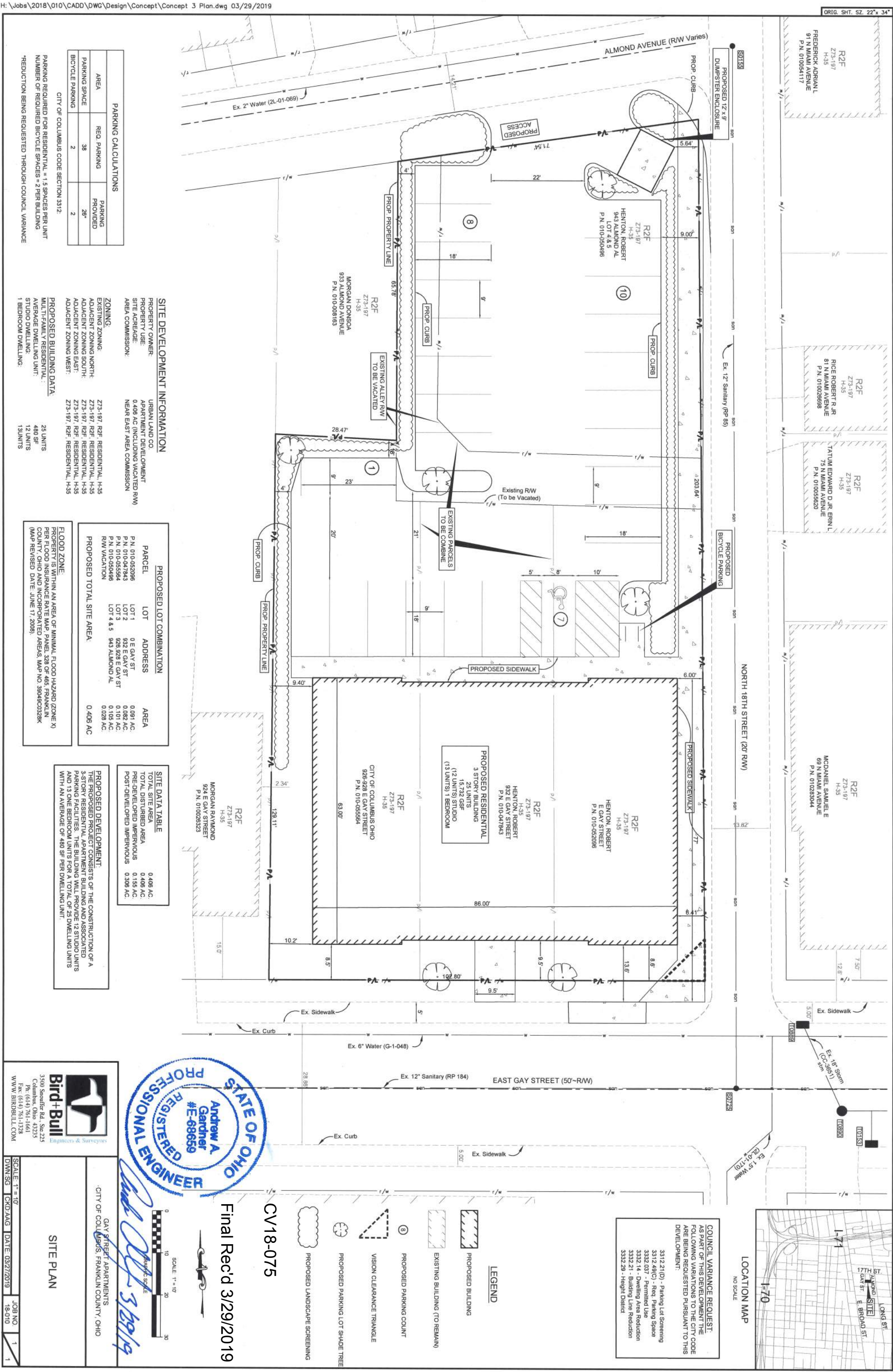


H:\Jobs\2018\010\CADD\DWG\Design\Concept\Concept 3 Plan.dwg 03/29/2019



PARKING CALCULATIONS		
AREA	REQ. PARKING	PARKING PROVIDED
PARKING SPACE	38	28*
BICYCLE PARKING	2	2

CITY OF COLUMBUS CODE SECTION 3312:
PARKING REQUIRED FOR RESIDENTIAL = 1.5 SPACES PER UNIT
NUMBER OF REQUIRED BICYCLE SPACES = 2 PER BUILDING
*REDUCTION BEING REQUESTED THROUGH COUNCIL VARIANCE

