



CODED NOTES

1. PROPOSED PARKING STRIPING (TP)
2. PROPOSED SIDEWALK
3. PROPOSED VAN ACCESSIBLE PARKING
4. PROPOSED EDGE OF PAVEMENT
5. PROPOSED PROPERTY LINE
6. PROPOSED CANOPY
7. PROPOSED BIKE RACKING
8. PROPOSED 8'X10' BULK PICKUP PAD
9. PROPOSED BIKE RACKING
10. PROPOSED CANOPY
11. PROPOSED SIDEWALK
12. PROPOSED RESTROOM LIGHTING AREA FREE OF LANDSCAPING AND OBJECTS GREATER THAN 2.5' IN HEIGHT
13. PROPOSED RESTROOM LIGHTING AREA FREE OF LANDSCAPING AND OBJECTS GREATER THAN 2.5' IN HEIGHT
14. PROPOSED RESTROOM LIGHTING AREA FREE OF LANDSCAPING AND OBJECTS GREATER THAN 2.5' IN HEIGHT
15. PROPOSED PRIVATE SHEET LIGHT
16. PROPOSED PRIVATE SHEET LIGHT
17. PROPOSED PRIVATE SHEET LIGHT
18. PROPOSED PRIVATE SHEET LIGHT

SITE DATA

ADDRESS: 897 E. MOUND STREET, COLUMBUS, OH 43205
 PAR: 000-010517-0184, 010-02050 (PART)
 SITE AREA: 1,091 ± ACRES (16,130 ± SF)
 ZONING: A1-2 (FUTURE 16,130 ± SF)
 PROPOSED VARIANCE: C24-103 (0' SF)
 APARTMENT BUILDING: 50 DWELLING UNITS
 PROPOSED USE: APARTMENT BUILDING
 PARKING: REQUIRED: 25 SPACES (1.5/OU)
 PROVIDED: 25 SPACES (1.5/OU)
 EV CHARGING: 53 DV/AC/CH. 880 SF/70V
 BIKE RACKING: 25% PROVIDED: 325K
 BICYCLE - REQUIRED: 6 PER (BUILDING)
 LOT: 50.00' X 10.00' / 500.00 SQ. FT.
 REAR YARD: 5.00' X 10.00' / 50.00 SQ. FT.
 PARKING LOT - PROVIDED: 3 SPACES
 DWELLING UNIT - PROVIDED: 1 UNIT
 50.00' X 10.00' / 500.00 SQ. FT. - 25.00' X 10.00' AND PROVIDER: 38.00' X 10.00' STORAGE (2-6 CU DWELLING UNITS) COLLECTIONS / WEEK PRIVATE TRAVEL

This document has been prepared on the basis of information provided by the applicant and other sources. It is intended to provide a general overview of the project and is not intended to be used as a legal document. Any use of this document for purposes other than those intended by the applicant is at the user's risk. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a legal document. Any use of this document for purposes other than those intended by the applicant is at the user's risk. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a legal document. Any use of this document for purposes other than those intended by the applicant is at the user's risk.

David B. Perry Agent
 David B. Perry
 David B. Perry
 David B. Perry
 Date: November 22, 2024
 Date: November 22, 2024

CV24-103

ARCHADIS
 1111 High Street
 Suite 500
 Columbus, OH 43215
 Tel: 614.488.4011
 Fax: 614.488.4011
 Contact: [Name]
 Website: [Website]

GRAPHIC SCALE
 20 10 0 10 20
 (IN FEET)
 1 inch = 20 ft.

