

CV19-059 Final Received 7/12/19
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C001

THE DEVELOPMENT DEPICTED ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO THE FINAL DEVELOPMENT PLANS AND MAY BE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. ANY SLIGHT ADJUSTMENT TO THE DEVELOPMENT PLANS SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. THE SUBMISSION OF THIS DRAWING CONSTITUTES A REPRESENTATION OF THE DEVELOPMENT AS SHOWN AND NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: 7-2-19
BY: [Signature]
TITLE: CIVIL ENGINEER

SITE DATA
CERTIFIED ADDRESS: 731 W RICH STREET
SITE AREA: 0.48 ACRES (20,808 SF)
ZONING: C-4 COMMERCIAL
TAX PARCEL ID: 010-02243-00, 010-0220115-00
FEMA MAP PANEL 1, ZONE: X (FLOOD HAZARD ZONE)
HEIGHT DISTRICT: H-3

BUILDING DATA
MAX BUILDING HEIGHT: 42'
STORIES & NUMBER OF UNITS: 3 STORIES, 42 UNITS

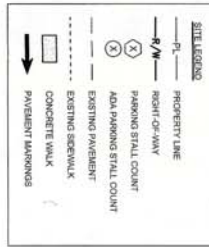
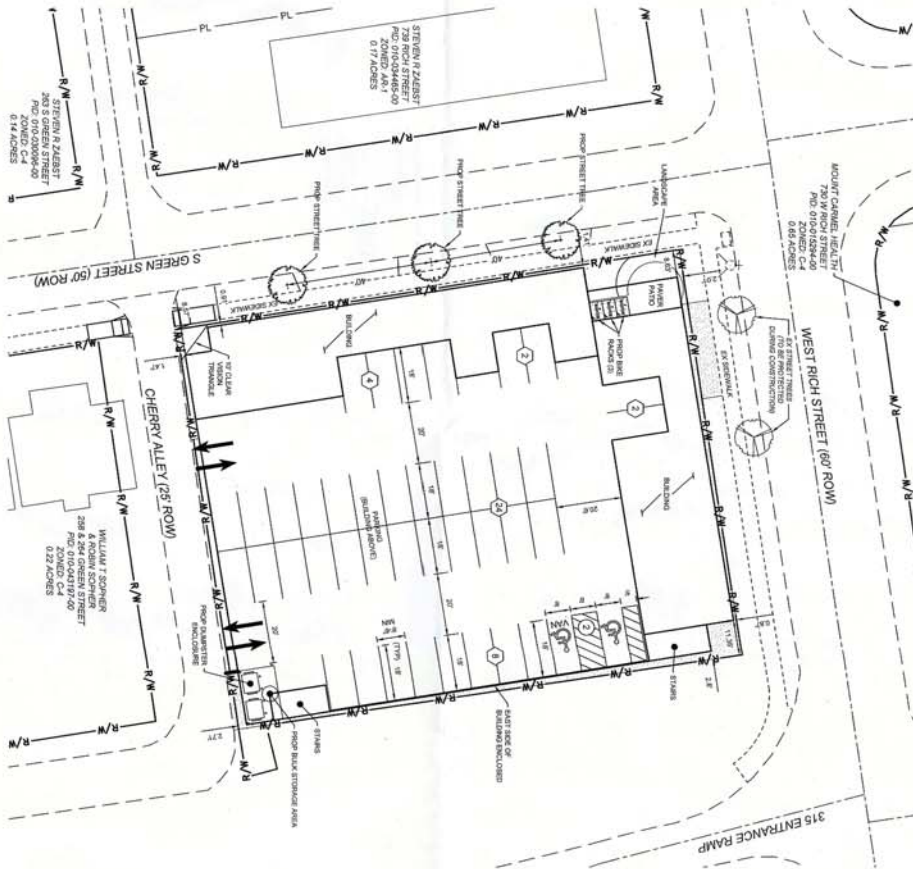
USE
42 DWELLING UNITS @ 1.5 SPACES: 63 SPACES
COMMUNITY SPACE & LEASING OFFICE: 4 SPACES
800 SF @ 1 SPACE PER 200 SF: 4 SPACES
TOTAL REQUIRED SPACES: 67 SPACES

