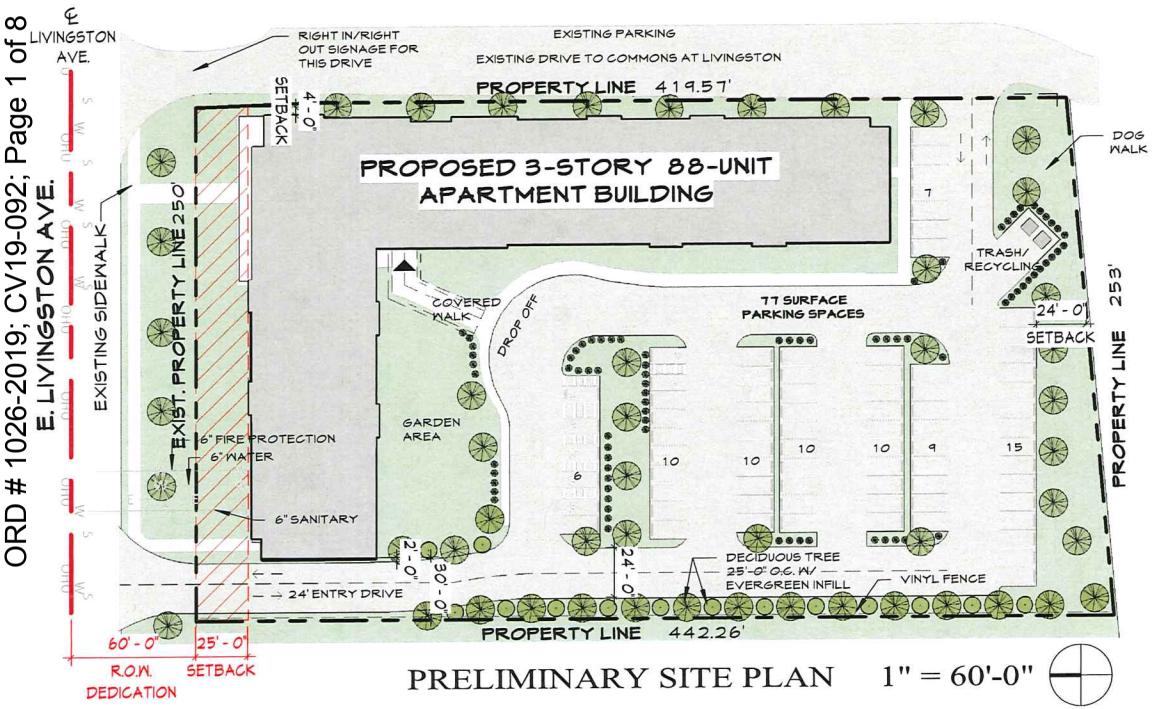


PRELIMINARY SITE PLAN 1" = 60'-0"

SITE DEVELOPMENT

BUILDING COVERAGE		27,7895.F. / 108.376 S.F.	25.6%
LOT COVERAGE	SITE AREA CONCRETE ASPHALT FOOTPRINT TOTAL / SITE S.F.	111,828 3,756 S.F. 41,810 S.F. 27,784 S.F. 72,928 S.F. / 111,828 S.F.	2.57 ACRES 65.2%
DENSITY	UNITS / ACRE SITE S.F. / UNITS	88 UNITS/2.57 ACRES 1,270	34.24/ ACRE S.F. / UNIT
PARKING -	71 SPACES 6 H.C. SPACES 77 TOTAL SPACES		
TOTAL FLOOR AREA FIRST FLOOR SECOND FLOOR THIRD FLOOR	FOOTPRINT FOOTPRINT FOOTPRINT FOOTPRINT	81,474 S.F. 27,784 S.F. 27,095 S.F. 27,095 S.F.	

