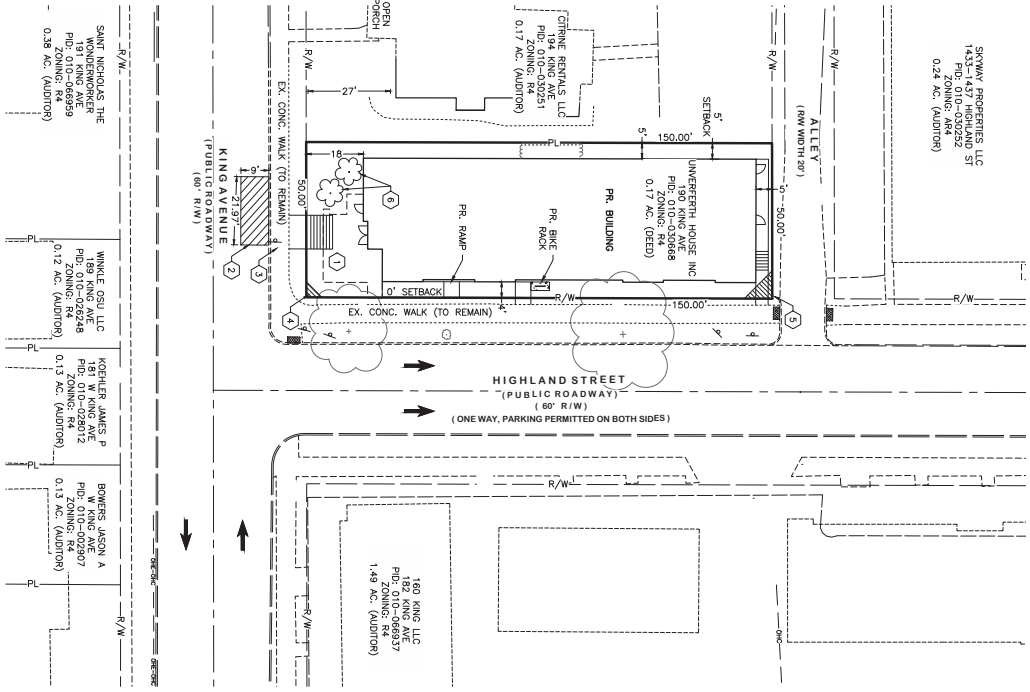


Final Site Plan Received 5.06.26; Sheet 1 of 1; CV26-002

The information depicted on this drawing was prepared by the engineer, architect, interior designer, landscape architect or other professional as indicated by the title block and the seal of the professional. It is the responsibility of the client to provide accurate information and to verify the accuracy of the information provided. The professional is not responsible for any errors or omissions in the information provided or for any consequences arising therefrom. The professional is not responsible for any actions taken or not taken in reliance on this drawing. The professional is not responsible for any actions taken or not taken in reliance on this drawing. The professional is not responsible for any actions taken or not taken in reliance on this drawing.

David A. Berman
 David A. Berman
 P.E., P.L.L.C.
 5121/12131
 5121/12131



- CODED NOTES**
- 1 PR. PAVD. ABOVE GRADE (AT FEE OF BUILDING) (THE EXISTING LOT IS +/- ABOVE THE STREET CENTERLINE)
 - 2 PR. SHUTTLE DROP-OFF (9'X22')
 - 3 EX. NO. PARKING SIGN
 - 4 CLEAR VISION TRIANGLE 30'X30' PER C.C. 3321.05
 - 5 CLEAR VISION TRIANGLE 9'X9' PER C.C. 3321.05
 - 6 PR. DWELLING UNIT TREES (2)

GENERAL PROJECT INFORMATION

MAXIMUM BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	35'-0" (3 STORES)
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY):	20
DENSITY (UNITS/ACRE):	117 UNITS/AC, 375 SF/DWELLING UNIT
MAXIMUM LOT COVERAGE:	65% BUILDING COVERAGE (UPO, 3325.801)
BUILDING LINES:	AS SHOWN (UPO, 3325.803)
MAXIMUM FLOOR AREA RATIO (FAR):	1.8 (13,170 SF./7,500 S.F.) (UPO, 3325.805)
HEIGHT: AVERAGE CORNER/LEAVE HEIGHT:	25.65'
110% OF AVERAGE:	28.12'
ACTUAL:	28.0' (UPO 3325.807(9))
LANDSCAPED AREA AND TREATMENT:	OK (UPO 3325.809)
PROPOSED REFUSE SERVICE:	20 D.U. @ 0.50 C.Y./D.U. = 10 C.Y. REFUSE COLLECTION TO BE SHARED WITH THE NEIGHBORING FRANCHISES, AS IS BONE COMMENTARY.

