

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other data developed at the time final development and engineering plans are submitted for review. Any such adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or the designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *David E. Perry*  
 David E. Perry, Agent for Applicant  
 12/20/14  
 Signature: *David E. Perry*  
 David E. Perry, Agent for Applicant  
 12/20/14

# SITE DATA

## Address:

760 Reinhard Avenue  
 010-086731, 010-0203942, 010-083230, 010-044385,  
 010-044539, 010-044540

## Acreage:

4.261 Acres

## Zoning (existing):

C-4, R-4, AR-1

## Proposed Use:

3-Story Apartment Building - 38' to the mid-point of the roof  
 3-Story Townhomes - 38' to the mid-point of the roof

## Height District:

H-SS

## Parking:

Required: 67 spaces @ 1.5 spaces/du  
 + 6 office spaces

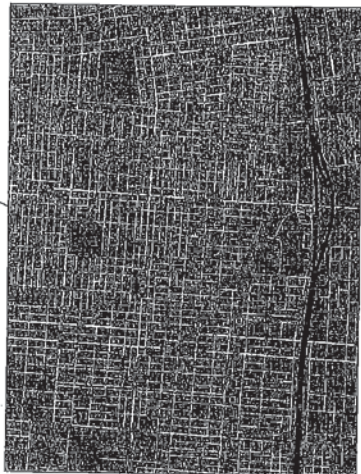
## Building Setback:

Required/Provided: 7' to parking spaces

## Refuse:

35 dwelling units @ 0.50 cu. yd/du = 23 cubic yards of on-site storage. Dumpster housed inside apartment building and one shown, private hauler, multi-day pick-up. Management provided bulk service.

# SITE LOCATION MAP



SITE LOCATION

ZONING BOUNDARY

Z14-045/CV14-047, Sheet 1 of 1

SP-1.01

**SITE PLAN**  
 SCALE: 1" = 50'  
 PROJECT: *760 Reinhard Avenue*  
 OWNER: *David E. Perry*  
 DATE: *12/20/14*  
 DRAWN BY: *David E. Perry*  
 CHECKED BY: *David E. Perry*  
 APPROVED BY: *David E. Perry*

**the NRP group LLC**  
 5309 Transportation Blvd.  
 Cleveland, Ohio 44125  
 Telephone: 216.475.8800

**CAREER GATEWAY HOMES**  
 COLUMBUS, OHIO  
 4102 Capital Blvd. Suite 200  
 Silver Spring, Ohio 44120  
 Telephone: 216.753.4200  
 Fax: 216.753.4201  
 www.careergatewayhomes.com

**RDL ARCHITECTS**  
 14102 Capital Blvd. Suite 200  
 Silver Spring, Ohio 44120  
 Telephone: 216.753.4200  
 Fax: 216.753.4201  
 www.rdlarchitects.com

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

## COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 [www.columbus.gov](http://www.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 Rank*