REGULAR SPACES PROVIDED
(8'x12' MIN): 40 SPACES
ADA SPACES PROVIDED: 2 SPACES
TOTAL PROVIDED SPACES: 42 SPACES
MOTOR VEHICLE SPACES PROVIDED: 56 SPACES

OWNER/DEVELOPER
RICH & GREEN LLC
175 SOUTH THIRD STREET
COLUMBUS, OH 43215
CONTACT: JEFF MOONMAN
PHONE: 614-231-1114
EMAIL: jmoonman@richandgreen.com

ARCHITECT
SHREVELOCK ARCHITECTS
7400 WEST CAMPUS ROAD, SUITE 150
COLUMBUS, OH 43240
CONTACT: KIMBERLY SHREVELOCK
PHONE: 614-454-4550
EMAIL: kimberly@shrevecock.com

ENGINEER
AMERICAN STRUCTUREPOINT INC.
2500 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OH 43260
CONTACT: TOLLE DAWSON/ROBERT LEE/AP
PHONE: 614-991-2238
EMAIL: tolledawson@structurepoint.com



DATE: 12/19/2019	DRAWN BY: MDS
CHECKED BY: OGD	APP NUMBER: 2019-0015

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING VARIANCE SITE PLAN
FOR
731 W RICH STREET
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT
INC.
2500 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43215
TEL: 614.991.2238 FAX: 614.991.2236
www.structurepoint.com

Finance Fund

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

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

CV19-059

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

Ohio Commercial Development Finance Fund by Don B. P. Agent

Date

5/24/19

Signature of Attorney

[Signature]

Date

5/24/19

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 CV19-059
731 W. Rich Street, Columbus, OH 43222

The site is 0.48 +/- acres located at the southeast corner of W. Rich Street and S. Green Street. The site is zoned C-4, Commercial. Applicant proposes a 42 dwelling unit apartment building with ground level dwelling units and a community/fitness room planned to be used for both on-site residents and residents of off-site apartment uses controlled by applicant. The West Franklinton Plan (2014) (WFP) recommends "Regional Mixed Use" (RMU) for the site. RMU includes residential units located either above and/or next to commercial, office, or institutional uses in multi-story buildings and residential densities of 45 dwelling units per acre or higher are appropriate. The proposed development complies with the recommendation of the WFP.

