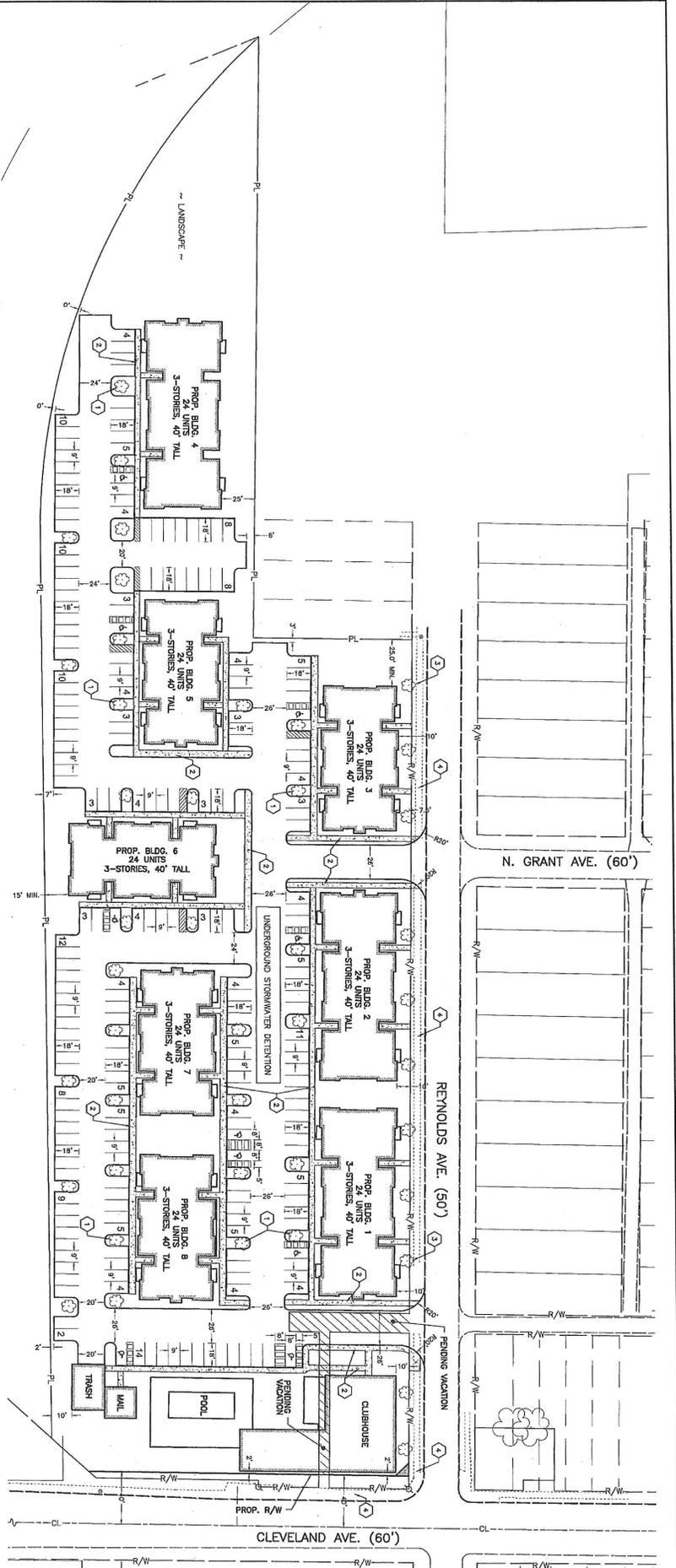


MA1045007_803ClevelandAvn\DWG\Zoning\ZONING SITE PLAN.dwg --ZONING SITE PLAN LAST EDITED BY:cm OH 6/20/18



SITE & BUILDING INFORMATION

ZONING ADDRESS:	819 CLEVELAND AVE.
ZONING:	010-000723, 010-014437, 010-020456, 010-020776, 010-014476, 010-014477
PROJ. NO.:	010-000776
DATE:	06-20-18
PREPARED BY:	DAVID S. BERRY, P.E.
CHECKED BY:	DAVID S. BERRY, P.E.
DATE:	06-20-18
SCALE:	1" = 40'

PARKING

USE:	APARTMENT (132 UNITS)
TOTAL REQUIRED SPACES:	248 Spaces
TOTAL PROVIDED SPACES:	227 Spaces (1.8 Space/Unit)
ACCESSIBLE SPACES REQUIRED:	7 ADA Spaces
ACCESSIBLE SPACES PROVIDED:	10 ADA Spaces
BICYCLE REQUIRED SPACES:	12 Spaces
BICYCLE PROVIDED SPACES:	12 Spaces
PROPOSED SETBACKS:	NORTH BUILDING SETBACK: 10'-0" (REYNOLDS AVENUE) EAST BUILDING SETBACK: 2'-0" (CLEVELAND AVENUE)
REUSE:	PRIVATE HAULER
INTERIOR PARKING LOT TREES:	(1:10 PARKING SPACE) 23 TREES REQUIRED
SITE TREES:	(1:10 DWELLING UNIT) 23 TREES PROVIDED 20 TREES REQUIRED 20 TREES PROVIDED
FLOOD ZONE:	10'
FILE NO.:	3849920326 X (06/17/2009)

CODED NOTES

- 1 PROP. SITE TREE (TYP)
- 2 PROP. CONC. WALK
- 3 PROP. STREET TREE (TYP)
- 4 EXISTING CONC. WALK
- 10' VISION TRIANGLE

AREA OF PENDING RIGHT-OF-WAY WACTION

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the City of Cleveland or his designee upon submission of the appropriate documents regarding the proposed adjustment.

David S. Berry, P.E. 06-20-18
 David S. Berry, P.E. 06/20/18
 David S. Berry, P.E. 06/20/18
 David S. Berry, P.E. 06/20/18

REVISIONS	DATE	BY	CHK

E. P. FERRIS & ASSOCIATES
 CONSULTING CIVIL ENGINEERS AND SURVEYORS

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 296-2592 (Fax)
 WWW.EPFERRIS.COM

CLEVELAND AVENUE APARTMENTS

JOB NO. 1045007
 DESIGNED BY: CDB
 DRAWN BY: MJC
 CHECKED BY: MJC
 DATE: 06/20/18

ZONING SITE PLAN

SCALE: 1" = 40'

SHEET NO. 1 OF 1

Final Site Plan Received 6/25/18

CV18-019, 819 CLEVELAND AVENUE



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

Application Number: CV18-010

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'

Multiple horizontal lines for providing details on variances.

Signature of Applicant _____ Date _____
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 2/20/18
Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 2-20-18

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

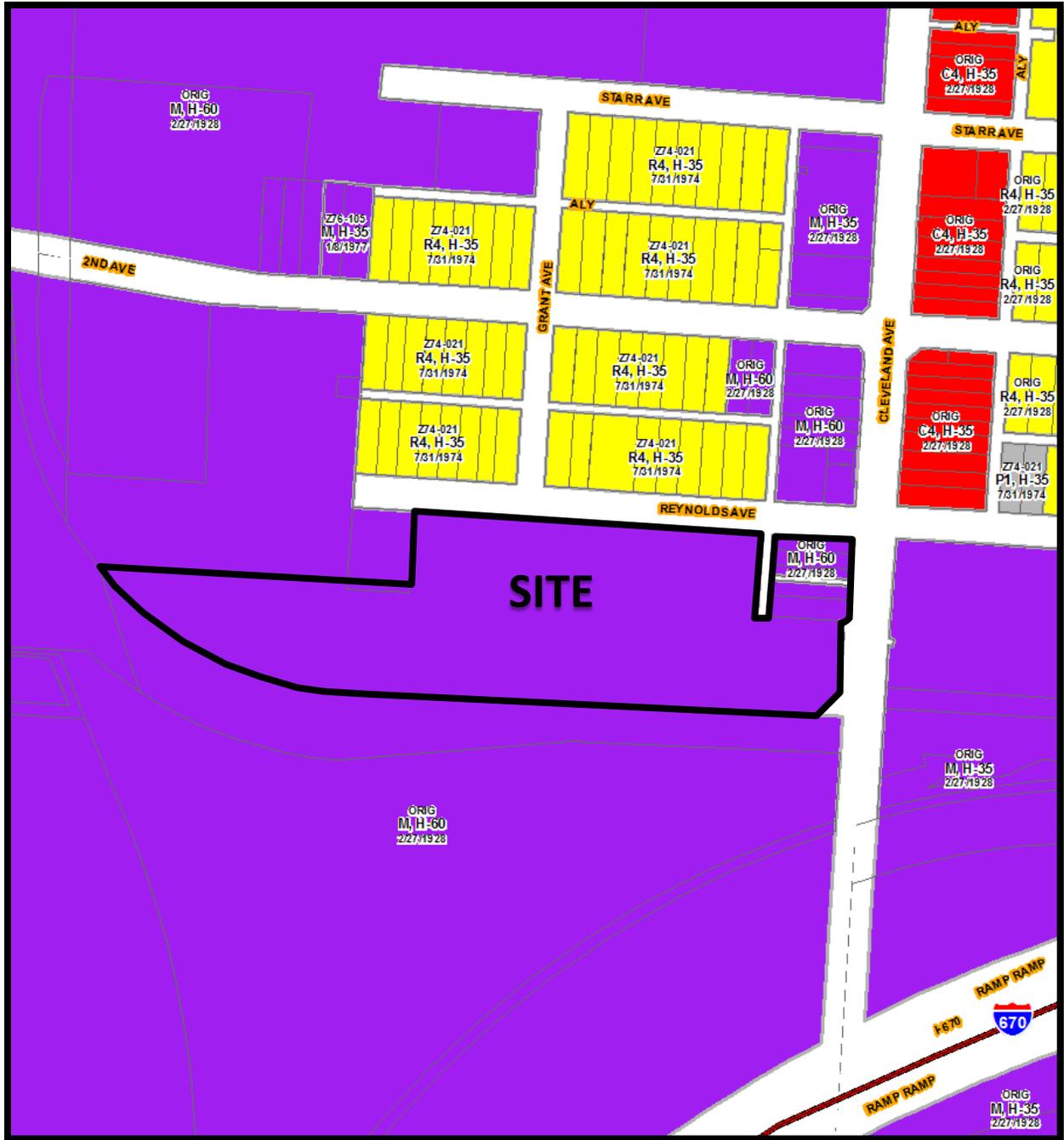
CV18-010, 819 Cleveland Avenue, Columbus, OH 43201

