



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

Chapter 3307 of the Columbus Zoning Code

CV19-055

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 attached Statement of Hardship

Signature of Applicant [Handwritten Signature]

Date 5/23/19

999 E. Granville Rd. – Statement of Hardship

Central Ohio is one of many communities with a growing need for affordable housing. This need spans generations, including Central Ohio's seniors. Applicant seeks to satisfy that need through the development of a new senior affordable housing community.

The proposed new development seeks to continue to grow Applicant's footprint in the Northland community. Applicant recently received a LIHTC award for the development of a new 94 unit senior housing community on Maple Canyon Ave. Through its affiliated companies, Applicant owns and operates an adult day center, the Center for Senior Health (North), and the 40 unit former InCare Suites senior housing community, both on East Granville Road. In addition, Applicant manages 130 units of senior housing at the Restoration Plaza I, II, and III communities.

The 999 E. Granville Rd ("999 Parcel") site is currently vacant land owned by an affiliate of Applicant and acquired from the Central Ohio Community Improvement Corporation Land Bank. The 999 Parcel sits immediately adjacent to the former InCare Suites community. Applicant seeks to develop the 999 Parcel with up to 76 units of senior housing. This new development would contain residential units on the ground floor as well as space for on-site services. Applicant intends to offer services in the new development to residents of the former InCare Suite community and vice-versa. The goal is to cross-utilize these buildings from a services perspective and create an integrated senior community experience between the two neighboring developments.

Applicant has filed this Council Variance application because the constraints of the prospective funding source for this development present a hardship. In April of 2019, the U.S. Department of Housing and Urban Development issued a Notice of Funding Availability ("NOFA") entitled FY 2018 Section 202 Supportive Housing for the Elderly Program. The program authorizes up to \$50,000,000 in funding for non-profits to develop housing in furtherance of the program's goal to provide "very-low-income elderly persons with the opportunity to live independently, but with important voluntary support services such as nutritional, transportation, continuing education, and/or health-related services."

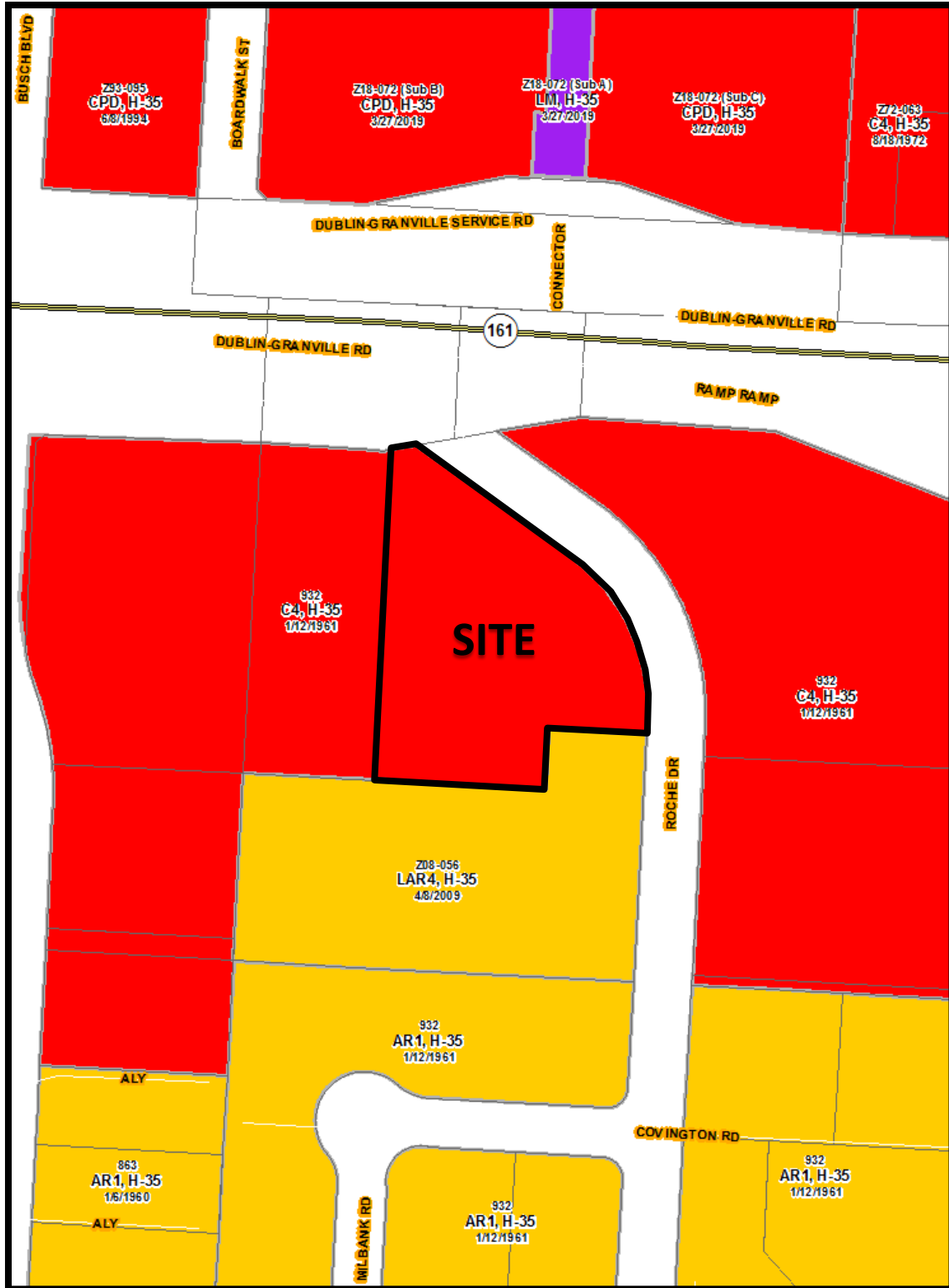
The NOFA is competitive, with an application deadline of August 28, 2019. The application identifies requirements as it relates to site location and also specifies different categories for points, one of which is land use and zoning for the site. In effect, Applicant was given a four and a half month window to identify a site with a qualifying location and to ensure that the site had appropriate land use attributes in order to present a competitive application for funding.