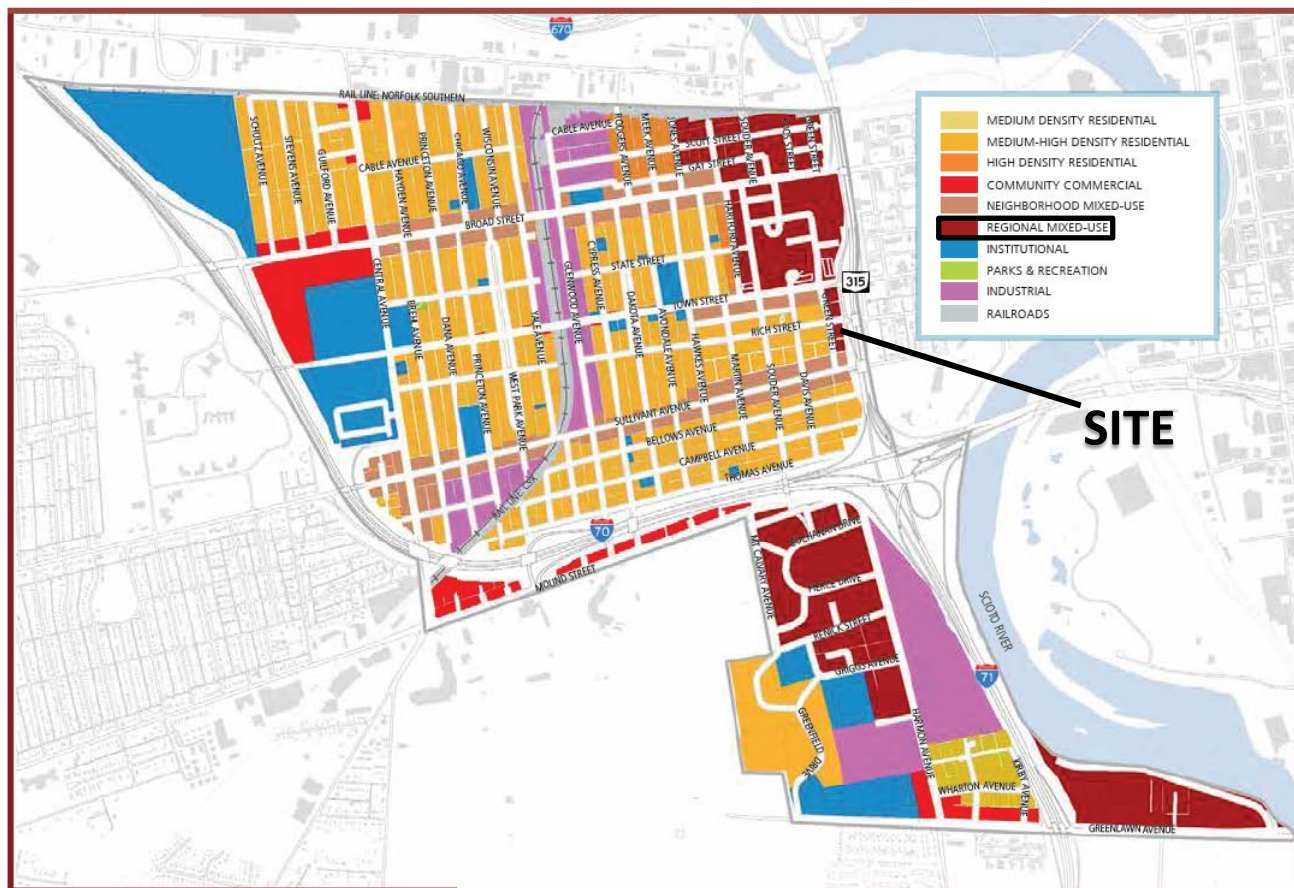
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district. There is no zoning district to which the site could be rezoned for the proposed use without also requiring variances. The proposed use and proposed site development are appropriate for the site and location and in compliance with the recommendation of the WFP. The proposed use is consistent with the dense, urban area of the site. The requested variances are not substantial given the urban environment, will not affect the delivery of government services, the variances are necessary for reasonable use of the property and are consistent with the spirit of the zoning requirement given the urban environment. Applicant is applying for Ohio Housing Finance Agency (OHFA) funding. Zoning must be in place by August 1, 2019 for consideration of funding.

Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level dwelling units.
- 2). Section 3309.14(A), Height Districts, to increase building height from 35 feet to 42 feet, as measured in Section 3303.08, Letter H, Height.
- 3). Section 3312.29, Parking Space, to reduce the required width of a 90 degree parking space from 9 feet to 8.5 feet.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce on-site parking from 67 spaces (42 DU @ 1.5 spaces/DU and 800 SF @ 1 space per 250 SF) to 42 spaces.
- 5). Section 3356.11, C-4 District Setback Lines, to reduce the W. Rich Street building setback from 25 feet to 0.80 feet, the S. Green Street building setback from a calculated setback of 20 feet to 0.90 feet and the SR 315 building setback from 25 feet to one (1) foot.

