

PARKING CALCULATIONS				
USE	UNCOVERED PARKING	ATTACHED GARAGES	MIN. PARKING RECD	TOTAL PARKING PROVIDED
85 DWELLING UNITS	84	24	128	108
MINIMUM PARKING REQUIREMENT = 1.5 SPACES PER UNIT (65 UNITS)				127 SPACES / UNIT

- LEGEND:**
- PROPOSED PARKING LOT TREE
 - PROPOSED DWELLING UNIT TREE
 - EXISTING SHRUBS
 - PROPOSED CONCRETE PAVEMENT

SITE DATA:
 ADDRESS: 1179 E. MAIN STREET
 PID: 010-014373
 AREA: 1,598 A.C. 69,289 S.F.
 ZONING: C-4, COMMERCIAL DISTRICT
 R-3, RESIDENTIAL DISTRICT

PROPOSED ZONING:
 APARTMENT RESIDENTIAL
 APARTMENT BUILDING (4 STORY)
 H-60
 85 DU, 814 S.F. LOT AREA/DU, 54 DU / AC.
 AS NOTED
 32%

PARKING:
 REQUIRED: 128 SPACES (GARAGE)
 PROVIDED: 84 SPACES (SURFACE)
 108 SPACES

BICYCLE PARKING:
 REQUIRED: 8 SPACES
 PROVIDED: 12 SPACES (6 RACKS, 2 PER RACK)

DWELLING UNIT TREES:
 1 PER 10 DU
 9 DWELLING UNIT TREES REQUIRED
 9 PROVIDED (NOTE: MIN. 2" CALIPER)

PARKING LOTS TREES:
 1 PER 10 PARKING SPACES (84 SPACES)
 9 PROVIDED
 9 PROVIDED LOT TREES REQUIRED
 9 PROVIDED
 (NOTE: THIS IS SURFACE SPACES, NOT GARAGE SPACES)
 2" CALIPER, 145 S.F., 4' RADII

REFUSE:
 PRIVATE HAULER

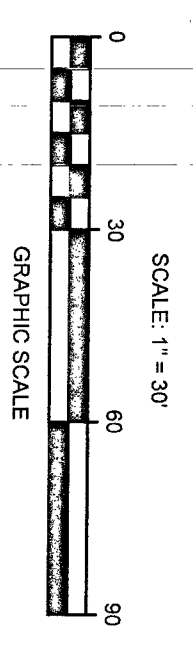
NOTE:
 DECORATIVE FENCING WITH OR WITHOUT PIERS, 5' OR LESS IN HEIGHT AND/OR LANDSCAPING, MAY BE PLACED ALONG E. MAIN STREET FRONTAGE AND AT THE CORNER OF E. MAIN STREET AND OAKWOOD AVENUE.

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 adjustments to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry
 David B. Perry, Agent for Applicant
 Donald Plank, Attorney for Applicant

Date: 11-11-2021
 Date: 11-11-2021

CV21-057 Final Received 11/11/2021



ENGINEER/SUPERVISOR
 V&C COMPANIES
 3500 SNOUFFER RD, STE. 225
 COLUMBUS, OHIO 43235
 PHONE: 614-761-1681
 FAX: 614-761-1328
 CONTACT: ANDREW GARDNER, P.E.
 E-MAIL: AGARDNER@V&CO.COM

THE ETHAN ON MAIN
 1179 EAST MAIN STREET
 COLUMBUS, OH 43205

ZONING SITE PLAN

3500 Snouffer Road, Suite 225
 Columbus, Ohio 43235
 Ph: (614) 761-1681
 Fax: (614) 761-1328
 WWW.V&CO.COM

SCALE: 1" = 30'
 DWN: RUB | CKD: AAG | DATE: 11/11/2021 | JOB NO. 210193 | 1

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

CV21-057

Columbus City Code Section 3307.10 - Variances by City Council.

