



### 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.

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 requested as detailed below:

3332.037	permitted uses
3332.05	lot width requirements
3332.14	lot minimum s/f requirements
3332.24/25/26	side yard requirements
3332.27	rear yard requirements
3332.38	private garage standards
3332.21	minimum distance from street
PLEASE SEE ATTACHED	

Signature of Applicant *Boyce Safford*

Date *7-5-2007*

### Statement of Hardship

The Whitney is a 28 unit condominium and fee simple housing project to be developed on the former Whitney -Young housing project site at the corner of Hamilton & Mt. Vernon Avenues. The project contains a mix of affordable (6), market rate (11) and above market (11) units.

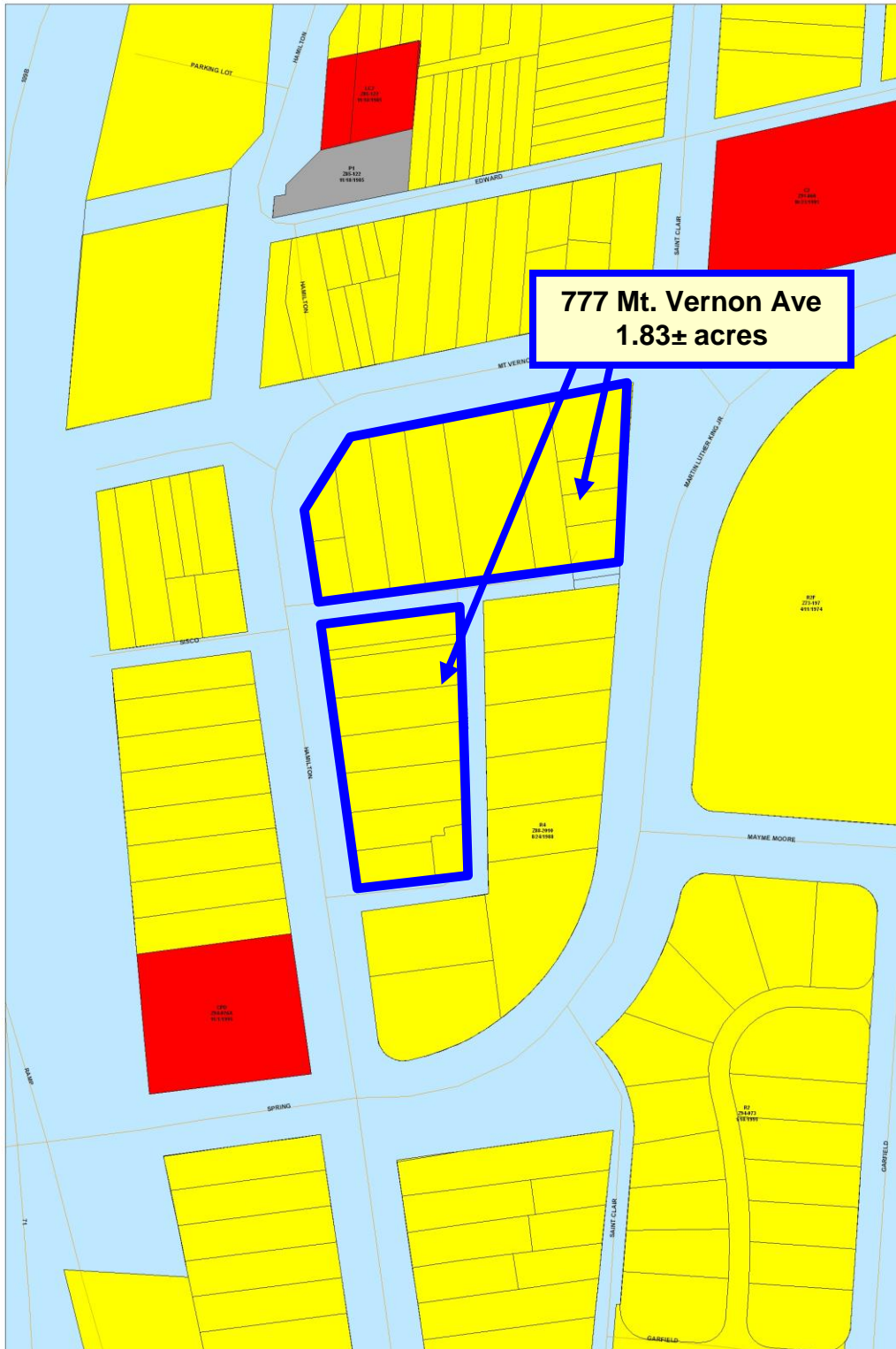
The site is East and South of Hamilton and Mt. Vernon Avenues respectively, North of Cosmo Alley, and West of Martin Luther King Boulevard. Sisco Alley runs east and west through the site. The site has been combined from twenty individual, to two project specific parcels; the parcel north of Sisco Alley will be condominiumized and contain eight 2 bedroom, 1 car attached units; nine 3 bedroom, 1 car attached units and 2 banks of six individual garages.

