



Gregory M. Gantt, Co., L.P.A.

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Patricia S. Riley, Esq.

August 30, 2022

Sam G. Caras, Esq.
Of Counsel

City of Columbus
Department of Building
& Zoning Services
111 N Front Street
Columbus, Ohio 43215

RE: 478 Ryan Ave., Columbus, OH 43223 Application: CV22-034

Dear City of Columbus Zoning Board,

CRN Housing, LLC (hereinafter, “CRN”) is formally requesting the following variance regarding the building located at 478 Ryan Ave., Columbus, OH 43223.

3333.02 – AR-12, ARLD, and AR-1 – Apartment Residential District Use

The applicant is requesting a variance to allow the building to be used as a sober living style “shared living facility” in an AR-12, ARLD, AR-1 – Apartment Residential District. CRN will be operating the building as part of substance abuse treatment program for individuals who are in recovery from their substance abuse issues.

The building consists of nine (9) units, but the original site plan from 1973 indicates there are seven (7) units in the building. CRN promised the Greater Hilltop Area Commission that clients will only reside in seven (7) of the units and one (1) unit will be used as an office. The parking area has fourteen (14) uncovered spaces and four (4) garage spaces for a total of eighteen (18) parking spaces.

*Application: CV22-034, Signature: /s/ Patricia Riley, Esq. 8/30/2022
478 Ryan Ave., Columbus, OH 43223 Variance Request – CRN HOUSING, LLC*

CRN intends to place one (1) to four (4) individuals or family members in each of the seven (7) units. The two (2) bedroom, one (1) bath units will be available for use contingent on the sobriety of the individual occupants. The individuals or families will be responsible for their own cleaning, cooking, and supplies as if the units were regular residential apartments.

The difference between traditional apartments and sober living units of a shared living facility is the occupancy of the assigned unit is based on the sobriety of the occupant. In a traditional apartment, sobriety of the tenant is not a concern of the landlord. In the shared living units, qualification for occupancy is based on progress in substance abuse treatment and sobriety.

Occupants of the CRN sober living units are not court ordered through parole or probation to reside with CRN. There are no live-in staff members. Occupants are not provided onsite supervised care, skilled nursing, meals, or single night stays. CRN Healthcare, Inc. provides substance abuse treatment in the clinical office located at 6161 Busch Blvd., Suite 190, Columbus, Ohio 43229.

No licenses are required by the State for recovery housing. No site changes are planned. There is no need for a sanitary sewer capacity study due to the intended use of only seven (7) units for apartment occupancy and one (1) unit as an office.

Thank you for your time and consideration.

Sincerely,

/s/ Patricia Riley, Esq. 8/30/2022

Gregory M. Gantt, Esq. (0064414)

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Patricia S. Riley, Esq. (0097647)

