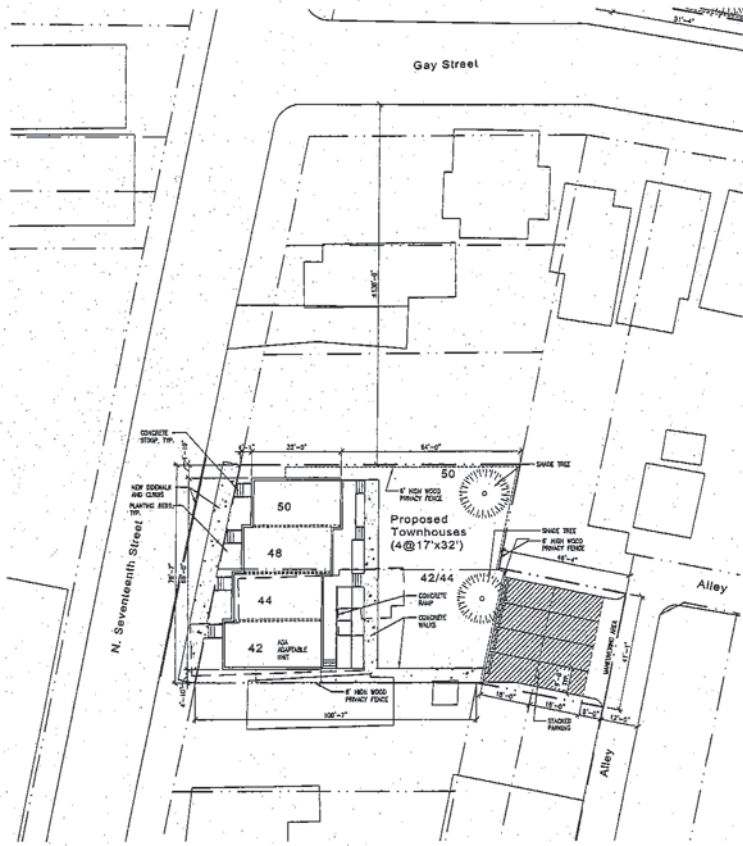


CV13-012 Final Received 3/7/13

42 - 50 N. Seventeenth Street:	
Building Gross:	4,550 s.f. Total
	3 - Two Bedroom 1,103 s.f. Townhouses
	1 - Two Bedroom 1,241 s.f. ADA Adaptable Townhouse



1 PROPOSED SITE PLAN
SP.01
1"=20'-0"

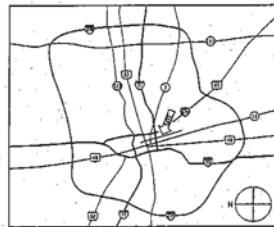
Variance Information

- USE: To vary the standards of Section 3332.07 R-2F District to permit a four family dwelling on the parcel.
- To vary the standards of Section 3332.21 Building Lines, from ten (10) foot to four (4) foot.
- To vary the standards of Section 3332.25 maximum side yards, from 20% of the lot width to 13%.
- To vary the standards of Section 3312.29 Parking Space. To permit stacked parking.
- To vary the standards of Section 3312.21, landscaping, to eliminate screening of the parking area and reducing a four (4) foot landscaping buffer strip to zero (0) feet.

Zoning Information

Parcels to be combined:
010-053325-00, 010-053365-00
Zoning District: R2-F
Lot Size = 9,805 SF (.225 acres)
Density = 11.8 units/acre
Use = 4 (2) Bedroom Townhouses 4,352 SF
Parking Required 8 Spaces
Parking Provided 8 Spaces (4 Stacked)
Building Height: 27
Flood Zone "X" F.L.R.M. 350170 0328K June 17, 2008
Note: The proposed project will comply with sections 3821.01 Dumpster; 3321.07 Landscaping; 3321.03 Lighting; 3312.21 Screens; 3312.29 Striping/Marking; 3312.43 Surfaces; and 3312.45 Wheel Stops/Curbs.
Shin A. Heitt 3.9.13
Steven Heitt, Urbanorder Architecture Date

Location Map



42-50 North Seventeenth Street
Columbus, Ohio 43203

PRELIMINARY 2013
CONSTRUCTION

SP.01

STATEMENT OF HARDSHIP

This application is for a project to be known as "Columbus Scholar House". It is sponsored by an arm of the foremost low income housing tax credit developer in Ohio, the Ohio Capital Corporation for Housing. Scholar House will provide 28 residences for single mothers who have demonstrated the commitment and aptitude for scholastic achievement. It will assist these mothers in their quest for employability, self-sufficiency and independence.

