

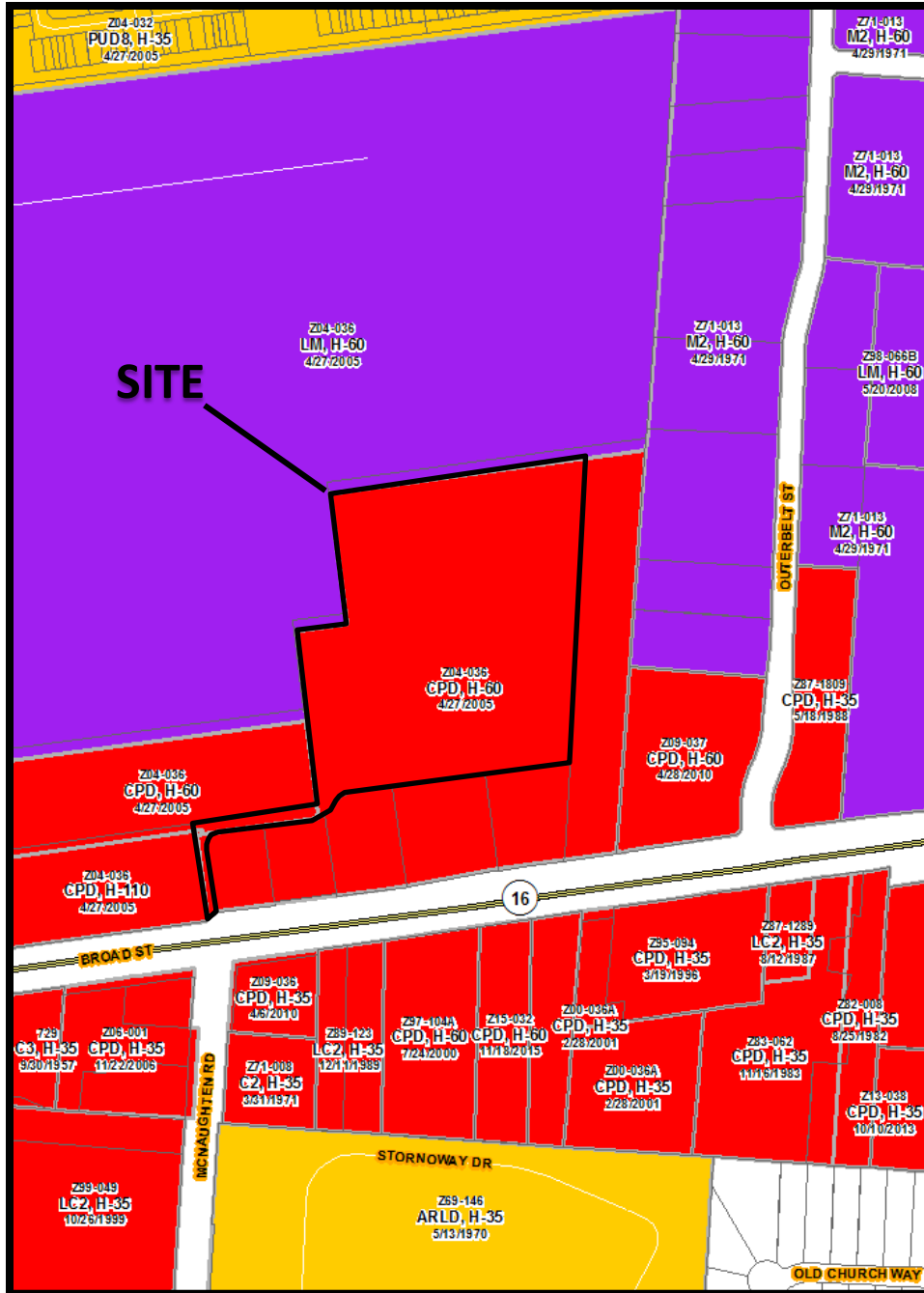
Statement of Hardship

The applicant wants to permit housing for the elderly on the site. The housing for the elderly will consist of independent living, assisted living and memory care units. The west side of the site already allows this use. There is a growing need for this kind of housing due to the aging population. This location provides easy access to retail opportunities as well as medical services. Mt. Carmel East Hospital located just to the west of this site. Allowing this use supplies the area with appropriate housing for the aging demographic. The City treats housing for the elderly