Patricia@Ganttlaw.com

Attorneys for Applicant

Gregory M. Gantt, Co., L.P.A

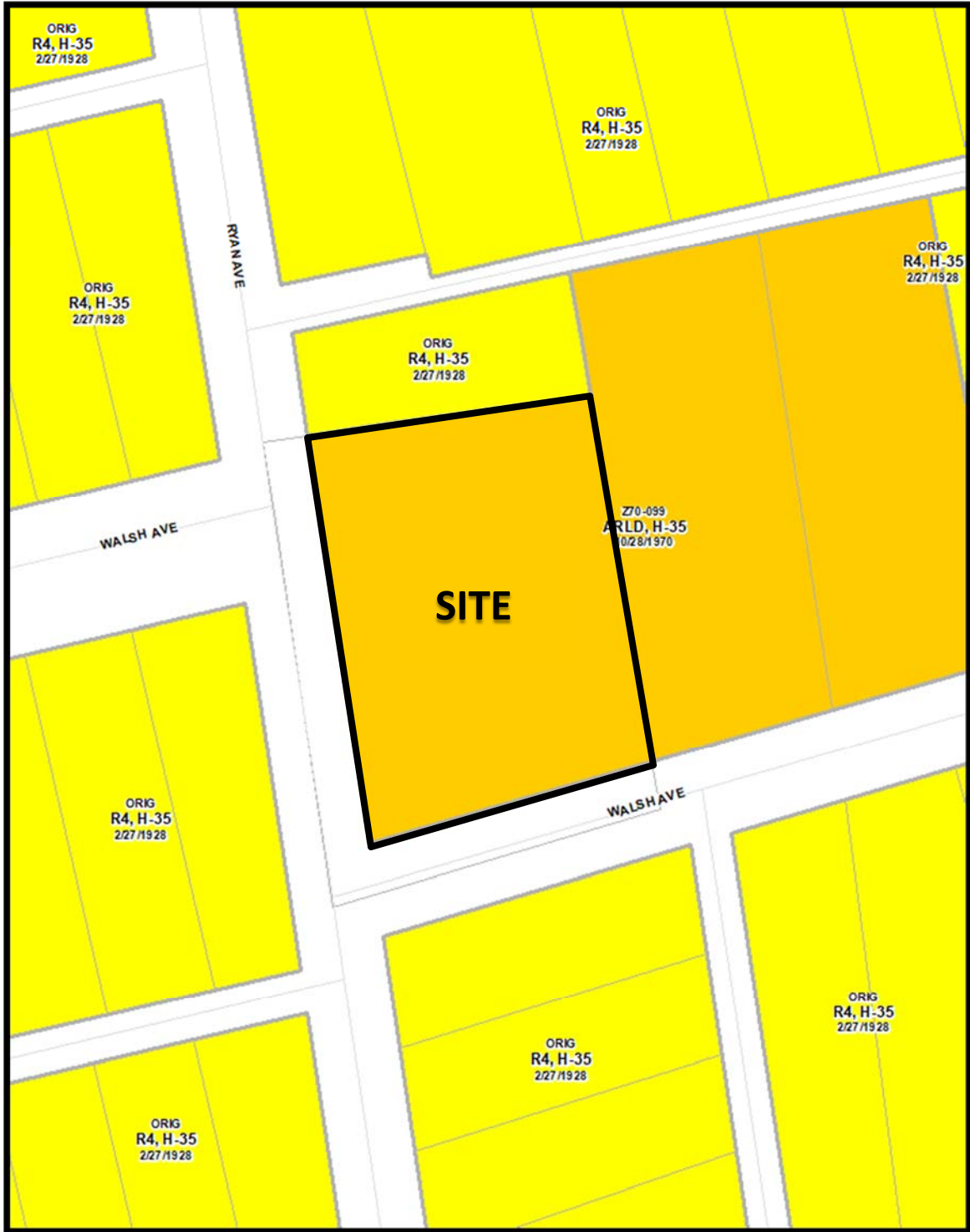
130 West Second St., Suite 310

Dayton, OH 45402-1534

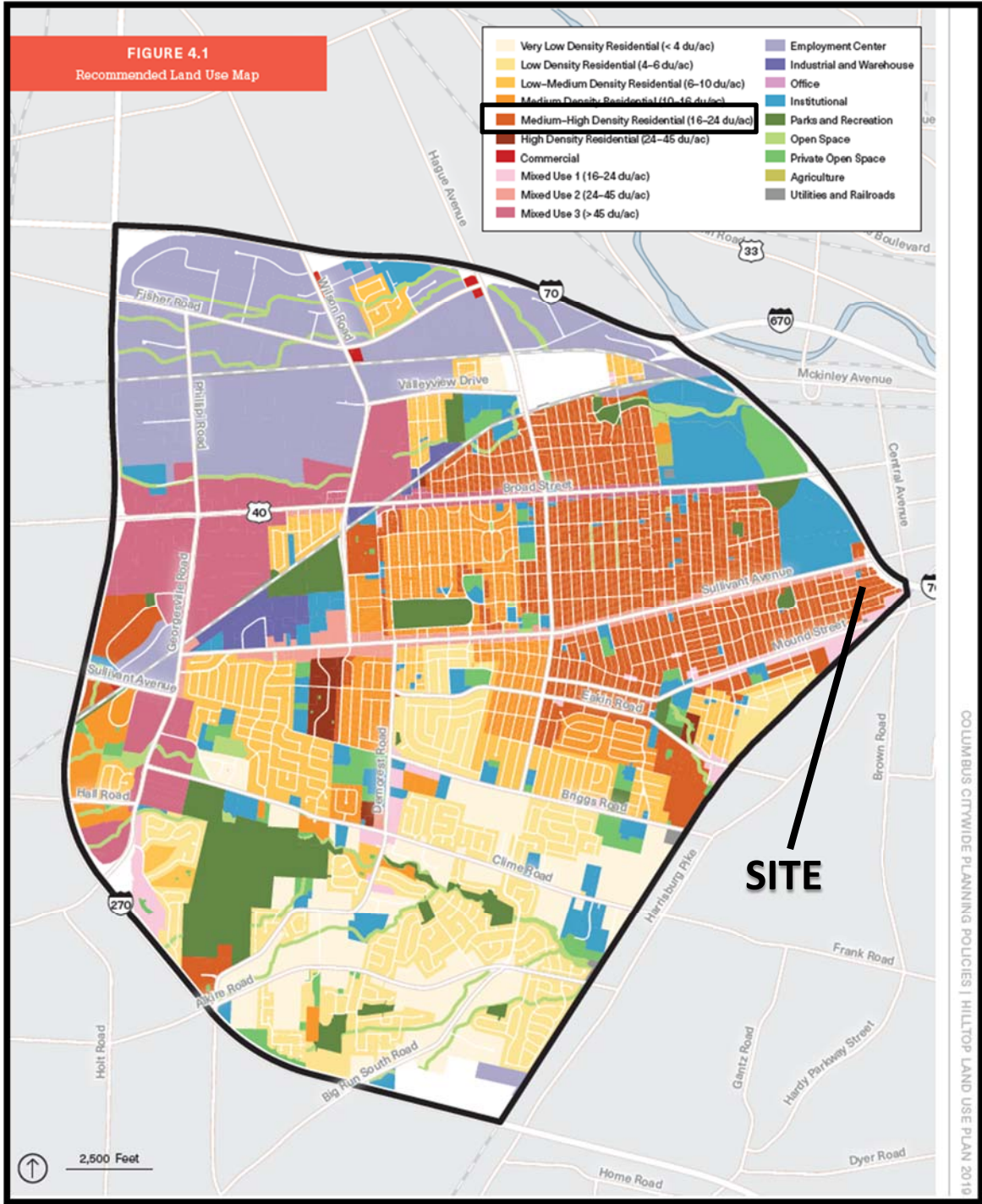
Phone: (937)227-3554

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478 Ryan Ave., Columbus, OH 43223 Variance Request – CRN HOUSING, LLC



CV22-034
478 Ryan Ave.
Approximately 0.40 acres



CV22-034
478 Ryan Ave.
Approximately 0.40 acres



CV22-034
478 Ryan Ave.
Approximately 0.40 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 CV22-034

Address 478 Ryan Ave. 43223

Group Name Greater Hilltop Area Commission

Meeting Date 07/05/2022

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:

Applicant CRN Housing has been operating this building as a shared living facility as part of its program to assist people dependant on drugs and/or alcohol in recovery. The housing and recovery services are provided at no charge to the client/patient - costs are paid by insurance or Medicare. The building will continue to be used as housing for those participating in CRN's program, which includes counseling and medical care off-site, as well as regular drug testing. There are 7 apartments which will be used as housing, 1 unit used as an office. The Commission and residents asked extensive questions of the applicant and they were answered thoroughly and to satisfaction. The Greater Hilltop Area Commission voted 12 Yes/1 No, in favor of approving this Council Variance request, to allow a shared living facility in an ARLD district. The No vote was based primarily on the fact that participants living in the building could be forced to leave and lose their housing without any eviction proceedings or hearing.

Vote 12 Yes, 1 No, 1 Absent

Signature of Authorized Representative

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614 623 5069, Rachel Wenning, Zoning Co-char

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION # CV22-034

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) Patricia Riley, Esq.
of (COMPLETE ADDRESS) 130 West Second Street, Suite 310, Dayton, Ohio 45402
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 (including contact name and number)
Business or individual's address: City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. D.B.E. ENTERPRISES LLC 76 RAINBOW PK Columbus, OH 43223 P: (614)598-8957	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Patricia Riley

Sworn to before me and signed in my presence this 11th day of April, in the year 2022

Robin M. Wilson
SIGNATURE OF NOTARY PUBLIC

June 4, 2024
My Commission Expires

Notary Seal Here



ROBIN M WILSON, Notary Public
In and for the State of Ohio
My Commission Expires June 4, 2024

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