The parcel south of Sisco faces Hamilton Avenue and is bordered to the South and West by Cosmo Alley, it will be built out with 11 fee simple town homes each with a two car detached garage. Six of the 2 bedroom one car attached garage units will be built and marketed for moderate income buyers. The garages will be sold on a first come first served basis. The average size of the condominium lots is 1,700 s/f. The fee simple units will be constructed on lots that average 2,250 s/f.

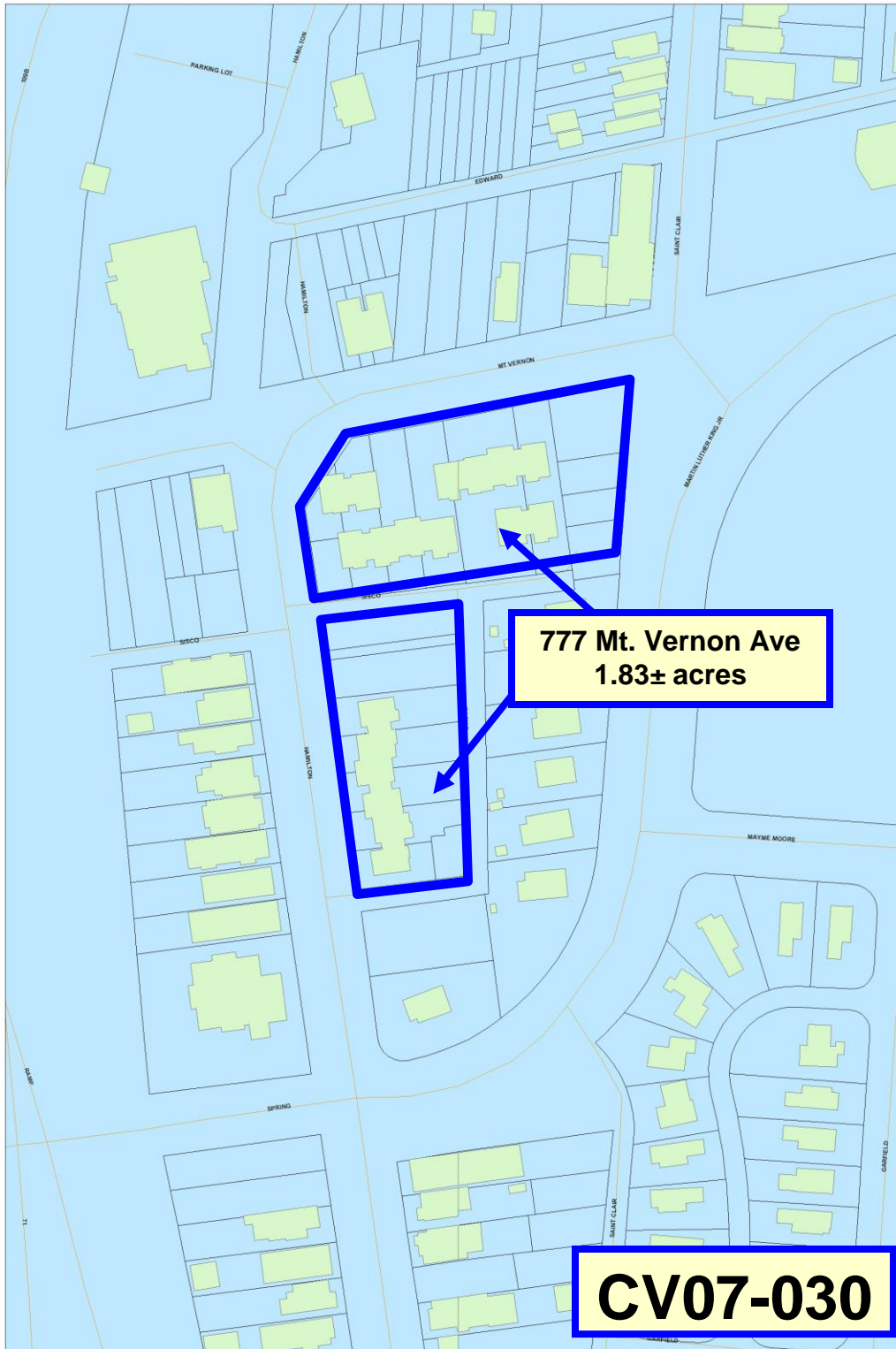
The site is within the King Lincoln District and covered by the King-Lincoln District Plan adopted by Council in July of 2002. The site was awarded to the Collaborative by the City after an RFQ RFP competitive process. One of the objectives of the City and the community during the process was a proposal that maximized the density of the site. The District Plan calls for residential development. The product proposed to the selection committee and awarded the opportunity to develop the site, envisioned east coast town home type units.

