

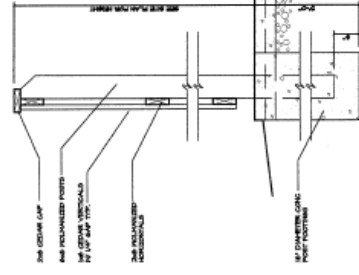
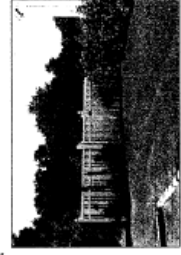
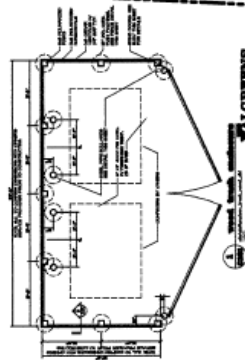
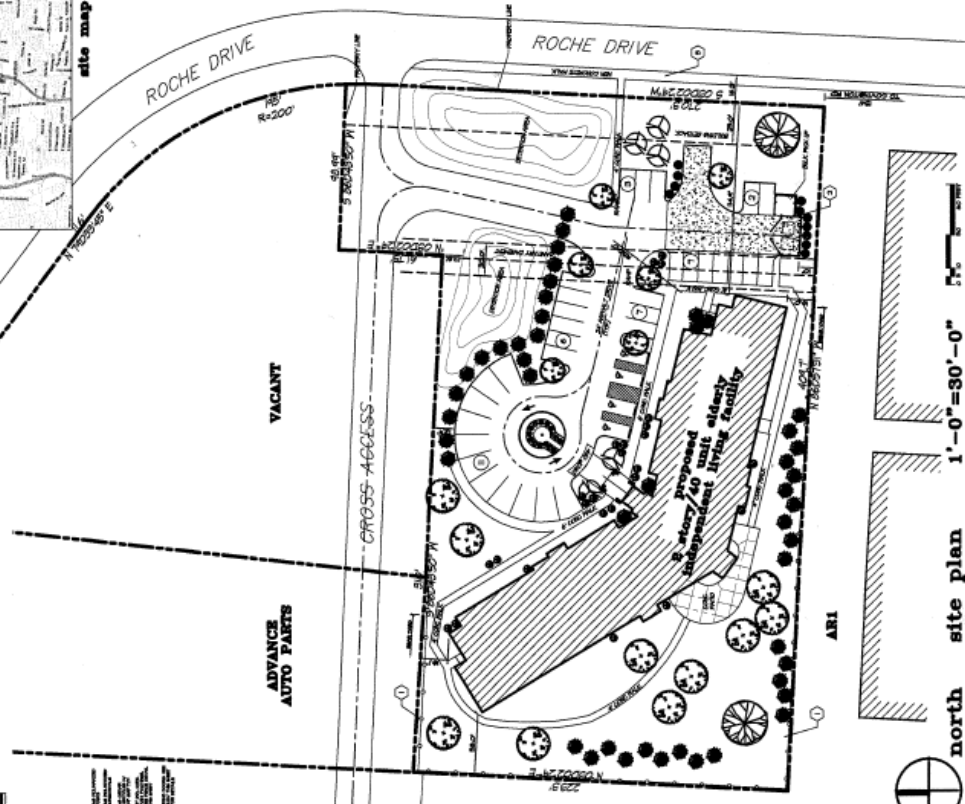
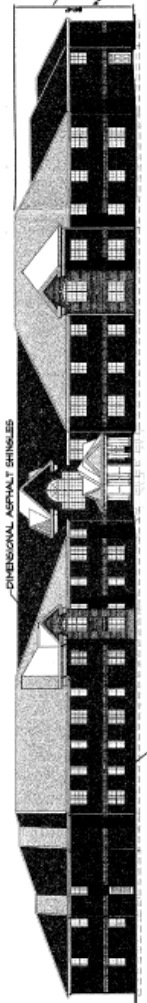
CV08-003



STATE OF OHIO
LANDSCAPE ARCHITECTURE BOARD
No. 161
3/21/08
COLUMBUS, OH

PRELIM PHASE
DATE: 05/15/08
PROJECT # : 0744
SHEET DATE: 05/15/08
REVISIONS:

SITE PLAN
C100
berardi partners
300 East Livingston Ave., Columbus, OH 43260
Tel: 614.266.1100
Fax: 614.266.1101
Email: info@berardi-partners.com



