

1 CONCEPT SITE PLAN
SCALE: 1/8"=1'-0"



ZONING INFORMATION:

PROPOSAL NARRATIVE:
THE APPLICANT PROPOSES TO CONVERT AN EXISTING 2-STORY, 180 UNIT HOTEL INTO A MULTIFAMILY USE WITHOUT ALTERING THE EXISTING FOOTPRINT
ADDRESS: 888 DUBLIN GRANVILLE ROAD
COLUMBUS, OHIO 43229

PARCEL: 010-02614-00
EXISTING ZONING: C4, COMMERCIAL (250-040)
PROPOSED ZONING: CV21-055
PROPOSED USE: 180 DU (MAX.), AFFORDABLE HOUSING
HEIGHT DISTRICT: H-35, EXISTING BUILDING 25' +/- (NO CHANGE)
PARKING: 13 SPACES / DU = 270 SPACES (REQUIRED @ 180 DU) 277 EXISTING TREES (180 TO BE PLANTED) THE PARKING LOT AND PARKING SPACES ARE EXISTING.
PARKING LOT TREES:
1 TREE / 10 PARKING SPACES
270 PARKING SPACES REQUIRED = 27 TREES (MIN.)
251 PARKING SPACE SHOWN = 30 TREES (MIN.)

DWELLING UNIT TREES:
180 MAX. DWELLING UNITS = 18 TREES REQUIRED, 18 TREES PROVIDED
(1) EXISTING CURB CUT SUBJECT TO APPROVAL BY DIVISION OF TRAFFIC MANAGEMENT / PUBLIC SERVICE DEPARTMENT IN CONJUNCTION WITH FINAL SITE COMPACTANCE PLAN REVIEW

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 the responsibility of the applicant. The applicant shall be responsible for the submission of the appropriate data regarding the proposed adjustment.
David B. Perry, Agent for Applicant
David B. Perry
David Perry, Agency for Applicant
Date: 06/25/2021



A SITE LOCATION
SCALE: 1/8"=1'-0"

CV21-055

Final Received 6/25/21

PRELIMINARY NOT FOR CONSTRUCTION

100. REVISIONS: N/A.
ALEX PICAZO
MULTIFAMILY HOUSING CONVERSION
888 DUBLIN GRANVILLE ROAD, COLUMBUS, OHIO 43229
CONCEPTUAL SITE PLAN
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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

CV21-055

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

Side New LLC DBA Affordable Columbus Housing by

Signature of Applicant *David G. Perry, Agent* Date *4-26-2021*

Signature of Attorney *Donald Plank* Date *4/26/21*

Exhibit B

Statement of Hardship CV21-055, 888 E. Dublin Granville Road

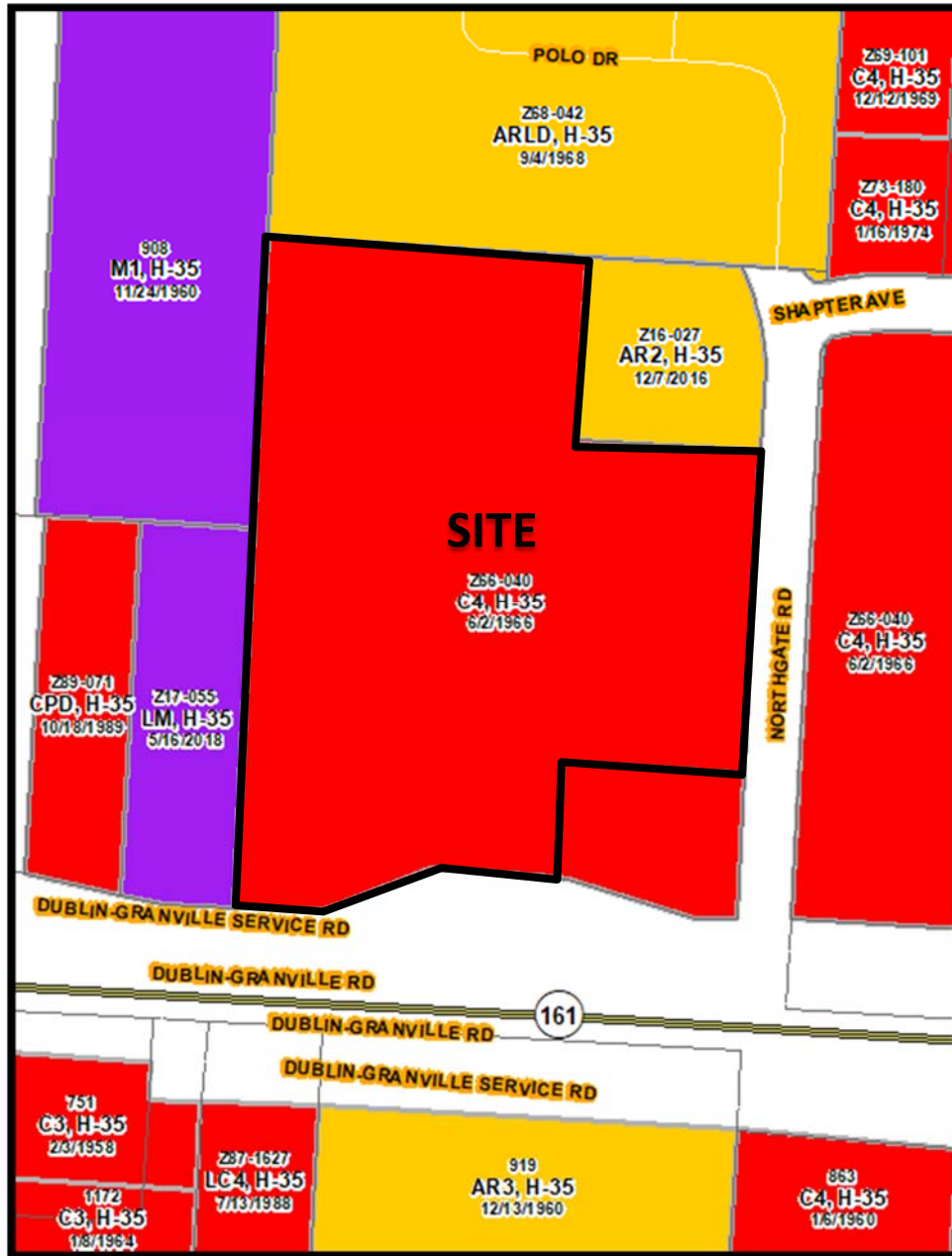
The site is 7.20 +/- acres (Franklin County Auditor Tax Parcel 010-024314) is located on the north side of E. Dublin Granville Road 575 +/- feet west of Busch Boulevard. The site is developed with hotel in the C-4, Commercial District.

Applicant proposes a change of use of the hotel to 180 (max.) dwelling units for affordable housing with mixed income and work force housing. A financing application will be submitted for Ohio Housing Finance Agency (OHFA) for financing of the project. In accordance with City of Columbus application policy for affordable and workforce housing projects requiring zoning, this variance application is submitted for variance to the C-4 district to permit the proposed multi-family housing and related variances to permit the project. A rezoning application (Z21-060, AR-1) has been submitted in accordance with City policy on affordable housing proposals proceeding by variance. The property is under contract for sale subject to: 1) zoning to permit dwelling units for affordable and work force housing and 2) subject to OHFA and other applicable funding. The apartments will provide mixed income affordable and workforce housing.