A variance is requested to allow the proposed product to be delivered. A town home type product, by definition, requires reduced set backs, little or no side yards, and adjacent or "common" unit walls resulting in no side yards. Additionally, to meet demand anticipated for this emerging market, some of the units have attached garages with no rear yard to maintain. The option of additional garage space is a result of test marketing as well.

We respectfully ask that the variances be granted so that the project can move forward as presented to the community.



**CV07-030**



City of Columbus | Department of Trade and Development | Building and Development Services | 757 Carolyn Avenue, Columbus, Ohio 43224



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
**STANDARDIZED RECOMMENDATION FORM**

Group Name

NEAR EAST AREA COMMISSION

Meeting Date

7/12/07

Specify Case Type

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

Case Number

CV07-030

Recommendation  
(Check only one)

- Approval
- Disapproval
- Conditional Approval (please list conditions below)  
(Area Commissions, see note below\*)

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\*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote

12-FOR 1-AGAINST 0-ABSTENTION

Signature of Authorized Representative

[Signature]

SIGNATURE

CHAIR

RECOMMENDING GROUP TITLE

614-252-3283

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;  
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

NEAR EAST AREA PLAN

LAND USE PLAN



Well maintained pocket park at Linwood and Mound.

**ISSUE 2:**

Revitalization of residential areas, including vacant land and structures

**POLICY:**

Prioritize the revitalization and redevelopment of residential areas illustrated on the Development Strategy map (page 27). Vacant land within the neighborhood is a resource that should be redeveloped as housing, pocket parks, or as additional yard space for adjacent homeowners.