DESIGN AND QUANTITY WILL SATISFY ALL LOCAL REQUIREMENTS

REQUEST VARIANCES

a. SECTION 3312.49(C) - PARKING - REDUCTION OF THE REQUIRED PARKING FROM A MINIMUM OF 1.5 (132) PARKING SPACES PER DWELLING UNIT TO 77 TOTAL PARKING SPACES (0.875 PARKING SPACES PER DWELLING UNIT).

b. SECTION 3333.23(D) - MINIMUM SIDE YARD - WHERE A BUILDING EXCEEDS TWO AND ONE-HALF STORIES IN HEIGHT, THE MINIMUM SIDE YARD SHOULD BE 1/6 OF THE BUILDING HEIGHT (APPROX 42') IS APPROXIMATELY 7'; MINIMUM SIDE YARD CANNOT CURRENTLY BE ACHIEVED DUE TO THE WEST REQUIREMENT OF A 4' LANDSCAPED AREA AND A 24' WIDE ENTRY DRIVE.

c. SECTION 3333.18 - BUILDING LINES - REDUCED THE REQUIRED SETBACK FROM EAST LIVINGSTON AVENUE FROM 60'-0" TO 25'-0" AS SHOWN ON THE SITE PLAN.

d. SECTION 3309.14 - THE HEIGHT DISTRICT REQUEST WITH THE AR-2, APARTMENT RESIDENTUAL DISTRICT WILL BE REDUCED TO H-35 HEIGHT DISTRICT; PROPOSED BUILDING HEIGHT IS 42' TO MIDPOINT OF HEIGHEST RIDGE.

APPLICANT'S SIGNITURE: 4/9/19

2B

National Church Residences

BERWYN EAST PLACE

Final Site Plan Received 4/9/19 CV18-092

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

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 Application #: CV18-092

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 conjuction 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):

The property is located on the south side of Livingston Ave., near the intersection of Livingston and Barnett. The property is currently zoned C-2, Office Commercial District. Applicant has submitted a rezoning application to rezone the property to AR-2, Apartment Residential Use District. The rezoning is intended to facilitate development of the site with approximately 105 units of senior, independent-living housing.

This application is submitted in conjunction with and as a companion to the pending rezoning application. Applicant seeks to reduce the number of parking spaces required for the development. Applicant is a long-standing owner and experienced operator of senior housing developments in Columbus and across the United States. In Applicant's experience, the residents of a senior IL community own and use vehicles in smaller numbers then a non-senior multifamily development and maintaining the existing parking requirements would impose a hardship on the development. Accordingly, Applicant requests the following variances:

a. Section 3312.49(C) - Parking - Reduction of the required parking from a minimum of 1.5 (132) parking spaces per dwelling unit to 77 total parking spaces (0.875 parking spaces per dwelling unit).