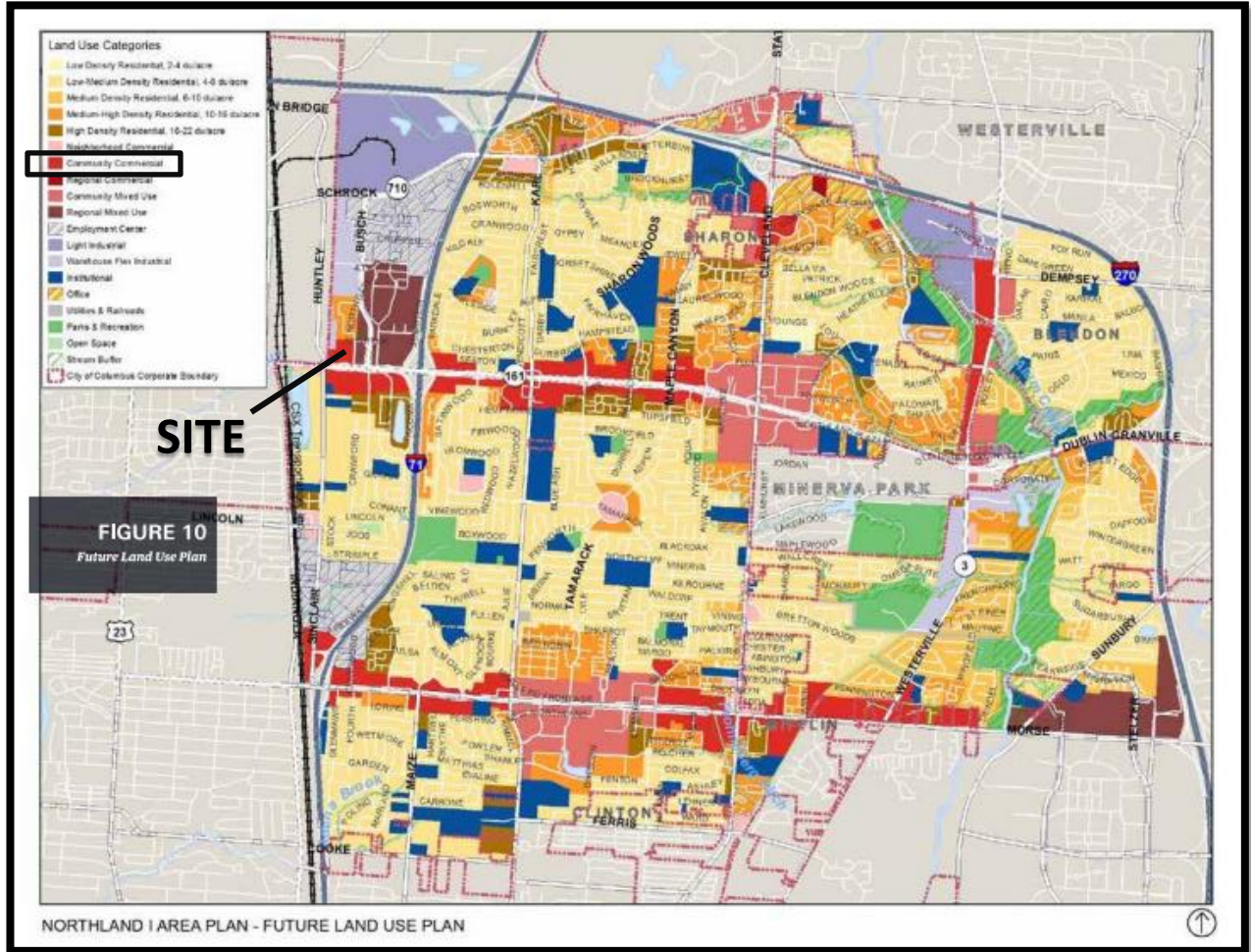
Until funding is secured, rezoning the site will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) and/or other funding. This variance request will not impair an adequate supply of light and air to adjacent properties, 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 multi-family development will provide needed mixed income affordable and workforce housing consistent with City of Columbus objectives for development of affordable and workforce housing.

