

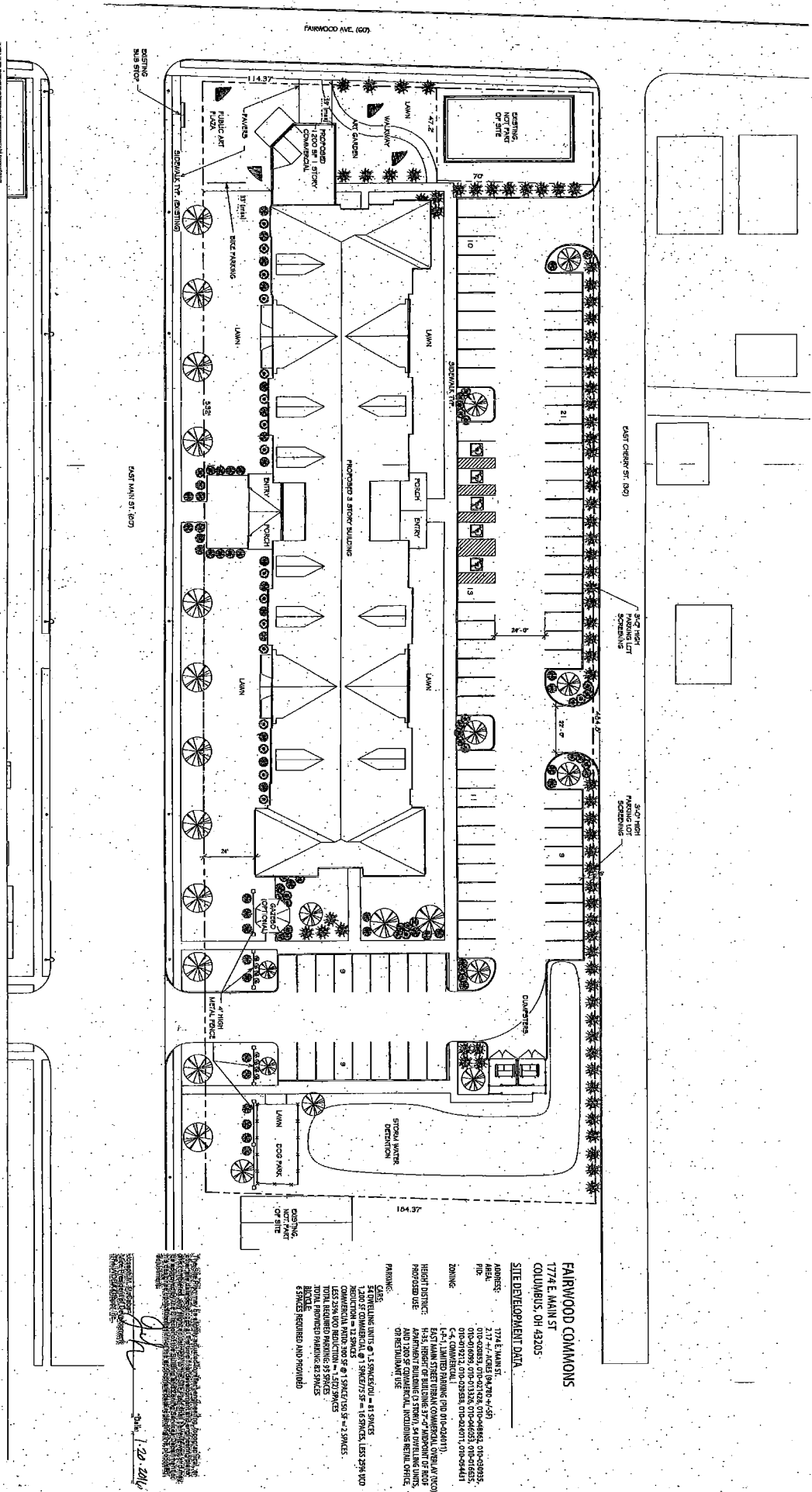


FAIRWOOD COMMONS

1774 EAST MAIN STREET
01-20-2016
SITE PLAN
SCALE: 1" = 20'-0"

CV15-055, SHEET 1 OF 1

Final site plan received 1/25/16



John
1-25-2016

FAIRWOOD COMMONS
1774 E. MAIN ST
COLUMBUS, OH 43205

SITE DEVELOPMENT DATA

ADDRESS: 1774 E. MAIN ST
APR#: 217-77-AG021 (04-20-14-57)
PID: 010-02833, 010-02128, 010-04882, 010-03035,
010-01099, 010-01328, 010-04853, 010-01055,
010-01056, 010-01057, 010-01058, 010-01059, 010-01060
ZONE: C-4 (LIMITED PARKING P10 010-02411)
HEIGHT DISTRICT: 35' E. MAIN STREET URBAN COMMERCIAL CENTER (P10)
APPROVED BUILDING STORY: 4 (OVERLAP LINES)
AND 1700 SF COMMERCIAL, INCLUDING RETAIL OFFICE
OR RESTAURANT USE

PERMITS:

CLASS:
S4 OVERLAP UNIT @ 1.5 SPACES/10' = 81 SPACES
RESIDENTIAL = 12 SPACES
COMMERCIAL RETAIL 300 SF @ 7' SPACES/10' SF = 2 SPACES
LESS 2500 SF OVERLAP UNIT @ 1.5 SPACES/10' SF = 375 SPACES
TOTAL PERMITTED PARKING: 82 SPACES
BETWEEN 800 AND 1700 SF

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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.

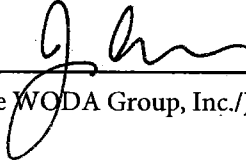
B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants 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  Date 1-20-16
The WODA Group, Inc./Joseph M. McCabe

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 checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV15-055

1774 E Main Street

The site consists of 12 parcels. Eleven (11) of the parcels are zoned C-4, Commercial and one (1) is zoned L-P-1 (Z90-154, PID: 010-024011). Applicant proposes to develop the site with a 54 dwelling unit senior housing community and 1,200 SF of commercial use located at the northeast corner of E. Main Street and Fairwood Avenue. The 1,200 SF commercial area may be retail, office or restaurant and includes a 300 SF seasonal patio.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The C-4 District permits residential use located above most ground floor residential uses. Many variances have been granted for ground level residential use in the C-4 district. There is no zoning district to which the site could be rezoned without also needing variances for the proposed development. Site development shall be as depicted on the submitted Site Plan, as referenced in the ordinance.