GENERAL ZONING INFORMATION

ADDRESS:	190 KING AVENUE
PID:	010-030688
ZONING CLASSIFICATION/DISTRICT:	RESIDENTIAL, RA, Z79-013
HEIGHT DISTRICT:	H-35
TOTAL SITE AREA:	7,502 SF (0.172 AC)
FLOOD ZONE:	ZONE X
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	390490307K (06/17/2008)
BASE FLOOD ELEVATION (BFE):	N/A

PARKING CALCULATION

USE	AREA	MINIMUM REQUIREMENT	MAXIMUM CALCULATED
RESIDENTIAL	20 UNITS	1.5:1 UNIT	30
PROPOSED REQUIRED PARKING			30
REQUIRED BICYCLE PARKING			0
PROPOSED BICYCLE PARKING			0
PARKING LOT SHADE TREES PROVIDED			2 SPACES
PARKING LOT SHADE TREES REQUIRED			0
DWELLING UNIT TREES PROVIDED			2
DWELLING UNIT TREES REQUIRED			2

CITY OF COLUMBUS, OHIO
UNVERFERTH HOUSE
 190 KING AVENUE

CV26-002
ZONING SITE PLAN

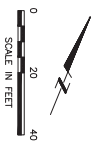
REVISIONS

BY	DATE

P. FERRIS & ASSOCIATES
 Consulting Civil Engineers and Surveyors
 2130 QUARRY TRENDS DR.,
 COLUMBUS, OHIO 43228
 (614) 289-2289
 www.pferris.com

DATE: 05/22/2026

SCALE: 1" = 20'
 SHEET NO. 1 OF 1



**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV26-002
Location: 190 KING AVE. (43201), being 0.17± acres located at the northwest corner of King Avenue and Highland Street (010-030668; University Impact District Review Board).
Proposed Use: Apartment house.
Applicant(s): Unverferth House, Inc., c/o David Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Unverferth House, Inc., c/o Megan Unverferth Glosser; 190 King Avenue, Columbus, OH 43201.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 0.17 ± acres site consists of one parcel developed with an eight-unit dwelling in the R-4, Residential District and is subject to the University District Zoning Overlay (UDZO). The requested Council variance will allow redevelopment of the site with a 20-unit apartment house.
- A Council variance is required as the R-4 district allows a maximum of four dwelling units per building. Variances to required parking, vision clearance, development and design guidelines residential zoning districts, lot coverage, building lines, floor area ratio, landscaped area, required side yards, and rear yard are also included in this request.
- To the north is an apartment building in the AR-4, Apartment Residential District. South and west of the site are apartment buildings in the R-4, Residential District. East of the site is an apartment complex in the R-4, Residential district and AR-4, Apartment Residential District.
- The site is located within the planning boundaries the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of both the University Area Commission, and the University Impact District Review Board, whose recommendations are both for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this requested use and support the reduced development standards as proposed.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The proposed apartment building is consistent with similar apartment development projects in the University area, and meets the Columbus Growth Strategy’s (2026) recommendation for “Mixed Use 1” land uses at this location. Staff also notes that the project aligns with the City’s goal of creating more housing in all areas of the city.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The property can continue to be used as the existing 8 DU building but the need for housing related to patients and family members of patients is great. Unverferth House is a non-profit entity operating for over 30 years with a close relationship to The Ohio State University Wexner Medical Center. The proposed development is critical to continuing the mission and legacy of Unverferth House and community service.

2. Whether the variance is substantial.

Yes No

Some of the variances are substantial relative to code while others are not substantial. The property is owned and will continue to be owned by Unverferth House, Inc., a non-profit organization operated by a volunteer Board of Trustees for the purpose of providing housing to families of patients at The Ohio State University Wexner Medical Center.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The area has many non-conforming uses due to the area rezoning from AR-1 to R-4 and more recent development has occurred at higher densities than R-4 permits. The project is unique in the services provided. The location is essential for the new building given the history and integral relationship with The Ohio State University Wexner Medical Center.

