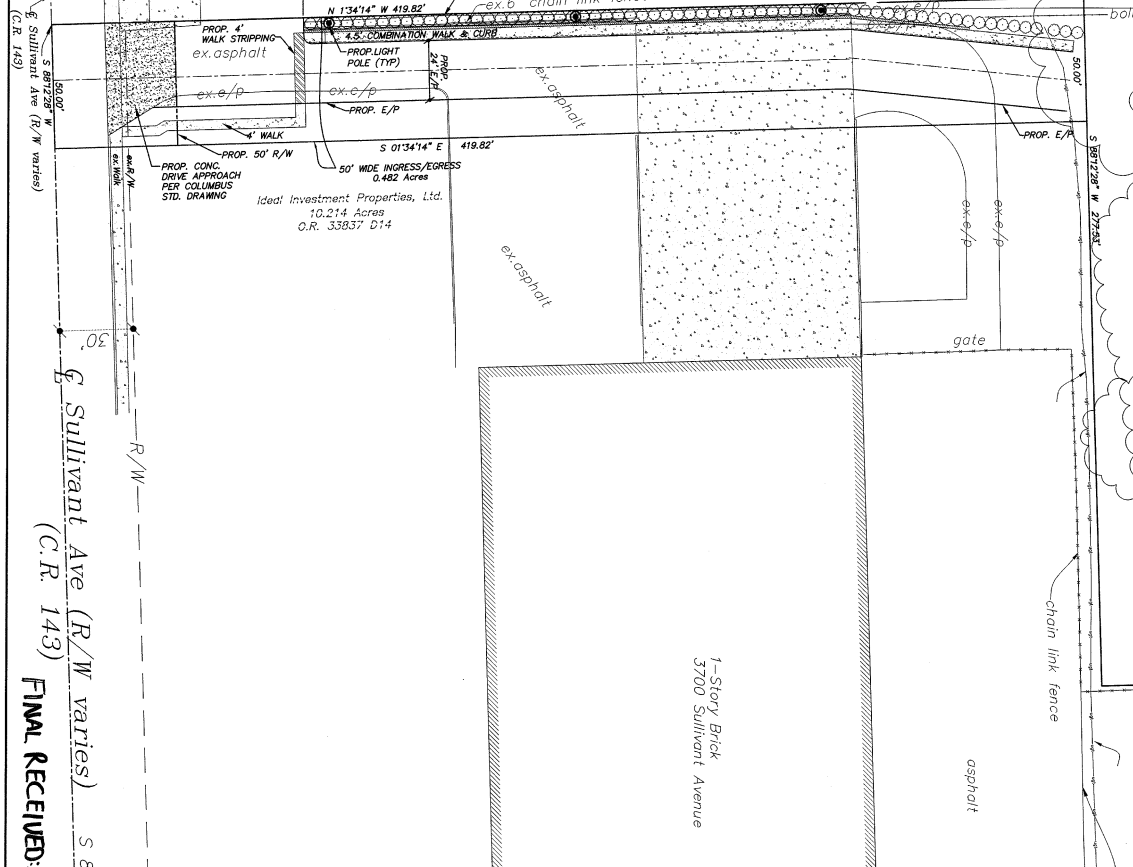


UTILITY SERVICES
 City of Columbia
 1500 E. Washington Ave.
 Columbia, SC 29201
 803-739-3000
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Z08-063
 (C.R. 143)



GENERAL NOTES
 1. All proposed work is to be shown on the site plan and utility maps.
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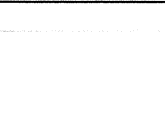
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Scale
 1" = 20' (AS SHOWN)
 1" = 50' (AS SHOWN)

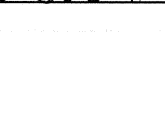
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Z08-063

