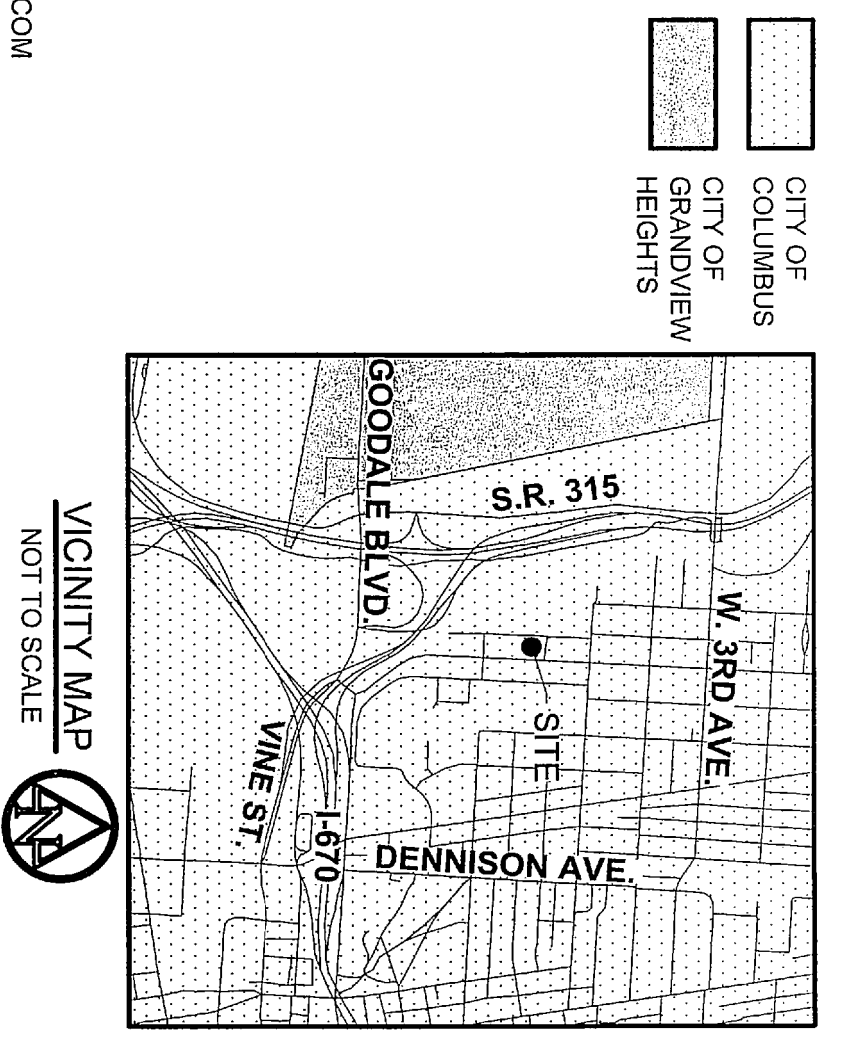


OWNER/DEVELOPER
 LYKENS COMPANIES
 1020 DENNISON AVE, SUITE 102
 COLUMBUS, OH 43201
 CONTACT: KEVIN LYKENS
 PHONE: 614-933-1212
 EMAIL: KEVIN@LYKENSCOMPANIES.COM

ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OHIO 43231
 CONTACT: OLIVER DAMSCHRODER
 PHONE: 614-901-2235
 EMAIL: ODMASCHRODER@STRUCTUREPOINT.COM

ARCHITECT
 COLUMBUS DESIGN CO
 CONTACT: KARRICK RYAN SHERRILL
 PHONE: 614-936-3075
 EMAIL: KARRICK@THECOLUMBUSDESIGNCOMPANY.COM



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, Agent for Applicant
 Date: 4-15-2021