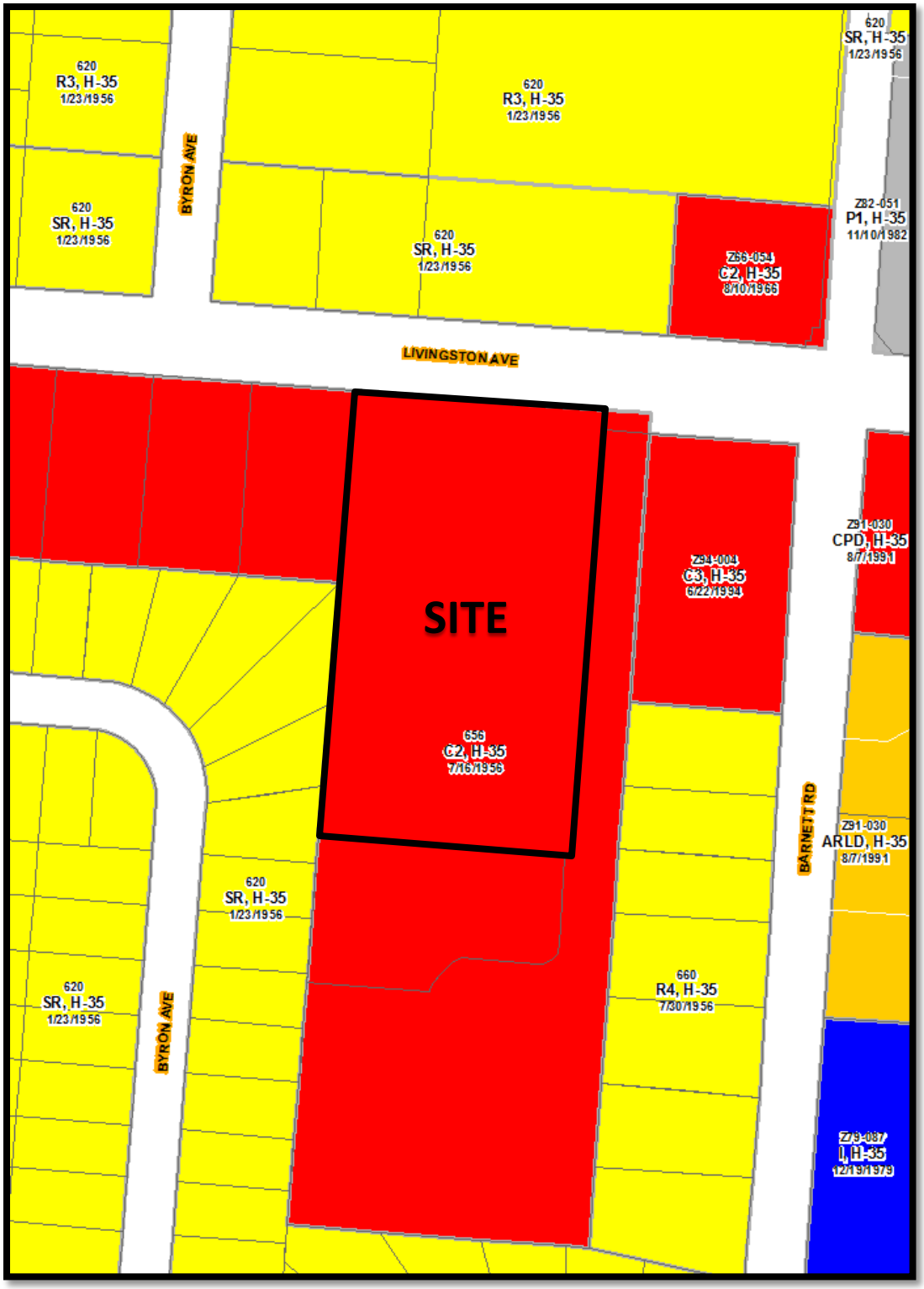
b. Section 3333.23(D) - Minimum Side Yard - Reduction of the minimum side yard from approximately 7' (based on a building height of approximately 42') to the side yards as shown on the site plan.

c. Section 3333.18 - Building Lines - Reduction of the required setback from East Livingston Avenue from 60' to 25', as shown on the site plan.

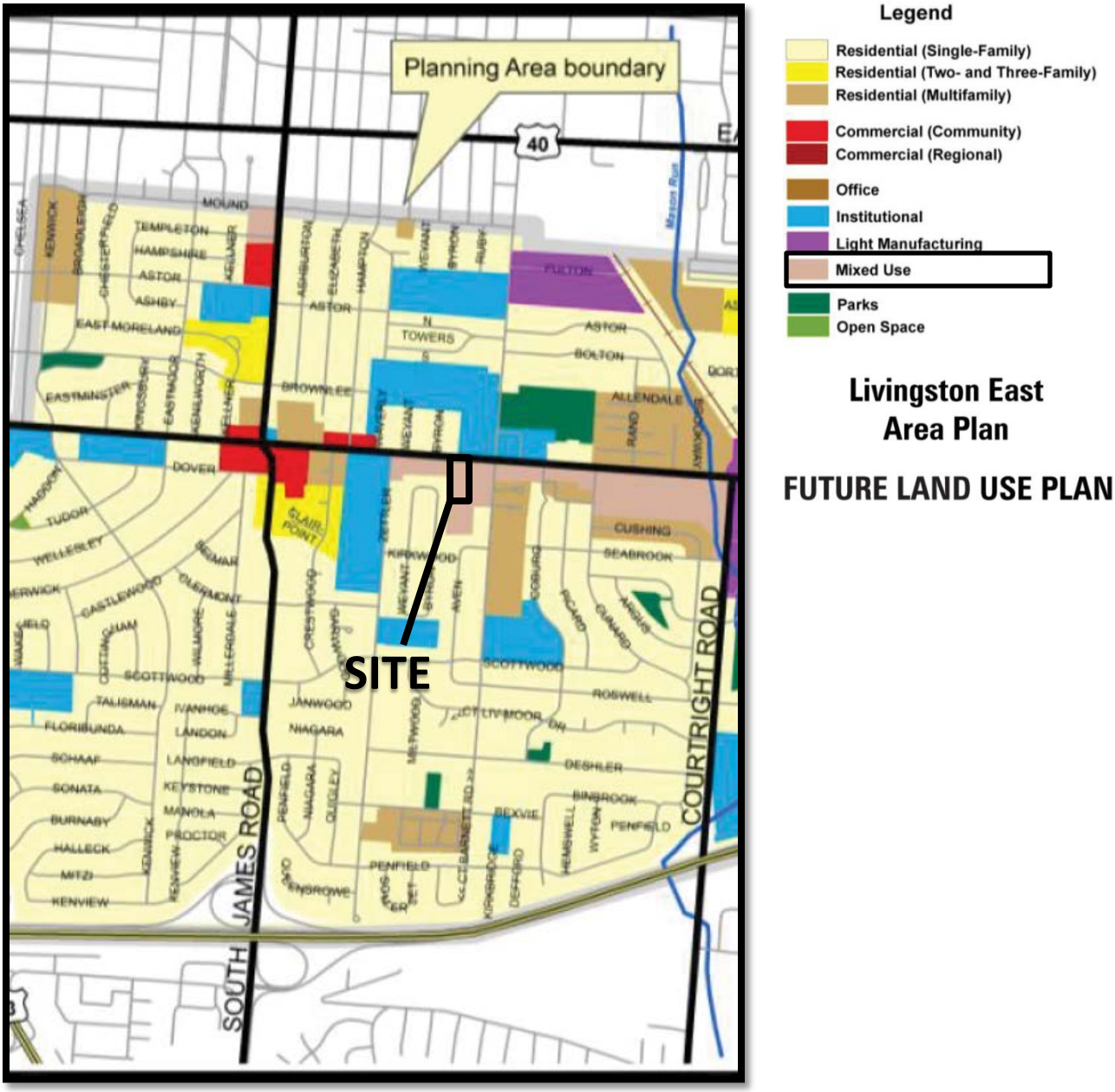
d. Section 3309.14 - Building Height - Variance from the H-35 height district to allow a building height of 42'.