SITE DEVELOPMENT INFORMATION

PROPERTY OWNER: URBAN LAND CO.
PROPERTY USE: APARTMENT DEVELOPMENT
SITE ACREAGE: 0.406 AC (INCLUDING VACATED R/W)
AREA COMMISSION: NEAR EAST AREA COMMISSION

ZONING:
EXISTING ZONING: Z73-197 R2F, RESIDENTIAL, H-35
ADJACENT ZONING NORTH: Z73-197 R2F, RESIDENTIAL, H-35
ADJACENT ZONING SOUTH: Z73-197 R2F, RESIDENTIAL, H-35
ADJACENT ZONING EAST: Z73-197 R2F, RESIDENTIAL, H-35
ADJACENT ZONING WEST: Z73-197 R2F, RESIDENTIAL, H-35

PROPOSED BUILDING DATA:
MULTI-FAMILY RESIDENTIAL:
AVERAGE DWELLING UNIT:
STUDIO DWELLING: 12 UNITS
1 BEDROOM DWELLING: 13 UNITS

PROPOSED LOT COMBINATION

PARCEL	LOT	ADDRESS	AREA
P.N. 010-052086	LOT 1	0 E GAY ST	0.081 AC
P.N. 010-047843	LOT 2	932 E GAY ST	0.082 AC
P.N. 010-055564	LOT 3	926 928 E GAY ST	0.101 AC
P.N. 010-050466	LOT 4 & 5	943 ALMOND AL	0.105 AC
R/W VACATION			0.028 AC
PROPOSED TOTAL SITE AREA:			0.406 AC

SITE DATA TABLE

TOTAL SITE AREA	0.406 AC
TOTAL DISTURBED AREA	0.406 AC
PRE-DEVELOPED IMPERVIOUS	0.155 AC
POST-DEVELOPED IMPERVIOUS	0.306 AC

PROPOSED DEVELOPMENT

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A 3-STORY RESIDENTIAL APARTMENT BUILDING AND ASSOCIATED PARKING FACILITIES. THE BUILDING WILL PROVIDE 12 STUDIO UNITS AND 13 ONE BEDROOM UNITS FOR A TOTAL OF 25 DWELLING UNITS WITH AN AVERAGE OF 480 SF PER DWELLING UNIT.

FLOOD ZONE

PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FLOOD INSURANCE RATE MAP (FIRM) 328 OF 465, FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS MAP NO. 39049C0328K (MAP REVISED DATE: JUNE 17, 2006).



Final Rec'd 3/29/2019

CV18-075



LEGEND

COUNCIL VARIANCE REQUEST:
AS PART OF THIS DEVELOPMENT THE FOLLOWING VARIATIONS TO THE CITY CODE ARE BEING REQUESTED PURSUANT TO THIS DEVELOPMENT:
3312.21(D) - Parking Lot Screening
3312.49(C) - Reg. Parking Space
3332.037 - Permitted Use
3332.14 - Dwelling Area Reduction
3332.21 - Building Line Reduction
3332.28 - Height District

LOCATION MAP



SITE PLAN

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

3500 Snodder Rd., Ste 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1338
WWW.BIRDBULL.COM

SCALE: 1" = 10'
DWN:SG [CKD:AA] DATE: 03/27/2019
JOB NO. 18-010 1 1

Statement of Hardship

The purpose for this application is for the Urban Land Co. to construct a 3-story apartment building, hereafter referred to as the Gay Street Apartments, at the corner of East Gay Street and North 18th Street located within the Near East Area Commission. This project will ultimately result in the construction of 25 additional units of contemporary metropolitan housing designed for single occupants, with readily available access to public transportation in this growing area of the City. With the site's location central to the City, access to public transportation, and the ongoing construction of similar housing in the immediate vicinity, the site is an ideal candidate for this proposed development.

