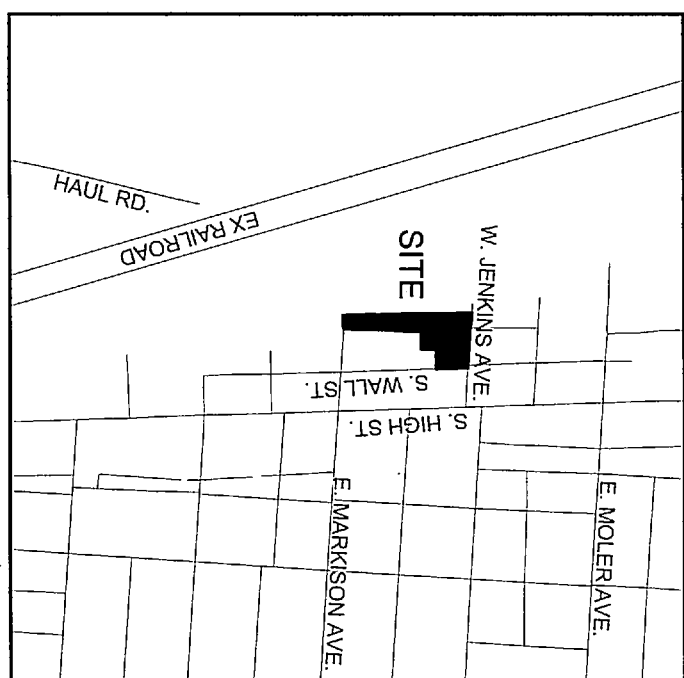


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry
 David B. Perry, Agent for Applicant
 Donald Plank, Attorney for Applicant

Date: 10-30-2020
 Date: 10/30/2020



SITE DATA	
ADDRESS: 27 W. JENKINS AVE	TAX PARCEL ID: 010-021364
SITE AREA: 2.53 ACRES	PROPOSED VARIANCE: CV20-046
ZONING: AR-1 (PENDING Z20-040)	FEMA MAP PANEL & ZONE: 38049C0339K, ZONE X
CONTACT: JOSEPH MCCABE PHONE: (614) 395-3223 EMAIL: JIMCCABE@WODACORP.COM	OWNER/DEVELOPER JENKINS STREET LOFTS LIMITED PARTNERSHIP 800 S. FRONT ST., 10TH FLOOR COLUMBUS, OH 43215
PROPOSED USE: 3-STORY APARTMENT	DWELLING UNITS: 60 UNITS
HEIGHT DISTRICT: H-35, HEIGHT 40'	
PARKING REQUIRED: 60 UNITS (1.5 SPACES/UNIT) 90 SPACES BICYCLE PARKING REQUIRED: 6 SPACES	PARKING PROVIDED: REGULAR SPACES (9'x18' MIN): 59 SPACES ADA SPACES: 3 SPACES TOTAL PROVIDED SPACES: 62 SPACES (PER CV18-037) BICYCLE PARKING PROVIDED: 6 SPACES
PARKING LOT SHADE TREES: REQUIRED: 7 TREES (1 TREE/10 SPACES) PROVIDED: 7 TREES	DWELLING UNIT TREES: REQUIRED: 7 TREES (1 TREE/10 UNITS) PROVIDED: 7 TREES
TOTAL TREES PROVIDED: 14 TREES	

Final Received 10/30/2020
 CV20-046

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING PLAN FOR
JENKINS STREET LOFTS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

WODA COOPER COMPANIES

C100

DATE:	10/30/2020
DRAWN BY:	MTR
CHECKED BY:	OSD
JOB NUMBER:	2018.02218



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

CV20-046

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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: Woden Cooper Companies, Inc. by David B. ... Agent Date: 4-29-2020
Signature of Attorney: Donald Peak Date: 4/29/2020