The timing constraints of the NOFA present a hardship for this site. The short window of time combined with City Council's August recess effectively preclude Applicant from being able to establish an appropriate use entitlement for the site but for through a Council Variance.

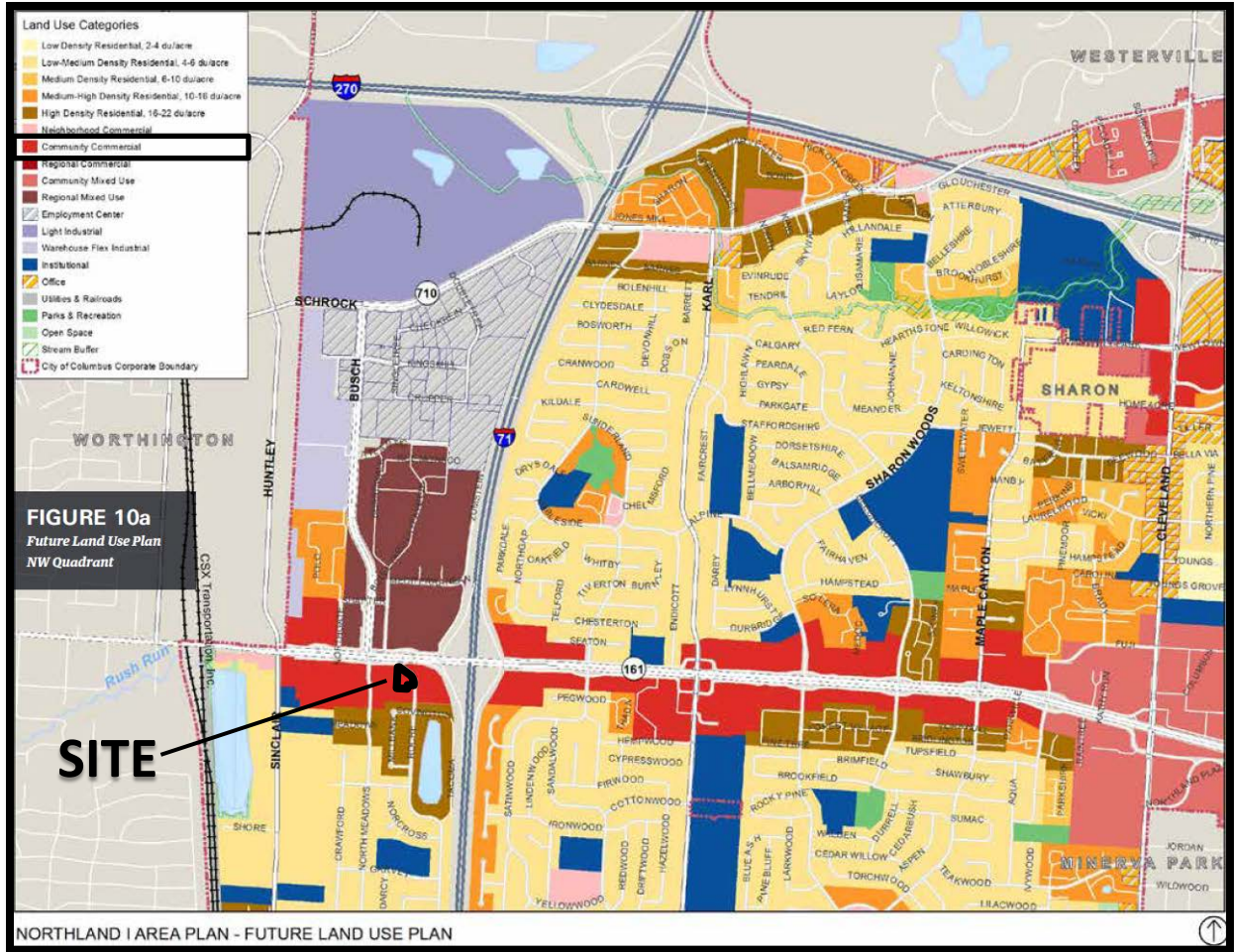
The 999 Parcel is currently zoned C-4. This zoning district allows for residential use with the exception of first floor residential. In light of the restraints imposed by the timing of the HUD NOFA and given the synergy of services between the proposed development and the former InCare Suites, Applicant seeks to allow for first floor residential use within the C-4 district and has filed this Council Variance application. Applicant recognizes that additional site characteristics will need to be addressed in the event that the proposed development moves forward. Applicant is committed to working with the Director and Staff to determine and execute on the best path to address such characteristics in the event that Applicant's application for funding is successful.