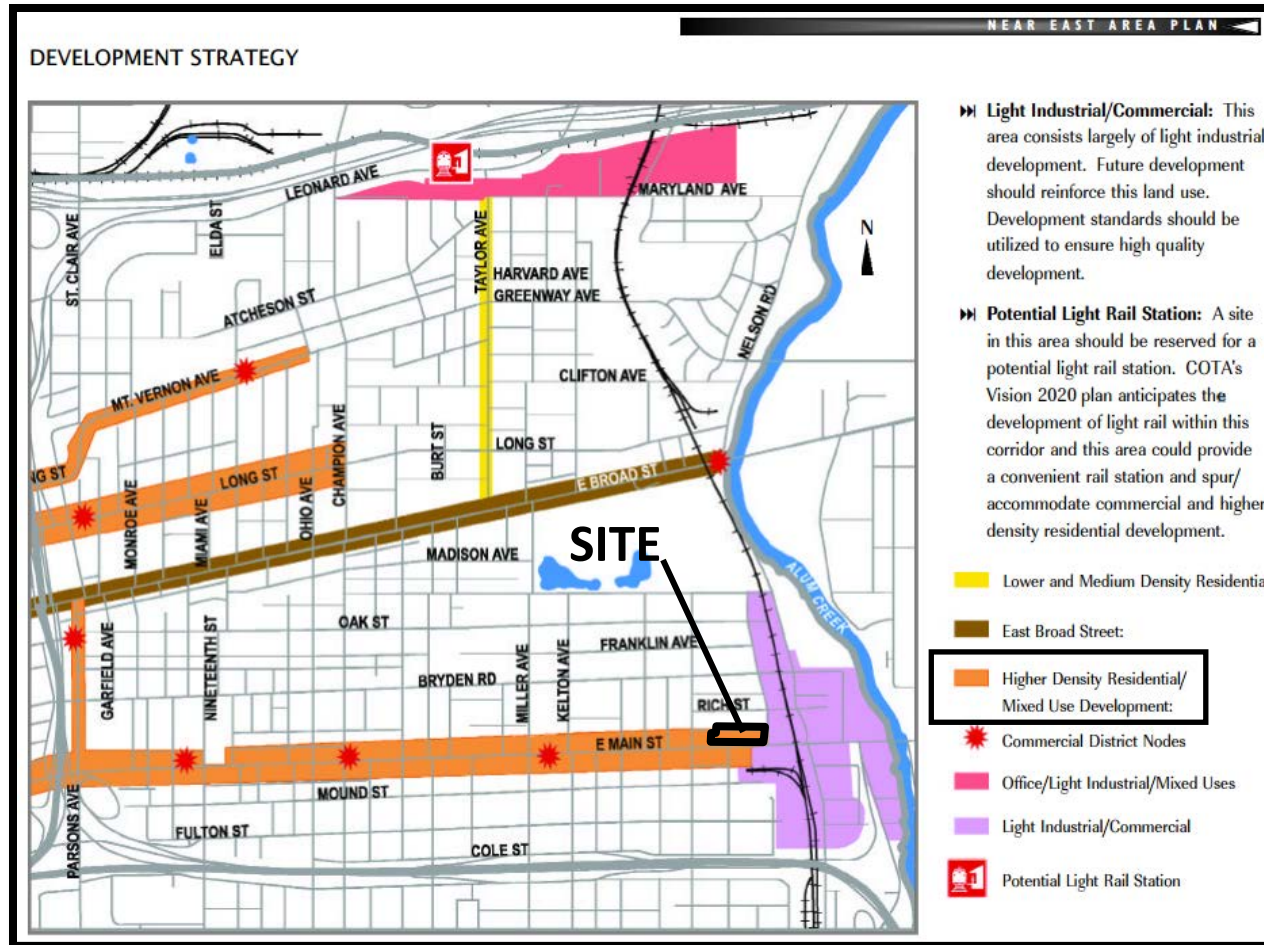
Variances are requested as follows:

- 1) Section 3356.03, C-4, Permitted Uses, to permit ground level residential use, thereby permitting a 54 dwelling unit apartment house including ground level residential use.
- 2) Section 3371.01, P-1, Private Parking District, to permit part of the apartment building to be located on the parcel (010-024011) zoned L-P-1.
- 3) Section 3370.07, Conditions and Limitations, to permit part of the proposed apartment building and accessory parking on a parcel (010-024011) zoned L-P-1, the limitation text for which restricts use of the parcel to parking for an off-site church.
- 4) 3356.11, C-4, District Setback Lines, to reduce the E Main Street (Thoroughfare Plan) building setback line from 50 feet to 24 feet for the apartment building.
- 5) 3312.21(D), Landscaping and Screening, to reduce the height of required parking lot screening for parking lots within 80 feet of residential zoning from five (5) feet to three (3) feet.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce total code required parking for 54 dwelling units, 1,200 SF of commercial space, including retail, office and restaurant use and seasonal patio, from 95 spaces to 82 spaces, as itemized on the Site Plan.
- 7) 3321.07(A), Landscaping, to permit the use of pavement in the building setback on both E Main Street and Fairwood Avenue, as depicted on the Site Plan for a public gathering place and public art plaza, thereby providing no landscaping on either street frontage of the 1,200 SF one (1) story commercial area of the building within the area depicted on the Site Plan.

