

11/21/2017 10:01 AM C:\PROJECTS\1359-2017\1359-2017-002\1359-2017-002-001\1359-2017-002-001-001.dwg

SITE DATA

ADDRESS: 8240 SANCUS BOULEVARD, COLUMBUS, OH 43081

PID: 610-218056

AREA: 3.48 +/- ACRES (122,024 SF)

SUBAREA A: 1.48 +/- ACRES (51,200 SF)

SUBAREA B: 1.997 +/- ACRES (68,824 SF)

ZONING: L-C-3, COMMERCIAL AND C-2, COMMERCIAL

EXISTING: AR-12, APARTMENT RESIDENTIAL

PROPOSED: H-35

HEIGHT DISTRICT: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

PROPOSED USE/DENSITY: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

SUBAREA A: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

SUBAREA B: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

PARKING: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

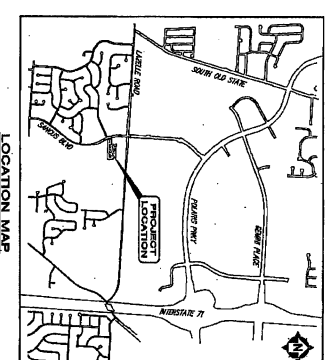
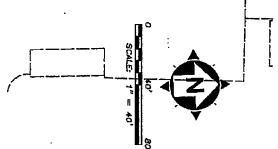
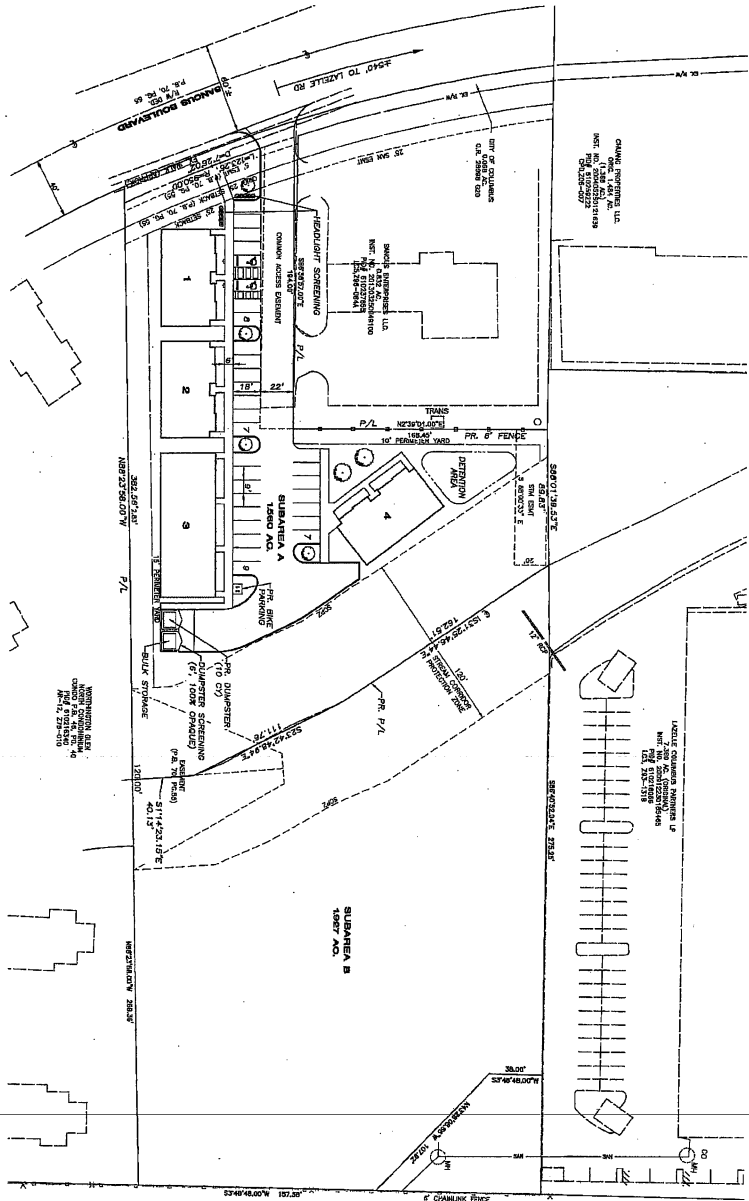
CAR PARKING: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

BIKE PARKING: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

REFUSE (SUBAREA A): 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

FLOOD ZONE: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED

TREE PLANTING: 18 DU @ 1.5 SPACES/DU = 27 SPACES REQUIRED, 31 SPACES PROVIDED



The site plan may be subject to change without notice. The site plan is for informational purposes only and does not constitute a contract. The site plan is subject to the terms and conditions of the contract. The site plan is subject to the terms and conditions of the contract. The site plan is subject to the terms and conditions of the contract.

David R. Ray Date: 5-1-17

David R. Ray Date: 5/1/17

CV16-002

<p>SANCUS APARTMENTS 8240 SANCUS BOULEVARD</p> <p>SITE PLAN</p>		<p>PROJECT NO: 160316</p> <p>DRAWING NAME: ZONE-PLAN</p> <p>DATE: 5/1/17</p> <p>1 1</p>	<p>DRAWING SCALE: 1" = 40'</p> <p>NO.:</p> <p>REVISION:</p> <p>DATE: 05/01/2017</p> <p>DESIGNED BY: GS</p> <p>DRAWN BY: DJ</p> <p>CHECKED BY: GS</p>	<p>DATE:</p>
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DEVELOPER:
P&D BUILDERS LTD.
2000 N. HIGH STREET, SUITE 340
COLUMBUS, OH 43201
PH: 614.525.7100
FAX: 614.525.7100
EMAIL: COLUMBUS@P&DBUILDERS.COM

ENGINEER:
CT CONSULTANTS, INC.
2000 N. HIGH STREET, SUITE 340
COLUMBUS, OH 43201
PH: 614.525.7100
FAX: 614.525.7100
EMAIL: COLUMBUS@CTCONSULTANTS.COM

ARCHITECT:
A. J. JONES & ASSOCIATES
2000 N. HIGH STREET, SUITE 340
COLUMBUS, OH 43201
PH: 614.525.7100
FAX: 614.525.7100
EMAIL: COLUMBUS@AJJONESANDASSOCIATES.COM

CT Consultants
engineers | architects | planners
Northwest Building - 7901 W. High Street - Suite 340, Columbus, Ohio 43235
Phone: 614.865.1700 - Fax: 614.865.1701 - www.ctconsultants.com

Final Site Plan Received 5/5/17

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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.

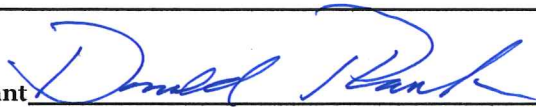
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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.

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:

See Exhibit 'B'