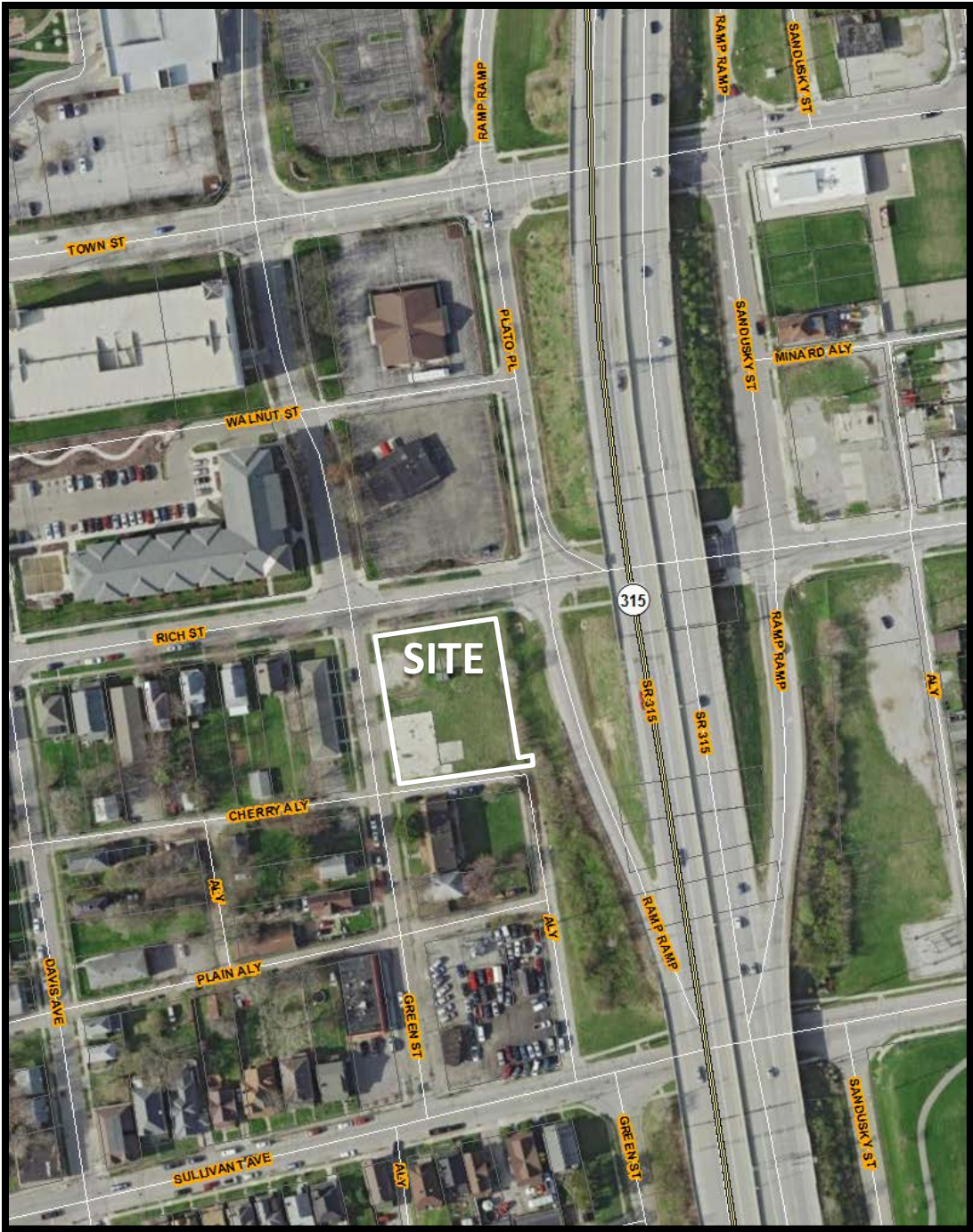
Approximately 0.48 acres

West Franklinton Plan (2014) – “Regional Mixed-Use” recommended.



This classification is the same as the Regional Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses in multistory buildings. Residential densities of 45 dwelling units per acre or higher are appropriate.

CV19-059
731 West Rich Street
Approximately 0.48 acres



CV19-059
731 West Rich Street
Approximately 0.48 acres

**Standardized Recommendation Form**

111 N. 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: CV019-059

Address: 731 West Rich St.

Group Name: Franklinton Area Commission

Meeting Date: July 9, 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:

Commission members expressed general approval with the site design changes, particularly with regard to the additional parking spaces and the preservation of the residential character of the facade around the new ground floor parking. Commissioners had no concerns with the other requested variances.

Vote:

13 for; 0 against; 1 abstention

Signature of Authorized Representative:

SIGNATURE

Franklinton Area Commission, Chair

RECOMMENDING GROUP TITLE

614-516-5176

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.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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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 #: CV19-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey T. Mohrman
of (COMPLETE ADDRESS) 175 South Third Street, Suite 1200, 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. Rich and Green, LLC; 175 S. Third St., Suite 1200 Columbus, OH 43215; 0 Employees Contact: Jeffrey T. Mohrman; 614-221-1114 x5045	2. Ohio Community Development Finance Fund 175 S. Third St., Suite 1200, Columbus, OH 43215 13 Employees; Contact: Jeffrey T. Mohrman; 614-221-1114 x5045
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires on the date of expiration NOTARIZED STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Seal Here



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