



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

CV13-029

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.

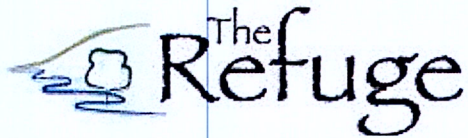
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

Hardship Statement Attached

Signature of Applicant *Robert Ady-cross* Date June 12, 2013

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



CV13-029

City of Columbus- Council Variance Application

Statement of Hardship

Introduction:

The Refuge, Inc. is a faith-based ministry and tax exempt organization that relies heavily upon financial contributions and donations to *change men's lives* who are 18 years and older, who have struggled with various addictions. The Refuge believes a lasting recovery can only be achieved through building a relationship with Jesus Christ.

The Program:

The Refuge is a 13-month program with the first 5 months of the program, referred to as "the Farm Phase," spent on Refuge's 108-acre wooded property in Vinton County where residents carry out a daily curriculum with chores to rebuild their lives. The final eight months of the program are spent in one of three housing facilities in Columbus owned by The Refuge: 135/137 Princeton, 293/295 Brehl and 210 Central. During their occupancy, the men obtain full-time employment and are shuttled to and from their work locations in Refuge vehicles. The men spend their evenings working on various curriculums such as financial planning or further education. All three facilities have never received a complaint or a police call in the last 10 years. Properties are overseen 24/7 by an onsite supervisor. The men also do community outreach services to help neighbors and cleaning trash/debris from around the neighborhood.

The Plan:

The Refuge plans to consolidate their three properties into one property at 1601 Sullivant Avenue. This consolidation will allow the organization to continue its incredible success in furthering their commitment to *change men's lives* by making residents accountable to one another and to enhance their commitment to the organization. It will also allow residents to assist other men in similar circumstances by creating a supportive environment with which to exhibit a healthier and more productive way to live their lives. The Sullivant location will not only provide a larger internal support peer group, but encourage and enable its neighboring Mt Zion Apostolic Holiness Church's 325-member congregation, the majority financial supporter, to fully participate in the success of each individual resident.

The Request:

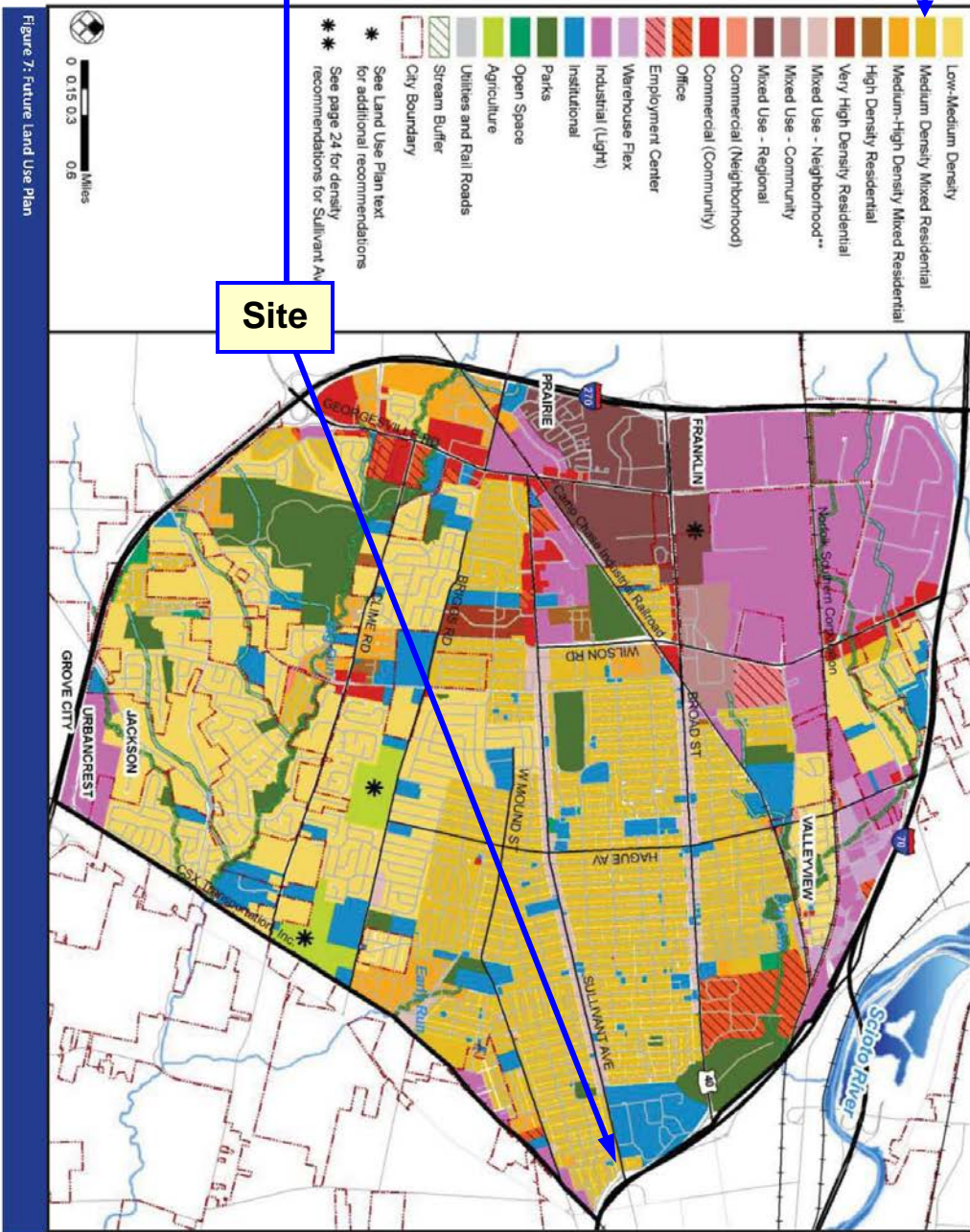
The current property is zoned AR-1. The existing use is a 12-unit apartment. The intended future use is "Shared Living Facility". The existing property has 12 existing parking spaces. The City code requires 16 parking spaces to meet this "Shared Living Facility" type of zoning use. The Applicant is requesting a variance approval from the City for:

1. **Use:** To allow a "Shared Living Facility in the AR-1 District.
2. **Parking:** The Refuge, does not intend to exceed building occupancy limits per code requirements. None of the residence will have personal vehicles to operate, which is why we feel the 12 existing spaces will never be used to full capacity. In order to satisfy the 16 parking spaces required by this proposed code section, the Refuge is in the process of securing additional parking spaces at the adjacent Mt. Zion Apostolic Holiness Church property. Additionally, this property is on the Central Ohio Transit Authority (COTA) bus route with a scheduled stop directly in front of the facility which patrons will use regularly.
3. **Setbacks:** The existing building will stay in its current position with no new building area outside of its current building envelope perimeter. Because of transitional grades in the Ryan Avenue Right-of-Way, we intend to add a sidewalk along Ryan Avenue that will hug the structure and connect to the building onsite. A small portion of the sidewalk may touch the Right-of-Way, but is only intended to connect the parking lot with the western side of the building entry points. We are in request of building line setback reductions from Sullivant Avenue and Ryan Avenue, and a zero foot (0') side yard building setback on the eastern side. We also request a waiver for any pavement setback, as we intend to keep it as-is.

We appreciate your consideration for this project as it will be a valuable asset to the community.



CV13-029



Site

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Figure 7: Future Land Use Plan



**STANDARDIZED RECOMMENDATION FORM**City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

CV13-029/13315-00000-00465

Address

1601 SULLIVANT AVE 43223

Group Name

GREATER HILLTOP AREA COMMISSION

Meeting Date

Specify Case Type

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

Recommendation
(Check only one)

- Approval
 Disapproval

NOTES:

Vote

FOR AGAINST ABSTAIN
12-0-0

Signature of Authorized Representative

SIGNATURE

ZONING CHAIR, GHAC

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please **FAX** this form to **Zoning** at (614) 645-2463 within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



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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 # CV13-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Robert Holycross on behalf of Refuge, Inc.

Of [COMPLETE ADDRESS] 4555 Jackson Pike, Grove City, OH 43123

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. Refuge, Inc. 4555 Jackson Pike Grove City, OH 43123 Columbus based Employees: 25 Robert Holycross, 614.206.2285	2.
3.	4.

Check here if listing additional parties on a separate page.

Robert Holycross

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14 day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC Jannelle C Hejduk

My Commission Expires: July 24, 2016



JANNELLE HEJDUK
Notary Public, State of Ohio
My Comm. Expires July 24, 2016

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

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