The proposed development, and thus the proposed variances, will cover four (4) separate properties and a small portion of existing right-of-way to be vacated between Almond Avenue and E. Gay Street abutting N. 18th Street. All parcels currently exhibit the same zoning and the Applicant is currently in the process of combining the parcels into one. The current parcel numbers are as follows:

010-047843, 010-050496, 010-052096, 010-055564

Multiple variances are currently proposed for the site, currently zoned under R2-F Residential, in order to permit a development of this scope and density in this up-and-coming neighborhood. In detail, the variances required for this proposed development are as follows:

Section 3312.21(A) – Parking Lot Landscaping

To eliminate 3 tree islands in the parking lot and instead provide them in the perimeter of the parking lot as shown on the plan.

Section 3312.21(D) – Parking Lot Screening

To reduce the parking lot buffer from 4 feet in width to 0 feet along the north property line.

To maintain adequate traffic circulation and due to site constraints the applicant is to provide screening adjacent to the parking lot area in the R-O-W of Almond Alley.

Section 3312.49(C) – Minimum number of parking spaces required.

To reduce the number of required onsite parking spaces.

The code requires 1.5 spaces per dwelling unit, which would total 38 parking spaces. The proposed site plan provides one space per dwelling unit for a total of 26 parking spaces. Due to the nature of the development the units are designed for single occupants and each unit would be allotted one parking space. On-street parking is available on East Gay Street to meet any additional needs of the tenants. Due to site constraints the additional 13 spaces would be a hindrance to the traffic circulation, require reduced parking space dimensions, create excess paved and impervious surface area, and be unnecessary for the perspective tenants.

Section 3332.25 – Maximum Side Yard Required

To reduce the maximum side yard to 15.04 feet (5.64' at the dumpster + 9.4' at the NW Corner of the building).

The code requires the sum of the widths of the side yard to be 16-feet. To accommodate a garbage dumpster in a location accessible to refuse collection, we are requesting a reduction to 15.04'.

Section 3332.037 – R-2F Residential District Permitted Use

To allow the construction of a 25-unit apartment building in an R-2F district.

Due to the higher density of units associated with multi-story apartment buildings exceeding that of a single-family or two-family dwelling, a variance is being sought to allow higher density housing than permitted by code within the R-2F zoning district.

Section 3332.21 – Building Line

To reduce the Front Building Setback from 10' to 7.5 feet.

The proposed building would be aligned with the property to the east which would maintain the urban nature of the neighborhood. The frontage would still provide pedestrian access and greenspace which imitate the “urban density” philosophy of the North East Area Plan.

Section 3332.29 – Height District

To increase the allowable building height of 35 feet to 41.5 feet.

The goal of the proposed development is to provide a modern compact unit to the individual resident with unique features, one of which is providing 10-foot-high ceilings. In doing so the 3-story building height would extend beyond the allowable height by 6.5 feet with minimal impact to the surrounding area. Three stories is compatible with other developments on the same block, and the height variance allows the project to incorporate a pitched roof, which is in keeping with the context and character of the surrounding neighborhood. This variance is not necessary to allow for three floors, which can be accommodate within the 35' limit. This variance is being sought to allow for appropriate higher quality architecture and higher quality interior space.