as a multifamily use and require 1.5 parking spaces per unit. Given the demographics and driving abilities of the potential tenants that parking ratio is excessive. For example thirty units of this development will be memory care units and those tenants do not drive. In addition the garden units have garages which would allow a second parking space in the driveway. The site plan provides sufficient parking for our tenants, employees and visitors.

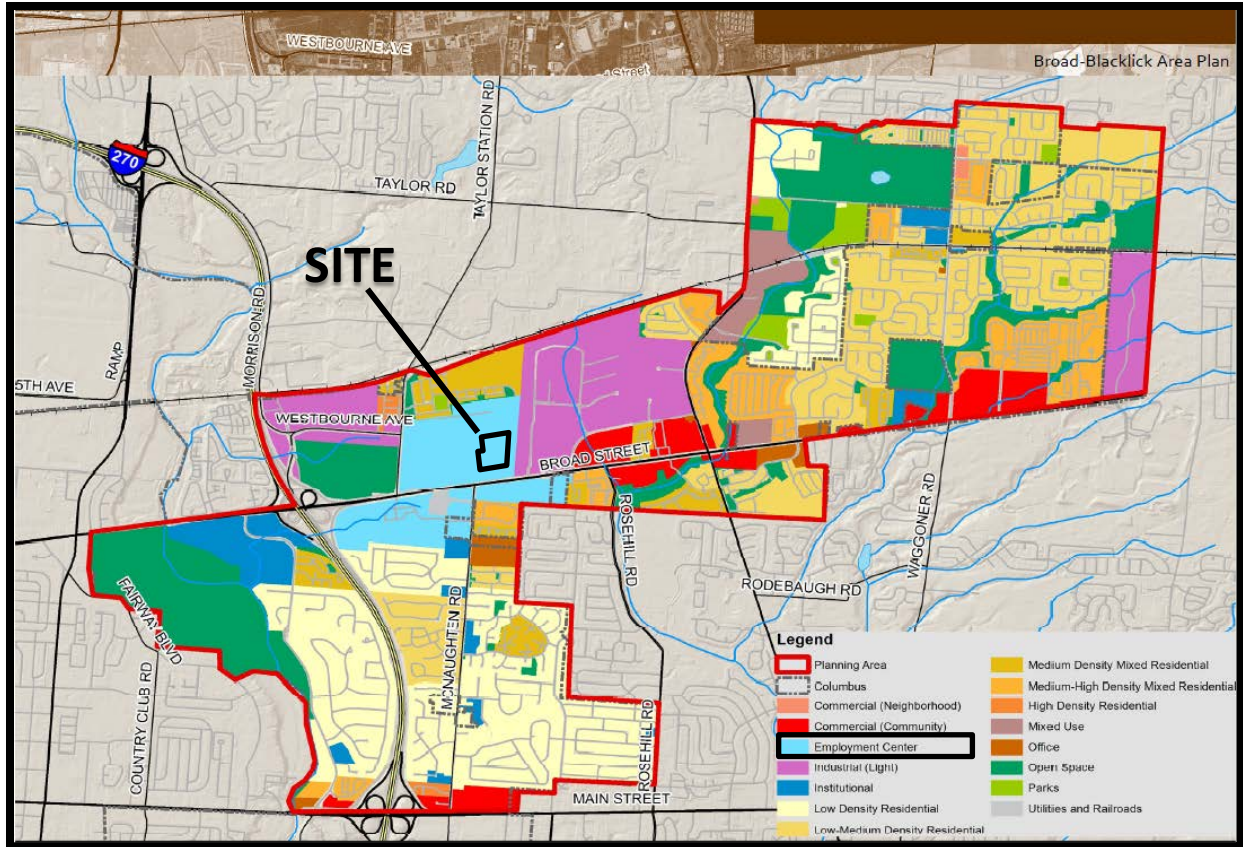
The requested variances will not negatively impact property owners nor would it impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: By:  _____

