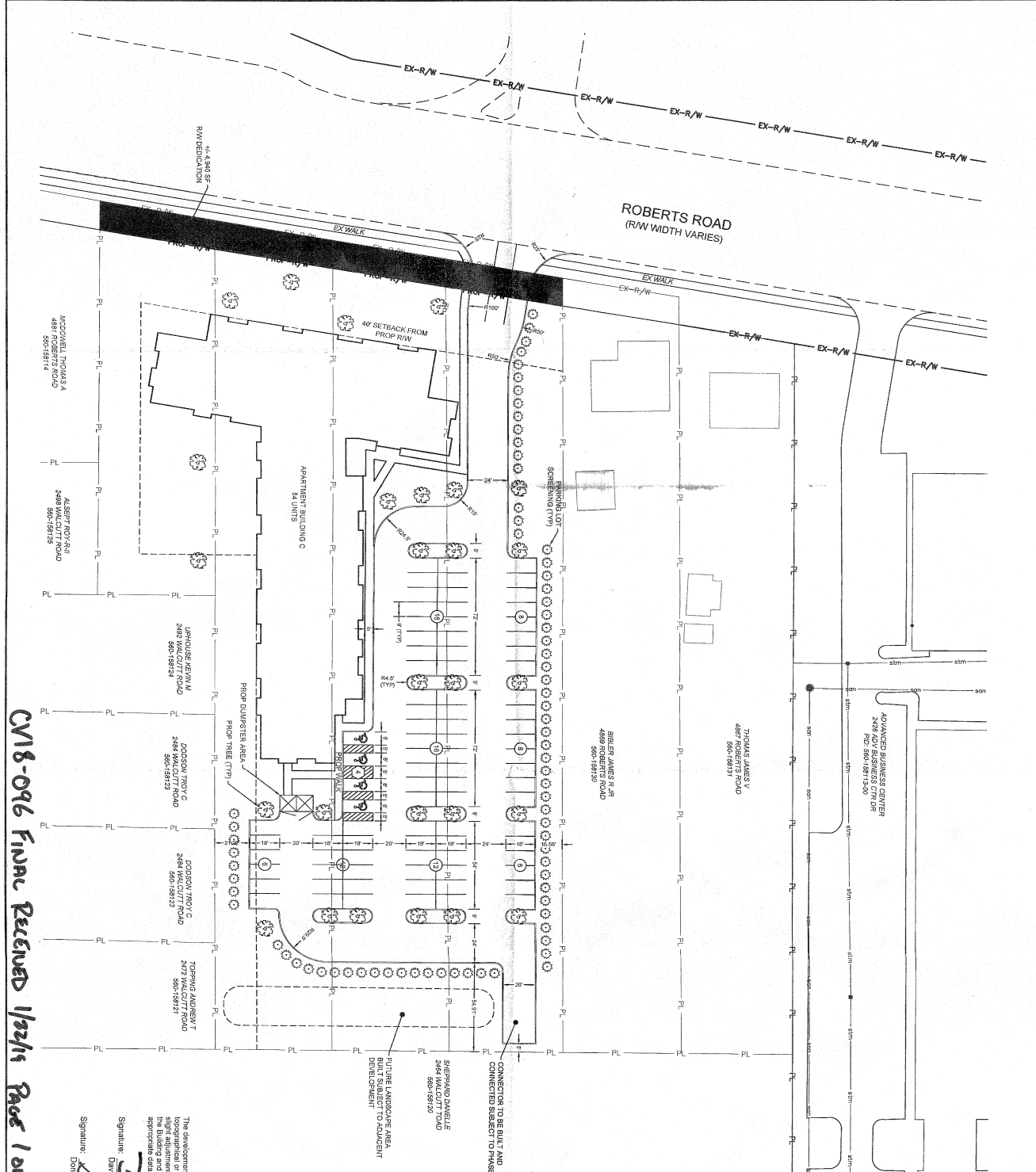


PLOT SCALE: 1:1 EDT DATE: 10/19/19 7:33 AM EDITED BY: JRPERRY DRAWING FILE: C:\021019022920.DRAWING\CV18\EXHIBIT\ORD#0316-2019\CV18-096.DWG PRELIMINARY SITE LAYOUT DWG

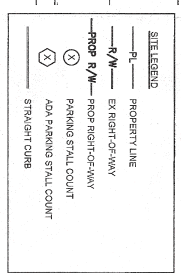


CV18-096 Final Received 1/23/19 Page 1 of 1

The development depicted on this drawing may be slightly adjusted to reflect engineering, surveying, or other site-specific requirements. The Applicant acknowledges that the Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed development.

