

SITE DEVELOPMENT DATA

ADRESSES
 1680 HARRISBURG PKE
 TOTAL AREA 2,847 SQ. ACRES
 SUB AREA A 1,271.77 ACRES
 SUB AREA B 1,575.23 ACRES
 P.D. # 425-27073, 425-27314

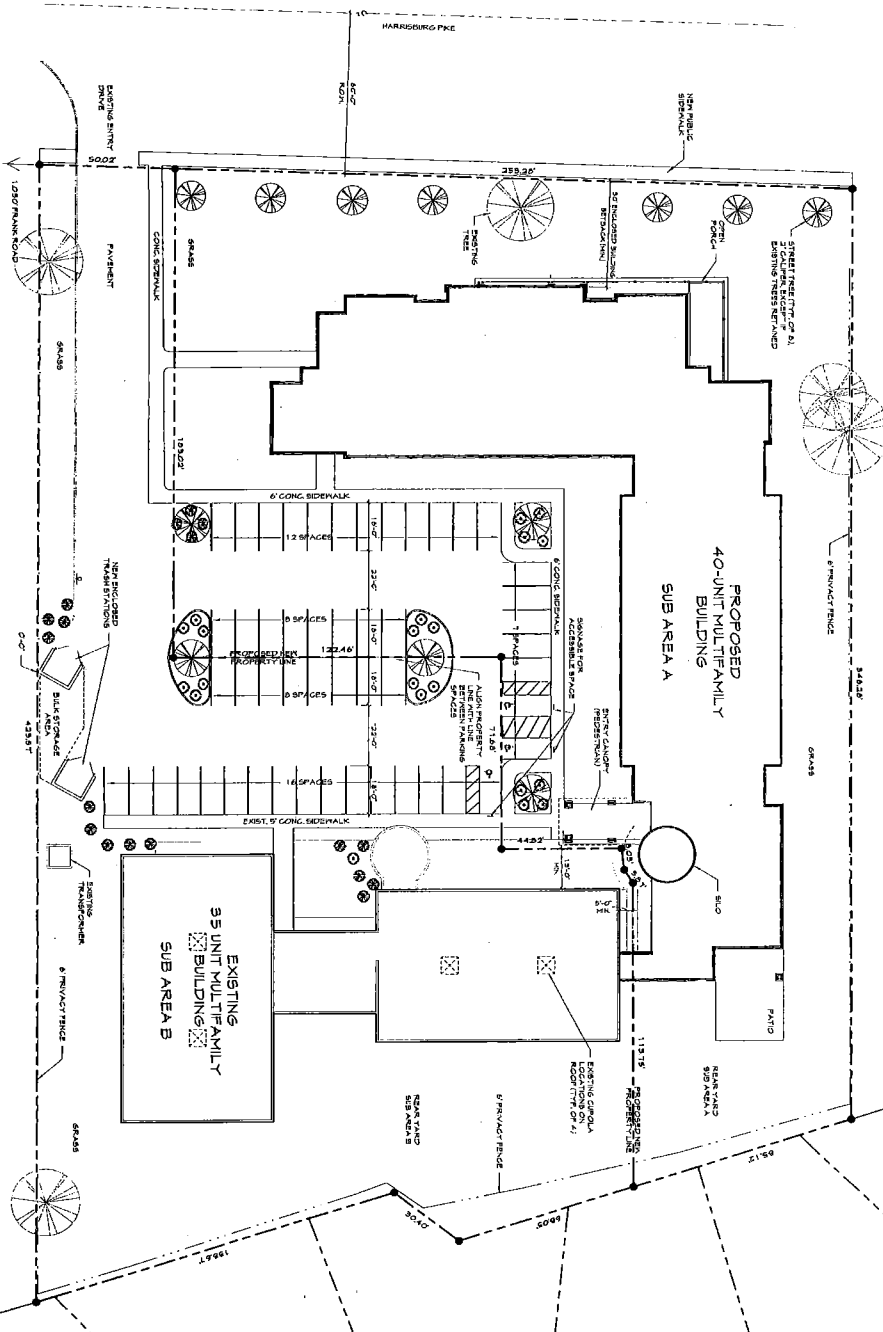
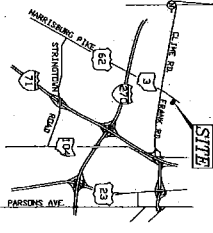
ZONING ZONING
 UNIFIED PLANNING AND DEVELOPMENT DEPARTMENT (2015-01-01)
 UNIFIED PLANNING AND DEVELOPMENT DEPARTMENT (2015-01-01)

