the following:

- 1) an apartment complex partially located in the C-4 district;
- 2) reduction of parking space dimensions for 90° parking spaces and an additional 24 non-code required "compact" spaces;
- 3) reduction of the east perimeter yard from 25' to 15';
- 4) Height District to permit a 60-foot bldg. in the H-35 district;
- 5) C-4 District Setback Line, to reduce the Norton Rd. bldg. setback from 60 feet to 25 feet.

Vote 7-4

Signature of Authorized Representative Michael McKay

Recommending Group Title Chairman, Zoning Committee

Daytime Phone Number 614-745-5452

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

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 #: CV20-045

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. NRP Properties, LLC; 1228 Euclid Avenue, 4th Floor; Cleveland, Ohio 44115 Number of Columbus based Employees: 15 Contact: Aaron Pechota, (216) 584-0601	2. Fritsche Corporation; 6245 Sunderland Drive; Columbus, Ohio 43229 Number of Columbus based Employees: 35 Contact: William Fritsche; Phone (614) 436-5995
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 24th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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



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

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