Applicant requests the following variances:

- 1). Section 3356.03, C-4 Permitted Uses, to permit ground level residential use, thereby permitting the change of use of the hotel to 180 (max.) dwelling units.
- 2). Section 3312.27(4), Parking Setback Line, to reduce the 10' parking setback to 0' – 10' for the existing pavement along the E. Dublin Granville service road.
- 3). Section 3312.21(B), Landscaping and Screening, to not provide parking lot screening along the south side of the on-site driveway parallel to the E. Dublin Granville Road service road due to insufficient on-site width for planting.
- 4). Section 3356.11, C-4 District Setback Lines, to reduce the building setback from 60 feet (Columbus Multi-Modal Thoroughfare Plan) to the existing 40' building setback.



CV21-055
888 E. Dublin-Granville Rd.
Approximately 7.2 acres



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Northland Community Council
Development Committee

Report

May 26, 2021 6:30 PM
via Zoom teleconference

Meeting Called to Order: 6:30 pm by chair Bill Logan

Members represented:

Voting: (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Forest Park (FPCA), Karmel-Woodward Park (KWPC), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Westwood (WRA).

Case #1 Application #~~Z20-117/CV20-134~~ (Rezone 0.46 AC± from LC-2 to AR-3 to permit construction of a 3-story, ~~13-10~~ multi-family apartment building (~~~28.26 ~21.74~~ du/AC); ~~concurrent Council variance pertaining to building height in excess of H-35 district maximum (\$3308.08).~~ Application heard in April 2021, subsequently revised; parking variance removed.)

Bart Overly, Blostein/Overly Architects
6050 Cleveland Ave., 43231 (PID 010-148373)

- *The Committee approved (7-3 w/3 abstentions) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL WITH 2 CONDITIONS:***
 - *The AR3 zoning district shall be limited to no more than 22 units per acre, to be stated on the drawings, and no more than 10 apartment units as stated on the site plan dated May 17, 2021.*
 - *The site plan shall be revised to provide two total trees associated with the parking lot (only 1 tree was shown on the current site plan).*

Case #2 Application #CV21-055 (Council variances pertaining to a 7.20 AC± parcel zoned C-4 to permit R-4 and C-4 uses, specifically: variance from §3356.03 to permit ground-level residential use, permitting change of use from a hotel to residential use; §3312.47(4) to reduce the 10' parking setback to 0' along E Dublin-Granville Road; §3312.21(B), to not provide parking lot screening along the south side of the driveway parallel to the service road, due to insufficient width for planting; and §3356.11 to reduce the building setback from 60' called for in the Columbus Thoroughfare Plan to the existing 40' setback; a rezoning application will be submitted contingent on successful financing via OHFA.

Dave Perry/David Perry Company, Inc. *representing*
Side Now LLC *d/b/a* Affordable Columbus
888 E Dublin Granville Rd., 43229 (PID 010-024314)

- *The Committee approved (11-0 w/2 abstention) a motion (by SCA, second by CWCA) to **RECOMMEND APPROVAL** of the application.*
-

Executive Session

8:50 pm

Meeting Adjourned

9:55 pm

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-055

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)

Table with 2 columns and 2 rows containing project details: 1. Side Now LLC dba Affrdbl Hsg, 1122 Cambridge Blvd, Cols, OH 43212; # Cols based emps: Zero (0) Contact: Alex Picazo, (614) 404-6990; 2. 2089 Webster, LLC; 888 East Dublin Granville Road, Columbus, OH 43229; # Cols based emps: Zero (0) Contact: T. Hanhbac, (267) 795-8888; 3. 2106 Honeywell Ave, LLC; 888 East Dublin Granville Rd, Cols., OH 43229; # Cols based emps: Zero (0) Contact: T. Hanhbac, (267) 795-8888; 4. (Empty)

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 23rd day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf Notary Seal Here My Commission Expires



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

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