PROPOSED ZONING
 CONJ. COMM. (C-1) (2015-01-01)

HEIGHT RESTRICTION: 18'3"

PROPOSED USE: BUILDING FOR 40 UNITS
 PROPOSED 40 UNIT MULTIFAMILY BUILDING, 32 PAVILION
 50' HIGH, 10' DEEP, 10' WIDE, 10' DEEP, 10' WIDE
 50' HIGH, 10' DEEP, 10' WIDE, 10' DEEP, 10' WIDE
 50' HIGH, 10' DEEP, 10' WIDE, 10' DEEP, 10' WIDE

PROPOSED LOT SIZES
 LOT 1 2.847 ACRES
 LOT 2 2.847 ACRES
 LOT 3 2.847 ACRES
 LOT 4 2.847 ACRES
 LOT 5 2.847 ACRES
 LOT 6 2.847 ACRES
 LOT 7 2.847 ACRES
 LOT 8 2.847 ACRES
 LOT 9 2.847 ACRES
 LOT 10 2.847 ACRES
 LOT 11 2.847 ACRES
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 LOT 99 2.847 ACRES
 LOT 100 2.847 ACRES



THE SITE PLAN HAS BEEN SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE PLANNING AND ZONING DEPARTMENT WILL REVIEW THE SITE PLAN AND DETERMINE IF IT COMPLIES WITH THE ZONING ORDINANCES AND THE SUBDIVISION MAP ACT. THE PLANNING AND ZONING DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE PLANNING AND ZONING DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE PLANNING AND ZONING DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

David R. [Signature] DATE: 12-23-15

CV15-070 Final Received 12/23/15

CV15-070, SHEET 1 OF 1



Perardi +
 ENGINEERS & ARCHITECTS
 200 WEST WASHINGTON STREET, SUITE 100
 CHICAGO, ILLINOIS 60601
 TEL: (773) 327-1111
 WWW.PERARDI.COM

ZONING
 VARIANCE -
 SITE PLAN
A100

**SCHEMATIC
 DESIGN**

PROJECT DATE: 11/2015
 SHEET DATE: 12/23/15
 SHEET NO.: 1/2015
 DESIGNER: DM
 DRAWN: DM

CHN
 Briggsdale II

1680 HARRISBURG PKE
 CHICAGO, ILLINOIS 60601
 TEL: (773) 327-1111
 WWW.CHN.COM



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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:

See Exhibit B

Signature of Applicant Donald Frank Date 12/23/15

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

CV15-070, 1660 Harrisburg Pike

Rezoning application Z15-052 is pending to rezone the 2.697 +/- acre property to the L-AR-O Limited Apartment Residential District. This variance application is submitted for variances to certain applicable site development standards of the L-AR-O district as a companion application to the pending rezoning. The current property lines of the two (2) tax parcels will be reconfigured by lot split to correspond to Subareas A and B, as depicted on the Subarea Plan, titled "Rezoning Exhibit for CHN Briggsdale II, hereafter "Subarea Plan" and site plan titled "Preliminary Site Plan, 1660 Harrisburg Pike", hereafter "Site Plan". Subarea A is proposed to be developed with a 40 dwelling unit apartment building. The existing 35 dwelling unit apartment house will be located within Subarea B. Accessory parking will be located on each Subarea and the parking lot will be divided by a property line, as depicted on the Site Plan. All applicable easements shall be provided for the common access to Harrisburg Pike and use of and circulation through the parking lots (Subarea A and B). The plan titled "Zoning Variance – Site Plan", dated December 23, 2015, depicts the proposed development of the property. This council variance application is submitted in conjunction with and as companion to rezoning application Z15-052 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not need variances to code standards. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed.