**STRATEGIES:**

- ▶▶ Support agencies and private sector developers working to assemble/develop land in a manner consistent with this plan.
- ▶▶ Tour existing developments by prospective developers, if possible, to learn more about their product.
- ▶▶ Work with the city's Land Bank and other non-profit agencies to secure vacant land for redevelopment.
- ▶▶ Investigate the removal of foundations from the sites associated with the failed "Youth Impressions" project to facilitate their development in a manner consistent with the housing design guidelines from this plan.
- ▶▶ Prioritize the development of new housing that is consistent with the housing design guidelines from this plan.
- ▶▶ Narrow or odd shaped, vacant parcels located adjacent to well maintained homes should be considered for a lot-split with each adjacent homeowner receiving one-half of the vacant lot as additional yard space or sold to one homeowner as a side yard.
- ▶▶ Larger vacant lots located in appropriate places may be considered for development as pocket parks when park space is needed and desired by the neighborhood. Utilize local artists to enhance pocket parks with sculpture or other amenities.
- ▶▶ Work with local agencies to develop vacant lots as community gardens until redevelopment as housing or other use.
- ▶▶ Vacant, historic church buildings should be preserved and redeveloped as new churches or other community-related uses. Housing or other secular uses should be considered for vacant churches when a community-related use is not viable.
- ▶▶ Focus the development of higher density apartments, condominiums and townhomes, including affordable units, within and adjacent to the commercial districts, which are the visible edges of the adjacent neighborhood (see Development Strategy map).
- ▶▶ Ensure that Urban Infrastructure Recovery Fund (UIRF) projects and other public investments are targeted to areas where infill development is desired, i.e., commercial districts, etc.

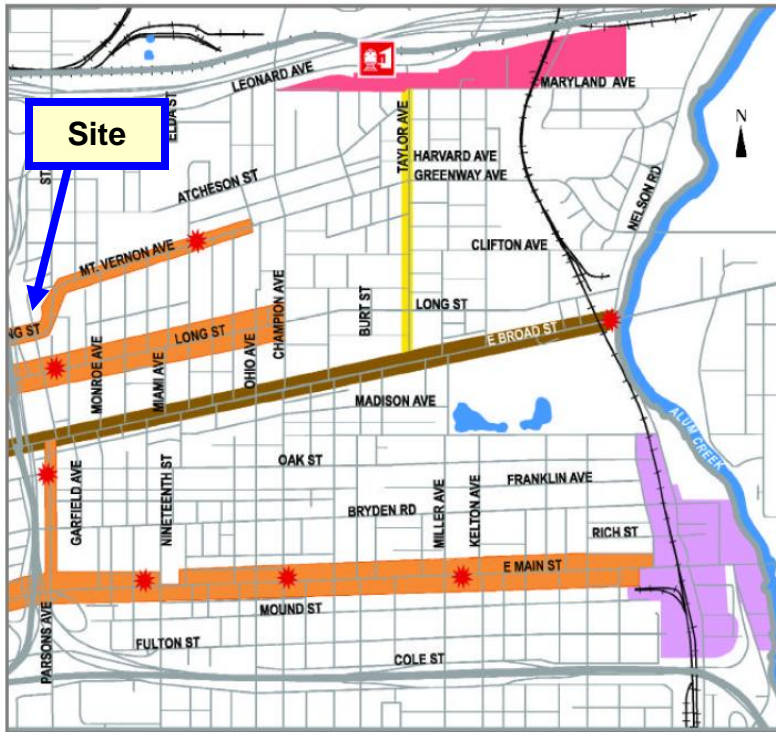
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**"Infill development cannot begin in the middle of the neighborhood; it must start at the visible edges and work in."**

Source: Urban Land Institute

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DEVELOPMENT STRATEGY



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Figure 5





### 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 # CV07-030

Being first duly cautioned and sworn (NAME) **A. Robert Hutchins**  
of (COMPLETE ADDRESS) **750 East Long Street, Columbus, OH 43203**

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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Alpha Phi Alpha Homes, Inc. 662 Wolf Ledges Parkway Akron, OH 44311 No Columbus employees Thomas Fuller	Alpha Rho Lambda Dev. 1087 Caroway Blvd Columbus, OH 43230 No Columbus employees Fon R. Holloway
Shiloh Family Institute 720 Mt. Vernon Avenue Columbus, OH 43203 No Columbus employees Jon Moorehead	Revival Development Corporation 528 St. Clair Avenue Columbus, OH 43203 2 Columbus employees Ronald Cunningham

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 31 day of May, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

McCullough Williams, III, Esq., No Expiration

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

Notary Seal Here

**McCULLOUGH WILLIAMS, III, Attorney at Law**  
Notary Public — State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R. C.