Signature: *David B. Perry* Date: 1-18-19
 Signature: *David B. Perry* Date: 1-18-19
 Signature: *Donald Frank* Date: 1/23/19
 Signature: *Donald Frank* Date: 1/23/19
 Signature: *Donald Frank* Date: 1/23/19
 Signature: *Donald Frank* Date: 1/23/19

SITE DATA	
GENERAL	ADDRESS: 4871 ROBERTS ROAD
	PID: 560-198706 560-198706 560-198706
	(Spaces to be combined with final Site Compliance Plan)
ZONING:	PROPOSED USE: MULTIFAMILY 54 DWELLING UNITS
	FOR SITE ACREAGE: 2.784 AC
	R/W DEDICATION: 0.113 AC (4,040 SF)
	NET SITE: 2.718 AC (11,838 SF)
	DENSITY: 2,193 SF/OU
	EXISTING ZONING: R1
	18.9 DW/ACRE
PARKING DATA	
PARKING SETBACKS/SEFFER:	VARIES, SEE PLANS
Parking lot and dumpster screening shall meet code	
BUILDING DATA	
APPROX TOTAL AREA:	22,000 SF
HEIGHT DISTRICT:	H-35
PARKING DATA	
STANDARD STALLS PROVIDED:	64
ADA STALLS PROVIDED:	4
TOTAL PROVIDED:	68
BICYCLE PARKING:	6 (min)



CV18-096

DATE	BY	DESCRIPTION	APPROVED	DATE
1/18/2019	JRPERRY	PRELIMINARY SITE LAYOUT		
1/23/2019	JRPERRY	REVISED		
1/23/2019	JRPERRY	REVISED		
1/23/2019	JRPERRY	REVISED		
1/23/2019	JRPERRY	REVISED		

SITE LAYOUT EXHIBIT
4871 ROBERTS ROAD
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

STRUCTUREPOINT INC.
 2550 Corporate Exchange Drive | Suite 300
 Columbus, OH 43221
 TEL: 614.901.2235 | FAX: 614.901.2236
 www.structurepoint.com

EX4



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

Application #: CV18-096

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'

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant: Woda Cooper Companies by David B. P... Agent Date: 10-23-18
Signature of Attorney: Donald Kank Date: 10/23/18