Applicant requests the following variances:

- 1). 3309.14(A), Height Districts, limits height to 35 feet, as defined, in the H-35 height district, while applicant proposes a decorative silo in Subarea A,, and the silo will be 41.5 feet tall.
- 2). 3312.21 (A), (B), Landscaping and Screening, Interior Landscaping, to provide a total of five (5) interior parking lot trees for the sum of the Subarea A (27 parking spaces) and Subarea B (24 parking spaces) parking lots (total of 51 spaces), but without interior trees being allocated to Subareas A and B separately, as depicted and to provide no parking lot screening along the interior common proposed property line of Subareas A and B.
- 3). 3312.25, Maneuvering, to permit three (3) parking spaces on Subarea A to have zero (0) maneuvering area due to the location of the proposed property line, while code required maneuvering area is provided with the adjacent aisle on Subarea B, subject to applicable easement(s) being provided.
- 4). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking in Subarea A from 60 spaces (1.5 space/DU) to 27 spaces (0.67 space/DU) and in Subarea B from 53 spaces (1.5 space/DU) to 24 spaces (0.68 space/DU).

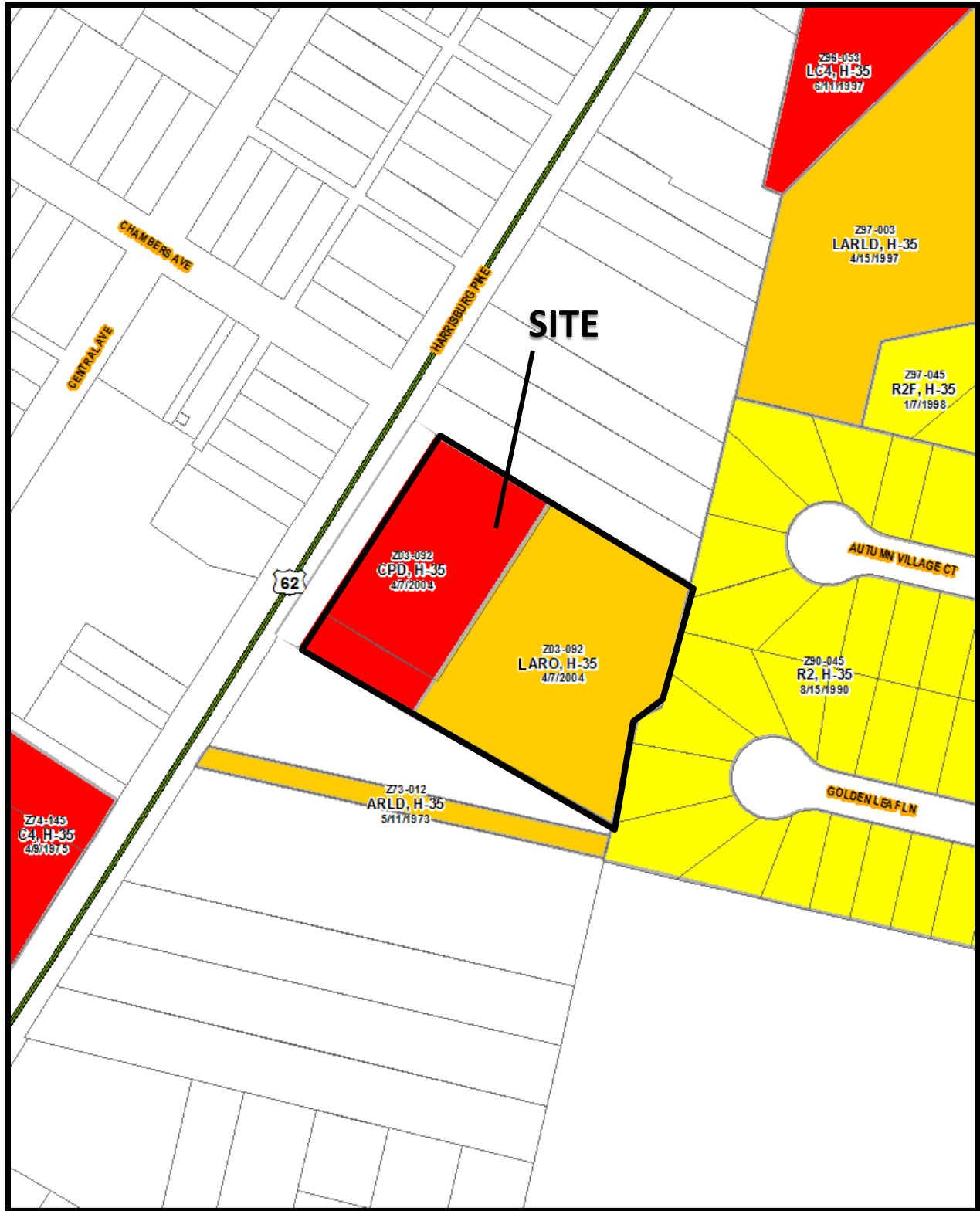
Community Housing Network, Inc. (CHN) owns and operates over 1,200 apartment units in Franklin County. Nearly all of the units are single occupancy. Through many years of managing these units for the population CHN serves, it is CHN's experience that the proposed number of parking spaces is more than adequate and likely even overstates the parking demand for both residents and visitors. It is CHN's mission as well as obligation through public financing requirements to provide affordable apartments. It is CHN's experience that few CHN residents have cars.