Date: 6/28/16 _____



CV16-043
6336 East Broad Street
Approximately 13.58 acres



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ZONING/REZONING/VARIANCE APPLICATION STAFF REPORT

ORD # 1831-2016-CV16-043 Page 5 of 7

This form is strictly for use of the Area Commission to help in the review of information and flow of handling this application while being reviewed by the Area Commission. It is not to be construed as a legal document in content or meaning.

APPLICANT:
APPLICATION/ ZONING / DEVELOPMENT COMMISSION CASE NUMBER: CV16-043

DATE RECEIVED City of Columbus Dept Building & Zoning Service: 5-31-16
James Burdin Shannon Pine

AREA COMMISSION: FAR EAST AREA COMMISSION
DATE RECEIVED BY AREA COMMISSION: 06/07/2016

LOCATION AND ZONING REQUEST:
Certified address: 6336 East Broad Street **ZIP:** 43213
Parcel Number for Certified Address: 520269048
Current Zoning District: CPD **Requested Variance:** PERMIT ELDERLY HOUSING
Proposed Use or reason for rezoning request: PERMIT ELDERLY HOUSING
Proposed Height District:

APPLICANT:

Name: Continental Real Estate Companies Phone Number: (614) 883-1007 Ext.:
Address: 150 East Broad Street City/State: Columbus, OH Zip: 43215
Email Address: jhockstok@continental-realestate.com Fax Number:

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Empire Ventures/6200 E Broad LLC Phone Number: Ext.:
Address: 150 East Broad Street, Suite 800 City/State: Columbus, OH Zip: 43215
Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jeffrey L. Brown, Smith & Hale LLC Phone Number: (614) 221-4255 Ext.:
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215
Email Address: jlbrown@smithandhale.com Fax Number: (614) 221-4409

ADJACENT PROPERTIES CURRENT ZONE AND OCCUPANCIES:

NORTH:
EAST:
SOUTH:
WEST:

AREA COMMISSION: FAR EAST AREA COMMISSION

SCHEDULED TO BE PRESENTED TO FEAC ON: 6-07-16 ORD # 1831-2016; CV16-043; Page 6 of 7

Notification of Identifiable Civic Organization recognized by the City:

Organizations: NONE

Emailed date: _____ **Email Received Notification:** _____

Notification of Applicant or legal representative:

APPLICANT COMMENTS: 6-07-16 MEETING:

The Commission liked the proposal and thought it was complimented by the Mt Carmel East Campus and demographic area. It is also within the intent of the Broad Blacklick Area Plan.

CIVIC ORGANIZATION COMMENTS: None

AREA COMMISSION COMMENTS DECISION ACTIONS 5-03-16 MEETING:

RECOMMENDATION IS TO ALLOW VARIANCE. Based on Applicants experience and having other elderly residential facilities they have in the Columbus area.

WITH 7 MEMBERS PRESENT AND BEING A QUORUM:

VOTES: FOR: 7 AGAINST: 0 ABSTAINED: 0 .

DATE: 6-7-16

DECISIONS NOTIFICATION TO DEPT OF BUILDING & ZONING SERVICES/ DEPT OF DEVELOPMENT

DATE: 6-8-16 **TO:** Shannon Pine and James Burdin

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 # CV16-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 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. Continental Real Estate Companies 150 East Broad Street Columbus, OH 43215 ___ Columbus based employees Jason Hockstok (614) 883-1007	2. Empire Ventures/6200 E Broad LLC 150 East Broad Street, Suite 800 Columbus, OH 43215 ___ Columbus based employees
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 31st day of May, in the year 2020

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/14/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2027

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