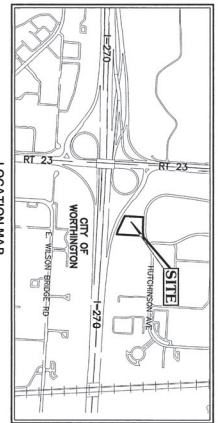
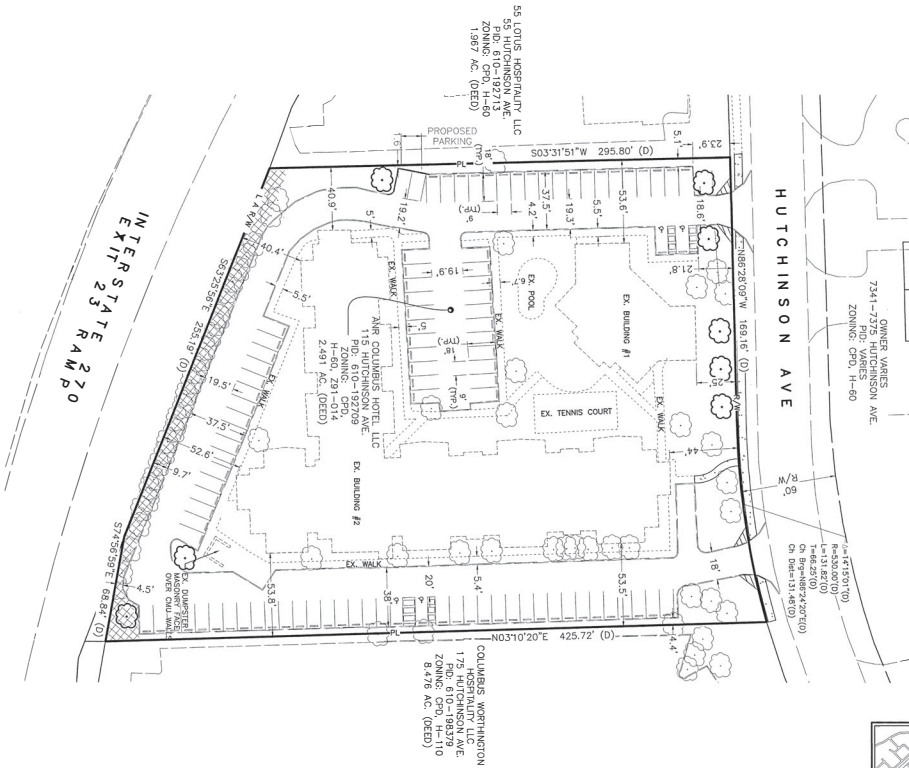


M:\1237003_115HutchinsonAve\DWG\Production Drawings\Final Site Compliance Plan\Zoning Site Plan.dwg -Zoning Site Plan LAST EDITED BY:CPD ON 08/22/24 13:53



- LEGEND**
- 10x10' CLEAR VISION TRIANGLES PER CC. 317.03
 - EXISTING TREE
 - PROPOSED TREE
 - PROPOSED PARKING BLOCK
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT
- CODED NOTE**
- EXISTING SHADE TREES PROVIDED PER CC. 317.23