To summarize, because of the hardship presented by the timing of the NOFA, Applicant seeks the following variance to facilitate the development of the 999 Parcel:

-3356.03: Variance to allow first floor residential in the C-4 district.



CV19-055
999 E Dublin-Granville Rd
Approximately 1.5± acres



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Northland Community Council
Development Committee

Report

June 26, 2019 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Presentation “Zoning Notification Signs Pilot Program”

Tony Celebrezze, Asst. Director, Columbus Department of Building and Zoning Svcs
Jeff Carter, Legislative Aide, CM Remy, Columbus City Council

Case #1: Application #CV19-055 (Council variance to permit 76 units of senior independent living housing in a new four-story structure on 1.52 AC±; variances from §3356.03 to permit first-floor residential uses in a C-4 district; §3312.49(C) to reduce parking requirement; and from §3309.14 to permit 55’6” building height in an H-35 district)
Taylor Koch *and* Amy Rosenthal *representing*
National Church Residences
999 E Dublin Granville Rd, 43229 (PID 010-130884)

- *The Committee approved (15-0) a motion (by SCA, second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will pursue one or more shared parking agreements with commercially zoned properties within 1500 feet of the site providing spaces sufficient to offset the reduction in required on-site parking granted under variance from 3312.49(C).*

*The condition does not apply since the parking variance is no longer being pursued with this request.

Case #2: Application #Z15-017A (Amend 2015 CPD zoning to allow a two-story structure and 2 drive-through lanes for a bank)
Brandon Garnett/Nelson Architecture *representing*
DS Hamilton LLC
(Bank of America/Merrill Lynch) 5420 N Hamilton Rd, 43230 (PID 010-295572)

- *Prior to approval of the agenda, it was pointed out that the Committee was lacking both the proposed and the prior CPD text among materials provided to them and based upon which they would develop a recommendation. Consequently the applicant agreed to convert the presentation to an informal “look see” and the Committee developed **NO RECOMMENDATION**. The case will be rescheduled for formal hearing at a future meeting.*

Executive Session **8:50 pm**

Meeting Adjourned **9:15 pm**

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AND ZONING SERVICES

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 #: CV19-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 2335 North Bank Dr., Columbus, OH 43220
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. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Appx. <u>115</u> Columbus based employees (incl. subsidiaries)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

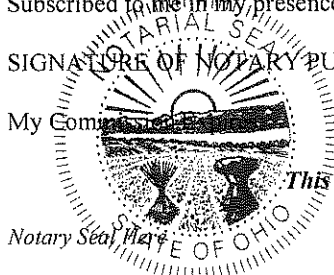
[Handwritten Signature]

Subscribed to me in my presence and before me this 23rd day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 11/6/2022

My Comm. Expires



This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer