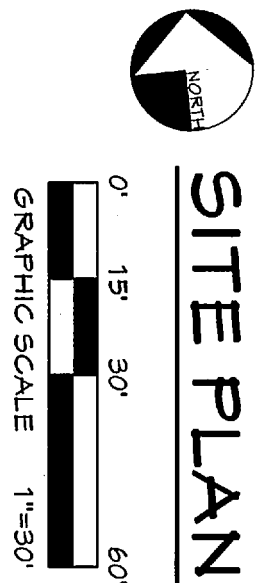


SITE DATA

ADDRESS: 1826 E. LIVINGSTON AVENUE, COLUMBUS, OH 43205
PID: 010-076843
AREA: 3.27 ACRES (+/-) 142,441 S.F. (+/-)
ZONING: M. MANUFACTURING
VARIANCE: CV21-151
HEIGHT DISTRICT: H-35
BUILDING HEIGHT: 46'
PROPOSED USE: 124 DWELLING UNITS
DENSITY: 38 DU/ ACRE (1148 S.F./DU)
PARKING: AUTOMOBILE - 124 DWELLING UNITS @ 1.5 /DU= 186 SPACES, 3500 SF RETAIL @ 1/250 SF = 14, 2000 SF RESTAURANT @ 1/75 SF=27 SPACES, TOTAL REQ. SPACES = 227, TOTAL PROVIDED = 160
BICYCLE - 20SPACES REQUIRED, 20SPACES PROVIDED
SETBACKS: AS NOTED
PARKING LOT TREES: 160 SPACE PARKING LOT, 16 INTERNAL TREES AT 1 PER 10 SPACES REQUIRED, 17 PROVIDED
DWELLING UNIT TREES: 124 DWELLING UNITS, 13 TREES REQUIRED AT 1 PER 10 DWELLING UNITS, 13 (MIN.) PROVIDED

DEVELOPMENT AMENITIES

1. ADA PARKING SPACES (CITY OF COLUMBUS DESIGN STANDARDS)
2. SETBACK LINE
3. DUMPSTER ENCLOSURE
4. PATIO
5. COVERED PICNIC AREA
6. PLAYGROUND
7. 3' SCREEN LANDSCAPING (75% OPACITY)
8. WOODED AREA (EXISTING, OFF-SITE)
9. 10' X 10' CLEAR VISION TRIANGLE
10. DRIVEWAY ALIGNMENT SUBJECT TO APPROVAL BY PUBLIC SERVICE DEPT./DIVISION OF TRAFFIC MANAGEMENT
11. SIDEWALK
12. COMMERCIAL AREA



SITE PLAN

CV21-151 Final Recieved 5/17/2022 Page 1 of 1

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 Date: 05/17/2022
Donald Frank, Attorney Date: 05/17/2022

ARCHITECT OF RECORD:
PCI DESIGN GROUP
500 SOUTH FRONT STREET, SUITE 975
COLUMBUS, OHIO 43215

DEVELOPER:
WODA COOPER COMPANIES

PROJECT TYPE:
MULTI-FAMILY HOUSING

SITE PLAN

DATE:
05-17-22

PROJECT NAME:
GRANVILLE WOODS LOFTS
COLUMBUS, OHIO

SUBMISSION

SHEET:
S1.1

CV21-151

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

Columbus City Code Section 3307.10 - Variances by City Council.

CV21-_____

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

Signature of Applicant

Wozla Cooper Companies, Inc
by David B. Plank, Atty

Date

12-21-2021

Signature of Attorney

Donald Plank

Date

12/21/21

Exhibit B

Statement of Hardship CV21-151, 1826 E Livingston Avenue

The site is 3.27 +/- acres and being Franklin County Auditor Tax Parcel 010-076843, located at the northeast corner of E. Livingston Avenue and Rhoads Avenue. The site is zoned M, Manufacturing. The existing building will be razed with redevelopment of the site.

Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 124 dwelling units and 5,500 SF of commercial use. An application for financing will be submitted to the Ohio Housing Finance Agency (OHFA). In accordance with City of Columbus application policy for affordable housing projects requiring zoning, this variance application is submitted for variance to the M. Manufacturing District to permit multi-family housing and also related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence to make timely application to OHFA. The property is under contract for sale subject to: 1). zoning to permit the proposed multi-family development and related variances for the proposed site development and 2) subject to OHFA and other applicable funding. The apartment complex will provide housing targeted for residents with a range of incomes averaging 60% of Area Median Income (AMI) and the commercial component will provide local commercial services.

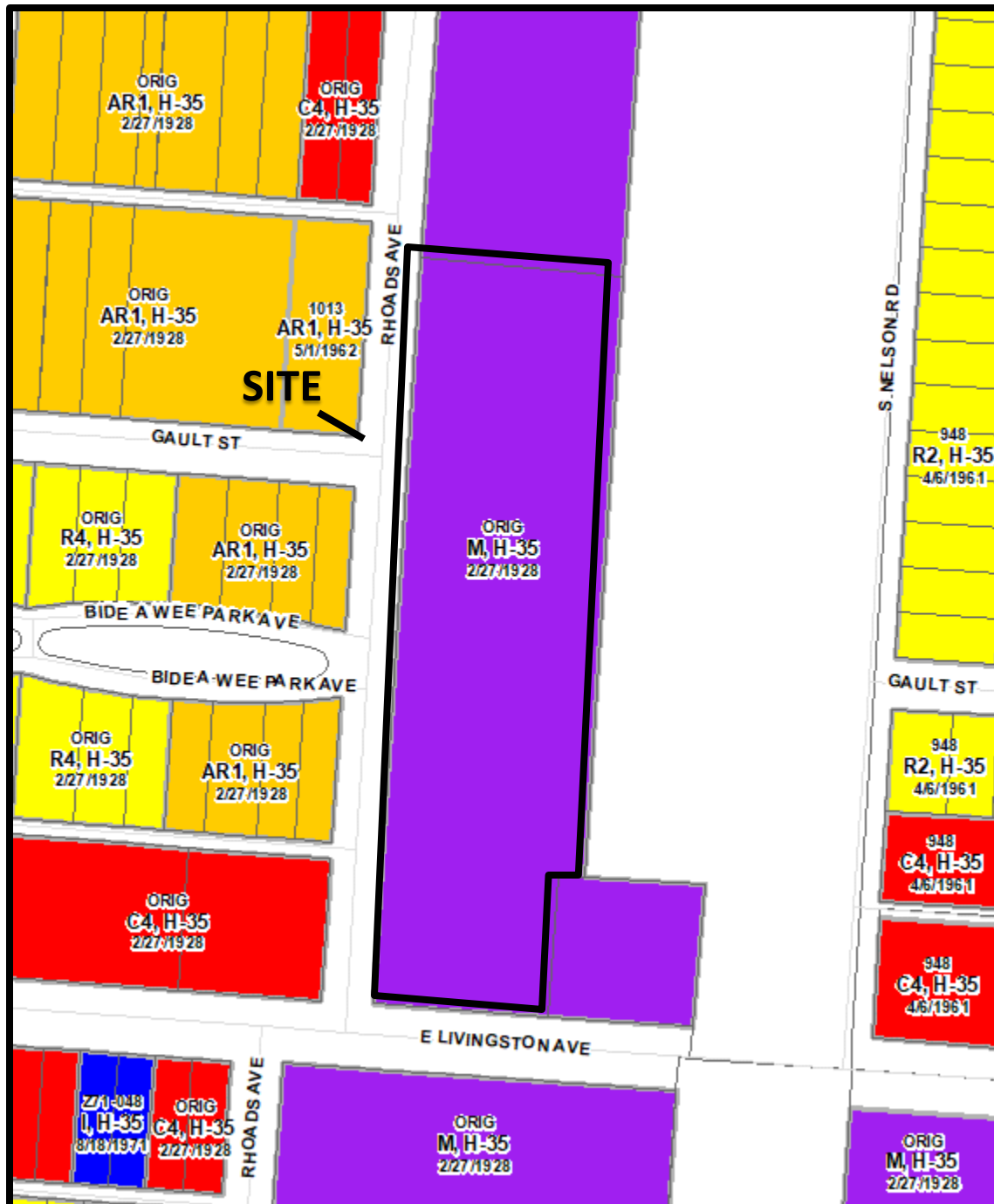
Until funding is secured, rezoning the site to a residential district will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding. This variance request will not impair an adequate supply of light and air to adjacent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

Applicant requests the following variances:

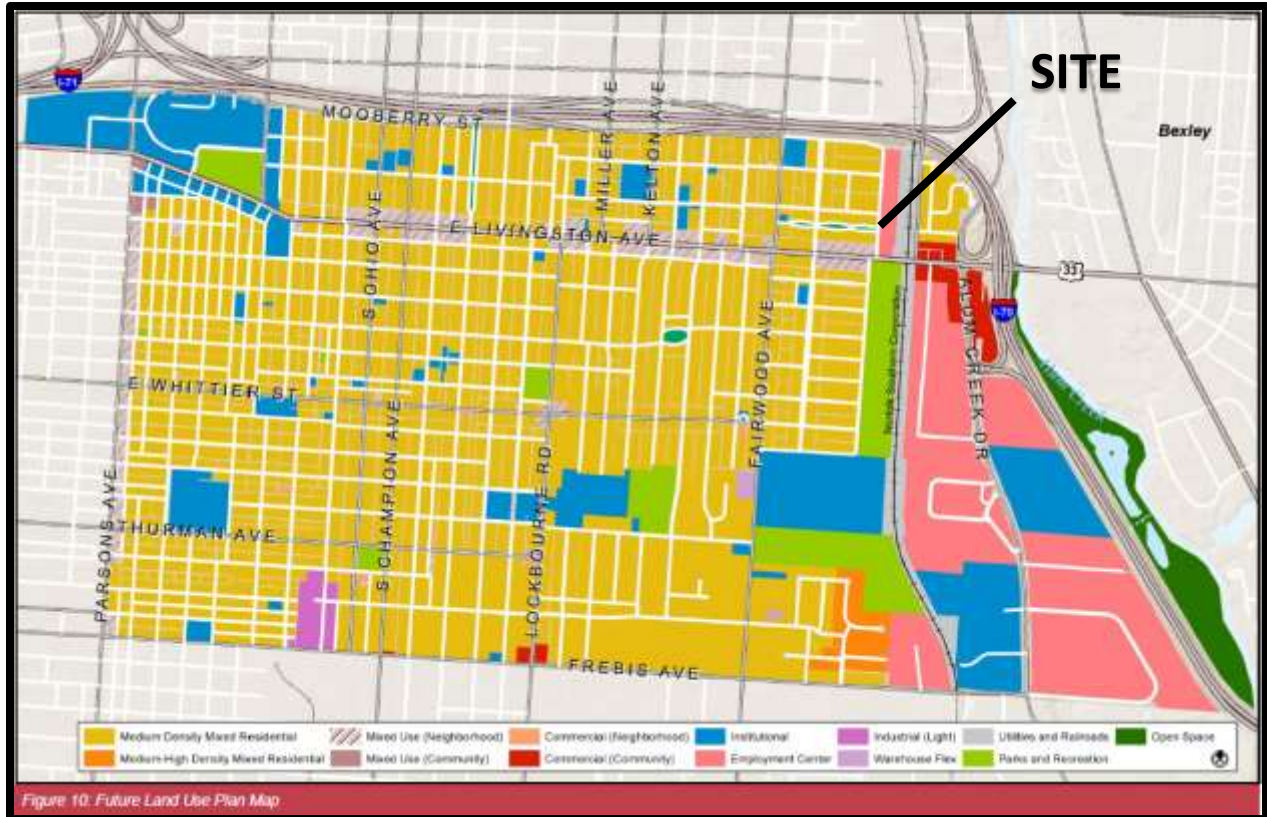
- 1). Section 3363.01, M, Manufacturing District, to permit an apartment complex with up to 124 dwelling units.
- 2). Section 3309.14(A), Height Districts, to increase building height to 46' in the H-35 height district.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 124 dwelling units and 5,500 SF of commercial use (2,000 @ 1 per 75 and 3,500 @ 1 per 250) from 227 spaces to 160 spaces.

4). Section 3363.24(D)(2), Building Lines in an M, Manufacturing District, to reduce the E. Livingston Avenue building setback line from 60' (Columbus Multi-Modal Thoroughfare Plan) to 25' and to reduce the Rhoads Avenue building setback line from 12' to 10'.

5). Section 3363.27(b)(1), Height and Area Regulations, to reduce the Rhoads Avenue building setback from 25' to 10'.



CV21-151
1826 E. Livingston Ave.
Approximately 3.27 acres



CV21-151
1826 E. Livingston Ave.
Approximately 3.27 acres



CV21-151
1826 E. Livingston Ave.
Approximately 3.27 acres

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

Case Number: CV21-151

Address: 1826 E Livingston Ave

Group Name: Livingston Ave Area Commission

Meeting Date: 5/17/2022

Specify Case Type:

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

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

☐ Approval
☐ Disapproval

NOTES:

See Attachment

Vote: Yes-5 No-2

Signature of Authorized Representative: *Danielle Dillara*

SIGNATURE

President-Livingston Ave Area Commission

RECOMMENDING GROUP TITLE

816-686-2796

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.

During discussion of the variances almost all commissioners expressed serious concern about the impact this project will have on traffic and parking in the area due to the density this project proposes. This project will be located next to one of the busiest fire stations in the city, and there is also concern for how pedestrians can safely cross Livingston Avenue to access the recreation center given the current (likely unchangeable) configuration of traffic lights. Currently the neighborhood deals with heavy congestion at multiple times per day.

Regarding the zoning change, the neighborhood has a neighborhood plan currently in place. This plan was agreed to by city council and the mayor's office. It designates several opportunities for development of mixed-use or high-density housing projects along the corridor. However, this specific site was deemed to be unsuitable for residential due to various factors including location. It is my understanding that these neighborhood plans are to serve as guiding documents for development. Given that the City is still undergoing its zoning overhaul this plan should still be given credence in the interim.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-151

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)

1. Woda Cooper Cos., Inc.; 500 S. Front St, 10th Fl, Columbus, OH 43215; # Cols based emps: 131 Contact: Jon White, (614) 396-3211	2. Lee-Elle Management, LLC; 144 S. Drexel Avenue, Bexley, OH 43209; # Cols based emps: Zero (0) Contact: Yacov Sudai, (307) 728-8016
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 8th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

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.