

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be made in accordance with the applicable codes and regulations of the City of Columbus. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate city departments.

David Hawk
 David Hawk, Attorney for Applicant
 Date: 11/15/2022



SITE DATA TABLE

ADDRESS	42 W. JENKINS AVE
APPLICANT	THE COLUMBIAN
EXISTING ZONING	M-4
HEIGHT DISTRICT	H40
EXISTING AREA	157,142 sq. ft. 10,200 sq. ft.
PROPOSED AREA	157,142 sq. ft. 10,200 sq. ft.
A. ZONING	AS
PERMITTED USES	AS
PERMITTED HEIGHT	40 FT.
PERMITTED SETBACKS	10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR
PERMITTED PARKING	10 SPACES PER 100 SQ. FT. OF GROUND AREA
PERMITTED SIGNAGE	AS NOTED
B. BUILDING	4 STORIES
HEIGHT	48 FT.
LOT COVERAGE	21%
SETBACKS	AS NOTED
C. PARKING	13 SPACES PER 100 SQ. FT. OF GROUND AREA
PERMITTED USES	AS NOTED
PERMITTED HEIGHT	AS NOTED
PERMITTED SETBACKS	AS NOTED
PERMITTED SIGNAGE	AS NOTED
D. SITE	CITY OF COLUMBUS - 40 YRS + BULK C/S B/C/D
PERMITTED USES	AS NOTED
PERMITTED HEIGHT	AS NOTED
PERMITTED SETBACKS	AS NOTED
PERMITTED SIGNAGE	AS NOTED
PERMITTED PARKING	AS NOTED
PERMITTED OTHER	AS NOTED

SITE PLAN 1 OF 2
 ---SITE PLAN A---
 CV22-081

SITE AREA CALCULATION

LOT TOTAL AREA	157,142 SQ. FT.
EXISTING BUILDING FOOTPRINT	10,200 SQ. FT.
PROPOSED BUILDING FOOTPRINT	10,200 SQ. FT.
NET AVAILABLE AREA	136,742 SQ. FT.

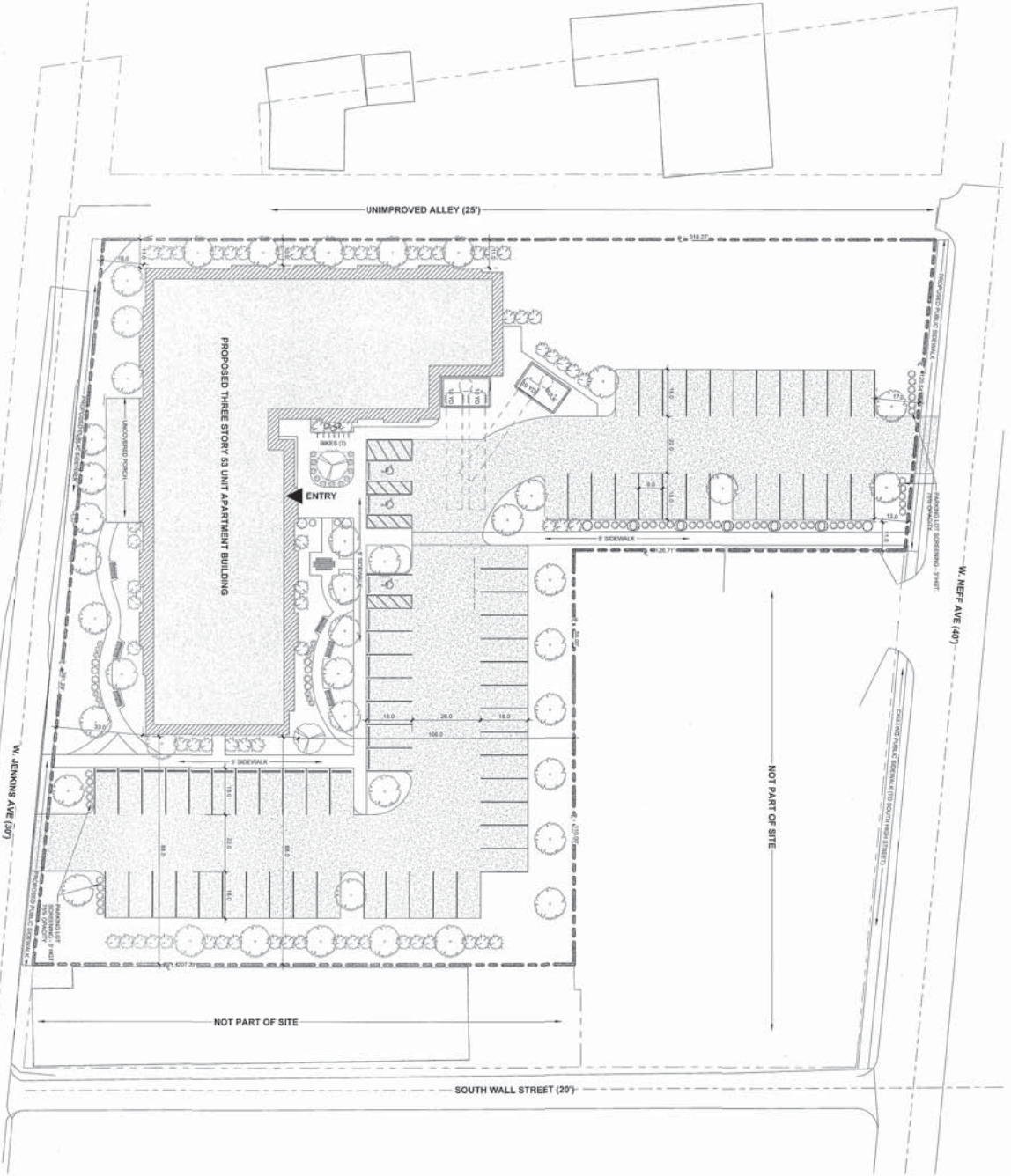
PEYTON PLACE
 42 W. JENKINS AVE

01
 SITE PLAN

columbus
designco
 614.526.2271
 WWW.THECOLUMBIANDESIGNCO.COM
 1800 PHILADELPHIA AVENUE, SUITE 100
 COLUMBUS, OHIO 43207

This development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed by the team. Final development plans are required. Any changes to the proposed development require the approval of the appropriate city departments. Any zoning department approval is required. The information on this drawing is for informational purposes only and does not constitute a contract. The information on this drawing is for informational purposes only and does not constitute a contract.

David B. Perry
 David B. Perry, Architect
 Date: 11/15/2022
 Date: 11/15/2022



SITE PLAN

SITE AREA CALCULATION

AREA DESCRIPTION	AREA (SQ FT)
TOTAL SITE AREA	14,965 SQ FT
APPROXIMATE LOT AREA	17,711 SQ FT

SITE DATA TABLE

ADDRESS	42 W. JENKINS AVE
EXISTING ZONING	M-1
HEIGHT RESTRICTION	40 FT
EXISTING AREA	17,711 SQ FT
ZONING	M-1
PERMITTED ZONING	M-1
PERMITTED USE	RESIDENTIAL
PERMITTED HEIGHT	40 FT
PERMITTED SETBACKS	AS NOTED
PERMITTED PARKING	1.5 SPACES PER DU
PERMITTED FLOORING	AS NOTED
PERMITTED UTILITIES	AS NOTED
PERMITTED OTHER	AS NOTED

NOT PART OF SITE

UNIMPROVED ALLEY (25')

W. JENKINS AVE (50')

W. MEFF AVE (40')

SOUTH WALL STREET (20')