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):

See Exhibit B

1179 E. Main Street Redevelopment LLC

Signature of Applicant by David B. Perry, Agent Date 4-27-2021

Signature of Attorney Donald Plank Date 4/27/2021

Exhibit B

Statement of Hardship

CV21-057, 1179 E Main Street, Columbus, OH 43205

The 1.61 +/- acre (69,260 +/- SF) site is located at the southeast corner of E. Main Street and Oakwood Avenue. The site, zoned C-4, Commercial and R-3, Residential, is developed with a vacant retail commercial building and accessory parking lot. The R-3, Residential area of the site is the south 110 +/- feet parallel to McAllister Avenue (22') and intersecting E. Mound Street. Applicant proposes to redevelop the site with a four (4) story 85 dwelling unit apartment building, as depicted on the site plan titled "Zoning Site Plan – 1179 E Main Street", dated November 11, 2021, hereafter "Site Plan", Rezoning application Z21-042 is pending to rezone the site to the AR-2, Apartment Residential District.

The Near East Area Plan (2005) recommends redevelopment of the site consistent with the Urban Commercial Overlay (UCO) and commercial district guidelines. The apartment building, while not having ground level commercial use, is designed with UCO guidelines in mind with the building placed forward to E. Main Street and Oakwood Avenue, the parking field located behind the building and large windows on the E. Main Street frontage for lobby, fitness and amenity space areas. The development project is a major investment in the E. Main Street corridor with an estimated \$17,000,000 cost. The apartment building will provide new urban housing, new customers for area businesses and will likely encourage other redevelopment and investment. The Near East Area Plan encourages a mix of land uses and development of new housing. Apartment buildings are part of the vitality of urban corridors.

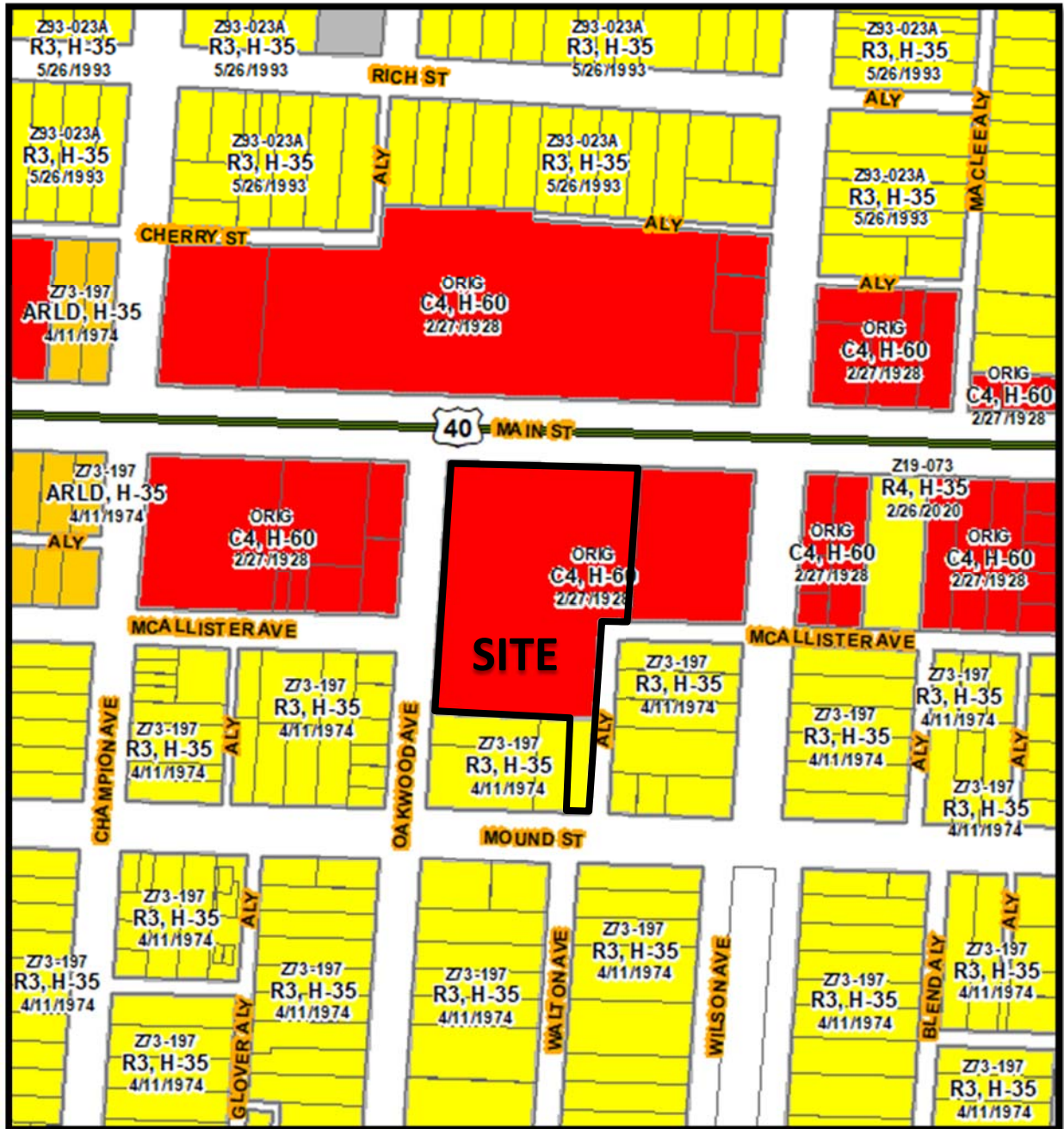
Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections applied to urban development, for which closer building setbacks and other standards variances are typical and encouraged.