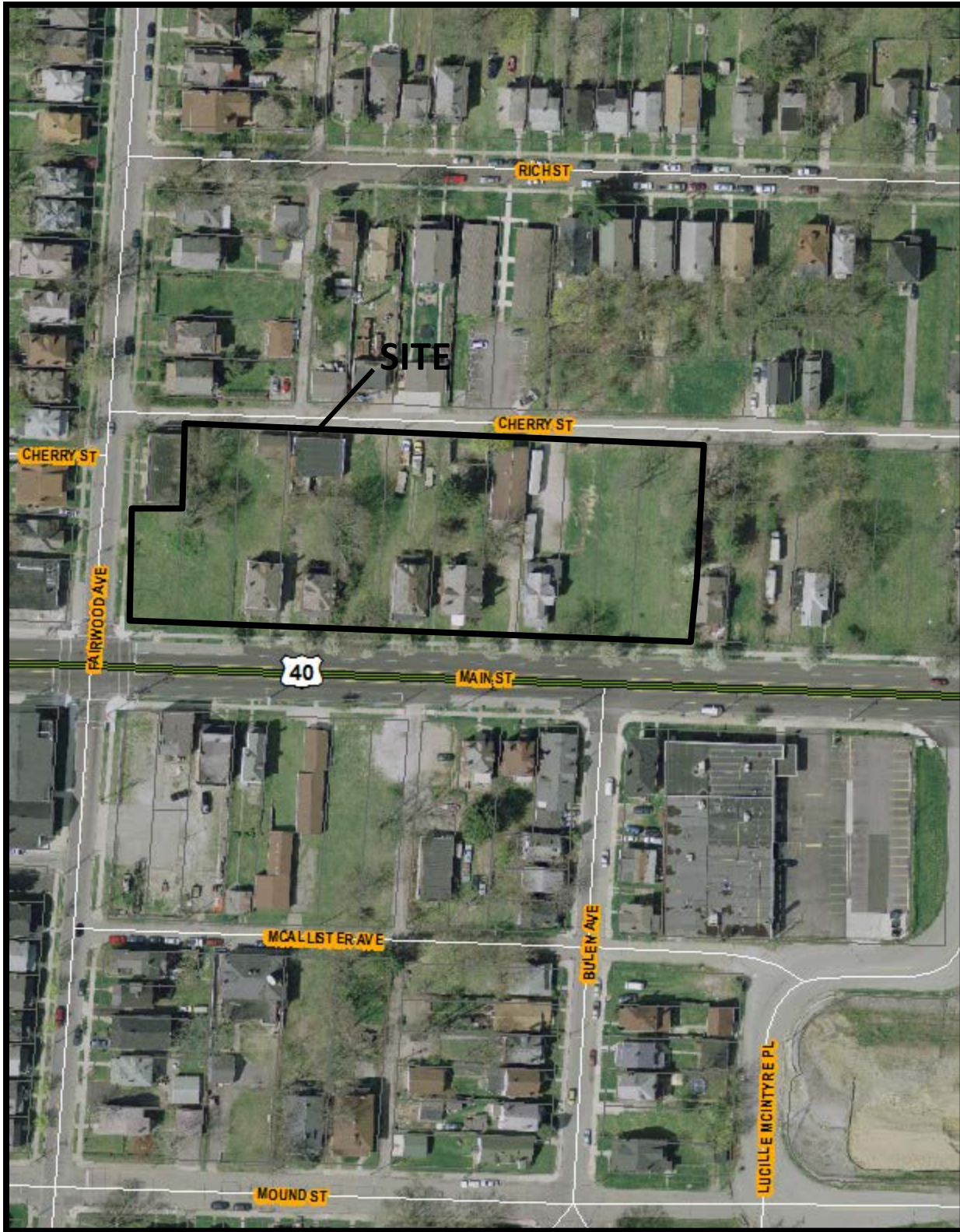
- 8) 3372.604, Setback Requirements, to increase the permitted maximum commercial setback (UCO) for the 1,200 SF commercial building area from 10 feet to a maximum of 33 feet on E Main Street and from 10 feet to a maximum of 19 feet on Fairwood Avenue.
- 9) 3309.14, Height Districts, to increase permitted height from 35 feet to 37 feet to the mid-point of the gable roof.