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

Exhibit B

Statement of Hardship

CV20-046, 27 West Jenkins Avenue

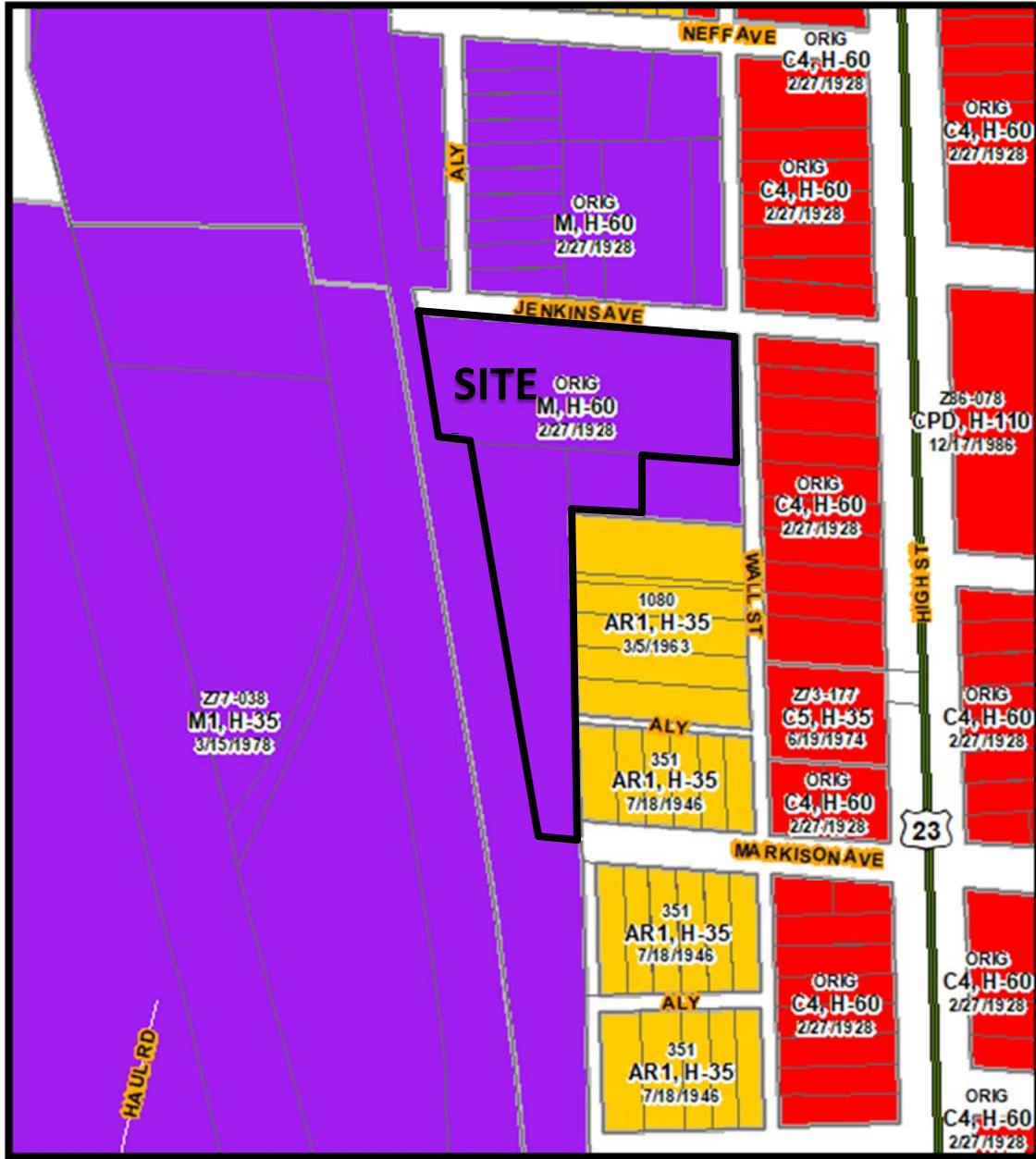
The site is 2.53 +/- acres located on the south side of W. Jenkins Avenue, 170 +/- feet west of S. High Street. The site is presently zoned M, Manufacturing. Rezoning application Z20-040 is pending to rezone the site to the AR-1, Apartment Residential District, as a follow-up rezoning to CV18-097. The project has received Ohio Housing Finance Agency (OHFA) funding. The rezoning application (Z20-040) and this CV application (CV20-046) are submitted as follow-up applications to CV18-097 (Ordinance 0275-2020, passed February 2, 2019). The development project is a 60 dwelling unit affordable housing apartment building.

This application is submitted to be heard in conjunction with rezoning application Z20-040 which will conform the zoning district (AR-1) to the proposed/permitted (CV18-097) residential use as a 60 dwelling unit apartment house. Applicant has a hardship in that the zoning district is being changed and the same variances permitted by CV18-097 are being repeated due to the change in zoning district. 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 use is appropriate given the location and adjacent zoning.

Applicant requests the following variances:

- 1). Section 3309.14, Height Districts, to increase height from 35 feet to 40 feet.
- 2). Section 3312.21(D)(1), Landscaping and Screening, to reduce the height of parking lot screening from five (5) feet to three (3) feet for the east 20 feet of screening along the south property line adjacent to S. Wall Street (20').
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 60 dwelling units from 90 spaces to 62 spaces.

10/30/2020



CV20-046
27 W. Jenkins Ave.
Approximately 2.53 acres



CV20-046
27 W. Jenkins Ave.
Approximately 2.53 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z20-040, CV20-046

Address: 27 W. Jenkins Avenue

Group Name: Columbus Southside Area Commisison

Meeting Date: May 26, 2020

Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [x] Rezoning [] Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Vote: _____

Signature of Authorized Representative: _____

SIGNATURE [Handwritten Signature]

RECOMMENDING GROUP TITLE Southside Area Commission

DAY TIME PHONE NUMBER 614-285-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20 - 046

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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Woda Cooper Companies, Inc.; 500 S Front St, 10th Fl, Columbus, OH 43215; # Cols based Emps: 131 Contact: Joseph McCabe, (614)396-3223	2. Jenkins Street Lofts Limited Partnership; 500 S Front St, 10th Fl, Columbus, OH 43215; # Cols based Emps: Zero (0) Contact: Joseph McCabe, (614)396-3223
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 2nd day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

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



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 all checks payable to the Columbus City Treasurer