SITE & BUILDING INFORMATION

ADDRESS:	115 HUTCHINSON AVENUE
PD:	610-192709
SITE AREA:	2.491 AC. (DEED); 108,508 S.F.
EXISTING ZONING:	CPD, COMMERCIAL (Z9-014)
PROPOSED ZONING:	AR-0
HEIGHT DISTRICT:	H-60
PROPOSED HEIGHT:	H-60
ACTUAL HEIGHT:	36.7'
RE-ZONING AND COMMOD. VARIANCE:	
EXISTING USE:	EXTENDED STAY HOTEL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
AVERAGE LOT WIDTH:	300.8'
LOT LENGTH:	360.1'
TOTAL LOT AREA:	108,524 SF
PERMETER YARD:	REQUIRED = 25.0'; CALCULATED 108' WIDTH: 30.1' (NOT REQUIRED)
FRONT YARD:	REQUIRED = 25.0'; PROVIDED = 25.0'
SIDE YARD:	REQUIRED = 5'; CALCULATED MAX 20% WIDTH: 60.2' (NO MORE THAN 16' NEEDS TO BE DEVOTED); PROVIDED = 4.4'
REAR YARD:	CALCULATED MIN: 25% AREA = 27,131 SF; PROVIDED = 3,412 SF
PARKING:	
USE:	MULTI-FAMILY RESIDENTIAL
UNIT #:	99
PARKING REQUIREMENT:	1.5/UNIT
REQUIRED PARKING:	149
TOTAL REQUIRED SPACES:	149 SPACES
TOTAL EXISTING SPACES:	97 SPACES
TOTAL PROPOSED SPACES:	99 SPACES
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES, 1 VAN
BICYCLE SPACES REQUIRED:	6 SPACES
BICYCLE SPACES PROVIDED:	6 SPACES
SETBACKS:	
SHADE TREES REQUIRED PER 317.21:	10 TREES (1 PER 10 TO PARKING SPACES)
TOTAL SHADE TREES PROVIDED PER 317.21:	6 TREES, 2 EXISTING
TOTAL RESIDENTIAL TREES PROVIDED:	66 TREES
LOT COVERAGE:	26% BUILDING COVERAGE
REFUSE:	CITY OF COLUMBUS
FLOOD ZONE:	"X"
PANEL NO.:	3904900342 (06/16/2011)

Approved by: [Signature]
 August 16, 2024



REV	DATE	BY	DESCRIPTION

E. P. FERRIS & ASSOCIATES
 Architects and Engineers
 2130 QUARRY TRAILS DR.
 COLUMBUS, OHIO 43228
 (614) 299-2892 (FAX)
 WWW.EPFERRIS.COM

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
115 HUTCHINSON AVE
 ANR COLUMBUS HOTEL LLC

JOB NO.:	1237003
DESIGNED BY:	NO
CHECKED BY:	NO
APPROVED BY:	CPD
DATE:	08/16/24

ZONING SITE PLAN

SCALE:	1" = 40'
SHEET NO.:	1 OF 1

Exhibit "A"

to Council Use Variance Application

Area Variances Requested (Practical Difficulties) for 115 Hutchinson Avenue, Columbus, Ohio 43235

The subject real property is 2.487 +/- acres, located at 115 Hutchinson Avenue, Columbus, Ohio 43235, and known as Franklin County Auditor Tax Parcel Id. No.: 610-192709-00 (the "Property"). The Property is located north of I-270, east of U.S. 23, south of Hutchinson Avenue, and west of the railroad tracks. The Property is currently improved with an extended-stay hotel, an ancillary office building, parking areas, pool, tennis courts, courtyard, and landscaping.

The Applicant proposes to re-zone the Property from the CPD District to the L-AR-O District to permit the conversion of hotel units into a total of ninety-nine August 16, 2024 (the "Site Plan").

The Property is located in a mixed-use neighborhood. The proposed development is consistent with, and will help support, the businesses and other uses in the neighborhood. Further, the residents of the proposed apartment development will utilize the significant commercial retail amenities in the area and public infrastructure improvements undertaken by the City of Columbus along Worthington Woods Boulevard.

Below are the area variances that Applicant is seeking:

1. Section 3312.09 – Aisle. Applicant is requesting a variance to allow a minimum aisle width of 19.2' instead of the 20' that is required.
2. Section 3312.13 – Driveway. Applicant is requesting a variance to allow a minimum driveway width of 18' instead of the 20' that is required.
3. Section 3312.21 – Parking lot shade trees. Applicant is requesting a variance for the existing shade trees within the parking lot/areas. The required number of parking lot shade trees for ninety-nine (99) parking spaces would be ten (10). Applicant is providing for six (6) total parking lot shade trees as an existing condition of the Property. This is a difference of four (4) trees.
4. Section 3312.25 – Maneuvering. Applicant is requesting a variance for a reduced maneuvering area of 19.2' instead of the 20' that is required.
5. Section 3312.49(C) – Minimum number of parking spaces required. Applicant seeks a variance for the existing ninety-nine (99) parking spaces on the Property. A Property with four (4) or more dwelling units requires one and one-half (1.5) parking spaces per dwelling unit. The ninety-nine (99) proposed dwelling units on the Property require one hundred and forty-nine (149) parking spaces. Applicant is providing ninety-nine (99) parking spaces for a fifty (50) parking space deviation. However, all ninety-nine (99) dwelling units are either one-bedroom or studio units.