Signature of Applicant _____ **Date** 4/9/19

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



CV18-092
3341 East Livingston Avenue
Approximately 2.57 acres



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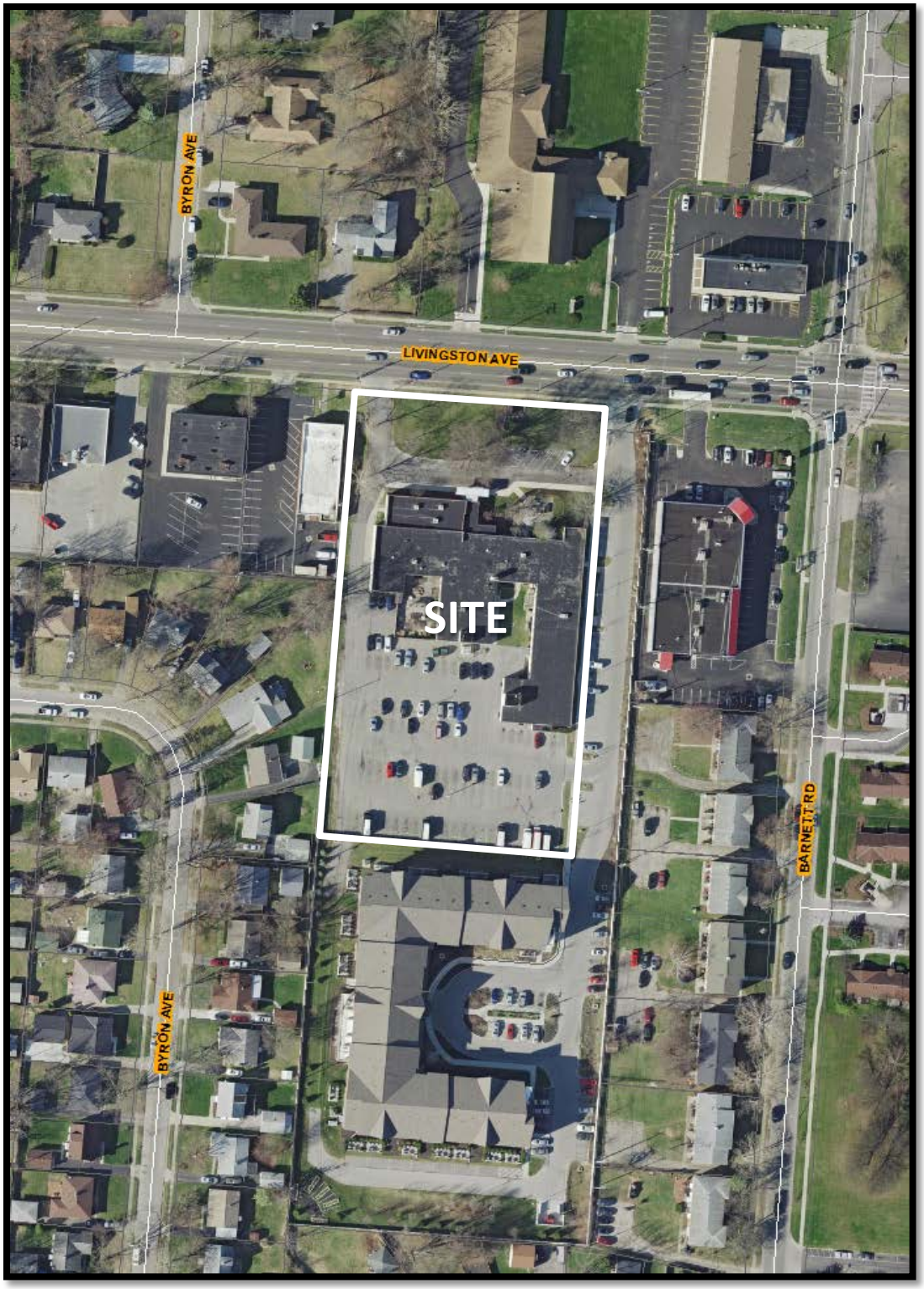

CV18-092
3341 East Livingston Avenue
Approximately 2.57 acres

Berwyn East Civic Association

1480 Zettler Rd. Columbus, Ohio 43227

December 17, 2018

Meghan Kaple
National Church Residences
2335 North Bank Drive
Columbus, Ohio 43220

RE: 3341 East Livingston Avenue, Columbus, Ohio (the "Property")
National Church Residences - Zoning Recommendation
Mideast Area Community Collaborative (MACC) - Berwyn East Civic Association

Dear Ms. Kaple,

The Mideast Area Community Collaborative (MACC) is the umbrella organization for neighborhood civic associations in the 9th and part of the 14th police precincts in Columbus, which includes the Berwyn East Civic Association. It is our understanding that National Church Residences proposes to develop senior affordable housing located at 3341 East Livingston Avenue within the boundaries of the Berwyn East Civic Association.

