

FINAL SITE PLAN RECEIVED 10.10.22 SHEET 1 OF 1

E.P. FERRIS & ASSOCIATES INC.

LEGEND

CODED NOTES

SCALE IN FEET

0 60 120

The development depicted on this drawing may be subject to other engineering, topographical or other data not shown. It is the responsibility of the applicant to verify the accuracy of all information provided and to obtain all necessary permits and approvals from the relevant authorities. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant understands that the City of Columbus may require additional information or clarification of the information provided at any time. The applicant agrees to provide such information and clarification as requested by the City of Columbus. The applicant agrees to hold the City of Columbus harmless from and against all claims, damages, costs, and expenses, including reasonable attorneys' fees, that may be incurred by the City of Columbus in connection with the review and approval of this drawing. The applicant's liability shall not be limited by any limitation on damages or compensation payable by or for any employee or agent of the applicant, including the City of Columbus, for negligence or otherwise. The applicant's liability shall not be limited by any limitation on damages or compensation payable by or for any employee or agent of the applicant, including the City of Columbus, for negligence or otherwise. The applicant's liability shall not be limited by any limitation on damages or compensation payable by or for any employee or agent of the applicant, including the City of Columbus, for negligence or otherwise.

David B. Perry
David B. Perry
Date: 10/10/2022

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SITE & BUILDING INFORMATION (AREA A)

ADDRESS: 885 W. FIFTH AVE.
PID: 010-062843

SITE AREA: 1.71 AC (74,442 SF)

EXISTING ZONING: M, MANUFACTURING (W. FIFTH AVENUE UCO)

PROPOSED ZONING: MANUFACTURING (NO CHANGE)

HEIGHT DISTRICT: H-60

PROPOSED HEIGHT DISTRICT: H-60, BUILDING HEIGHT 76', GARAGE HEIGHT 48'

ZONING VARIANCE: CV22-154

EXISTING USE: OFFICE, RETAIL, WAREHOUSE

PROPOSED USE: RETAIL (20,664 SF)

DENSITY: N/A

PARKING:	AREA	PARKING REQUIREMENT	TOTAL SPACES (25% REDUCTION)		REQUIRED PARKING	
			MIN.	MAX.	MIN.	MAX.
		RETAIL 20,664 S.F. / 1,275 S.F. / 1,200 S.F.	76	19	26	57
						78

TOTAL REQUIRED SPACES: 57 SPACES
PROVIDED SPACES: 68 SPACES (SURFACE PARKING)
TOTAL PROVIDED SPACES: 68 SPACES

ACCESSIBLE PARKING REQUIRED: 3 SPACES
ACCESSIBLE PARKING PROVIDED: 4 SPACES

BICYCLE SPACES REQUIRED: 5 BIKE SPACES
BICYCLE SPACES PROVIDED: 5 BIKE SPACES

SETBACKS: AS NOTED

LOT COVERAGE: N/A

REFUSE SERVICE BY PRIVATE HAULER

PARKING LOT TREES REQUIRED: 6 TREES (1 TREE PER 10 PARKING SPACES)

FLOOD ZONE: X
FLOOD PANEL NO.: 300950197K (06/17/2008)

SITE & BUILDING INFORMATION (AREA B - APARTMENT BUILDING)

ADDRESS: 1331 EDGELL RD.
PID: 010-062664

SITE AREA: 3.90 AC (169,983 SF)

EXISTING ZONING: MANUFACTURING

PROPOSED ZONING: AP-3, APARTMENT RESIDENTIAL (Z21-104)

EXISTING HEIGHT DISTRICT: H-60

PROPOSED HEIGHT DISTRICT: H-60, BUILDING HEIGHT 76', GARAGE HEIGHT 48'

ZONING VARIANCE: CV22-154

EXISTING USE: OFFICE, RETAIL, WAREHOUSE

PROPOSED USE: APARTMENT BUILDING

DENSITY: 71 DU./ACRE, 424 S.F./DU

PARKING:	USE	UNIT #	PARKING REQUIREMENT		REQUIRED PARKING	
			MIN.	MAX.	MIN.	MAX.
	RESIDENTIAL	276 UNITS	1.5 / UNIT			411 SPACES

TOTAL REQUIRED SPACES: 411 SPACES
PROVIDED SPACES: 87 SPACES (EXISTING GARAGE)
PROVIDED SPACES: 401 SPACES (PROPOSED GARAGE)
TOTAL PROVIDED SPACES: 488 SPACES

ACCESSIBLE PARKING REQUIRED: 11 SPACES
ACCESSIBLE PARKING PROVIDED: 11 SPACES

BICYCLE SPACES REQUIRED: 20 BIKE SPACES
BICYCLE SPACES PROVIDED: 20 BIKE SPACES

SETBACKS: AS NOTED

REAR YARD: 4X, 6,320 S.F.

LOT COVERAGE: 81X BUILDING COVERAGE

REFUSE SERVICE BY PRIVATE HAULER

PARKING LOT TREES REQUIRED: 3 TREES (SURFACE PARKING SPACES)
PARKING LOT TREES PROVIDED: 2 TREES

DWELLING UNIT TREES REQUIRED: 27 TREES (1 PER 10 DWELLING UNITS)
DWELLING UNIT TREES PROVIDED: 27 TREES

FLOOD ZONE: X
FLOOD PANEL NO.: 300950197K (06/17/2008)

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

GOODWILL DEVELOPMENT

GOODWILL INDUSTRIES OF OHIO INC

CV22-154

ZONING SITE PLAN

SCALE

1" = 60'

SHEET NO. 1 OF 1

DATE: 10/10/22

DESIGNED BY: JAR

CHECKED BY: JAR

APPROVED BY: CLP

DATE: 10/10/22



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

Columbus City Code Section 3307.10 - Variances by City Council.

CV21- 154

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

Signature of Applicant Goodwill Industries of Central Ohio, Inc. by David B. Neely, Agent Date 12/27/2021

Signature of Attorney Donald Plank Date 12-27-2021

Exhibit B

Statement of Hardship

CV21-154, 1333 Edgehill Road and 885 W 5th Avenue Columbus, OH 43212

The site is a total of 5.615 +/- acres generally located at the southwest corner of W. 5th Avenue and Edgehill Road and includes all of parcels PID: 010-062643 and 010-062664. Both parcels are currently zoned M, Manufacturing.

1333 Edgehill Road development area (3.90 ac +/-) is pending rezoning (Z21-104) from M, Manufacturing to AR-3, Apartment Residential for redevelopment of the site with a 5 story, 276 (max) dwelling unit apartment building and a new parking structure in addition to the existing parking structure to be retained, as depicted on the submitted site plan. The existing building at 1333 Edgehill Road will be razed but the existing parking structure will be retained.

885 W 5th Avenue development area (1.71 ac +/-) is contiguous to the AR-3 area and is proposed to be developed with a new one (1) story 21,000 +/- SF retail building, as depicted on the submitted Site Plan. The existing building at 855 W 5th Avenue will be razed.

Applicant has a practical difficulty with compliance with the referenced code sections. The requested variances are not substantial, represent a range of prevailing conditions, code compliance and variances in the area, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and urban development. There is no means other than the requested variances to permit the proposed development as depicted on the submitted site plan ("Goodwill Development, Zoning Site Plan), dated 10/10/2022. The proposed development is consistent with development trends and recent supported and approved developments in the area. The requested variances are consistent with urban development.

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

Residential. 1333 Edgehill Road, 3.90 +/- acres:

- 1). Section 3309.14, Height Districts, to permit building height of 76' in the H-60 Height District.
- 2). Section 3312.25, Maneuvering, to reduce maneuvering for the north row of 25 surface parking spaces from 20' to 0', subject to an easement for maneuvering on the abutting parcel to the north (885 W 5th Avenue) for maneuvering and access to Edgehill Road.

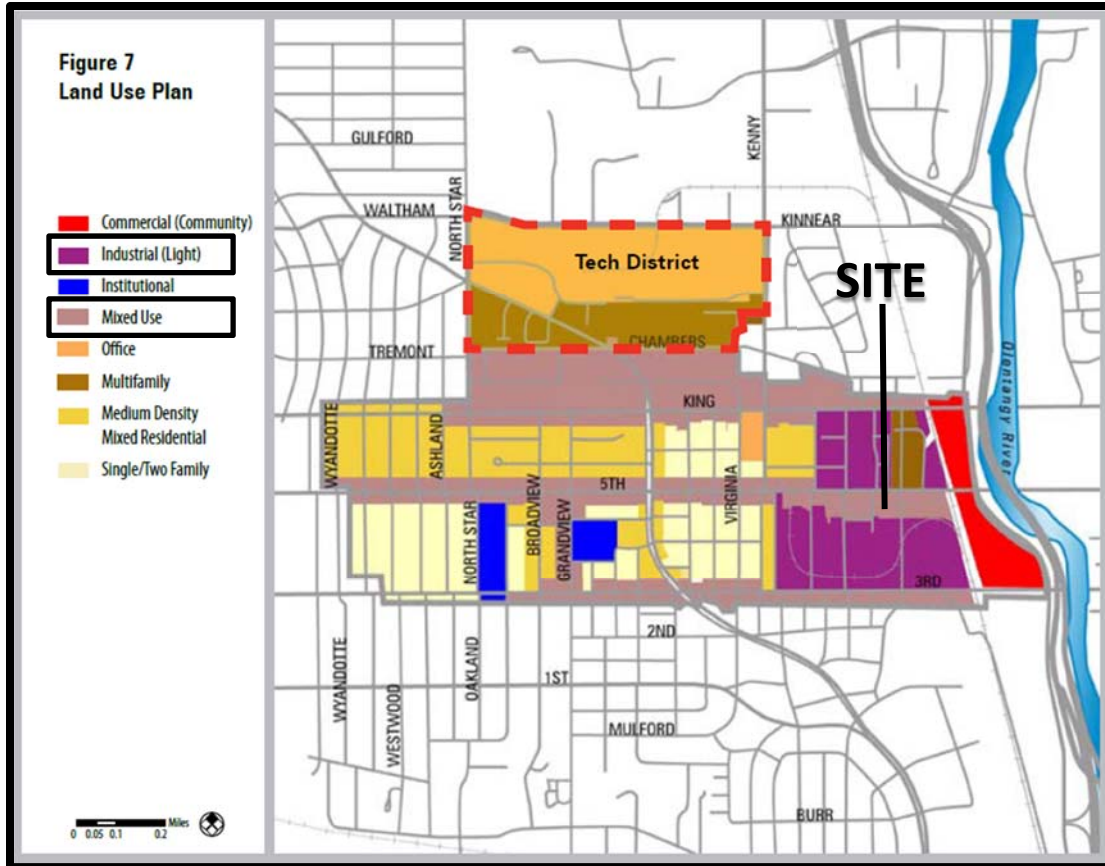
- 3). Section 3333.15(C), Basis of Computing Area, to increase building coverage from 50% to 61%.
- 4). Section 3333.18(D), Building Lines, to reduce Edgehill Road building line from 10' (minimum) to 5'.
- 5). Section 3333.24, Rear Yard, to reduce Rear Yard from 25% of lot area to 3% of lot area.
- 6). Section 3333.025, AR-2, Apartment Residential District Use, to permit non-code required parking to be used for off-site use(s). (A total of 513 parking spaces on-site with existing and proposed parking garages, while 411 spaces are required for the multi-family use. Non-code required parking, max 102 spaces may be used for off-site uses).

Commercial: 885 W 5th Avenue, 1.71 +/- acres:

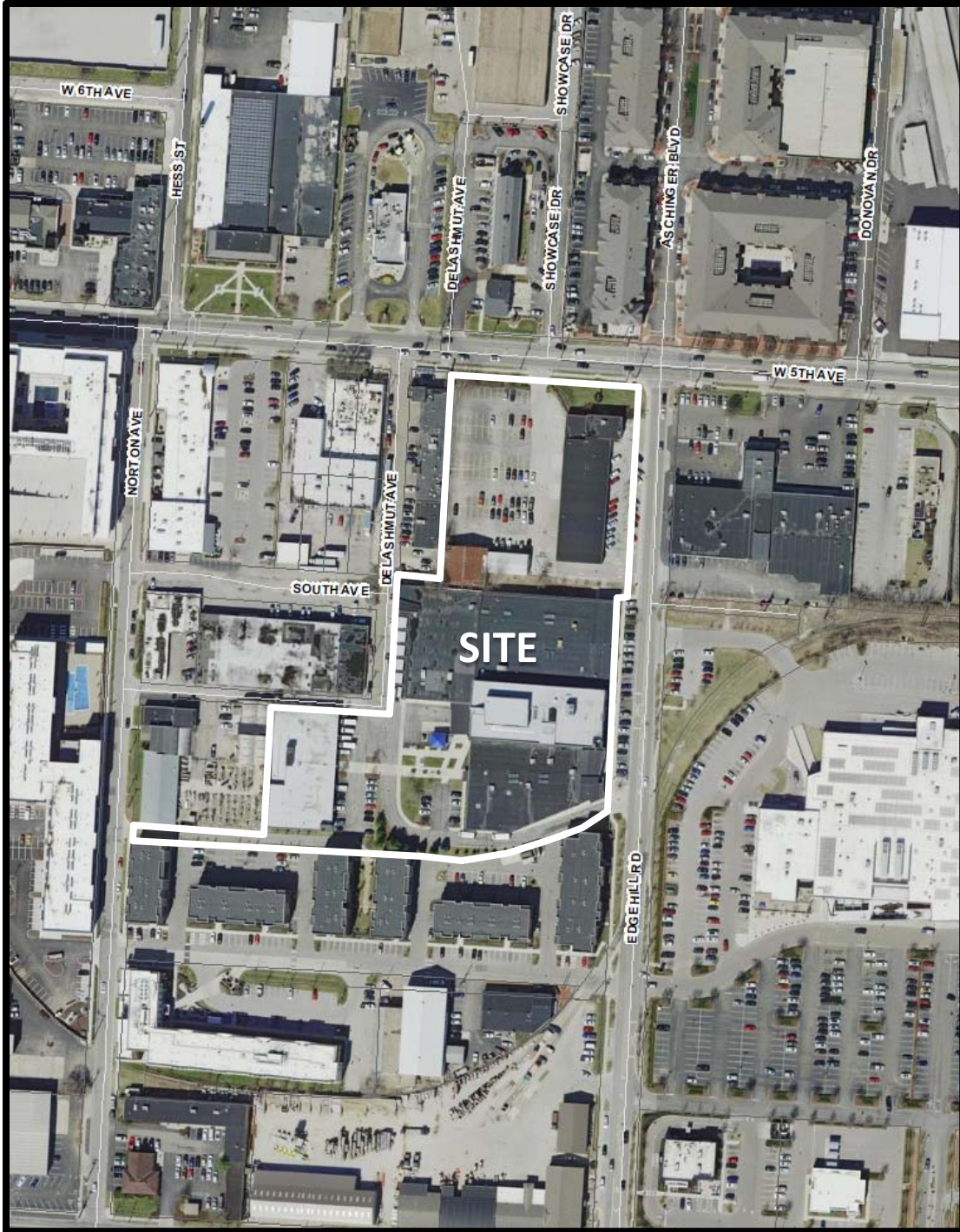
- 1). Section 3372.604, Setback Requirements, to increase the Edgehill Road building setback from 10' to 22 – 31'.
- 2). Section 3372.605(D), Building Design Standards, to reduce clear/non-tinted window glass on the W. 5th Avenue façade between 2' and 10' above grade from 60% to 15% with total min. glass of 73% including 58% spandrel glass; and to reduce clear/non-tinted window glass on the Edgehill Road elevation in the first 10' south of the northeast corner of the building from 60% to 0% while 60% glass is provided with spandrel glass.



CV21-154
1333 Edgell Rd.
Approximately 5.62 acres



CV21-154
1333 Edgehill Rd.
Approximately 5.62 acres



CV21-154
1333 Edgehill Rd.
Approximately 5.62 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-104 / CV21-154

Address 1333 Edgehill Road and 885 W 5th Avenue

Group Name 5th by Northwest Area Commission

Meeting Date September 6, 2022

Specify Case Type

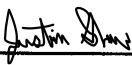
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The 5th By Northwest AC was in favor of this proposal. We are excited by the value it will add to the community. A new grocery store will be a great addition to the neighborhood providing more shopping options.

Vote 6-0 Approval

Signature of Authorized Representative 

Recommending Group Title 5xNW AC

Daytime Phone Number 215-740-2835

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-154

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. Goodwill Inds. of Cntrl. Oh., Inc.; 1331 Edgehill Rd., Columbus, OH 43212; # Cols based emps: 1100 Contact: Mark Koenig, (614) 583-0324	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 27th day of July, in the year 2022

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.