6. Section 3333.255 – Perimeter yard. Applicant seeks a variance for the existing perimeter yard that varies in width but at its narrowest point is approximately four feet (4') in width. The required perimeter yard width is determined by computing ten percent (10%) of the average lot width, which in this case, would be thirty point one feet (30.1'). A perimeter yard must be a minimum of ten feet (10') wide but is not required to exceed twenty-five feet (25') in width, so the variance is from twenty-five feet (25') to four feet (4') for the existing perimeter yard, for a difference of twenty-one feet (21').

Area Variances – Test of Practical Difficulties

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

In an urban/suburban infill development, a four foot (4') perimeter yard (at its narrowest point) is warranted and is compatible with the general character of the neighborhood. In addition, the suburban requirements of the Zoning Code as it pertains to parking in urban areas just does not make sense as it relates to true infill development for a conversion project. The requested variances are existing conditions of the Property, and the Property cannot be expanded to meet these technical requirements as the Applicant does not own or control adjacent properties. The number of parking spaces existing and proposed on the Property at ninety-nine (99) (a one-to-one ratio) meets the business objectives of Applicant and will satisfy actual parking needs for the safe and efficient operation of a multi-family residential development. Applicant is providing a much needed repurpose and conversion of the existing hotel buildings and units into a multi-family residential product offering, with ample amenities (such as pool, courtyards, sidewalks, and tennis courts) and perimeter trees. The product will be a nice, diverse housing stock offering in the neighborhood and will help to increase property values for properties in the neighborhood.

2. Whether the variance is substantial.

The requested variances are not substantial. The variances requested are the most minimal deviations necessary in order to conform existing conditions of the built and improved Property in order to offer an attractive development with adequate parking for the operation of a multi-family residential development. The minimum number of parking spaces per dwelling unit in the Zoning Code assumes more than one (1) or multiple bedrooms in each dwelling unit, or that there will be more than one (1) driver in each dwelling unit. However, in fact, Applicant proposes eighty-seven (87) one bedroom units and twelve (12) studio units, and the parking needs for the nature of the project are met.

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

The requested variances provide for and legitimize standards and features that comport with existing conditions on the Property and would not substantially alter the essential character of the neighborhood. There would be no substantial detriment to adjoining properties if the variances were approved. The requested variances are standard for this type of development as an urban/suburban hotel conversion development.

4. Whether the variances would adversely affect delivery of governmental services.

There will be no adverse effect on the delivery of governmental services to the Property if the variance requests are approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate ingress-egress and maneuverability in and out of the Property.

5. Whether property owner purchased the property with knowledge of the zoning restrictions.

The Applicants did not know the type of project that it desired to develop on the Property until those plans were firmed up recently, by and through submission of this application. These variances are minimal and technical in nature and legitimize existing features and conditions of the built environment as it relates to the Property. However, most of the variances deal with technical matters and existing conditions under the current built environment.