Higher density residential development along Long Street is contemplated by the Near East Area Plan and the King-Lincoln District Plan. Scholar House will be reminiscent of and architecturally compatible with the acclaimed "The Charles" project constructed by the Affordable Housing Trust of Columbus and Franklin County (the "Trust") at the southeast corner of Long Street and Seventeenth Street. Six units of the Scholar House will be co-located with The Charles on the Trust's property.

This property is the southernmost of three parcels comprising the project. It consists of tax parcels 010-055325 and 010-035363, which will be combined during the application process. The variances will be expressed on an "as combined" basis. It is zoned R-2F.

The following variances are necessary to construct this portion of the Scholar House project. The Scholar House improvements on this parcel will be a four unit rowhouse style apartment building with the frontage stepped for each unit.

USE: To vary the standards of 3332.037 R-2F District to permit a four family dwelling on the parcel.

To vary the standards of Section 3332.21 Building Lines, which requires a ten (10) foot building line. The applicant proposes a four (4) foot building line which is nearly identical to that of the other parcels which are part of the project. This site should conform to the appearance of the balance of the project. The building line variance also helps the project preserve green space for the children who will be residents.

To vary the standards of Section 3332.25 maximum side yards, which would require the side yard to be 20% of the lot width. The applicant proposes a side yard width of 13% of the lot width. The standard to be varied may be appropriate for low density housing but is completely inappropriate for the stepped, row house units on this parcel. Permitting a shorter side yard also eliminates the need to build the parcels at a greater depth, which in turn preserves green space for the children who will reside at the project.

To vary the standards of Section 3312.29 Parking Space. This section does not permit stacked parking. The applicant proposed stacked parking for the eight spaces provided. Stacked parking has proven effective at a number of projects and is increasingly sought by applicants and granted by the Board of Zoning adjustment, for example. The traditional objection to stacked parking, the failure of residents to cooperate, is unlikely in this case with a carefully selected resident population and with only four residential units on the parcel. This parcel contains an ADA adaptable unit and it is possible that a resident may have a handicapped van. By having one parcel with more than sufficient code parking, the applicant can better manage unusual cases where a resident may have a handicapped van or light truck.

To vary the standards of Section 3312.21, landscaping, which would require screening of the parking area and a four (4) foot landscaping buffer strip. The applicant proposes the elimination of the landscaping buffer strip. Historically adjacent to this alley there is very little screening in the area. This parking parcel is very "tight" and a four foot landscaping buffer and set screening would "box in" the vehicles and make maneuvering very difficult. Some of the required screening would screen this portion of the project from another portion of the same project, which is not necessary. A pre-existing garage on an adjacent parcel helps screen this parking lot from properties which are not part of the project.

The proposed variances are well justified and we would appreciate Council support.