LEGEND

BOUNDARY LINE

SEWER LINES

RIGHT-OF-WAY

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

PROPOSED PROPERTY LINE

PROPOSED SIDEWALK

PARKING COUNT

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SEWER LINES

RIGHT-OF-WAY

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

PROPOSED PROPERTY LINE

PROPOSED SIDEWALK

PARKING COUNT

CHIN KNOLL VIEW PLACE
 897 E. MOUND ST.
 COLUMBUS, OH

DESIGN: [Name] CHECK: [Name]
 DATE: November 22, 2024

ZONING SITE PLAN

SHEET NO. 1

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-103
Location: 897 E. MOUND ST. (43205), being 1.06± acres located on the south side of Mound Street, 90± feet east of Andrew Street (010045527, 010057084, part of 010057080, and part of 010-010517; Near East Area Commission).
Pending Zoning: AR-2, Apartment Residential District.
Proposed Use: Apartment building.
Applicant(s): Community Housing Network, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus – Land Bank, c/o John Turner; 845 Parsons Avenue, Columbus, OH 43206.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The applicant has received a recommendation of approval from Staff and the Development Commission for a concurrent rezoning (Ordinance #3320-2024; Z23-070) to the AR-2, Apartment Residential District. The requested Council Variance will allow the development of a 50-unit apartment building as shown on the submitted site plan. Variances to building height, parking lot screening, building lines and reduced parking from 75 to 25 spaces are included in the request.
- North, south, east, and west of the site there are a mix of single, double, and multi-unit dwellings, all in the R-2F, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not have a specific land use at this location, but contains design recommendations for residential projects.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- Staff recognizes that there are practical difficulties for the variances included in the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested Council Variance will allow the development of a 50-unit apartment building, providing needed affordable housing. While the Near East Area Plan does not have a recommended land use for this location, staff recognizes the site's proximity to Nationwide Children's Hospital, a major employment center, and East Main Street, a transit oriented mixed-use corridor, as reasons to support the proposed parking reduction at this location. The request is also consistent with the Plan's design guidelines, and the applicant's statements in support of the project are acknowledged, the proposal as presented.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

CV23-117 (Ord. 0062-2024, passed 01/08/2024) permits the proposed development (56 DU). With final design, the project has been reduced to 50 DU. Applicant has secured Ohio Housing Finance Agency (OHFA) funding for the project, Rezoning Z23-070 is pending to rezone the site to AR-2.

2. Whether the variance is substantial.

Yes No

Variance CV23-117, Ord. 0062-2024, passed 01/08/2024 is approved. Applicant has secured OHFA funding for the project (50 DU), Rezoning app. Z23-070 is pending to rezone the site to AR-2 and this variance app submitted for variance in accordance with City process policy for affordable housing.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The essential character of the neighborhood won't be altered. The NEAC area has many types/forms of housing. An apartment building is permitted by CV23-117, Ord. 0062-2024, Rezoning Z23-070 and this variance are submitted in accordance with City process for affordable housing.

Council Variance Application

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

There will be no effect on the delivery of government services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The applicant (Community Housing Network) hasn't purchased the property. A variance (CV23-117, Ord. 0062-2024, passed 01/08/2024) for the development has been approved by Columbus City Council. While applicant was aware of variance required in the R-2F, that variance has been approved.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

The rezoning and follow-up variance is consistent with City of Columbus policy for processing affordable housing developments by variance pending funding (OHFA or other sources) and then processing rezoning app and second variance app, as applicable.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

The spirit and intent of the zoning requirement is maintained with the approved variance, follow-up rezoning/variance in accordance with City policy for funded affordable housing projects and City of Columbus policy in support of affordable housing.

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 Exhibit B, page 3. Rezoning application Z23-070 is pending to rezone the site to the AR-2 district. This application (CV24-) is submitted as a companion application to Z23-070 for applicable variances. Both applications are follow-up applications to CV23-117, Ord. 0062-2024, passed 01/08/2024, in accordance with City of Columbus policy for funded affordable housing developments. The variances are comparable to CV23-117. Applicant is an affordable housing builder providing housing for residents with up to 60% Area Median Income (AMI).

Signature of Applicant	<i>Community Housing Network</i>	Date	<i>8-14-2024</i>
Signature of Attorney	<i>Donald Plank</i>	Date	<i>8/14/24</i>

CV24-103

897 E Mound Street, Columbus, OH 43205

Exhibit B (page 3)

Variances: 11/22/2024

- 1). Section 3309.14, Height Districts, to increase permitted height from 35' to 40' for a three (3) story apartment building in the H-35 Height District.
- 2). Section 3312.21(B)(3)(D)(1)(b), Landscaping and Screening, to not provide parking lot screening on the east side of the driveway from E. Mound Street and the north side of a parking lot aisle and to reduce the south parking setback from the south property line for the west 25' of the south row of parking from 4' to 3', and to reduce the north parking setback from 4' to 2' for approximately 35' +/- along the dumpster and part of the adjacent aisle, as depicted on the Site Plan.
- 3). Section 3312.49, Required Parking, to reduce required car parking from 75 spaces for 50 dwelling units to 25 spaces.
- 4). Section 3333.18(E), Building Lines, to reduce the E Mound Street building setback from 14.5' (calculated) to 10'.
- 5). Section 3333.23, Minimum Side Yard Required, to reduce the north and east side yard setback for a dumpster box from 5' to 3' and 2', respectively.



Z23-070 & CV24-103
R-2F to AR-2
897 East Mound Street
Approximately 1.059 acres



Z23-070 & CV24-103
R-2F to AR-2
897 East Mound Street
Approximately 1.059 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 Z23-070 & CV24-103

Address 897 EAST MOUND STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 10/10/2024

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____
Signature of Authorized Representative 9/10/24
Recommending Group Title Chair
Daytime Phone Number 614-403-2225

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