Z08-063

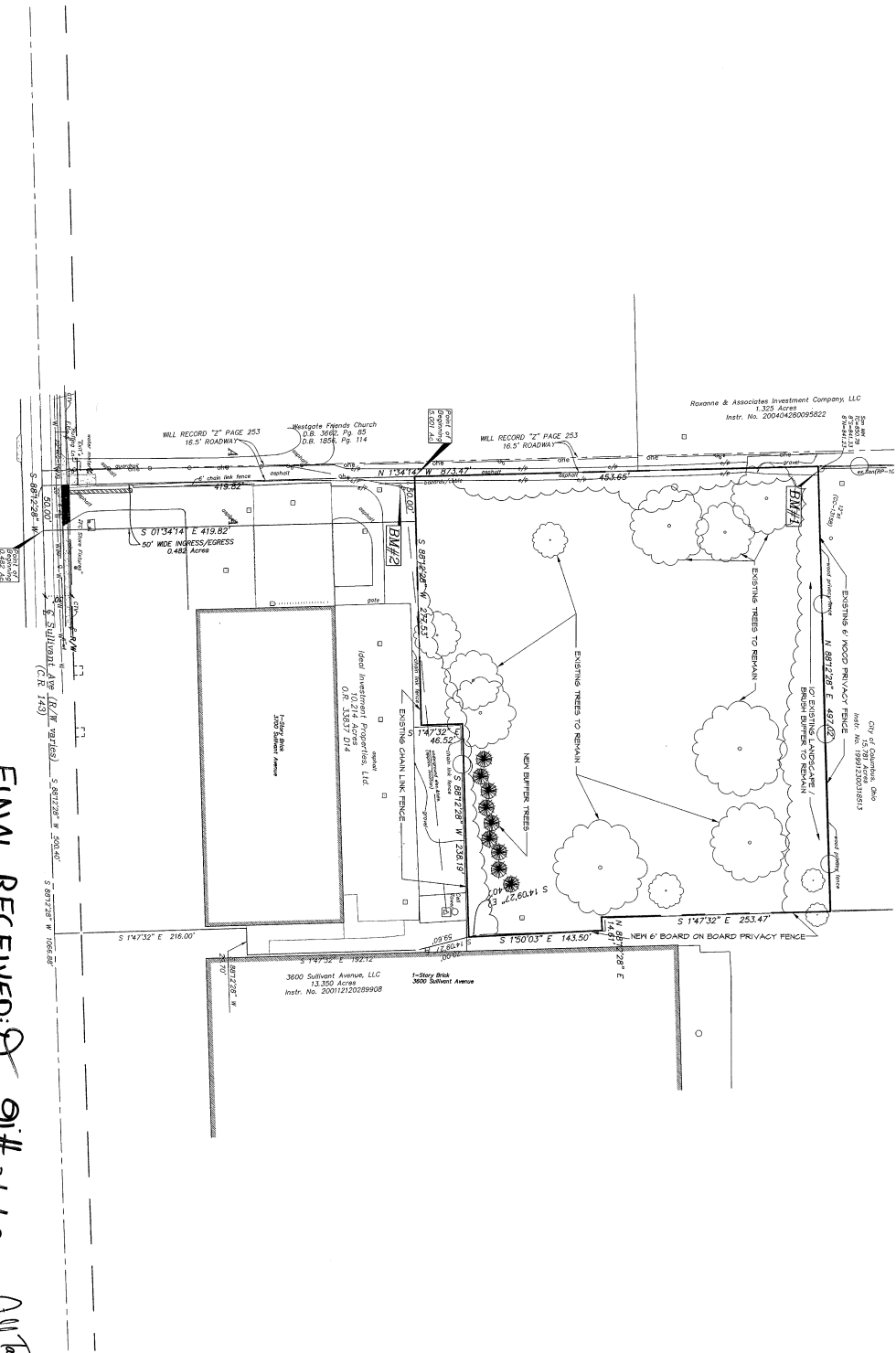
berardi
+ PARTNERS

inglewood court tree site plan 1"=50'

1/23/09

FINAL RECEIVED: *Dawn Giff* 3/4/09

Bill Torgerson
3/4/09



Z08-063

**Council Variance
Statement of Hardship**

Proposed Zoning District: LAR-12

Property Location: 3700 Sullivant Avenue, 5.483 +/- acres off of Sullivant Avenue

Applicant: Columbus Housing Network, Inc.

Owner: Ideal Investment Properties Ltd.