Respectfully submitted,



James V. Maniace
Attorney for Applicant



CV13-012

DEVELOPMENT STRATEGY

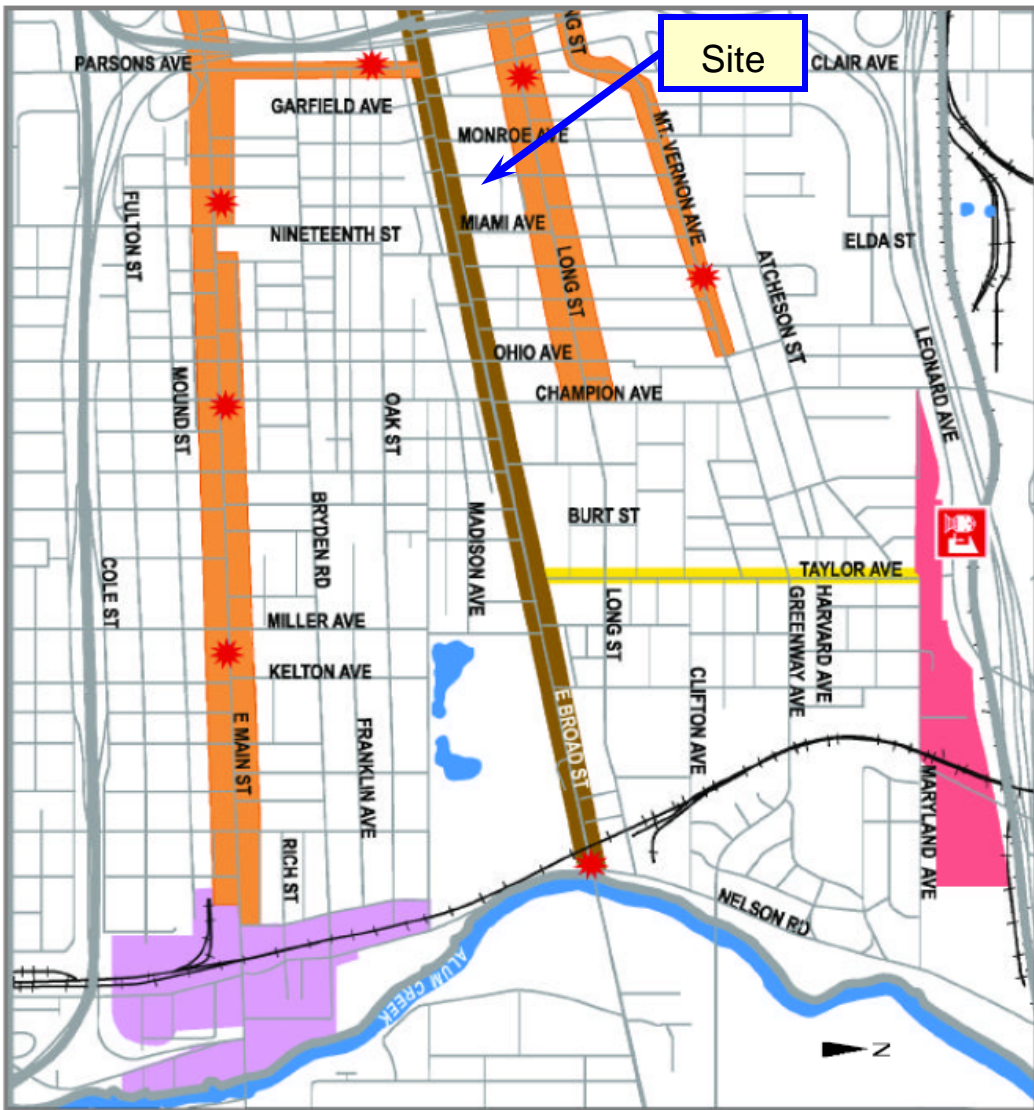


Figure 5

NEAR EAST AREA PLAN

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/
Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station



48 North Seventeenth Street

CV13-012

Pine, Shannon L.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Sunday, March 17, 2013 6:36 PM
To: Pine, Shannon L.; Hitt, Dana
Cc: harry Post
Subject: Near East Area Commission Zoning Apps

Importance: High

On Thursday, March 14, 2013, The Near East Area Commission (NEAC) voted unanimously to support the following Zoning and Council Variances submitted by Columbus Properties of Ohio (CPO) for locations on N. 17th Street:

CV013-011 13315-00000-00090

Z13-019 133335-00000-00089

CV013-012 13315-00000-00091

Please feel free to contact me with any questions or concerns.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # CV13-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] James V. Maniace

Of [COMPLETE ADDRESS] 65 E. State St., Ste 1000, 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. Community Properties of Ohio Management Services, LLC 910 E. Broad St. Columbus, OH 43205 Isabel Toth, Telephone 614-545-3922	2. OEF Investment Fund 88 E. Broad St., Suite 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446
3. Columbus Scholar House I, LLC 88 E. Broad St., Suite 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]
 Subscribed to me in my presence and before me this 4th day of February, in the year 2013
 SIGNATURE OF NOTARY PUBLIC [Signature]
 My Commission Expires: 07/17/13



ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires 07-17-13

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

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