Signature of Applicant



Date

5/11/17

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

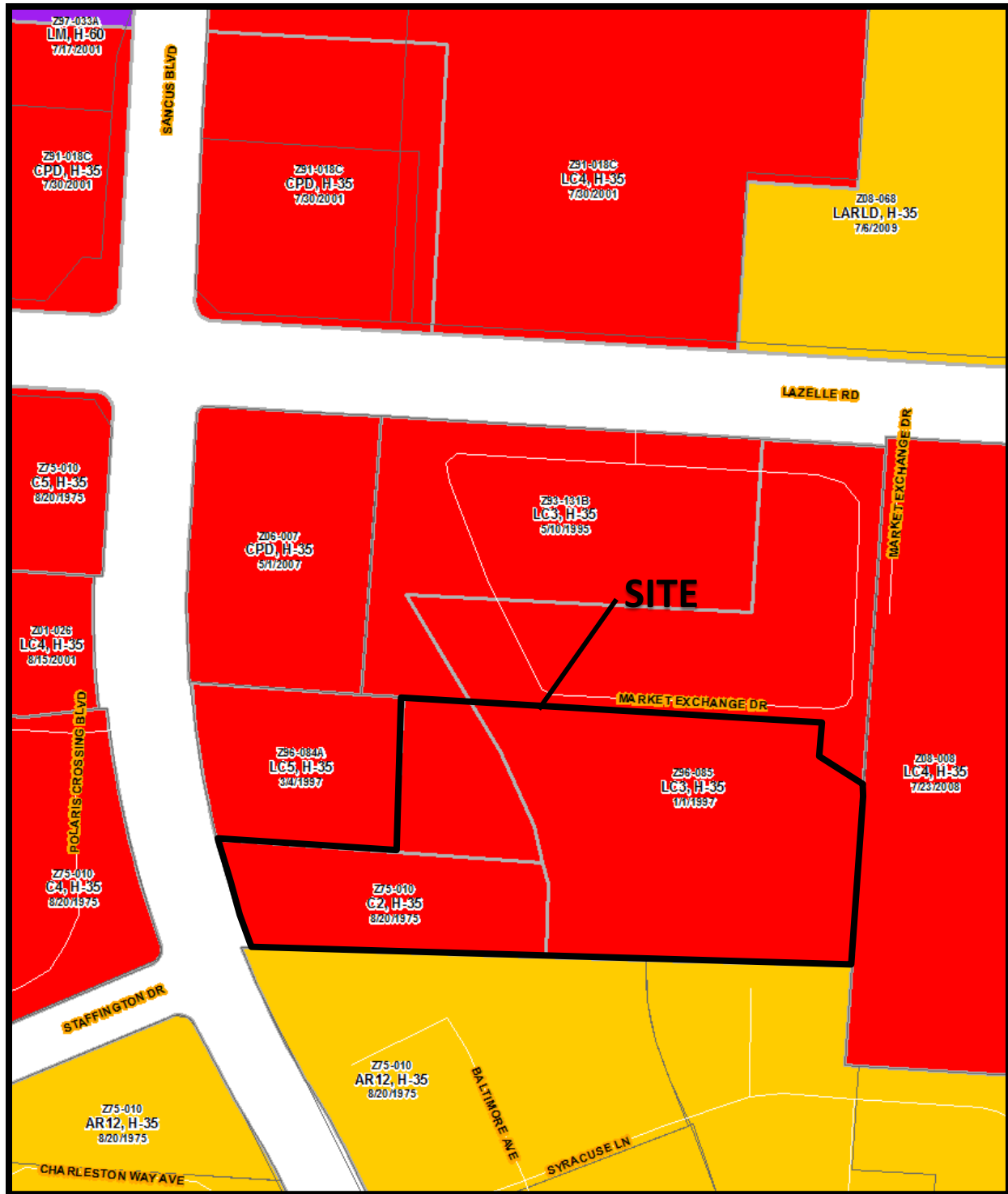
CV16-002, 8240 Sancus Boulevard

Rezoning application Z16-002 is pending to rezone the 3.487 acre site to AR-12, Apartment Residential. This variance application is submitted for variances to certain applicable site development standards of the AR-12, Apartment Residential District as a companion application to the pending rezoning for the proposed site development. The site plan titled "Sancus Apartments", hereafter "Site Plan", is the site development plan. Applicant proposes 18 apartments on "Subarea A" (1.56 acres) of the site and the balance (Subarea B, 1.92 acres) is to remain as open space, but may be split and combined with adjacent property for density, while remaining open space. The proposed land use and development is consistent with a wide range of uses in the area and creates permanent open space (Subarea B).