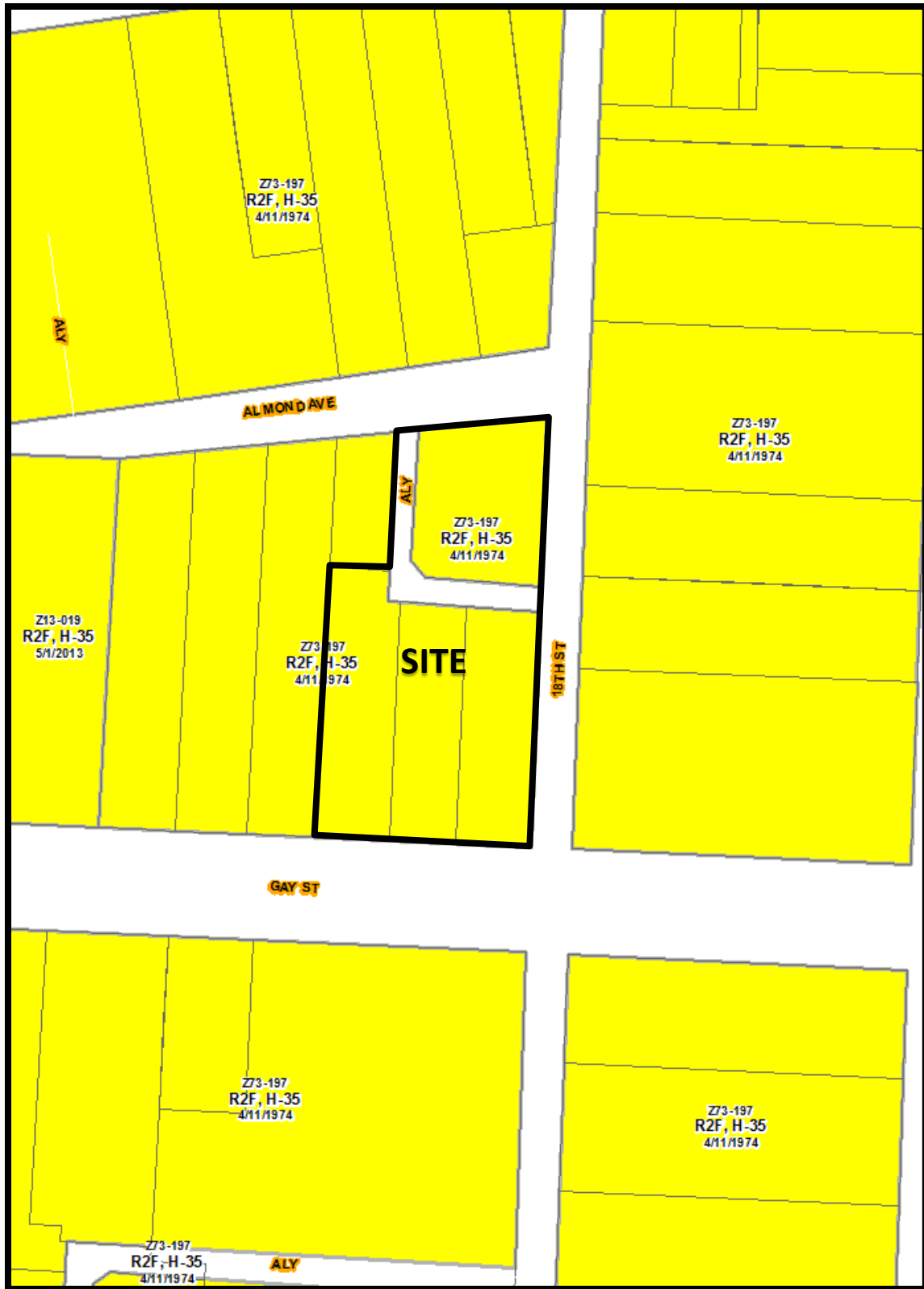
The aforementioned variances are all integral to the success of the project and the ultimate goal of constructing additional affordable, multi-family housing in this growing neighborhood. The proposed variances would be well supported in the character of this neighborhood. The Application respectfully requests the support of, and approval of, this variance request.