Date 12/30/14

**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**

**EXHIBIT B**  
**Statement of Hardship**

**760 Reinhard Avenue, Columbus, OH 43206**

**CV14-047**

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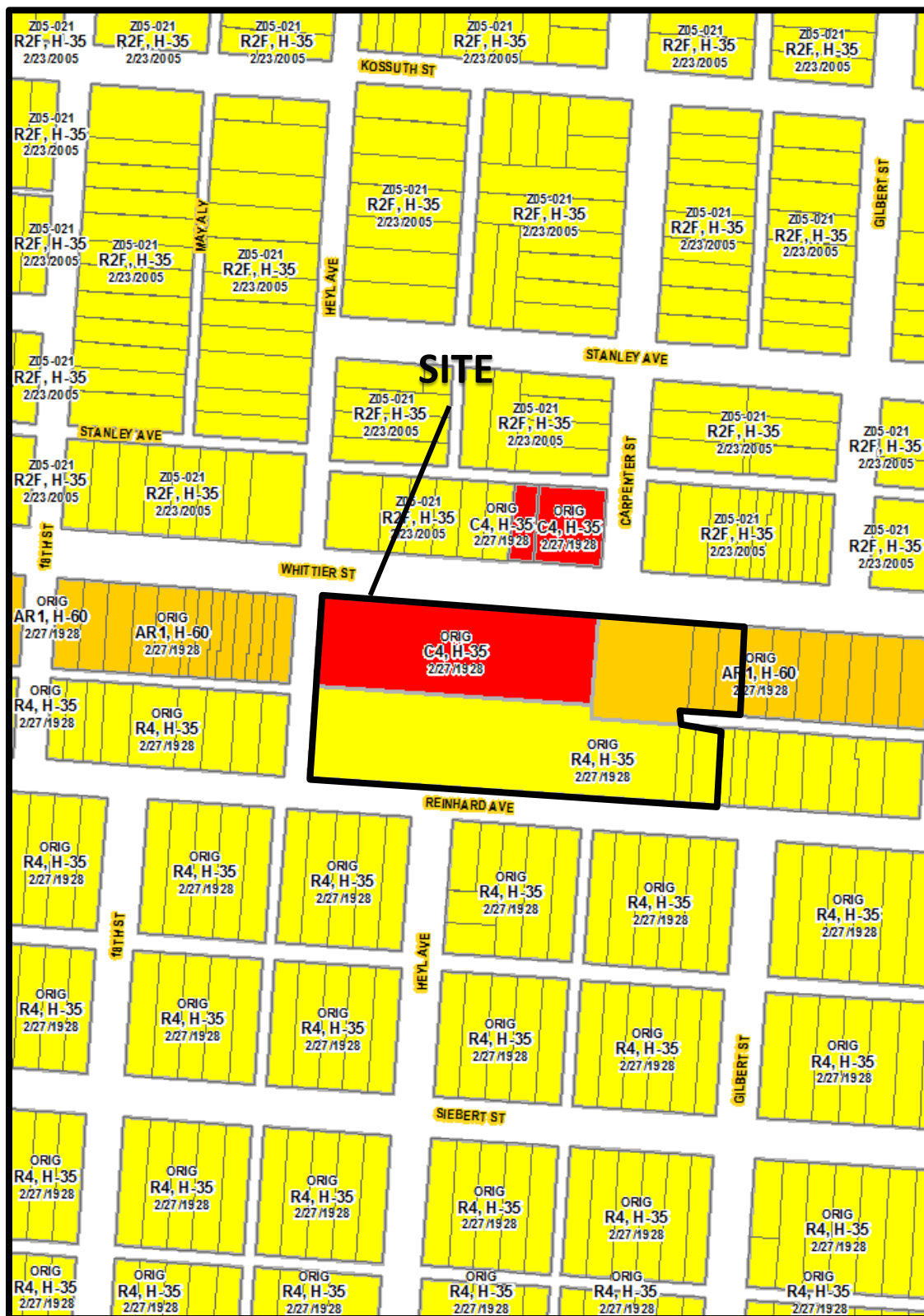
The 2.61 +/- acre site, zoned C-4, Commercial, AR-1, Apartment Residential, and R-4, Residential, is located at the northeast corner of Reinhard Avenue and Heyl Avenue. The site is developed with the Heyl Elementary School, owned by the Columbus Board of Education. By application Z14-045, the property is proposed to be rezoned to the L-AR-1, Apartment Residential District. The property is in contract to be sold to applicant for redevelopment, as depicted on the submitted site plan. The number of units proposed by applicant (58) are presently permitted at the site, but not in the proposed form, including ground level residential use (C-4). The C-4 area of this site permits extensive commercial development under existing zoning. Applicant's potential commercial use, up to 2,700 SF of general office, are a considerable downzoning of the uses permitted presently in the C-4 area. The three (3) zoning classifications on the site necessitate consolidation with a single district (Z14-045, L-AR-1). The site is an urban redevelopment for which variances are needed and are common due to the suburban basis of the Zoning Code. Applicant has a hardship and practical difficulty with literal compliance with AR-1 standards.

The following variances are requested:

1. 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a maximum of 2,700 SF of commercial office (optional) located in the apartment building fronting Whittier Street, and to permit a total of 58 dwelling units in the form of a 44 dwelling unit building, three (3) four family dwellings and one (1) two (2) family dwelling, all on the same parcel, as depicted on the submitted site plan, and to treat the proposed development a multiple building development for purposes of yard compliance.
2. 3333.18, Building Lines, to reduce required building lines on Whittier Street from 30 feet to 15 feet for the proposed residential buildings and to permit a bus stop with a bus shelter structure at zero (0) setback on Whittier Street, and to reduce the Reinhard Avenue building setback from 25 feet to 15 feet.
3. 3333.255, Perimeter Yard, to reduce perimeter yard on the east and west sides of the site from 25 feet to ten (10) feet (east side, 4 family fronting Whittier Avenue) and seven (7) feet (east side, 2 family dwelling fronting Reinhard Avenue) and fifteen (15) feet (west side, adjacent to Heyl Avenue – 30 foot alley).