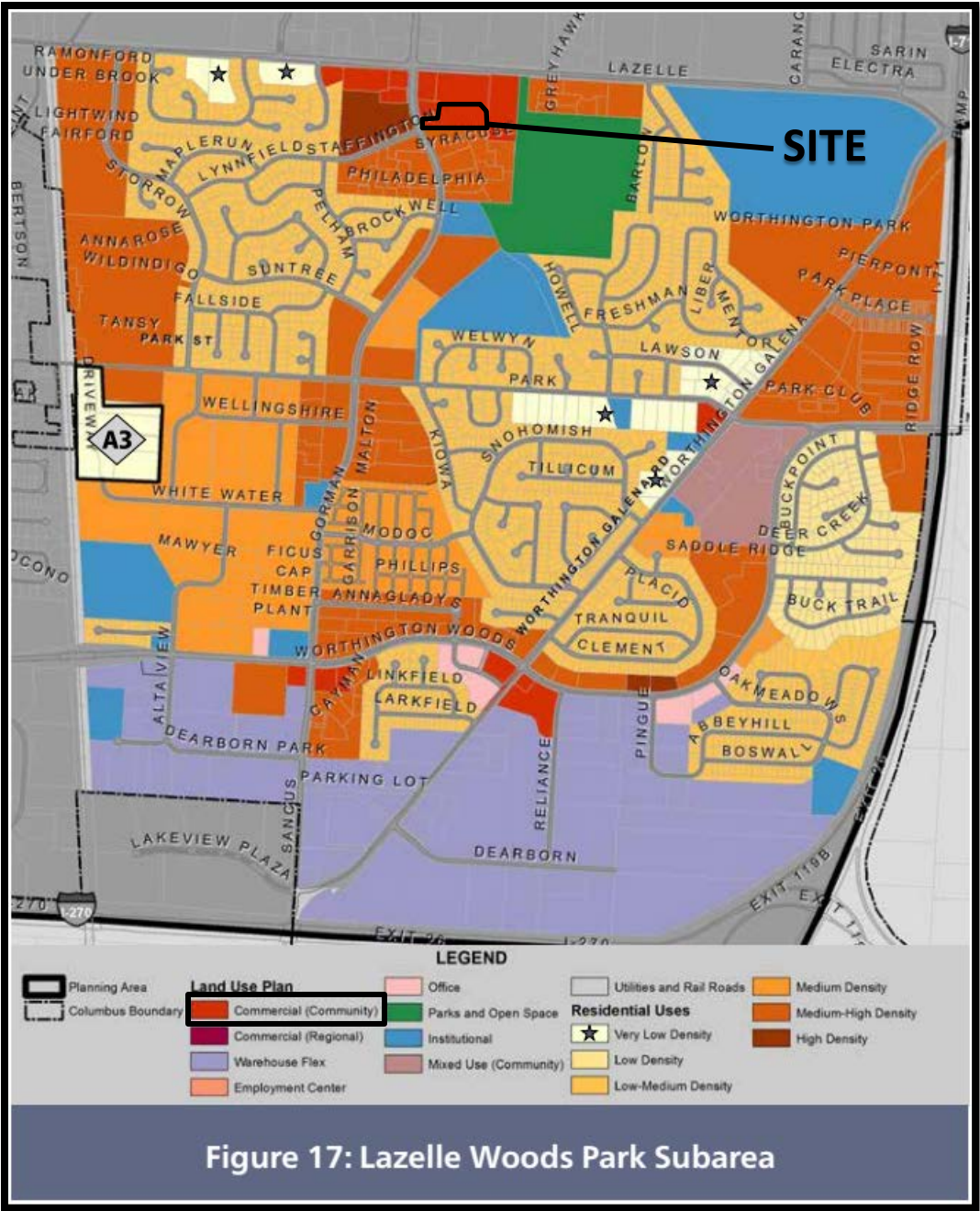
Applicant has a hardship with the physical shape of the property and effect of the 120' Stream Corridor Protection Zone (SCPZ). Applicant has a practical difficulty with code compliance to develop the property due to the physical characteristics of the property, including an irregular shape and a 120' stream corridor protection zone.

Applicant requests the following variances:

- 1). 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit commercial use of the driveway presently located along and parallel to the north property line adjacent to 8260 Sancus Boulevard (PID: 610-237655), which presently provides vehicular access to 8260 Sancus Boulevard.
- 2). 3333.255, Perimeter Yard, to reduce the perimeter yard from a calculated yard of 20.2 feet to zero (0) feet along the north property line adjacent to 8260 Sancus Boulevard (PID: 610-237655) due to a driveway for common access to 8260 Sancus Boulevard and subject site, and to reduce the perimeter yard from a calculated yard of 20.2 feet to 10 feet and 15 feet, as noted on the Site Plan.



CV16-002
8240 Sancus Boulevard
Approximately 3.487 acres



CV16-002
8240 Sancus Boulevard
Approximately 3.487 acres



CV16-002
8240 Sancus Boulevard
Approximately 3.487 acres

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

216-002 & CV16-002

Address

8240 SANCUS Blvd.

Group Name

For North Columbus Communities Coalition

Meeting Date

12/6/2016

Specify Case Type

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

Recommendation
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

10-0

Signature of Authorized Representative

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

President- FNCCC

DAYTIME PHONE NUMBER

614 / 832-9083

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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

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.APPLICATION # CV16-002STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm) -----

Being first duly cautioned and sworn (NAME) -----

of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Akidel Investment Company, LLC 365 Meadow Ash Drive Lewis Center, Ohio 43035 # of Columbus Based Employees: 2 Contact: Yaw Agyekum (614) 882-7782	2. Yaw and Delali Agyekum 365 Meadow Ash Drive Lewis Center, Ohio 43035 # of Columbus Based Employees: 0 Contact: Yaw Agyekum (614) 882-7782
3. _____	4. _____

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

*Donald Plank*Sworn to before me and signed in my presence this 7th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*11-5-2018

My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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Please make checks payable to the Columbus City Treasurer