Date of Text: February 5, 2009

Application No.: CV08-036

A. Introduction

The subject site is 5.483 +/- acres located north of Sullivant Avenue and east of Ternstedt Lane in Columbus Ohio. The Applicant, Community Housing Network, Inc., ("CHN") is a non-profit corporation that is seeking to develop the property to serve as permanent supportive housing for low-income disabled individuals, some with histories of homelessness. The Applicant will continue to manage the apartment community after construction. Applicant is seeking rezoning of the site to LAR-12 to permit the construction of a 60 efficiency apartment units (approximately 10.9 units/acre). The development will contain 30 parking spaces. The subject site does not have frontage on Sullivant Avenue and is accessed off of Sullivant Avenue by Ruffing Lane, a private drive. As part of the rezoning, and in conjunction therewith, the Applicant is seeking a variance from Section 3342.28(5) of the Columbus Zoning Code to reduce the number of required parking spaces from 2 parking spaces per unit to .5 parking spaces per unit. The Applicant is also seeking a variance from Section 3333.16 with respect to frontage and from Section 3333.255 to allow the access drive in the required setback area. The site is surrounded on the west by property zoned AR3 (multi-family) and M, on the east by property zoned C4 and M, on the north by property zoned M and LI, and on the south by property zoned C4.

B. Variance from Section 3342.28(5)

Applicant is requesting a variance from Section 3342.28(5) to reduce the required parking from 2 spaces per unit, or 120 parking spaces, to .5 spaces per unit, or 30 parking spaces. In CHN's experience operating over 1,000 other low-income housing units for disabled individuals, meeting the City's typical parking requirements is unnecessary because only a very small minority of tenants own cars and instead rely on public transportation. Based on the grants received, CHN anticipates being required to operate the special needs, low-income housing for at least 30 years. The parking proposed to be provided will be sufficient to serve the building. Reduced parking allows CHN to preserve green space.

C. Variance from Section 3333.16

Historically, the subject site has been accessed from Sullivant Avenue, by Ruffing Lane, a private drive. The proposed split from the main parcel will remove the frontage from Sullivant Avenue. The site will instead have frontage on the existing Ruffing Lane, and will access Sullivant Avenue from this private drive. Variance from the requirement to have access on a public, rather than private road, however, will not seriously affect any adjoining property or the general welfare. In fact, the subject site will be buffered from Sullivant Avenue and thus, the aesthetics of the surrounding property will not be adversely affected. In addition, because few tenants will have cars, the proposed development will have no negative impact on traffic surrounding the subject site.