SITE PLAN 2 of 2
---SITE PLAN B---
CV22-081

PEYTON PLACE
 42 W. JENKINS AVE

SHEET DATE: 11/15/22
 PROJECT #: 22198 V/A
 PROJECT DATE: 11/15/22

01
SITE PLAN

the columbus
designco

1111 N. 1ST ST.
 WASHINGTON, DC 20002
 (202) 462-1000

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

STATEMENT OF HARDSHIP

APPLICATION #: CV22-081

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

Community Development for All People, Inc.
by David B. Perry, Agent Date 7/25/2022

Signature of Attorney

Donald Plank Date 7/25/2022

Exhibit B

Statement of Hardship

CV22-081, 42 West Jenkins Avenue

The site is 1.61 +/- acres located on the north side of W. Jenkins Avenue (30'), 225' +/- west of S. High Street, and south side of W. Neff Avenue (40'), 380' +/- west of S. High Street.

The site is presently zoned M, Manufacturing. Rezoning application Z22-060 is pending to rezone the site to the AR-2, Apartment Residential District. This variance application is submitted in conjunction with the pending rezoning application. The proposed development consists of two options, as follows, with the option to be built based on Ohio Housing Finance Agency (OHFA) and/or other funding:

Option 1, Site Plan A: 70 dwelling unit, 4 story apartment building for affordable housing with a target AMI range of 30 – 80 %.

Option 2, Site Plan B: 53 dwelling unit, 3 story apartment building for affordable housing with a target AMI range of 30 – 80 %.

The two development options are represented by Site Plan A and Site Plan B, both dated 11/15/2022.

In this case applicant owns the property so it isn't necessary to apply for a variance first for the Ohio Housing Finance Agency (OHFA) application due in early February 2023. An affordable housing apartment building has recently been built on the south side of W. Jenkins Avenue, directly across W. Jenkins Avenue from the subject site.

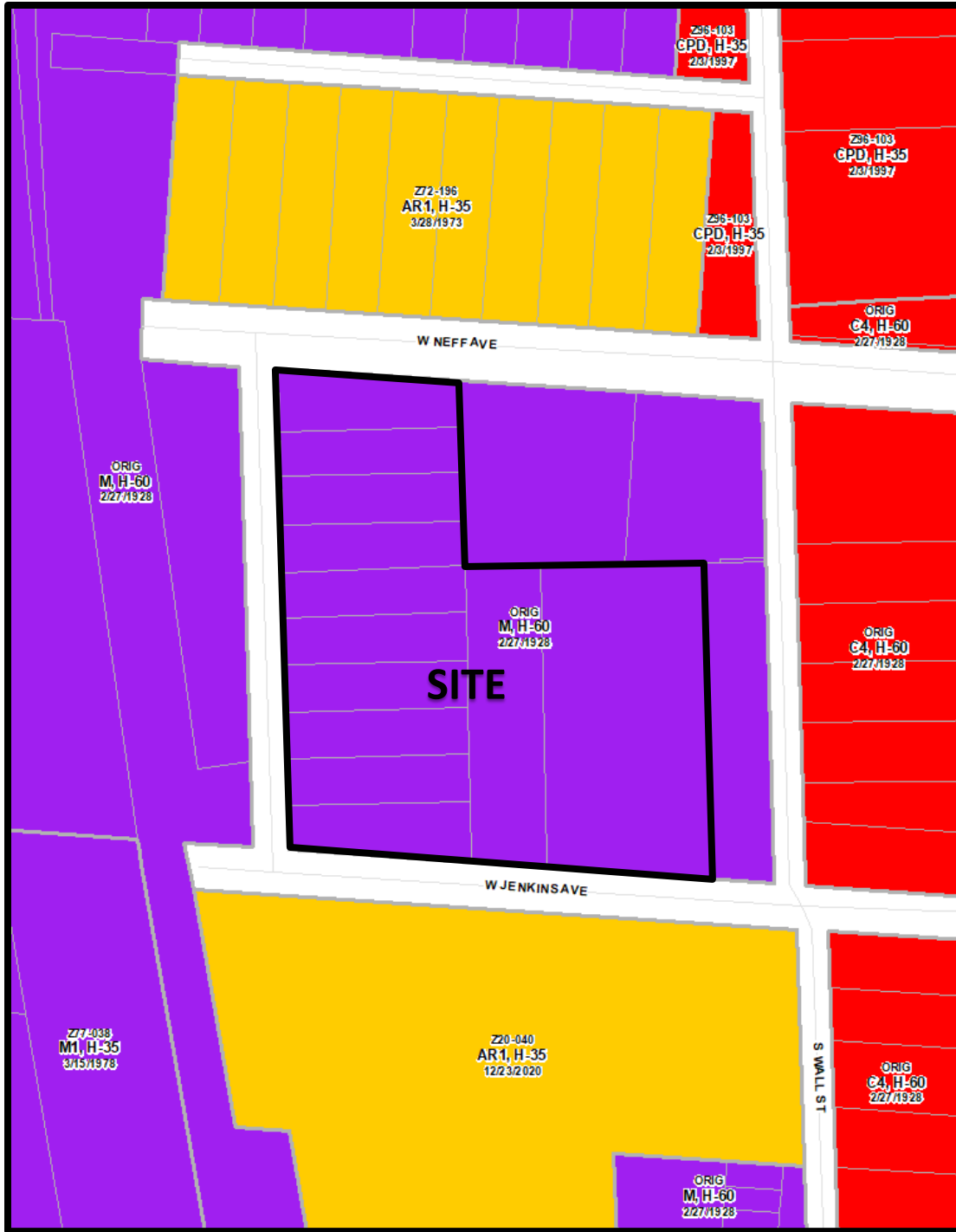
Applicant has a hardship with full code standards compliance with this urban project. The requested variances are frequently cited and supported with urban redevelopment. This requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The use is appropriate given the location and recent affordable housing development on the south side of W. Jenkins Avenue (30') that had similar variances.