The subject property is 5.4 +/- acres located on the west side of Cleveland Avenue and the south side of Reynolds Avenue. It is presently zoned M, Manufacturing. Applicant has submitted an application to rezone (Z18-009) the site to the L-AR-2, Limited Apartment Residential District to build a 192 dwelling unit apartment complex. This Council Variance application is submitted for certain standards variances as a companion ordinance to the rezoning. The Site Plan titled "Cleveland Avenue Apartments", hereafter "Site Plan", dated 06-20-18 is submitted with this application.

Applicant has a physical and practical difficulty warranting variances from these site standards. The site is an urban development to which a suburban yard design standard, Perimeter Yard, is applied vs. typically closer urban setbacks. Parking is provided at one (1) space per bedroom. Approximately 80% of the dwelling units will be one (1) bedroom units. There is no zoning district to which the site could be rezoned without the need for standards variances for the proposed development. The proposed standards variances are reasonable for the site, are not substantial, and do not alter the essential character of the neighborhood nor impact the delivery of government services.

Applicant requests the following variances:

- 1). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 1.5 spaces/dwelling unit (288 spaces) to 1.18 spaces/dwelling unit (227 spaces).
- 2). Section 3321.05(B)(2), Vision Clearance, to reduce the 30'x30' clear vision triangle at the southwest corner of Cleveland Avenue and Reynolds Avenue to 10'x10', net of 10' of Cleveland Avenue right of way dedication, as shown on the Site Plan.
- 3). Section 3333.18(A), Building Lines, to reduce the Cleveland Avenue building setback line from 60 feet (Thoroughfare Plan) to two (2) feet, net of ten (10) feet of right of way dedication to the City of Columbus, and to reduce the Reynolds Avenue building setback from a 20' calculated building setback to ten (10) feet, both as shown on the Site Plan.
- 4). Section 3333.255, Perimeter yard, to reduce perimeter yard from 25' to 0 – 15 feet to permit structures and pavement for parking and aisles in the perimeter yard, as shown on the Site Plan



CV18-010
819 Cleveland Avenue
Approximately 5.4 acres



Milo Grogan Neighborhood Plan (2007)

CV18-010
819 Cleveland Avenue
Approximately 5.4 acres



CV18-010
819 Cleveland Avenue
Approximately 5.4 acres

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

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

Case Number: Z18-009 / CV18-010

Address: 819 Cleveland Avenue

Group Name: Milo Grogan Area Commission

Meeting Date: _____

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
(Check only one)
- Approval
 - Disapproval

NOTES: _____

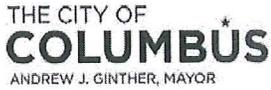
Vote: 5 YES
1 NO
2 ABSTAIN

Signature of Authorized Representative: *Charles [Signature]* 3/13/18
Maria [Signature] 3/13/18

SIGNATURE
President, Milo Grogan Area Commission
RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER _____

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, 757 Carolyn Avenue, Columbus, OH 43224.



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 Number: CV18-010

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, 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

Table with 2 columns and 2 rows. Row 1: 1. Avenue Partners, 100 West Third Avenue, 240R, Columbus, Ohio 43201, # of Columbus Based Employees: 2, Contact: Paul Pardi (614) 721-1101; 2. EJB, Inc., 805 Cleveland Avenue, Columbus, Ohio 43201-3611, # of Columbus Based Employees: 1, Contact: R. C. Robinson (614) 294-5217. Row 2: 3. (blank), 4. (blank)

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 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

Notary Seal Here 11-5-2018 My Commission Expires



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

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