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

CV18-096, 4871 Roberts Road

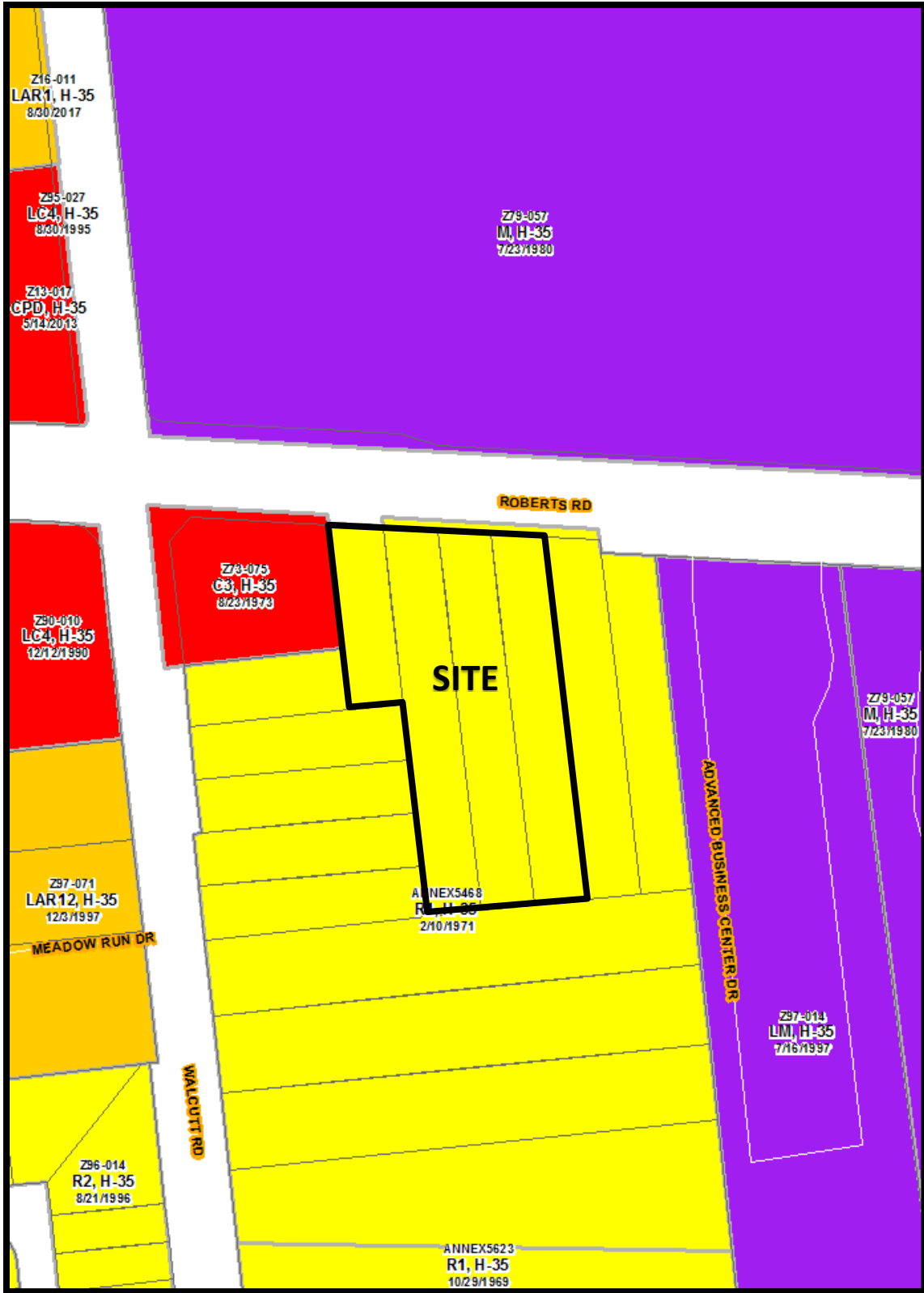
The 2.764 +/- acre site is located on the south side of Roberts Road, 200 +/- feet east of Walcutt Road. The acreage parcels are zoned R-1, Residential from annexation in 1971, as are parcels to the east and south. The site abuts 0.85 acres zoned C-3, Commercial to the west. Applicant proposes to develop the site with a 54 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 2019, while applicant has a February 2019 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. The use is appropriate given the site location, location on an arterial right of way and City plan recommendation for redevelopment.