D. Variance from Section 3333.255

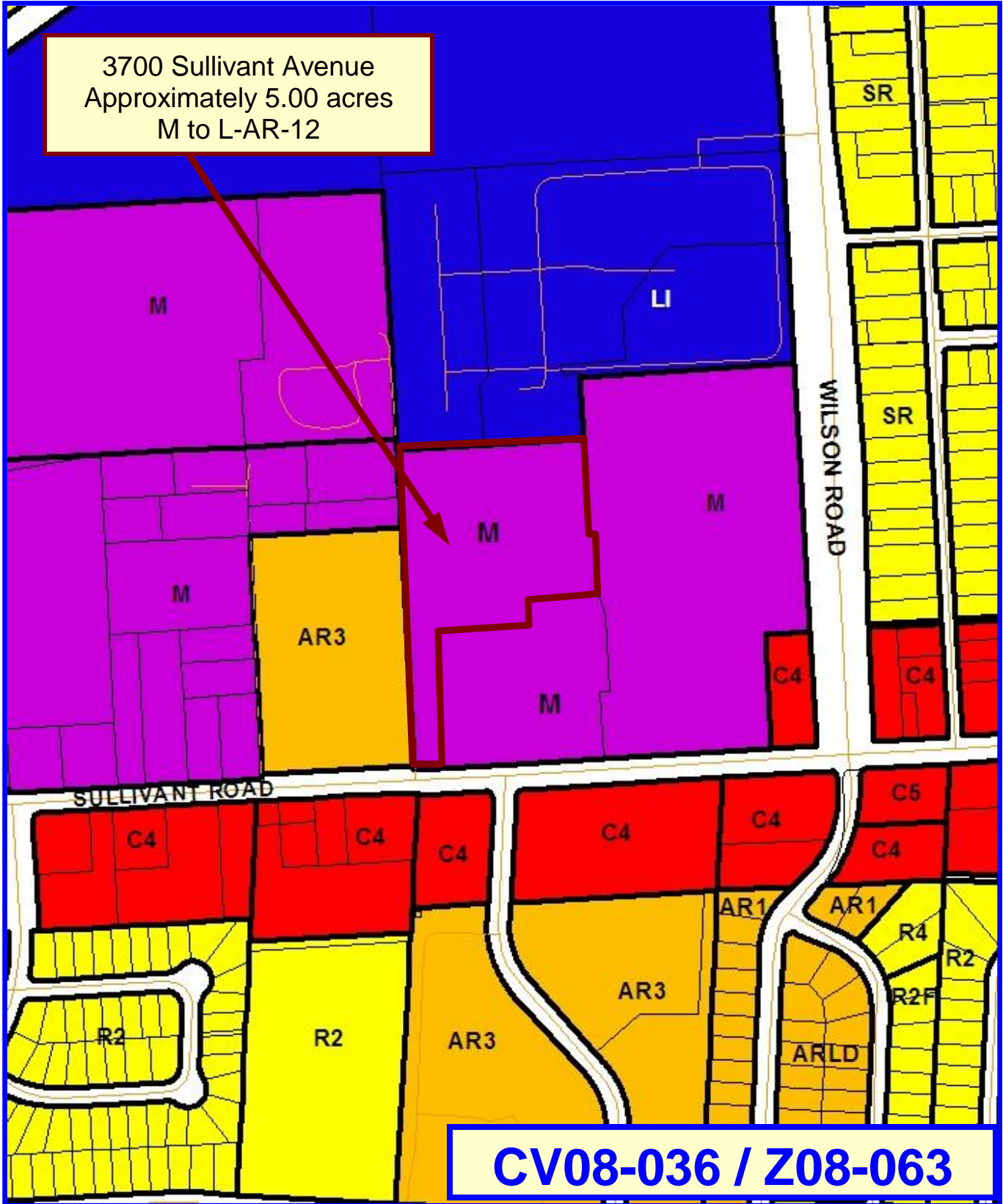
The access drive for the site sits in the required sideyard setback area. The access drive will be improved with landscaping and a 4' sidewalk as shown on the Driveway Plan attached hereto as Exhibit A. A pedestrian connection will be made from the building to the sidewalk. Because the site shares the driveway with the existing warehouse along Sullivant Area, a variance from Section 3333.255 is necessary in order to provide access to the subject site.