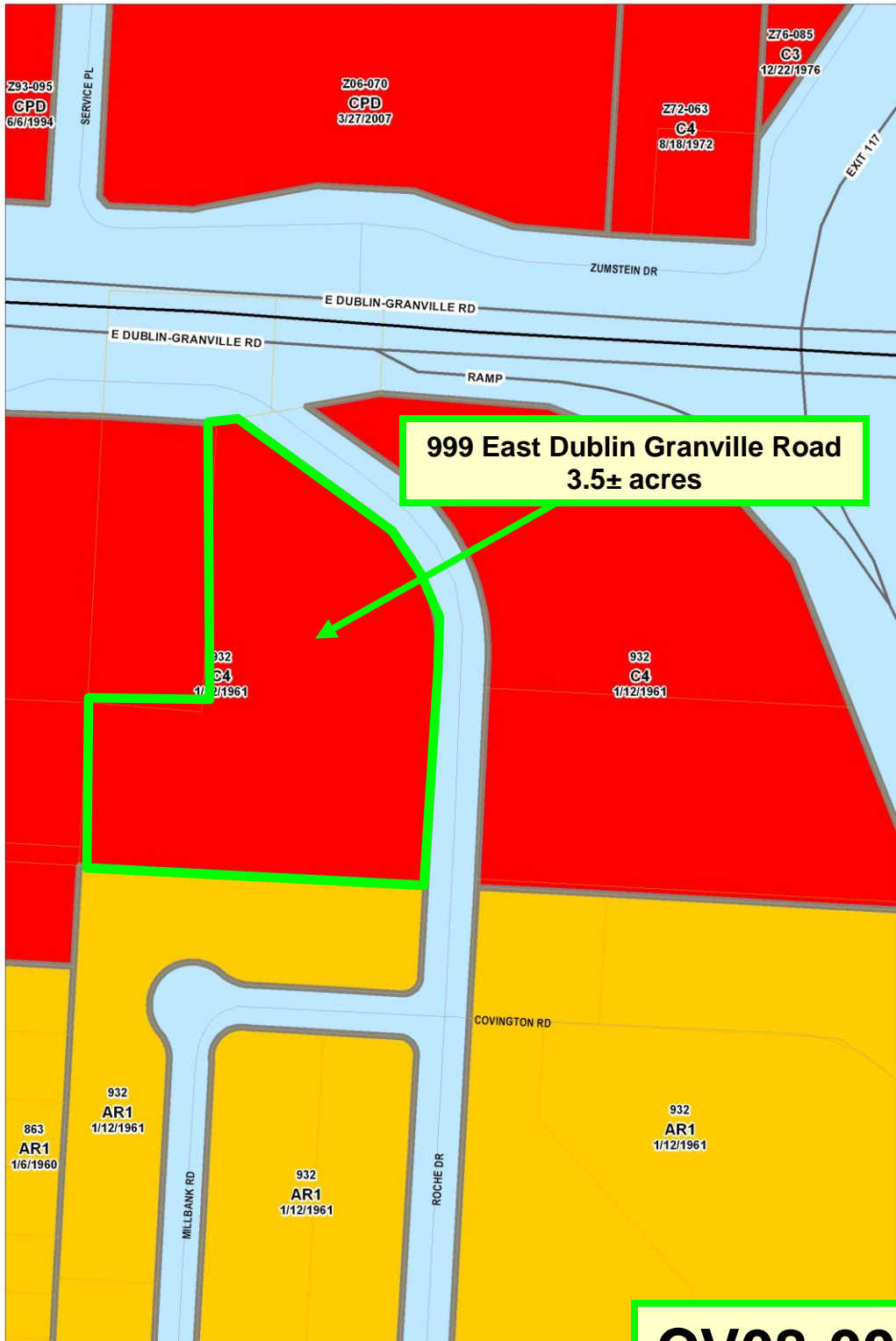
3 wood enclosure fence
1'-1'-0" tall

2 6' vinyl fence

development summary /	04
site summary:	ZONING DISTRICT: C4 SITE AREA: 2.3 ACRES DENSITY: 25.0 UNITS PER ACRE BUILDING COVERAGE: 75% (MAX. 40%) LOT COVERAGE: 75% (MAX. 40%) MAX. LOT AREA: 52,900 SQ. FT. MIN. LOT AREA: 52,900 SQ. FT.
building summary:	PROPOSED USE: SENIORS / APARTMENTS (20) TOTAL NO. OF PROPOSED UNITS: 40 FLOOR LEVELS: 2 FLOOR LEVELS: 1ST FLOOR, 2ND FLOOR BUILDING HEIGHT: 2 1/2 STORIES MAX. NOTES: THIS BUILDING IS NOT SHOWN IN THE 2007 ZONING PLAN.

north site plan 1'-0"=80'-0" 1"=80'

FINAL RECEIVED 3/21/08 Don Holt



**999 East Dublin Granville Road
3.5± acres**

CV08-003



National Church Residences Senior Housing Project
999 East Dublin Granville
Columbus, Ohio

Council Variance Statement of Hardship
February 5, 2008

This project is being funded through a HUD grant which was awarded in 2006. The project owner, National Church Residences, lost control of the original site and has been seeking alternative sites for the past several months and has landed on this site as the best available. The HUD grant deadline in essence requires the project to be under construction one year from the date the grant is issued or the grant is rescinded and made available to other sponsors within the state. Consequently, since the project has been without a site for some time, this matter is becoming increasingly more urgent.

The subject property zoned C4 does not permit the proposed senior housing, but considering the time required for a rezoning, we have been advised to first seek a Council Variance and then move to rezoning. Hence, considering the urgency of this matter resulting from the HUD funding our hardship is one of schedule (dictated by HUD) and site availability. Ultimately, following issuance of a Council Variance, we intend to rezone the property to AR-4. This proposed use is appropriate for the area in question since it is on the edge of and contiguous to an already existing AR zoned district.

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Chris Bruzzese
Berardi+Partners, Inc.

From: Jeff Murray

Fax: 614-221-0831

Pages: 1

Phone: 614-221-1110

Date: 2/29/08

Re: CV08-003, 999E. Dublin-Granville Rd.

Email: cbruzzese@bpiarch.com

Dear Mr. Bruzzese,

Our committee voted to support this application with the following conditions:

1. Install a sidewalk along Roche Dr.
2. Assure that a rezoning will be **completed** within one year for this property. Said zoning to restrict the use to senior housing only.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-003

Being first duly cautioned and sworn (NAME) Joseph Kasberg
of (COMPLETE ADDRESS) 2335 North Bank Drive, Columbus, OH 43220

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

National Church Residences of Heced, OH 2335 North Bank Drive Columbus, OH 43220 125 Joseph Kasberg 614-451-2151	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this 28th day
of January, in the year 2008

SIGNATURE OF NOTARY PUBLIC
My Commission Expires: 6-10-10



SUZANN CUNNINGHAM
Notary Public, State of Ohio
My Commission Expires 06-08-10