Applicant requests the following variances:

1). Section 3312.27, Parking Setback Line, to reduce the W. Neff Avenue parking setback from 15 feet to 4' (Site Plan A) and 15' to 13' (Site Plan B).

2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 70 dwelling units (Site Plan A) from 105 spaces to 85 spaces and to reduce parking for 53 dwelling units (Site Plan B) from 80 spaces to 74 spaces.

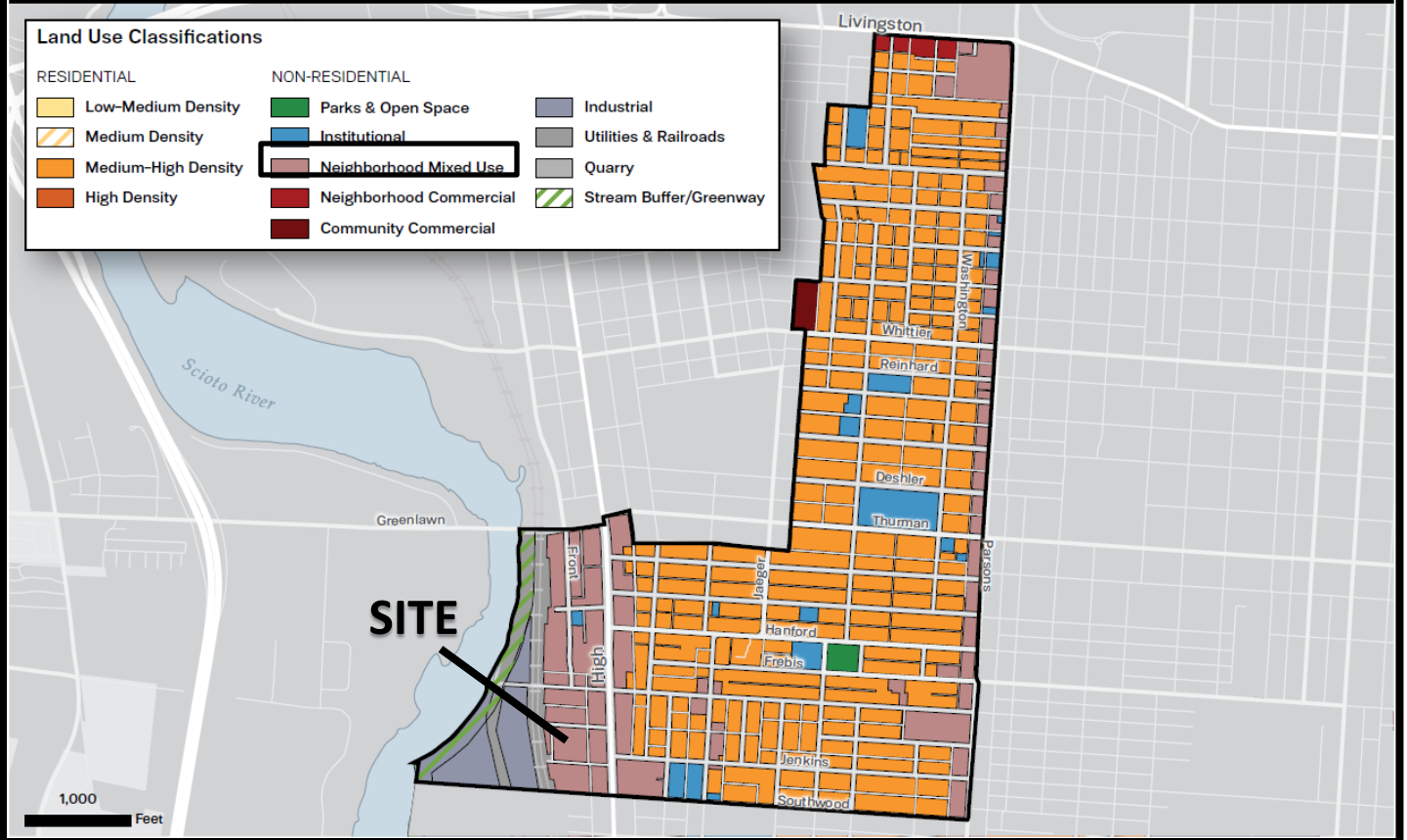
3). 3333.16, Fronting, to permit the apartment building to front on W. Jenkins Avenue (30').