Donald Plank, Attorney for Applicant
 Date: 4-15-2021

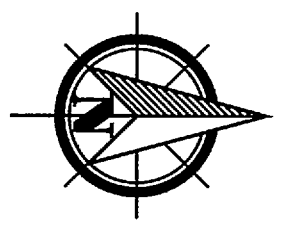
SITE DATA	
ZONING:	ADDRESS: 875 MICHIGAN AVE, COLUMBUS, OH 43215
PROPERTY OWNER:	BUNN MINNICK MICHIGAN AVE LLC
PARCEL ID:	010-021383, 010-212420
PROPOSED USE:	TWO (2) APARTMENT BUILDINGS (55 DU)
SITE ACREAGE:	0.999
EXISTING ZONING:	MANUFACTURING
PROPOSED ZONING:	AR-3 (CV20-084)
PROPOSED VARIANCE:	CV20-097
FEMA FLOODPLAIN:	38049C0307K (ZONE "X"), EFFECTIVE 08/17/2008
SITE LAYOUT DATA:	
MINIMUM DRIVE AISLE WIDTH:	20'
STANDARD PARKING STALL:	18'X8.5'
ADA PARKING STALL:	18'X8'
SETBACKS:	AS SHOWN
BUILDING DATA:	
GROSS AREA:	1.25AC (54,572 SF)
BUILDING HEIGHT:	40' (EXISTING), 37' (PROPOSED)
HEIGHT DISTRICT:	H-35
STORIES:	3
DENSITY:	44 DU/AC, 992 SF/DU
PARKING DATA:	
CAR SPACES	REQUIRED: 83 SPACES (1.5 SPACE/UNIT)
PROVIDED GARAGE:	25 SPACES
ONSITE SURFACE PARKING PROVIDED:	36 (12 NEW SPACES, 24 EXISTING)
TOTAL PROVIDED:	61 SPACES
BICYCLE SPACES	
REQUIRED:	6 BICYCLE SPACES
PROVIDED:	8 BICYCLE SPACES
1) 4 (2 INVERTED U-RACKS)	
2) 4 IN ENCLOSED PARKING LEVEL OF WEST BUILDING	
LANDSCAPE DATA:	
LOT COVERAGE (BUILDING):	38%
DWELLING UNIT TREES:	55 DU @ 1 TREE/10 DU = 6 TREES
TREES PROVIDED:	6 TREES
PARKING LOT INTERIOR TREES:	33 SURFACE SPACES @ 1 TREE/10 SPACES = 4 TREES REQUIRED
PARKING LOT TREES PROVIDED:	4 TREES

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING PLAN
 FOR
875 MICHIGAN AVENUE
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



CV20-097



DATE:	4/15/2021
DRAWN BY:	ABA
CHECKED BY:	OSD
JOB NUMBER:	2017.022920



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

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: Benn Merrick Michigan Avenue LLC by David B. Perry, Agent Date 9-22-2020
Signature of Attorney: Donald Plank Date 9/22/2020

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****CV20-097****875 Michigan Avenue, Columbus, OH 43215**

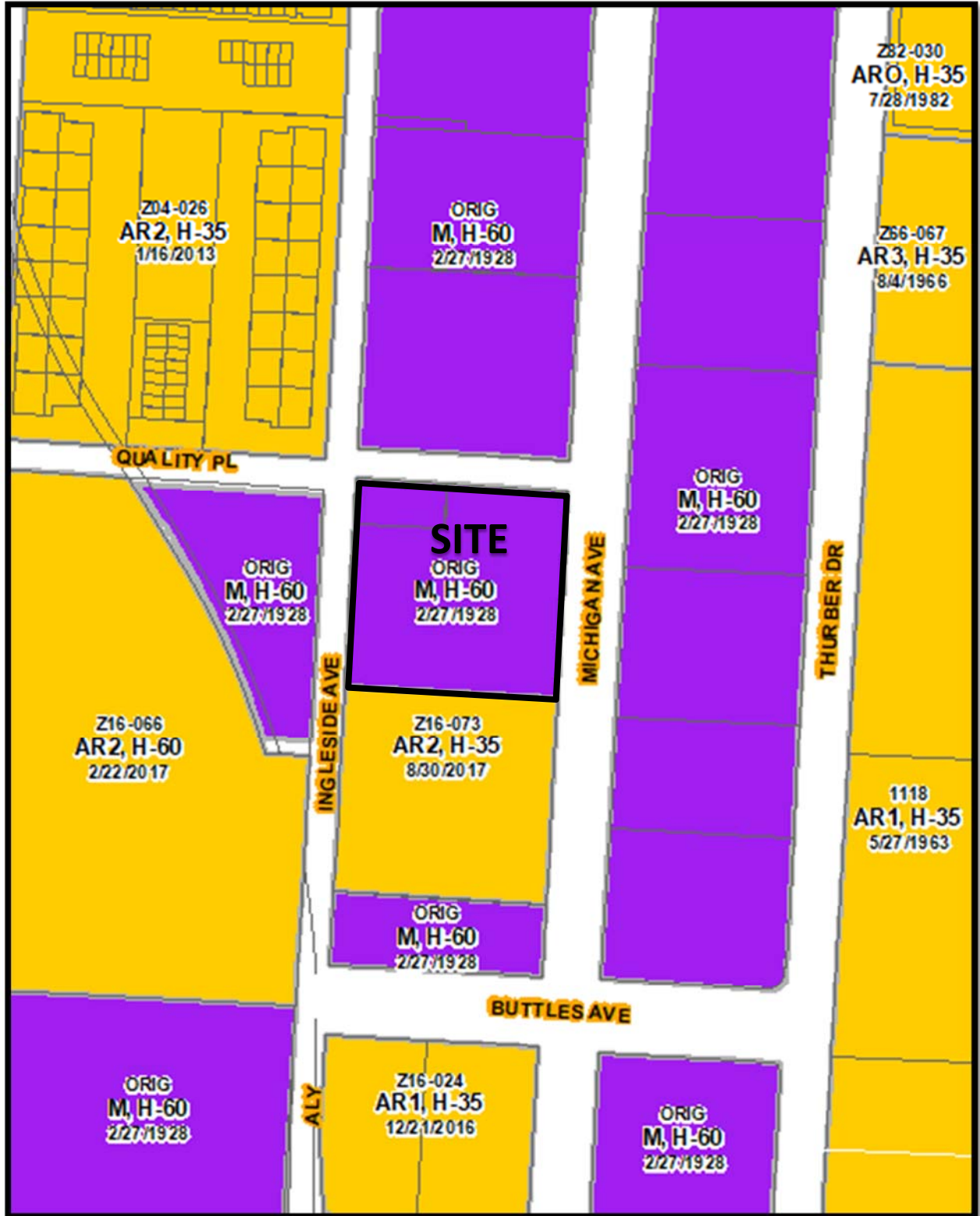
The site (PID: 010-212240, 010-021383) is 0.98 acres located on the west side of Michigan Avenue, 280 +/- feet north of Buttles Avenue. The property is pending rezoning (Z20-084) from M, Manufacturing to the AR-3, Apartment Residential District for a total of 55 dwelling units with 27 units as a change of use in the existing historic Bunn Minnick building fronting Michigan Avenue and a new 28 dwelling unit building the west property line adjacent to Ingleside Avenue (30'). The existing building is three (3) story and the proposed building is three (3) story. The project is as depicted on the Site Plan titled "Zoning Plan for 875 Michigan Avenue", dated April 15, 2021. This Council Variance application is submitted in conjunction with the pending rezoning application (Z20-084) for variances, as noted below.

"Perimeter Yard" (3333.255) is a perimeter green setback. On large greenfield sites, perimeter yard works well to provide perimeter green space up to the maximum 25' width. However, perimeter yard wasn't contemplated for urban redevelopment sites and many urban redevelopment sites for multi-family development have a single building per parcel and are therefore subject to "Rear Yard" rather than Perimeter Yard. The proposed development and a similar development (CV16-073) abutting to the south, both with two (2) buildings, are subject to Perimeter Yard. Applicant requests a variance to perimeter yard to reflect the urban conditions of the site. Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The yard and parking variances requested are representative and typical of urban development and the redeveloping area. There is an existing monopole telecommunications equipment building located at the southwest corner of the site, as noted on the Site Plan, for an off-site adjacent monopole telecommunications antenna. Perimeter Yard citation includes the antenna equipment building in the Perimeter Yard with the site being rezoned to the AR-3 district.

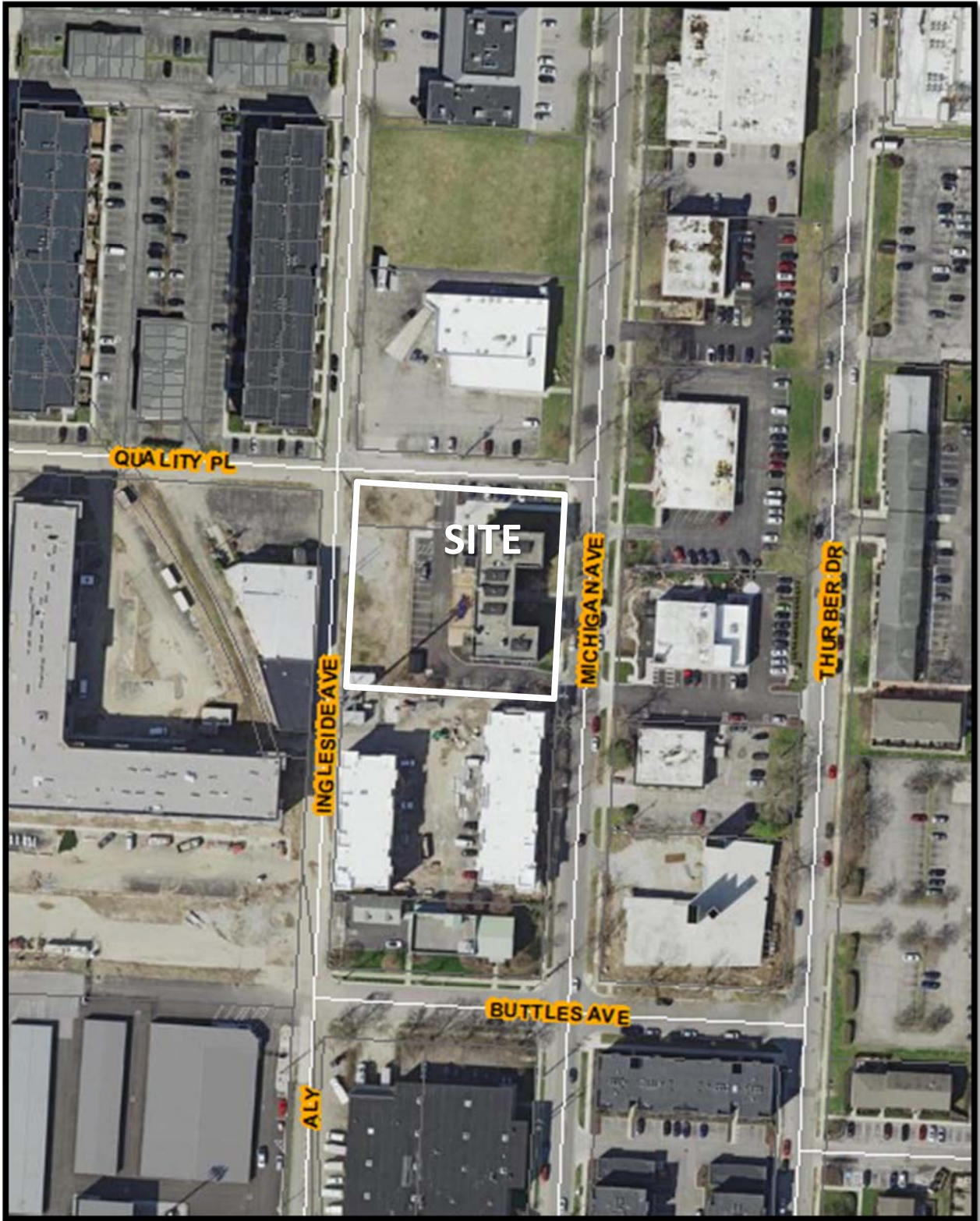
Applicant requests the following variances:

- 1) Section 3333.03, AR-3, Apartment Residential District, to permit the equipment building for an adjacent 120 foot monopole telecommunication antenna in the southwest corner of the site, as depicted on the site plan.

- 2) Section 3309.14, Height Districts, to permit 40 foot and 37 foot building heights for the existing 875 Michigan Avenue building and new apartment building in the H-35 Height District.
- 3) Section 3312.27(3), Parking Setback Line, to reduce the Michigan Avenue parking setback from 16 feet (existing building setback), to 14 feet, the existing Michigan Avenue pavement setback for parking spaces along Quality Place.
- 4) Section 3312.29, Parking Space, to reduce the width of 33 parking spaces (25 spaces in parking garage and 8 surface spaces along Ingleside Avenue) from 9'x18 feet to 8.5'x18 feet.
- 5) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 83 spaces (1.5/DU) for 55 dwelling units to 61 spaces (1.10 space/DU).
- 6) Section 3333.255, Perimeter Yard, to reduce the perimeter yard from 20.5' to 0' for parking along Quality Place, a 30 foot alley, and 4' for the proposed apartment building; 0' for parking along Ingleside Avenue and 3' for west building setback, and 0' for the existing monopole telecommunications equipment building and 9' for the new apartment building, on the north, west and south sides of the site for pavement, building, and the existing cell tower equipment building area, all as depicted on the Site Plan.



CV20-097
875 Michigan Ave.
Approximately 0.99 acres



Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-2

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

Case Number: Z20-084 & CV20-097

Address: 875 Michigan Ave.

Group Name: Harrison West Society

Meeting Date: 3/17/2021

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

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

NOTES:

The Harrison West Society believes the residential usage is appropriate, and the variance requests are not inappropriate for the area. Although the parking variance is substantial, the Society believes it is not so severe as to risk major negative impact on the surrounding area. Aside from the rezoning and variance request, the Society commends this project for the planned preservation of the historic Bunn-Minnick building and for proposing matching architecture for the new structure.

Vote: 9-0 (rezoning), 11-0 (variances)

Signature of Authorized Representative:  Digitally signed by David Carey
DN: cn=David Carey, o, ou, email=david.j.carey@gmail.com, c=US
Date: 2021.03.17 19:29:48 -04'00'

SIGNATURE

Planning Chair, Harrison West Society

RECOMMENDING GROUP TITLE

(646) 957-4765

DAYTIME PHONE NUMBER

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

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 #: CV20-097

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, Plank Law Firm
of (COMPLETE ADDRESS) 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)

1. Bunn Minnick Michigan Ave, LLC; 1020 Dennison Ave, Ste 102, Cols, OH 43201; # Cols based emps: 0 Contact: Kevin Lykens, (614) 565-4209	2. Lykens Companies; 1020 Dennison Ave, Columbus, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614) 565-4209
3. -----	4. -----

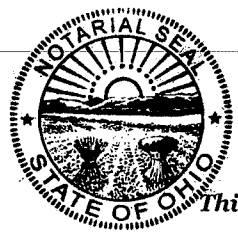
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

My Commission Expires _____
Notary Seal Here



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.