THE CITY OF
COLUMBUS

ARROYO CENTER PLAZA

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

There will be no adverse affect on the delivery of government services. All services are presently available to the site.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

The property was purchased in 1989 with the existing 8 DU building. The need for variance was determined with due diligence on the proposed redevelopment.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

The proposed development can't be built without variance.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

The spirit and intent behind the zoning requirement will be observed and substantial justice done by granting the variance. The area has many non-conforming uses due to the area rezoning from AR-1 to R-4 and more recent development has occurred at higher densities than R-4 permits. The project is unique in the services provided. The location is essential for the new building given the history and integral relationship with The Ohio State University Wexner Medical Center.

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

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 Unoverfull Home, Inc by
David B. Ray, Agent

Date 11/10/2025

Signature of Attorney Donald W. Hough

Date 11/10/25

CV26-002

Unverferth House

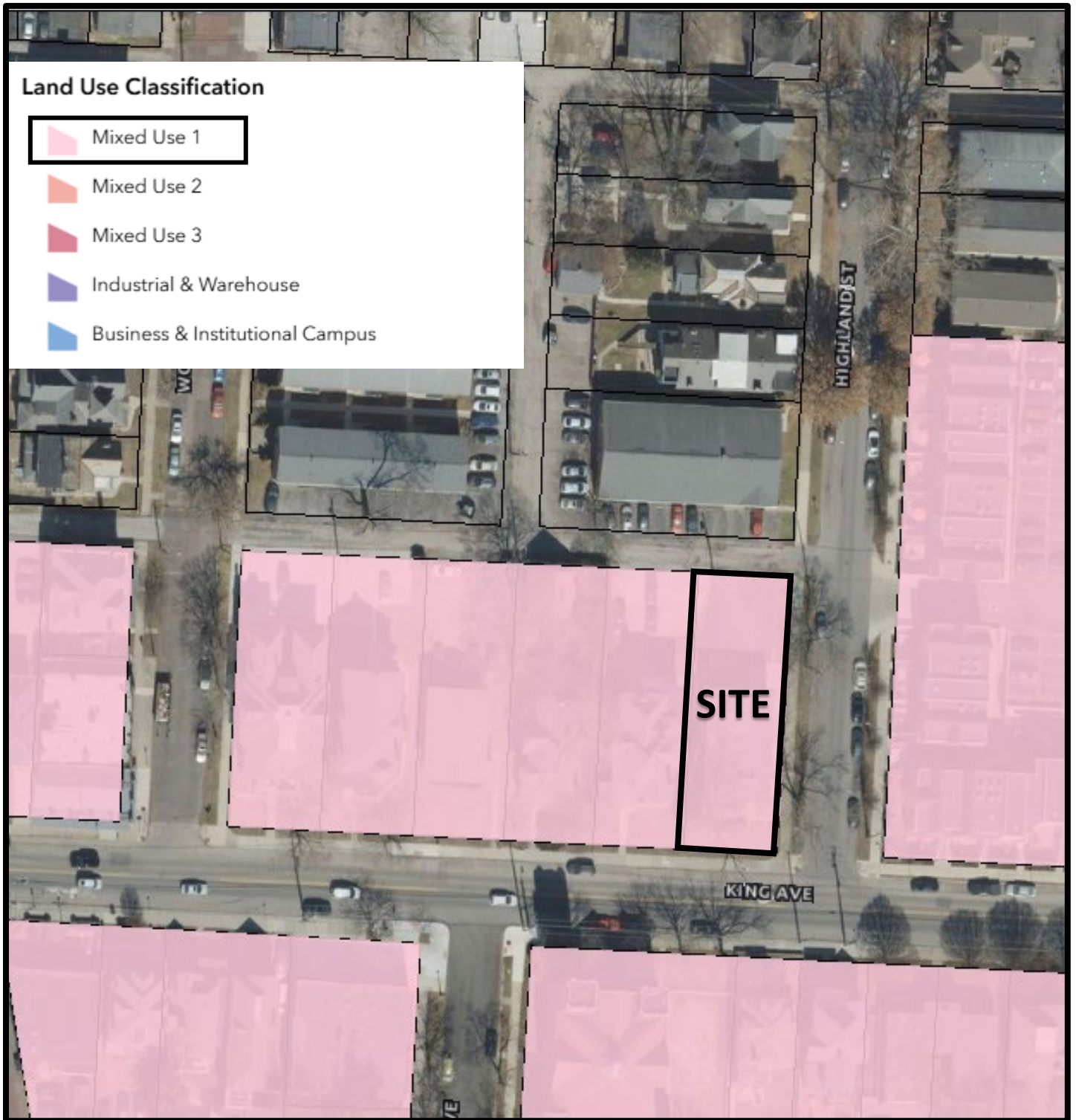
190 King Avenue, Columbus, OH 43201

UIDRB February 26, 2026: Variances

- 1). Section 3332.039, R-4, Residential District, to permit a 20 dwelling unit apartment building.
- 2). Section 3325.801, Maximum Lot Coverage, to increase lot coverage from 25% to 65%.
- 3). Section 3325.803(A), Building Lines, to reduce the King Avenue and Highland Street building setback from 27' to 18' and 12' to 4', respectively.
- 4). Section 3325.805, Maximum Floor Area, to increase from 0.40 to 1.8.
- 5). Section 3325.809, Landscaped Area and Treatment, to reduce landscaped area behind the most rear portion of the building from 10% to 0%
- 6). Section 3332.25(B), Total of Combined Side Yards, to reduce total side yard from 10' to 9'
- 7). Section 3332.25.A.2, Minimum Side Yard Permitted, to reduce the east side yard from 5' to 4'.
- 8). 3325.703(A)(E) - Development and Design Guidelines Residential Zoning Districts, to permit the building length to exceed 2.5 times the width (3.1 times) and to permit the front above grade patio to extend more than 8' (16').
- 9). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 3%.
- 10). Section 3312.49, Required Parking, to reduce parking from 30 spaces to 0 spaces.
- 11). Section 3321.05(B)(1)(2), Vision Clearance, to reduce the 10'x10' clear vision triangle at alley and Highland Street to 9'x9' and to reduce the 30'x30' clear vision triangle at King Avenue and Highland Street to 4'x4' reflecting the existing lot grade being 4' +/- above the C/L street grade, and, in addition, a proposed patio at the finished floor elevation of the proposed 20 DU building.



CV26-002
190 King Ave (43201)
Approximately 0.17 acres



Columbus Growth Strategy (2026)

CV26-002
190 King Ave (43201)
Approximately 0.17 acres



CV26-002
190 King Ave (43201)
Approximately 0.17 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 CV26-002