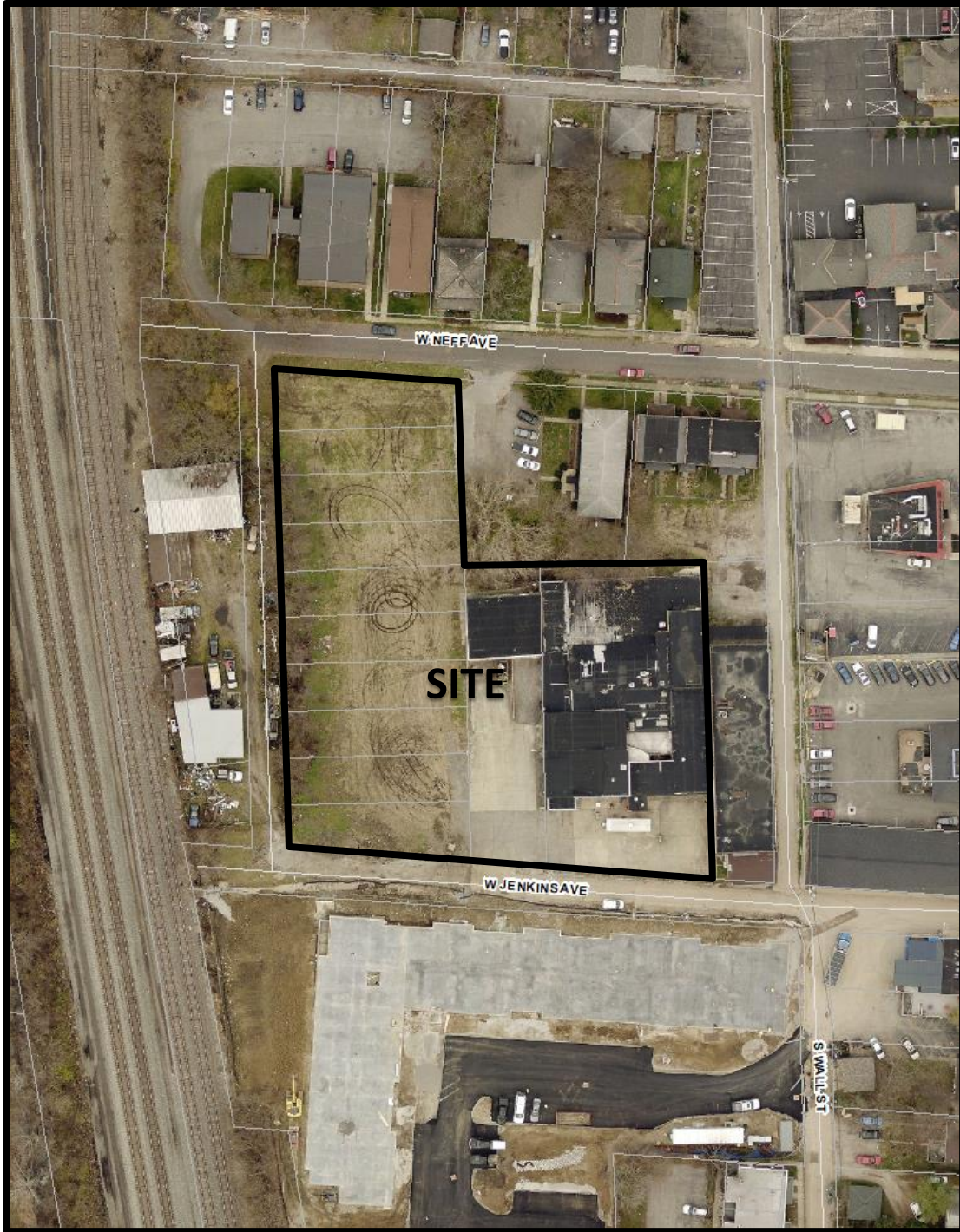
CV22-081
42 W. Jenkins Ave.
Approximately 1.61 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1

Land Use Classifications		
RESIDENTIAL	NON-RESIDENTIAL	
Low-Medium Density	Parks & Open Space	Industrial
Medium Density	Institutional	Utilities & Railroads
Medium-High Density	Neighborhood Mixed Use	Quarry
High Density	Neighborhood Commercial	Stream Buffer/Greenway
	Community Commercial	



CV22-081
42 W. Jenkins Ave.
Approximately 1.61 acres



CV22-081
42 W. Jenkins Ave.
Approximately 1.61 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 Z22-060 / CV22-081

Address 42 W. Jenkins Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 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:

*Approved by Merion Village Association, CSSAC Zoning
Committee & CSSAC. No dissent.*

Vote 9-0
Signature of Authorized Representative Kathryn J. Green
Recommending Group Title Co-Chair, CSSAC Zoning Committee
Daytime Phone Number 614-565-1476

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

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AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22- 081

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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)

<p>1. Community Dev't for All Ppl, Inc, 946 Parsons Ave, Columbus, OH 43206; # Cols-based emps: 49 Contact: Jordan Henderson, (614) 445-7342</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

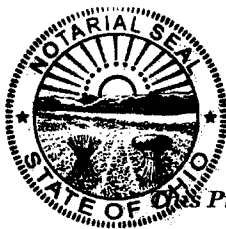
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 25th day of July, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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