CV15-055
1774 East Main Street
Approximately 2.17 acres



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 Approximately 2.17 acres



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1774 East Main Street
Approximately 2.17 acres

From: [Kathleen Bailey](#)
To: [dave perry](#)
Cc: [Pine, Shannon L.](#); [Dietrich, Timothy E.](#); [Joe McCabe jmccabe@wodagroup.com](mailto:Joe.McCabe@wodagroup.com); [Bailey Kathleen](#)
Subject: RE: CV15-055, 1774 E Main Street: NEAC recommendation
Date: Friday, January 22, 2016 12:45:42 AM

Joe McCabe has worked diligently with NEAC and we are confident of his continued effort to amend the design for the porch to give the community feel we want. We are sensitive to the deadlines for financial applications and therefore are willing to work with him as the process progresses. He has committed to presenting the updates at a future date.

Thank you.

From: dave@daveperryco.net
To: kathleendbailey@hotmail.com
CC: spine@columbus.gov; TEDietrich@columbus.gov; jmccabe@wodagroup.com
Subject: CV15-055, 1774 E Main Street: NEAC recommendation
Date: Wed, 20 Jan 2016 00:36:22 +0000

Hi Kathleen:

Thanks so much for your email to City staff regarding NEAC review of the 1774 E Main Street project and for our recent call.

I am wrapping up final items for staff to send the ordinance to City Council and a question has come up with staff on the part of the NEAC response regarding updates to the front porch to have a more home/residential feel. It is my understanding of our recent phone call and discussion of the NEAC meeting with Joe McCabe that the variance ordinance can proceed to City Council with the recommendation of approval from NEAC. On our call, you indicated there was discussion of different architectural treatment of the front porch before the building construction drawings are prepared, after the variance is heard by City Council, but no issue with the ordinance proceeding to City Council now with the approval recommendation of NEAC.

I discussed the porch modifications with Joe McCabe. He is aware of NEAC's request on porch design, will modify accordingly as the building construction drawings are prepared and will provide an updated porch drawing to you when it has been prepared. It is my understanding the updated porch drawing isn't a condition of NEAC before proceeding to City Council, but will be addressed by Joe with you/NEAC as the project proceeds to construction drawings.

I have copied Shannon Pine and Tim Dietrich of the Zoning staff on this email. Per the discussion on our call, Joe and I would appreciate it if you could reply all to this email to confirm NEAC approval recommendation and no further information or steps needed with NEAC at this time regarding the front porch architecture, so we can proceed to City Council.

Thanks so much.

Dave

Dave Perry

David Perry Company, Inc.
Zoning/Real Estate Development Consultants
145 East Rich Street, 3rd Floor
Columbus, OH 43215

(614) 353-0005 Mobile
(614) 228-1790 Fax
dave@daveperryco.net

From: Kathleen Bailey [<mailto:kathleendbailey@hotmail.com>]
Sent: Monday, November 16, 2015 10:17 PM
To: Pine, Shannon L.
Cc: Dravillas, Mark C.
Subject: RE: CV015-049, CV15-055

NEAC also unanimously supported CV15-055 for the construction of senior apartments at 1774 E. Main Street. NEAC wanted to see more updates to the porch to give it a more home feel. The vote took place at the 11/12/15 General Business meeting.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # CV15-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. McCabe
of (COMPLETE ADDRESS) The WODA Group, Inc., 229 Huber Village Blvd., Westerville, OH 43081
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 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. The WODA Group, Inc. 229 Huber Village Blvd. Westerville, Oh 43081 # Columbus based employees: 47 Contact: Joseph M. McCabe (614) 396-3200	2. AYTCH LLC PO Box 9846 Columbus, OH 43209-0846 # Columbus based employees: 0 Contact: Joseph M. McCabe (614) 396-3200
3. L&N-UP Alum Creek LLC 3450 E. Fulton Street Columbus, OH 43227 # Columbus based employees: Contact: Joseph M. McCabe (614) 396-3200	4. Richard V. Christensen Marjorie J. Christensen 8656 State Rte. 13 NW Somerset, OH 43783 # Columbus based employees: 0 Contact: Joseph M. McCabe (614) 396-3200

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Jan*

Sworn to before me and signed in my presence this 1st day of September, in the year 2015

Lisa G. Stephens
SIGNATURE OF NOTARY PUBLIC

10.24.2016
My Commission Expires



Notary Seal Here
Lisa G. Stephens
Notary Public, State of Ohio
My Commission Expires 10-24-2016

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

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