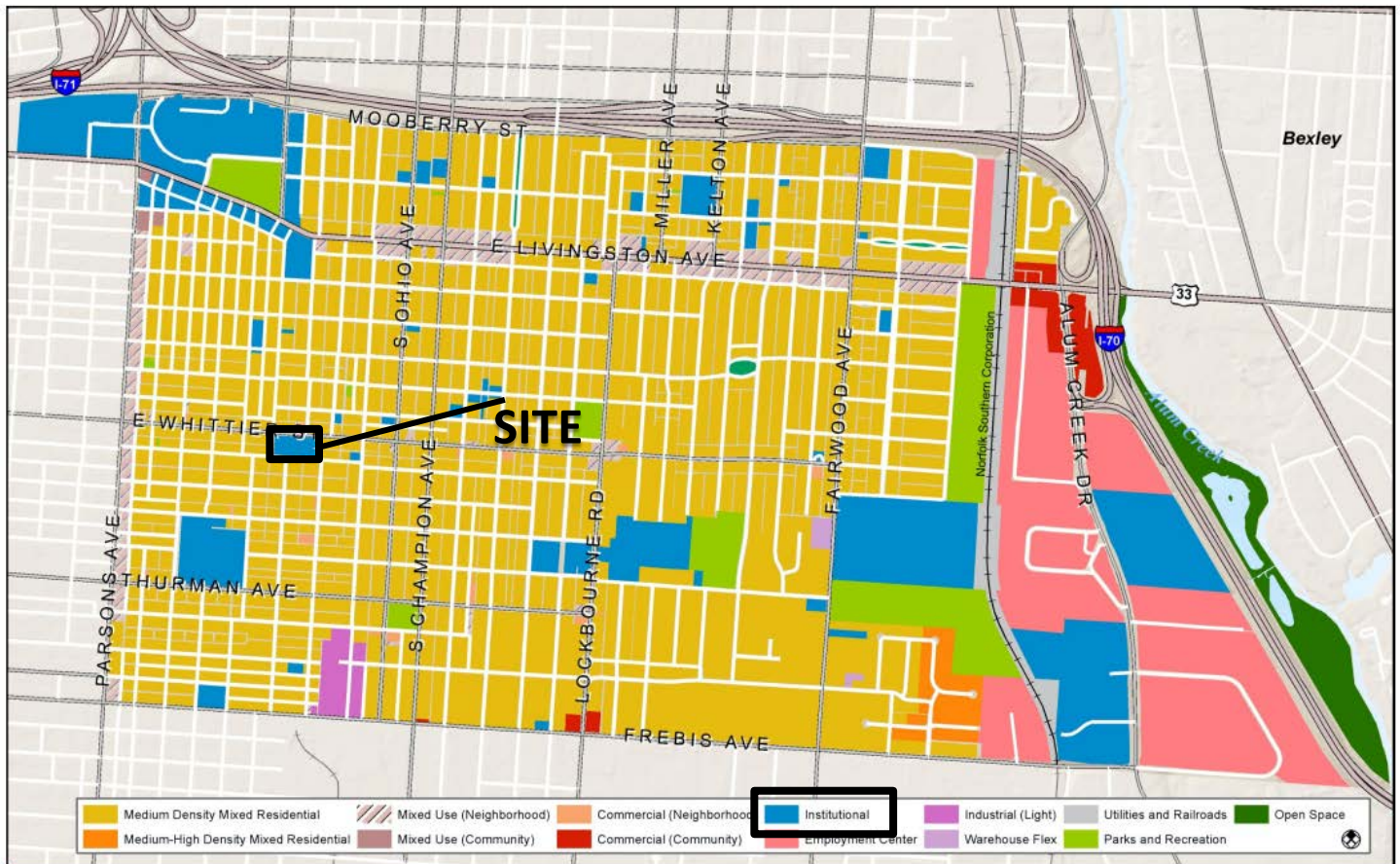
4. 3309.14, Height Districts, to permit the 44 dwelling unit building to be 39 feet and to permit the townhouse buildings to be 36 feet, as calculated by code.
5. 3312.21, Landscaping and Screening, to permit a bus stop with either a paved pad or a bus shelter in the landscaped parking setback of East Whittier Street.