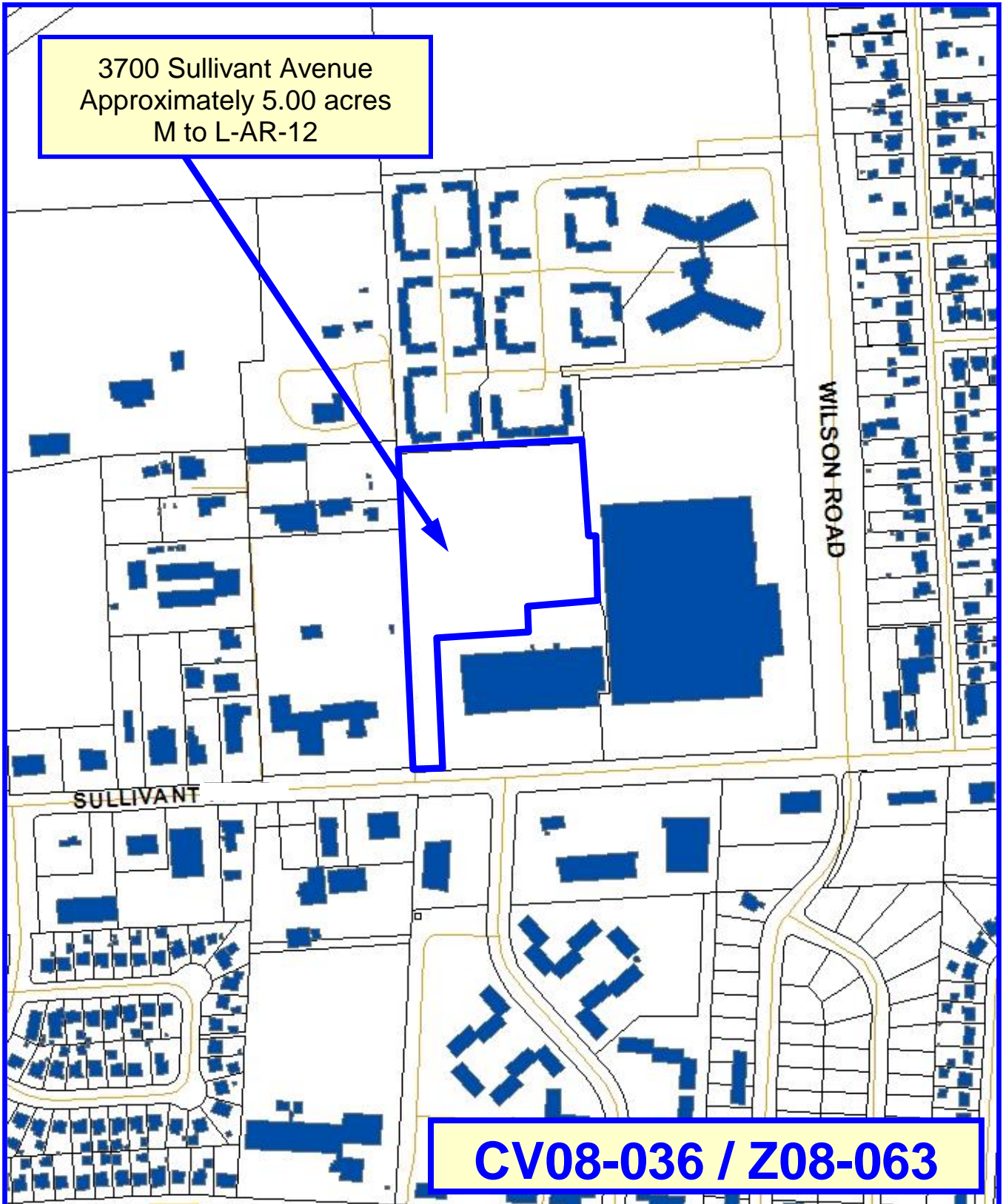
E. Conclusion

The variances requested 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 City of Columbus.

I have read the foregoing and believe this application for relief from the requirements of the Columbus Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed herein:

Jill S. Tangeman,
Attorney for Applicant
Vorys Legal Counsel
52 E. Gay Street, Columbus, Ohio 43215





3700 Sullivant Avenue
Approximately 5.00 acres
M to L-AR-12

CV08-036 / Z08-063

COMMUNITY GOALS

- Maintain the existing character of the Greater Hilltop’s residential areas from inappropriate commercial and industrial development
- Balance the amount of residential, commercial, industrial and other land uses to develop a “total community”
- Revitalize the West Broad Street and Sullivant Avenue corridors within the Greater Hilltop. Promote appropriate land uses
- Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots
- Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape.

PLANNING ISSUES AND STRATEGIC RECOMMENDATIONS

Issue

Existing zoning is not always appropriate or consistent with the surrounding area

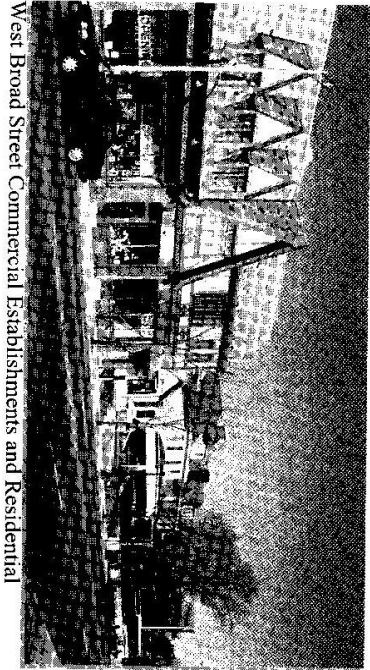
Strategic Recommendations

- Inappropriately zoned parcels, in both residential and commercial areas, should be rezoned so that they are consistent with current land use and surrounding uses. An inappropriate designation might include a

parcel that is zoned commercial but that is used for residential or a parcel with an intense commercial zoning that is adjacent to a residential area