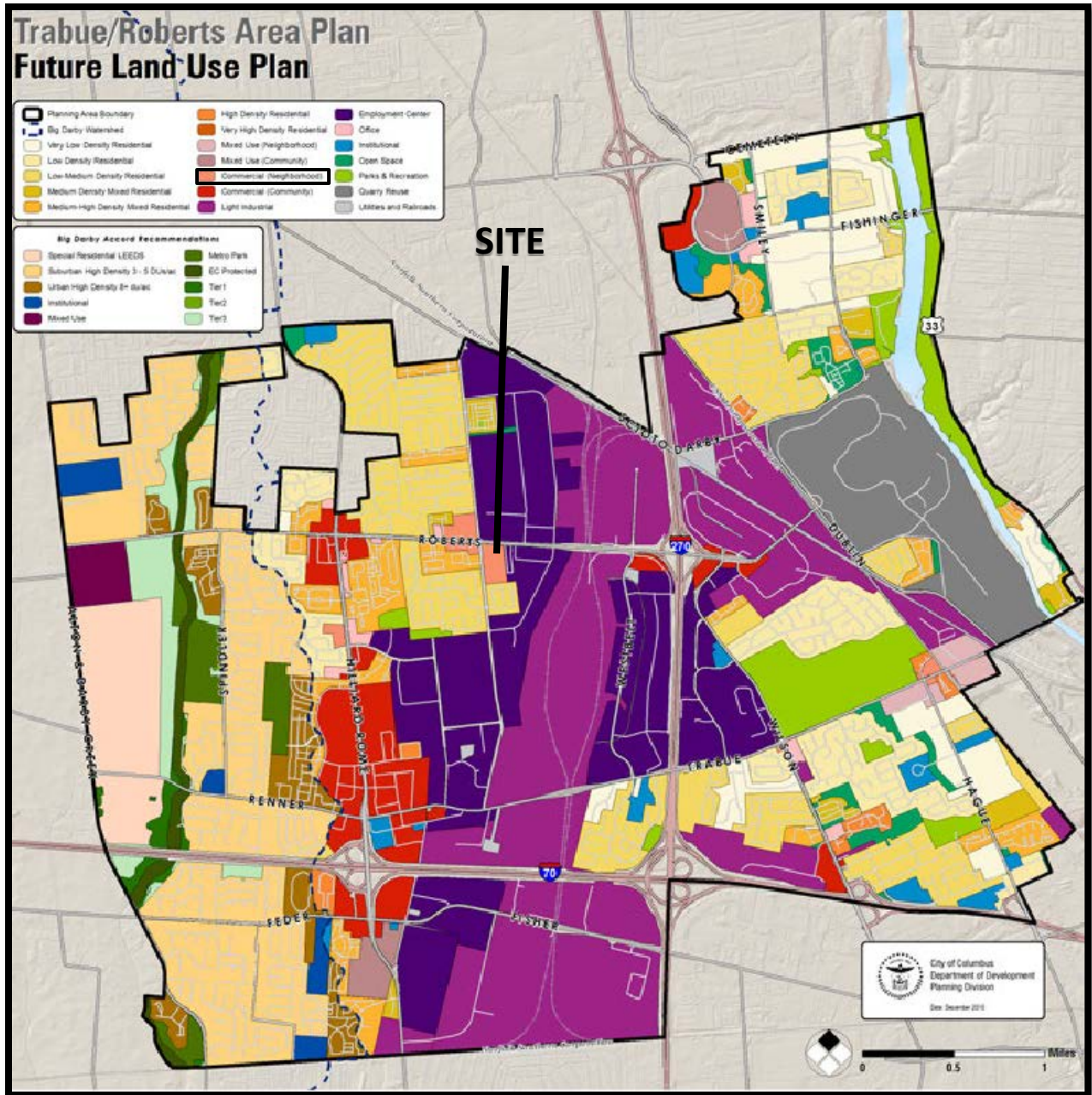
Applicant requests the following variance:

- 1). Section 3332.03, R-1, Residential District, to permit a fifty-four (54) dwelling unit apartment building.
- 2). Section 3332.21(A), Building Lines, to reduce the Roberts Road building setback line from 50 feet to 40 feet, net of right of way dedication.

01-18-2019



CV18-096
4871 Roberts Road
Approximately 2.78 acres



CV18-096
4871 Roberts Road
Approximately 2.78 acres



CV18-096
4871 Roberts Road
Approximately 2.78 acres

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV18-096

STATE OF OHIO
COUNTY OF FRANKLIN

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

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

<p>1. WODA COOPER Companies, Inc. 500 South Front Street, 10th Floor Columbus, Ohio 43215 Number of Columbus-based Employees: Contact: Joe McCabe; Phone: 614-396-3223</p>	<p>2. Julia A. Penwell 4875 Roberts Road Columbus, Ohio 43228 Number of Columbus-based Employees: Zero (0) Contact: Joe McCabe; Phone: 614-396-3223</p>
<p>3. Wilbur J. Miller and Patricia M. Miller 4871 Roberts Road Columbus, Ohio 43228 Number of Columbus-based Employees: Zero (0) Contact: Joe McCabe; Phone: 614-396-3223</p>	<p>4. Shannen L. Nelson Trust and Craig Nelson, Trustee 3005 Pinewood Lane La Crescenta, California 91214-3725 Number of Columbus-based Employees: Zero (0) Contact: Joe McCabe; Phone: 614-396-3223</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

None



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

Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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