12-30-2014



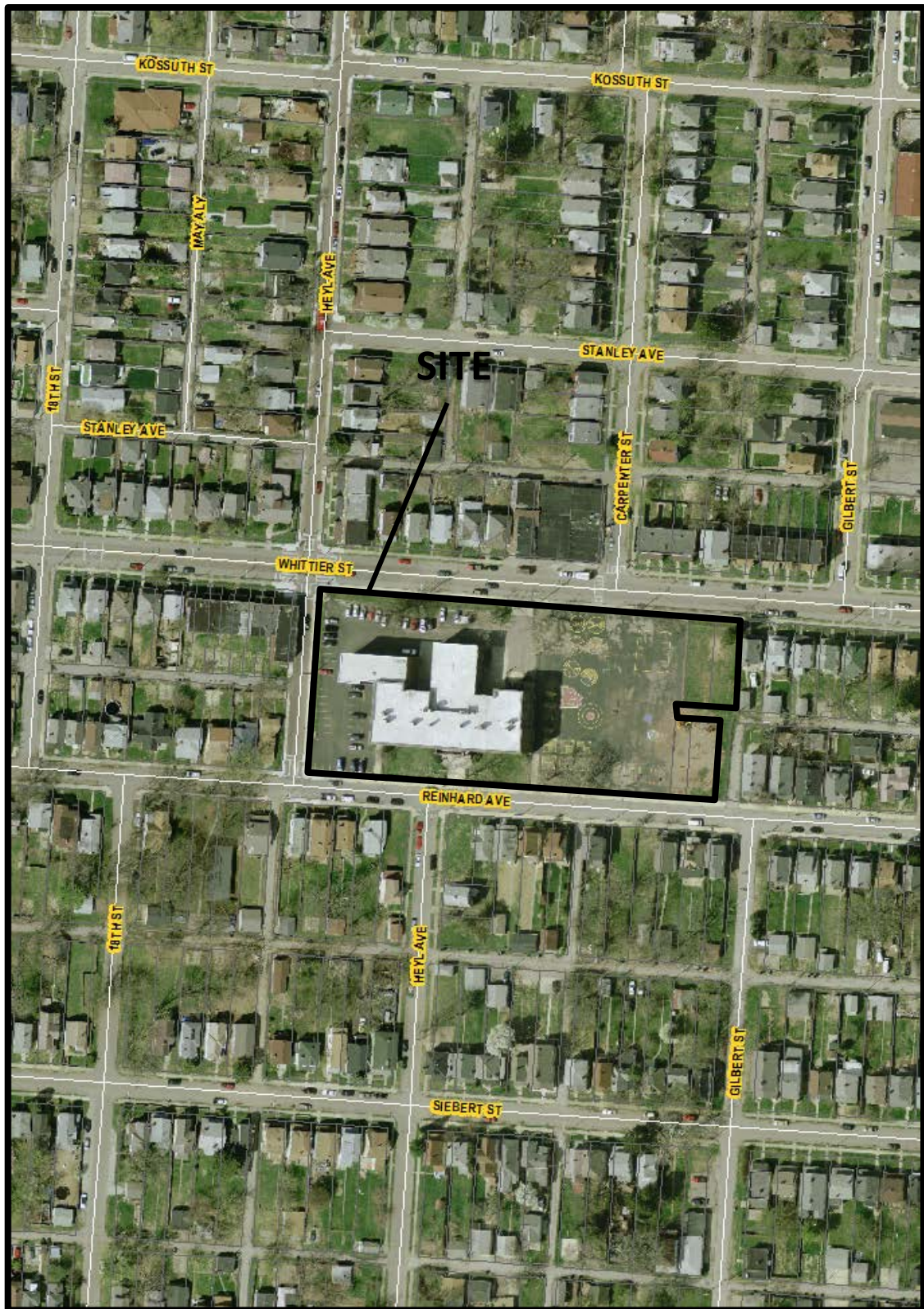
Z14-045  
760 Reinhard Avenue  
Approximately 2.65 acres





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Approximately 2.65 acres





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760 Reinhard Avenue  
Approximately 2.65 acres

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number Z14-045 and CV14-047

Address 760 Reinhard Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 28, 2014

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance CV14-047

☒ Rezoning Z14-045

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

**NOTES:**

Vote

Signature of Authorized Representative

SIGNATURE

Columbus Southside Area Commission

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION****Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # CV14-047

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald PlankOf [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, 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 formats:

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. The NRP Group LLC 5309 Transportation Boulevard Cleveland, OH 44125 Contact: Mary Hada (216) 584-0650 # of City of Columbus employees: <u>9</u>	2. Board of Education of the Columbus City School District 270 E. State Street Columbus, OH 43215 Contact: Anne Lenzotti (614) 365-5164 # of City of Columbus employees: 7,700
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before this 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

Commission Expires:

AUGUST 3, 2015

BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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

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