5). 3333.18, Building Lines, to reduce the Harrisburg Pike building setback line from 60 feet to 30 feet for the proposed building in Subarea A. Sixty (60) feet of right of way presently exists, in accordance with the Columbus Thoroughfare Plan.

6). 3333.23(b), Minimum Side Yard Permitted, to reduce the minimum side yard along the south property line to permit dumpster boxes, bulk storage and recycling collection at the south property line (0' setback)

7). 3333.24, Rear Yard, to reduce the rear yard from 25% of lot area to 5% and 24% for Subarea A and B, respectively.

12/23/2015



CV15-070
1660 Harrisburg Pike
Approximately 2.7 acres

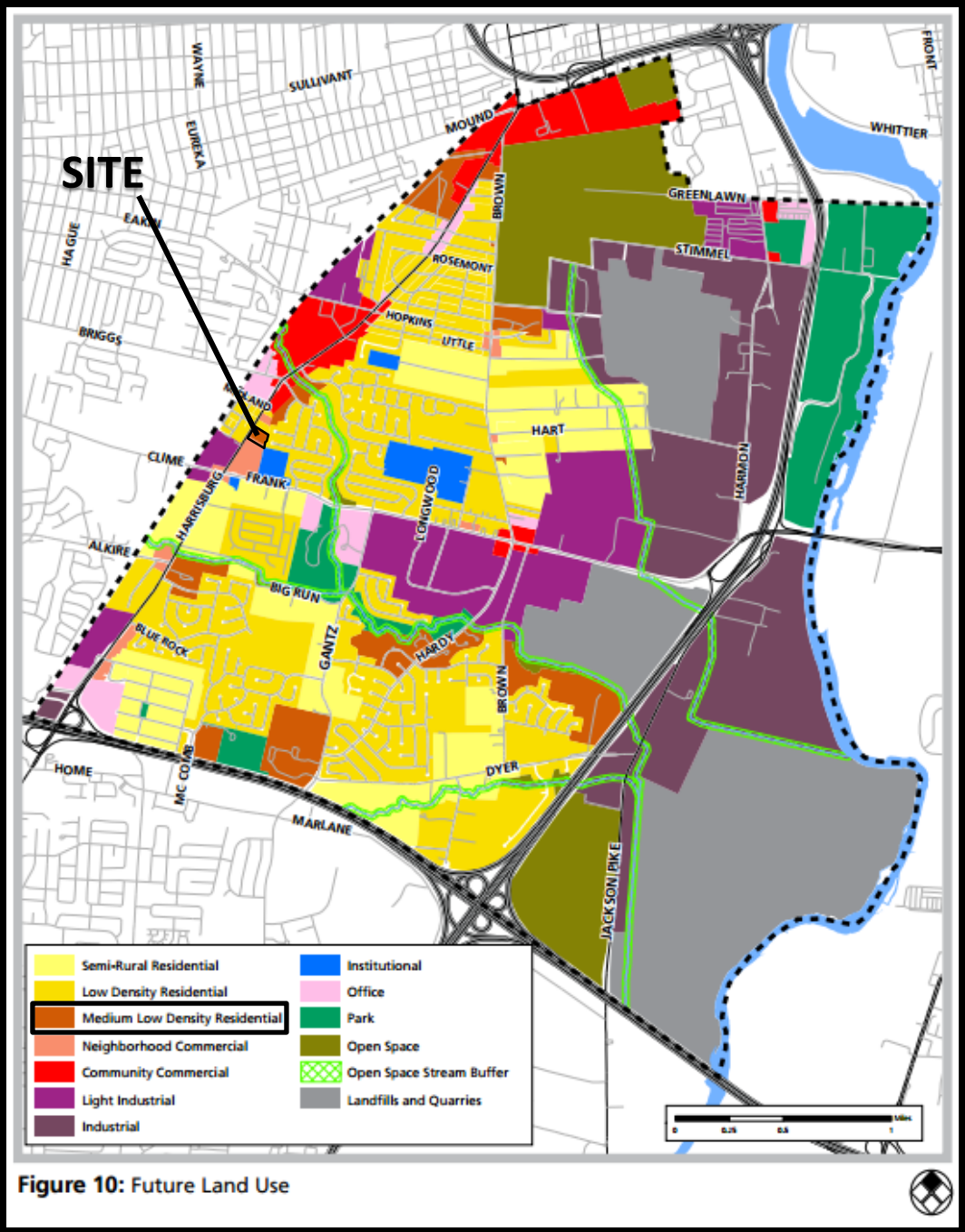


Figure 10: Future Land Use

Southwest Area Plan (2009)
CV1515-070
1660 Harrisburg Pike
Approximately 2.7 acres



CV15-070
1660 Harrisburg Pike
Approximately 2.7 acres

Pine, Shannon L.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Tuesday, December 08, 2015 10:39 PM
To: David Perry; Pine, Shannon L.
Subject: FW: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

Shannon,

The SWAC did vote to support these applications at our November meeting.

Thank You,

Stefanie Lynn Coe
Chair, Southwest Area Commisison

-----Original Message-----

From: David Perry [<mailto:dave@daveperryco.net>]
Sent: Tuesday, December 08, 2015 5:49 PM
To: Coe, Stefanie <scoe@mpwservices.com>
Subject: RE: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

Hi Stefanie:

I see on your auto-reply you are out this week. If possible, can you email Shannon Pine (spine@columbus.com) regarding SWAC recommendation? The case numbers are in the subject line. Thank you.

Dave

Dave Perry
David Perry Company, Inc.
Zoning/Real Estate Development Consultants
145 East Rich Street, 3rd Floor
Columbus, OH 43215

(614) 353-0005 Mobile
(614) 228-1790 Fax
dave@daveperryco.net

-----Original Message-----

From: Coe, Stefanie [<mailto:scoe@mpwservices.com>]
Sent: Tuesday, December 08, 2015 5:46 PM
To: David Perry
Subject: Automatic reply: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

I will be out of the office visiting MPW locations Monday December 7, 2015 through Monday December 14, 2015. I will have access to email but may be slower to respond until I return to the office. I can be reached by cell phone at 614.519.0436.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV15-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., FL 3, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

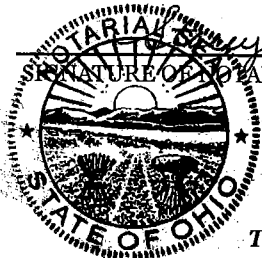
<p>1. Community Housing Network, Inc. 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 93 Contact: Ryan Cassell 614-487-6782</p>	<p>2. Briggsdale Apartments, LLC 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Ryan Cassell 614-487-6782</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 30th day of October, in the year 2015



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

11-5-2018
My Commission Expires

Notary Seal Here

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

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