



# 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.**

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.**

**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 attached.

Signature of Applicant \_\_\_\_\_



Date \_\_\_\_\_

3/19/24

2511 Bretton Woods – Council Variance Application Attachment

Proposed Variances

1. ARLD AREA DISTRICT REQUIREMENTS (3309.148/3333.11):
  - South Parcel: Increase the permitted density from 1 unit/2,500 SF to 1 unit/1,600 SF
  - North Parcel: Increase the permitted density from 1 unit/2,500 SF to 1 unit/1,200 SF
2. REQUIRED PARKING (3312.49):
  - South Parcel: Reduce the required parking from 93 spaces to 61 spaces.
  - North Parcel: Reduce the required parking from 90 spaces to 42 spaces.
3. HEIGHT DISTRICT (3333.26):
  - South and North Parcels: Increase the permitted building height from 35' to 40'-6".
4. BUILDING LINES (3333.18):
  - South and North Parcels: Reduce the required building setback from Cleveland Ave. from 60' to 25'.
5. MINIMUM SIDE YARD PERMITTED (3333.23):
  - South and North Parcels: Reduce the required side yard setback line from 6'-9" to a zero lot line where the South and North buildings connect.

Statement of Hardship

The Applicant, National Church Residences, seeks the requested variances to facilitate development of one of the first affordable housing communities in the State of Ohio to utilize the new Ohio state low income housing tax credit (“Ohio LIHTC”) program.

The site currently consists of the 62-unit Bretton Woods senior housing affordable multifamily community. Bretton Woods recently completed construction and opened for residents in November 2022. Bretton Woods joined the Applicant’s expanding footprint of senior affordable housing developments in the Northland community. In October 2023, the Applicant opened Salem Village, a 76-unit community on Roche Dr. funded through the HUD Section 202 program. Bretton Woods and Salem Village join Northland Gate, a 94-unit community on Maple Canyon Ave., and the 40-unit former InCare Suites site on Roche Dr.

The Applicant’s communities help address the continued and growing need for senior housing in Central Ohio. As an example, after opening in November 2022, Bretton Woods was fully leased by January 2023. Similarly, after opening in October 2023, Salem Village was fully leased by January 2024. Applicant is committed to providing seniors a quality and affordable place to live while offering the services they need to remain home for life – Bretton Woods II is an opportunity to utilize new funding sources to help further this mission.

In January of 2024, the Applicant secured an Ohio LIHTC award to facilitate development of Bretton Woods Phase II – a 60-unit multifamily community that will share a wall with Bretton Woods. The Ohio LIHTC program regulations essentially require that projects receiving funding must secure a binding reservation agreement by June 2024. Applicant is diligently pursuing the completion of design, submission of permits and project entitlement in order to meet this deadline.

The nature of the financing for the development creates a practical difficulty that necessitates the requested variances. Bretton Woods is financed through the federal LIHTC

program while Bretton Woods Phase II will be financed through the Ohio LIHTC program. Each respective funding source requires its own separately described real property, meaning Applicant will need to divide the existing site, either through a lot split or ground lease. In turn, each site will require variances to be appropriately entitled for the respective project phases.

The requested variances will enable the development of the site as split in compliance with funding requirements. The variances are tailored to (i) put in place the appropriate entitlement to account for the existing Bretton Woods community after the lot split/ground lease, and (ii) put in place the appropriate entitlement to allow for the development of Bretton Woods Phase II on the site as split. As the site is currently developed with affordable senior housing, an expansion of the existing use through Phase II will not seriously affect the adjoining property or general welfare, nor impair values, public health, safety comfort or morals.

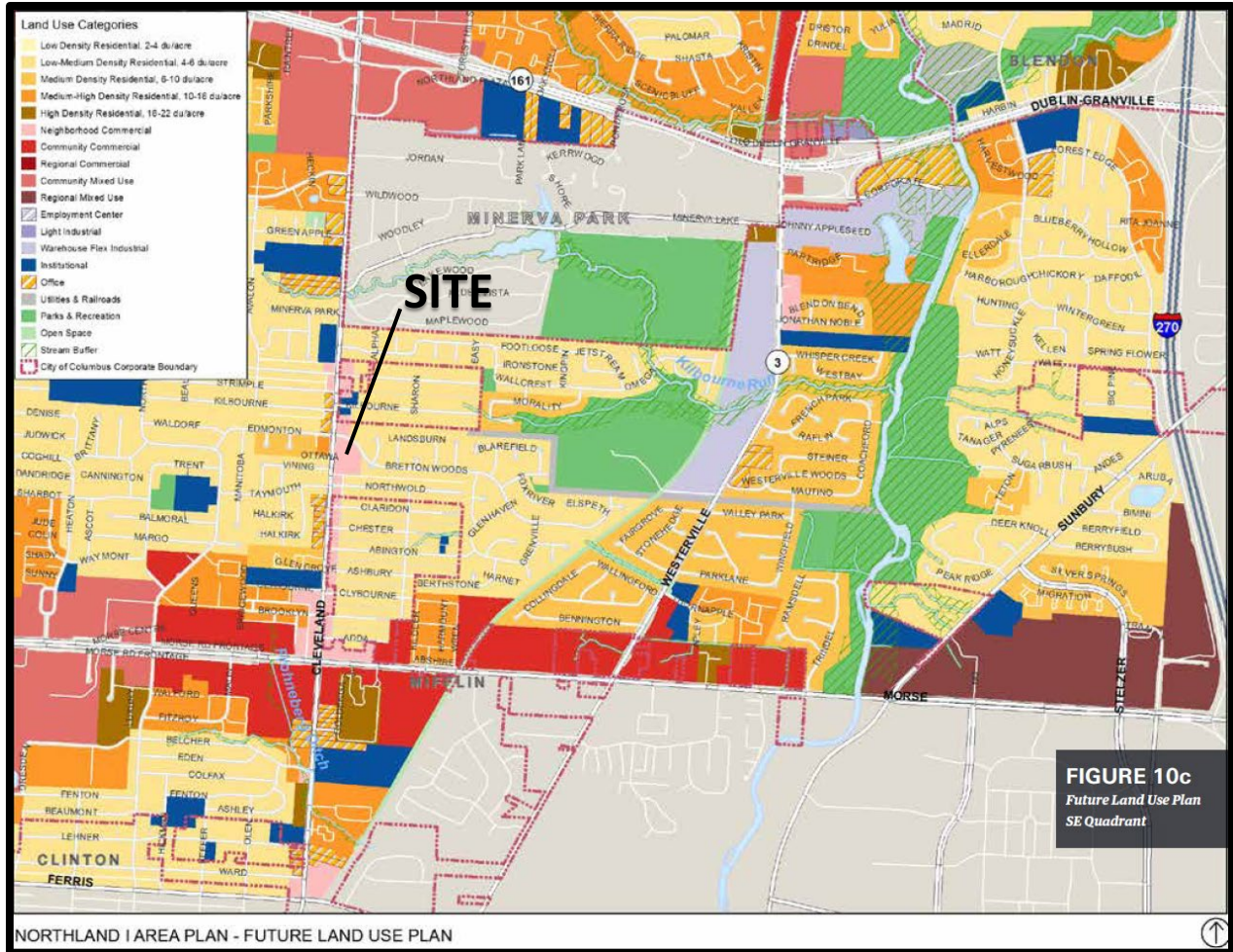
For the foregoing reasons, Applicant respectfully requests the variances stated herein.



Matthew P.E. Bierlein  
Development Attorney  
National Church Residences  
5/2/2024







CV24-041  
2511 Bretton Woods Dr.  
Approximately 4.127 acres



CV24-041  
2511 Brettwood Dr.  
Approximately 4.127 acres





Northland Community Council  
Development Committee

Report

April 24, 2024 6:00 PM  
Columbus Metropolitan Library/Rooms 1 and 2  
5590 Karl Road (43229)

**Meeting Called to Order: 6:05 pm** by co-chair **Dave Paul**

Members represented:

*Voting: (11):* Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Elevate Northland (EN), Forest Park (FPCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Westerwood (WRA).

<b>Case #1</b>	<p>Application #CV24-041 (Council variance to enable development of 4.127 AC± zoned ARLD to construct Phase II of the 60-unit Bretton Woods senior housing community, including variances from §3309.148/§3333.11, §3312.49, §3333.26, §3333.18 and §3333.23) <span style="float: right;">Saltzman</span></p> <p>Sarajane Steffes/Matt Bierlein <i>representing</i> National Church Residences 2511 Bretton Woods Dr, 43231 (PID 600-129849)</p> <ul style="list-style-type: none"> <li>• <i>The Committee approved (9-1 w/ 1 absence) a motion (by FPCA, second by LTCA) to <b>RECOMMEND APPROVAL WITH ONE (1) CONDITION:</b></i> <ul style="list-style-type: none"> <li>○ The applicant will add an additional 17 parking spaces to the site for a total of 103, increasing the parking ratio to 0.84 spaces/unit.</li> </ul> </li> </ul>
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<b>Case #2</b>	<p>Application #Z24-011 (Rezone 0.718 AC± from C-5/C-4 to LC-4 to allow used automotive sales and related parking on all areas of the existing lot, including those areas currently zoned C-5) <span style="float: right;">Rose</span></p> <p>Jack Reynolds/Smith and Hale <i>representing</i> Queen 1 Auto Sale Inc. 1429 Schrock Rd, 43229 (PID 610-132388)</p> <ul style="list-style-type: none"> <li>• <i>The Committee approved (7-4) a motion (by RRSHA, second by FPCA) to <b>RECOMMEND DISAPPROVAL</b> of the application.<sup>1</sup></i></li> </ul>
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**Executive Session** 7:35 pm

**Meeting Adjourned** 7:55 pm

<sup>1</sup> The Committee’s remaining concerns leading to its recommendation of disapproval were discussed after the meeting with the applicant’s representative, who advised that he and his client will appear to request reconsideration at a future Committee meeting, and provide updated and additional documentation requested by the Committee.



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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV24-041

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) Matthew Bierlein  
of (COMPLETE ADDRESS) National Church Residences, 2245 North Bank Dr., Columbus, OH 43220

deposes and states that they are 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:

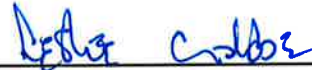
For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

<p>1. National Church Residences 2245 North Bank Dr. Columbus, OH 43220 Apprx. 225 Columbus based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 19th day of March, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



My Commission Expires  
**Leslie Crabbe**  
Notary Public, State of Ohio  
Commission #: 2017-RE-684140  
My Commission Expires 11-06-2027

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