- Initiate a rezoning effort on the south side of West Broad Street, from Glenwood Park west to Highland Avenue. The rezoning should maintain multi-family residential as the desired land use and should allow office use, where appropriate
- Support community-based group storefronts and national and local commercial uses along West Broad Street west of Highland Avenue
- Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses
- Support the development of commercial nodes at major intersections along Sullivant Avenue
- Consider expanding the permitted uses in older commercial areas to allow for limited “manufacturing” uses, such as fabrication and assembly

- Conduct a parcel study of the older Hilltop neighborhoods (North Hilltop, South Central Hilltop, Southwest Hilltop, and South Hilltop) in the areas zoned for 1 – 4 family units and apartments/office to determine the feasibility of rezoning these areas for single family or 1-2 family units
- Where appropriate examine the possibility of using the Traditional Neighborhood Development Code for new development



West Broad Street Commercial Establishments and Residential

Issue

New construction and alterations to existing structures are not always compatible with the existing built environment

Strategic Recommendations

- Establish guidelines for new development or changes to existing structures. These guidelines should include the following guidance:
 - Avoid removing or altering distinguishing characteristics of properties
 - New construction or additions should be compatible with the size, scale, materials and general built characteristics of the property and surrounding built environment
 - The building mass of a large development should compliment existing development
 - Provide appropriate buffering between land uses, particularly between residential and commercial or industrial uses



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Greater Hilltop AC Meeting Date: 1-6-09
 Case Number: 08335-00000-00516 Case Type: Council Variance Rezoning
-00515
 Zoning Address: 3700 Sullivant Ave Applicant: Community Housing Network
 Person(s) Representing Applicant at Meeting: S. Schuler, J. Tauseman, A. Fern, L. Southerland

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. <u>Letters of Support - Hilltop Senior Village</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>" " " - Water of Life Church</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Construction of a facility to serve homeless - those formerly homeless immediately adjacent to a senior housing facility and a church with childcare was a cause for immediate concern. Letters of support have been received and are on file from both.

Recommending Commission / Association / Accord Partner Vote: For 8 Against 1

Signature / Title of Authorized Representative: by [Signature] David A. Fern

1
Abstain

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION – ZONING**

Date Presented: January 6, 2009

Sponsor: Dave Horn, GHAC Zoning Chair

Subject Matter: Request for Rezoning & Council Variance.

Final Vote: _____ **8-1-1 In Favor** _____

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus' policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City's land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting the parcel(s) at 3700 Sullivant Ave. requests a Rezoning from M to LAR12 and a Council Variance;

WHEREAS the applicant requests Rezoning and a Council Variance for parking reduction from 120 to 30 spaces and related to the setback of the drive, in order to allow the construction and development of multi-family dwellings;

WHEREAS the applicant has received letters of support from Hilltop Senior Village and from ~~Living Water~~ Water of Life Church;

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant's request by a unanimous vote of 4-0-1 at its public meeting held on December 16, 2008;

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant's request for both Rezoning and the accompanying Council Variance affecting the parcel(s) at 3700 Sullivant Ave.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 provide

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-036

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT and the following is 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

1. Community Housing Network 957 E. Broad Street Columbus, Ohio 43205 Contact: Samantha Shuler Phone: 614-251-1700	2. Ideal Property Investments Ltd. 3720 Lacon Rd. Hilliard, Ohio 43026 c/o Terence Gallagher, Esq. 8740 Orion Place Suite 200 Columbus, Ohio 43240 614-885-9022

If applicable, check here if listing additional parties on a separate page (REQUIRED)

SIGNATURE OF AFFIANT Jill Tangeman
 Subscribed to me in my presence and before me this 26 day of November, in the year 2008
 SIGNATURE OF NOTARY PUBLIC Sarah L. Herbert
 My Commission Expires: NA

This Project Disclosure Statement expires six months after date of notarization.

Notary Public Here



SARAH L. HERBERT
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 **page 5 - Council Variance Packet**