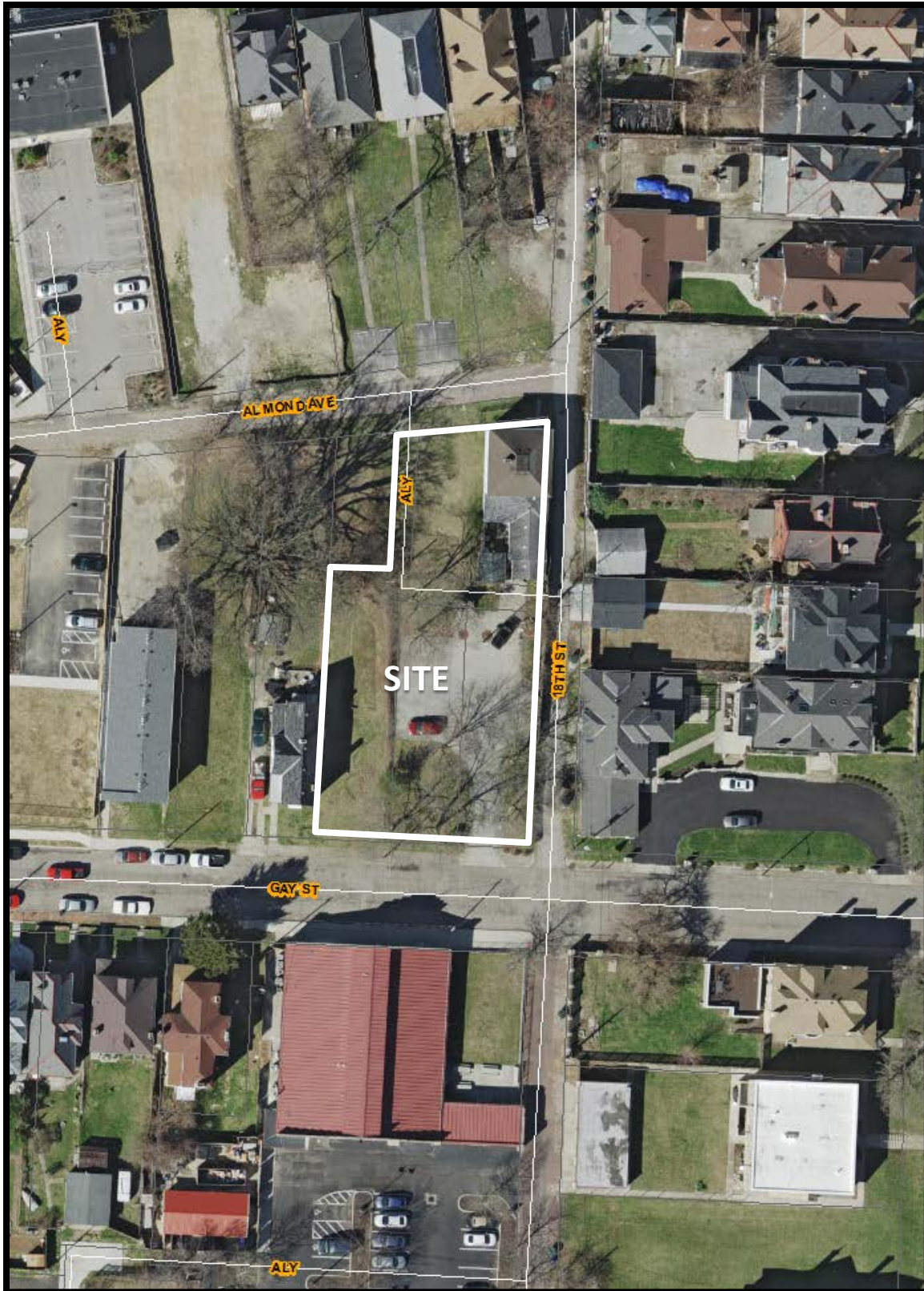
Applicant Signature

03/29*/2019

Date



CV18-075
932 East Gay Street
Approximately 0.41 acres



CV18-075
932 East Gay Street
Approximately 0.41 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number:

CV 18-075

Address:

932 East Gay Street

Group Name:

Near East Area Commission

Meeting Date:

Dec. 13th 2018

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:

Vote:

7-6-2

Signature of Authorized Representative:

SIGNATURE

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, 111 N. Front St., Columbus, OH 43215.

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV18-075STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHASE MILLER C/O URBAN LAND COMPANY LTD.
 of (COMPLETE ADDRESS) 5000 ARLINGTON CENTRE BLVD, STE 2166 COLUMBUS OH 43220
 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. PID: 010-052096 934 East Gay LTD Urban Land Company 5000 Arlington Centre Blvd Columbus, OH 43220 Chase Miller, (614) 686-7775	2. PID: 010-047843 Robert Henton 932 E Gay Street Columbus, OH 43203 Robert Henton, (614) 597-3072
3. PID: 010-05564 City of Columbus Ohio City of Columbus Land Bank 845 Parsons Avenue Columbus, OH 43206-2396 John Turner, (614) 645-2551	4. PID: 010-050496 Robert Henton 943 Almond Alley Columbus, OH 43203 Robert Henton, (614) 597-3072

☒ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27 day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

4-17-21

Notary Seal Here



Allison M Russell
 Notary Public, State of Ohio
 My Commission Expires 04-17-21

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614.645.4522 to schedule.