Applicant requests variances from the following sections of the Columbus Zoning Code:

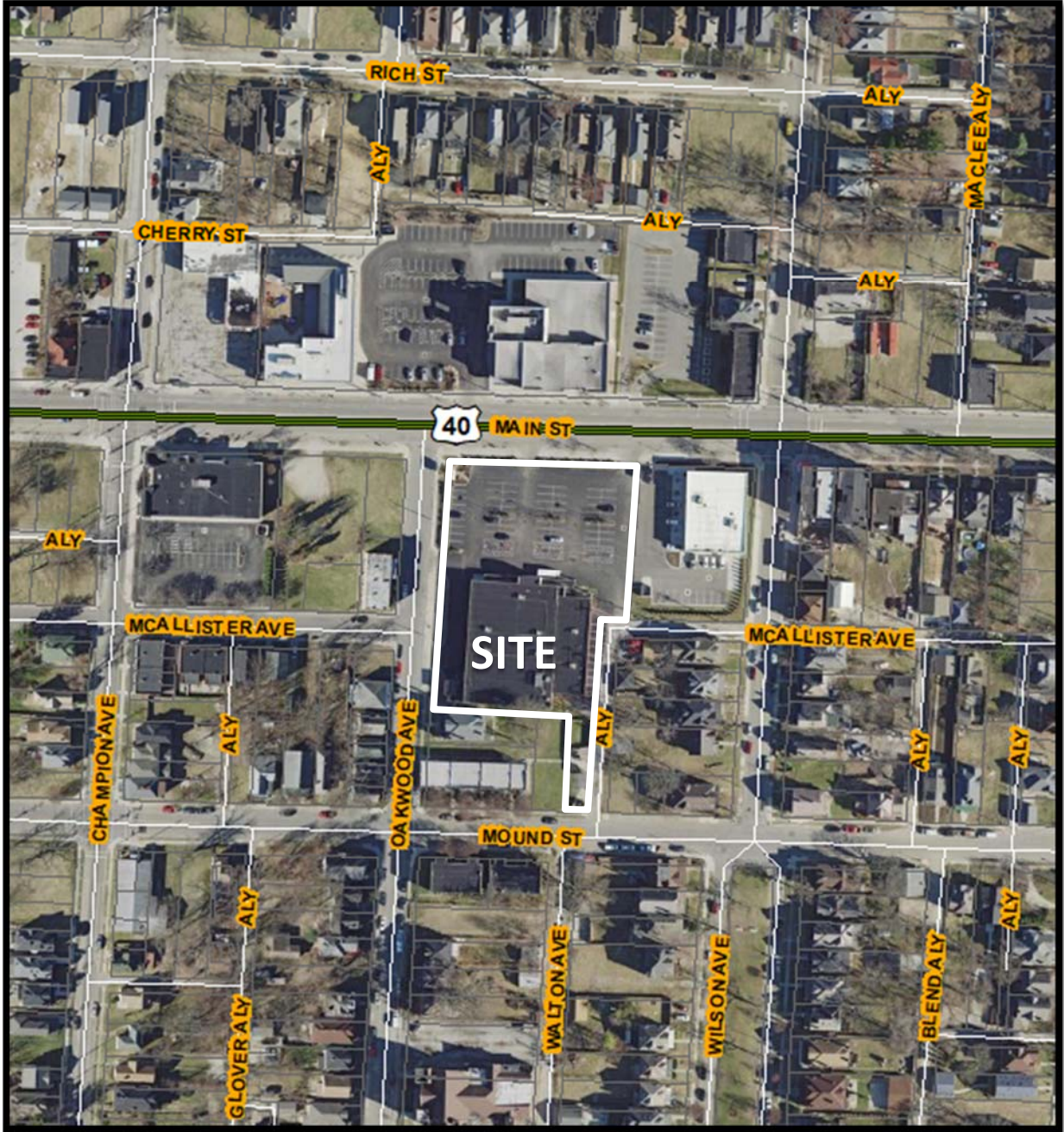
- 1). Section 3333.025, AR-2, Apartment Residential District Use, to permit commercial use of the E. Main Street driveway by the adjacent commercial use abutting to the east, while the driveway is existing and is a shared driveway but with rezoning to the AR-2 district most of the driveway will be zoned AR-2 rather than the current C-4 district.
- 2). Section 3312.21(D)(1), Landscaping and Screening, to reduce the landscaped pavement setback from 4' to 3' along part of the south side of the parking lot.
- 3). Section 3312.27, Parking Setback Line, to reduce the East Mound Street parking setback line from 20' to 10'.
- 4). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking from 128 spaces (85 DU, 1.5 spaces/DU) to 108 spaces (1.27 spaces /DU).
- 5). Section 3321.05(A)(1)(B)(2), to reduce the clear vision triangle on the south side of the Oakwood Avenue curbcut from 10'x10' to 10'x3' (south side of driveway), while the full 10'x10' is available with the adjacent front yard; and to permit decorative fencing with or without piers in the 30'x30' clear vision triangle at E. Main Street and Oakwood Avenue, while piers/decorative metal fencing presently exists and is permitted under the C-4 zoning, but may need to be removed

with site preparation, subject to replacement piers being a maximum of 2'x2', maximum of 5' tall and spaced no closer than 10' on center.

6). Section 3333.18(D), Building Lines, to reduce the E. Main Street building setback line from 10' (min.) to 6' and to reduce the Oakwood Avenue building setback line from 21' to 1'.



CV21-057
1179 E. Main St.
Approximately 1.61 acres



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1179 E. Main St.
Approximately 1.61 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number:

Z21-042 / CV21-057

Address:

1179 E. Main Street

Group Name:

Near East Area Commission

Meeting Date:

9-9-2021

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:

7-1-1 Women
[Handwritten Signature]

SIGNATURE

Near East Area Commission

RECOMMENDING GROUP TITLE

614-531-2700

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-057

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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. 1179 E Main Street Redev't LLC; 854 E Broad St, Columbus, OH 43205; # Cols based emps: Zero (0) Contact: Gregg Gallas, (216) 269-6959; Nate Fisher, Clare Brofford, Jason Zadeh	2. _____ _____
3. _____ _____	4. _____ _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 1st day of November, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



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

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