Address 190 King Ave.

Group Name unverferth house, Dave perry

Meeting Date 2-18-26

- 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:

Commission voted all in favor to approve project

Vote yes - 12 votes

Signature of Authorized Representative Seth Golding Zoning chair

Recommending Group Title University Area Commission

Daytime Phone Number Seth Golding - 614 375-0872

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.

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor
Columbus, Ohio 43215
(614) 645-8062

DEPARTMENT OF
DEVELOPMENT

	RECOMMENDATION
UIDRB case no.	COA2600081
Zoning/ Variance case no.	CV26-002
Property address	190 King Ave.
UIDRB Hearing date	February 26, 2026
Applicant	Unverferth House
Issue date	March 3, 2026

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Department of Development. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- | | |
|--|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input checked="" type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

Variances to:

- Section 3332.039, R-4, Residential District, to permit a 20 dwelling unit apartment building.
- Section 3325.801, Maximum Lot Coverage, to increase lot coverage from 25% to 65%.
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RECOMMENDATION:

SUPPORT REQUESTED
VARIANCES OR ZONING
CHANGE

DO NOT SUPPORT
REQUESTED VARIANCE OR
ZONING CHANGE

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Nadeen Dahche

Nadeen Dahche
University Impact District Review Board, Staff

This Certificate is issued with a good faith understanding that the work to be performed was represented completely, accurately, and truthfully. Before performing any work for which this Certificate has been issued, all other clearances and permits must be obtained from the Building Services Division at 757 Carolyn Avenue. This Certificate of Approval should accompany your application for a zoning clearance, registration certificate, building permit, or installation permit.

Delivered: mailed faxed picked-up BDS dwg.

Council Variance Application

Address: 111 N. Front St., Columbus, Ohio 43215

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Phone: 614-645-4522

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Application # CV26-002

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

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm; 411 East Town Street, Fl. 2, Columbus, OH 43215

deposes and states that he 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:

For Example: Name of Business or Individual

Contact name and number

Business or Individual's address; City, State, Zip Code

Number of Columbus-based employees

1. Unverferth House, Inc.; 190 King Avenue, Columbus, OH 43201 Number of Columbus-based employees: One (1) Contact: Megan Unverferth Glosser, (614) 371-6788	2. <hr/>
3. <hr/>	4. <hr/>

Check here if listing additional parties on a separate page.

Signature of Affiant Donald Plank

Sworn to before me and signed in the presence this 4th day of May, in the year 2026

Signature of Notary Public: MaryAlice Wolf My Commission Expires: _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

Notary Seal Here