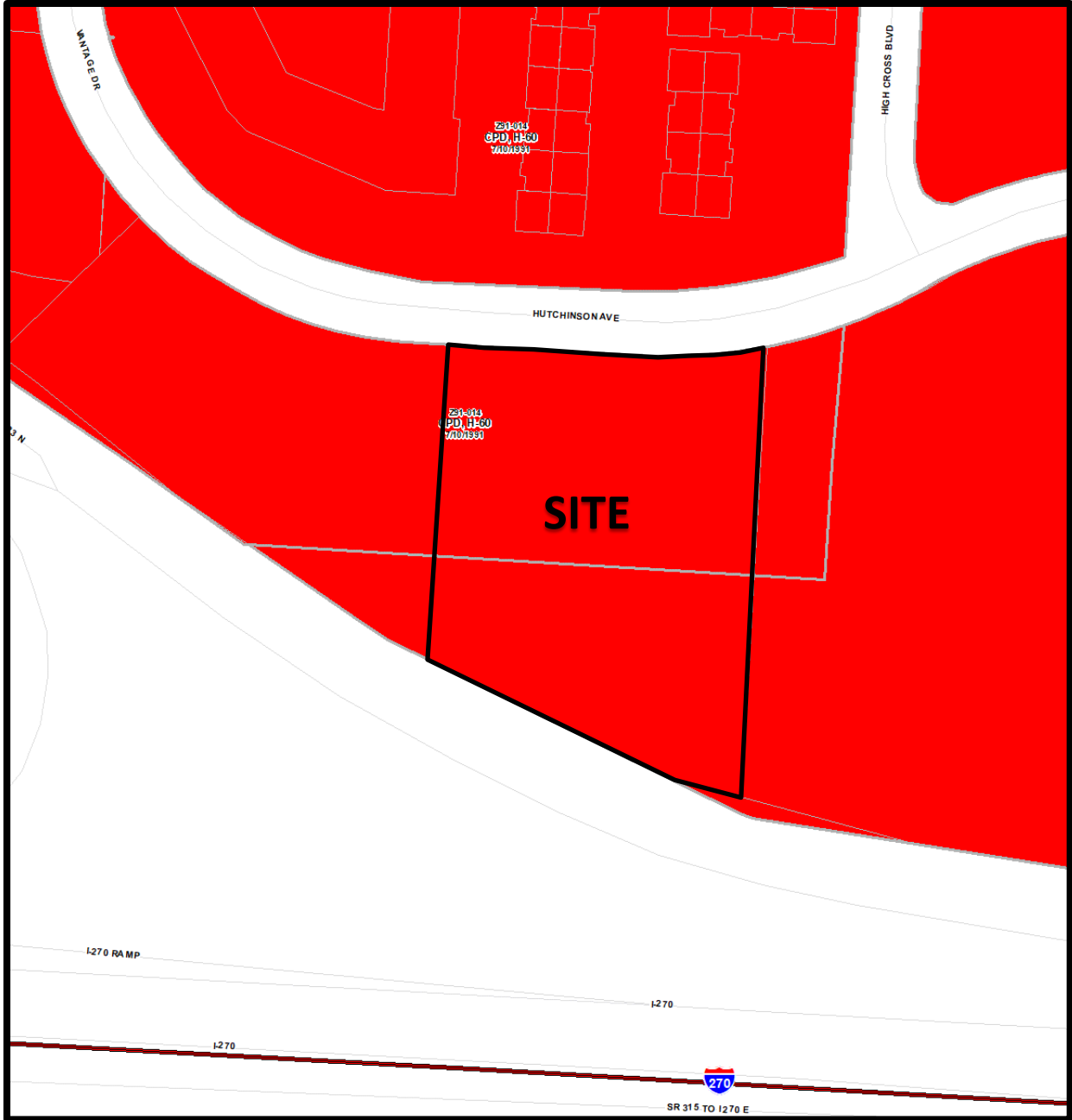
6. Whether the property owner's predicament feasibly can be obviated through some method over than variance.

In order to convert the extended stay hotel project into much needed multi-family residential housing on the Property - in conformance with the essential character of the neighborhood and adhere to best practices for urban/suburban infill or repurpose development - the variances are necessary.