This Property is currently zoned C-2, Office Commercial District and National Church Residences has submitted an application to rezone the property to AR-2, Apartment Residential Use District to develop an 88-unit, 3 story structure for senior affordable housing.

On October 30, 2018 and November 27, 2018 National Church Residences presented their proposed senior housing concept to the Berwyn East Civic Association. At both meetings National Church Residences described the location, development plans, answered questions from the audience, and requested feedback to define key project characteristics. National Church Residences refined their plans in response to community feedback and the City of Columbus' Staff Report issued on November 19, 2018 and provided an update to the Berwyn East Civic Association at the November meeting. We were assured that the rendition shown of the building would indeed will be the completed structure.

As the President of the Berwyn East Civic Association, we appreciate National Church Residences responsiveness to community feedback and recommend approval of the rezoning and council variance to facilitate the development of this senior housing community. As our neighborhood population grows older and relies on fixed income, the need for affordable, senior housing has become ever-present. It is our understanding National Church Residences will apply for 2019 Low Income Housing Tax Credits (LIHTC) from the Ohio Housing Finance Agency (OHFA) to finance the construction of this community.

Berwyn East has always been open to specialized housing. We currently have both veteran and disabled housing through this organization and 2 additional senior housing units as well as 1 more for disabled. We must consider all types of housing, including how it affects those in single homes, as we consider any new development. Since National Church Residence has addressed our concern for maintaining our neighborhood height limit, Berwyn East Civic Association supports the development of a senior affordable housing community located at 3341 East Livingston Avenue.

Sincerely,

Charles Duerson
President
Berwyn East Civic Association

MEMBER ORGANIZATIONS

Beechwood Civic Association & Blockwatch

Berwick Civic Association

Berwyn East Civic Association & Blockwatch

Easthaven Civic Association

East Hampton Civic & Block Watch

Leawood Gardens Neighborhood Association

Livingston Heights Place Civic Association

Mayfair / Peacekeepers Blockwatch & Civic Association

North Eastmoor Civic Association

Pinecrest Civic Association & Blockwatch

South Eastmoor Civic & Blockwatch

Thunderbird Acres Civic Association

Remington Ridge Civic Association

Willis Park Civic Association

MACC

Mid-East Area Community Collaborative

2500 Park Crescent – Columbus, OH 43232

December 17, 2018

Meghan Kaple
National Church Residences
2335 North Bank Drive
Columbus, Ohio 43220

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As the President of the MACC, we appreciate National Church Residences responsiveness to community feedback and recommend approval of the rezoning and council variance to facilitate the development of this senior housing community. As our neighborhood population grows older and relies on fixed income, the need for affordable, senior housing has become ever-present. It is our understanding National Church Residences will apply for 2019 Low Income Housing Tax Credits (LIHTC) from the Ohio Housing Finance Agency (OHFA) to finance the construction of this community. The MACC supports the awarding of these funds to National Church Residences.

The MACC supports the decision made by the Berwyn East Civic Association who supports the development of a senior affordable housing community located at 3341 East Livingston Avenue.

Sincerely,

Quay Barnes

Quay Barnes
President, MACC

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: CV18-092

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein
of (COMPLETE ADDRESS) 2335 North Bank Dr.. Columbus. OH
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. Heritage Day Health Centers (Owner) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein, 614-273-3806 Wholly owned subsidiary of National Church Residences	2. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein, 614-273-3806 Approximately 1090 employees based in Franklin County (inclusive of subsidiary companies)
3.	4.

☐ ***Check here if listing additional parties on a separate page.***

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22nd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC Tammy L. Shaffer

My Commission Expires: 11/15/2019

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

NOTARIAL SEAL STATE OF OHIO
Notary Seal Here

TAMMY L. SHAFFER
Notary Public, State of Ohio
My Commission Expires 11-15-2019

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