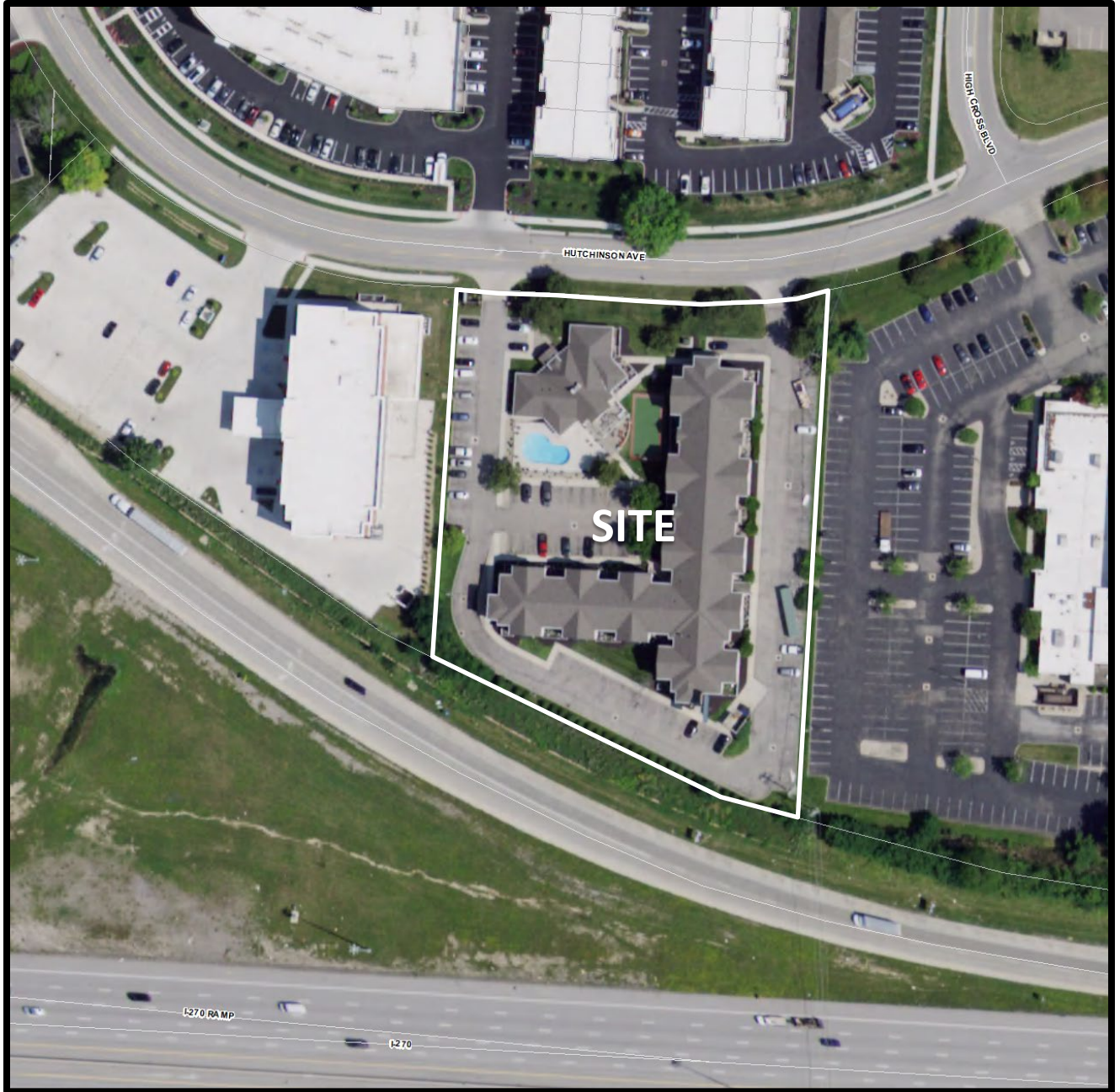
7. Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variances.

The spirit and intent behind the zoning requirements and substantial justice may be done by granting the requested variances.

Rebecca J. Mott
August 16, 2024



Z24-015 & CV24-043
CPD to LAR2
115 Hutchinson Ave.
Approximately 2.5 acres



Z24-015 & CV24-043
CPD to LAR2
115 Hutchinson Ave.
Approximately 2.5 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 CV24-043

Address 115 HUTCHINSON AVENUE

Group Name FAR NORTH COLUMBUS COMM COAL

Meeting Date 8-6-2024

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:

The majority of the Trustees feel that:

- 1 parking space per unit is inadequate
- The "overflow" parking is too far from the site
- No on-street parking is available
- The area is not walkable for services
- An overflow parking commitment might have been acceptable had it been on an adjacent property

Vote 6-2 for Disapproval

Signature of Authorized Representative *James Palmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-877

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.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-043

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) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215
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

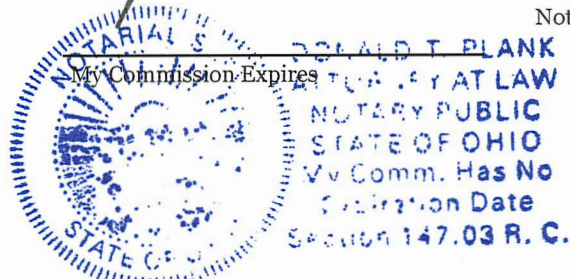
<p>1. Perennial Housing Partners, LLC, John Hess (50%) 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>	<p>2. Perennial Housing Partners, LLC, Mike Hess (25%) 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>
<p>3. Perennial Housing Partners, LLC, c/o Eddie Baranowski 51 Pennwood Place, Suite 200 Warrendale, Pennsylvania 15086 Columbus-based employees: 0</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott, Attorney

Sworn to before me and signed in my presence this 11th day of April, in the year 2024

Donald Plank
SIGNATURE OF NOTARY PUBLIC



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