



REVISIONS DATE BY CHK		SCALE 1" = 20'	
		SHEET NO. OF 1 1	
CITY OF COLUMBUS, OHIO BROADVIEW NORTH APARTMENTS 1450 BROADVIEW AVE		ZONING SITE PLAN CY19-011	
JOB NO. 104-008 DESIGNED BY: DMS DRAWN BY: DMS CHECKED BY: CJP APPROVED BY: _____ DATE: 03/15/19			



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 #: CV19-011

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

Signature of Applicant

Armen Petrosyan by David B. Plank

Date

1-28-19

Donald Plank

Attorney

Date

1/28/2019

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

CV19-011, 1450 Broadview Avenue

By rezoning and variance applications Z15-051 and CV15-069, applicant developed the abutting parcel to the south with a 66 dwelling unit apartment building. The building is now built. Applicant proposes to build a 60 dwelling unit apartment building on this site. Rezoning application Z19-012 is pending to rezone the site to the AR-3, Apartment Residential District. This variance application is submitted for variances to certain applicable site development standards of the AR-3, Apartment Residential District as a companion application to the pending rezoning for the proposed site development. The site plan titled "CV19-011 Zoning Site Plan – Broadview North Apartments, 1450 Broadview Ave", hereafter "Site Plan", dated March 15, 2019, is the site development plan. The proposed land use and development is consistent with a wide range of uses in the area. The site is adjacent to the south side of Ida Avenue. Commercial zoning fronting the south side of W. Fifth Avenue extends to the north side of Ida Avenue. The site is presently developed with six (6) two family dwellings with a total of 12 on-site parking spaces. The tenants of the existing dwelling units also park on Broadview Avenue. The proposed apartment building has slightly less than code compliant parking at 1.5 spaces per DU or 90 spaces vs. the 85 spaces provided, but is designed for one (1) parking space per bedroom.

This council variance application is submitted in conjunction with and as companion to rezoning application Z19-012 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development without also needing variances and applicant has a practical difficulty with code compliance to develop the property in a comprehensive, coordinated way, as proposed. The Zoning Code standards for multi-family use are designed for suburban development, thereby necessitating variances for urban redevelopment. Many redevelopment projects in the 5th by Northwest Area Commission area have required similar variances.

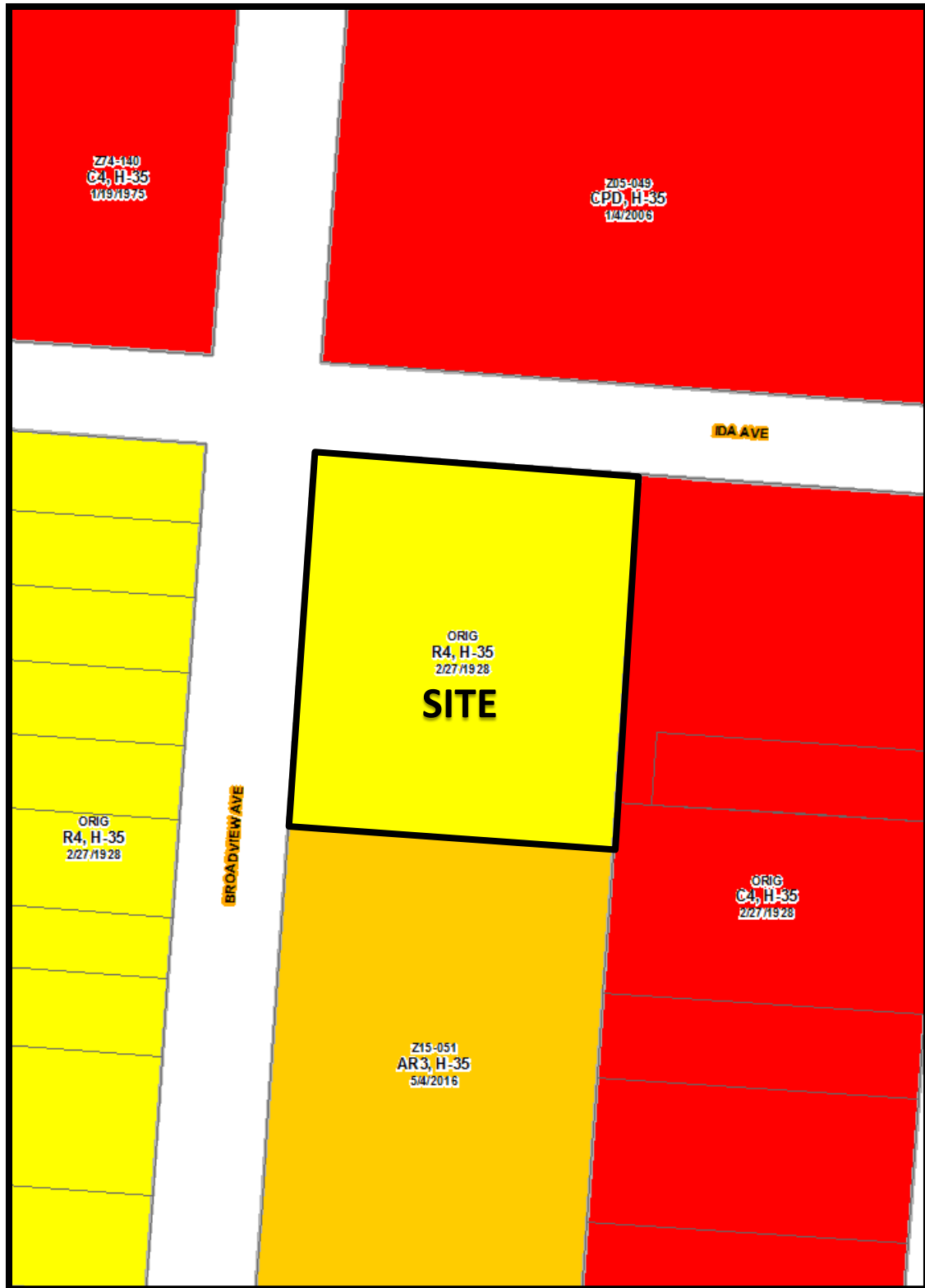
Applicant requests the following variances:

1).3309.14, Height Districts, to permit a maximum height of 62 feet, as defined in Section 3303.08, Letter H, Height, in the H-35 height district for the east 100 feet of the building. The west 80 feet complies with the H-35 height district.

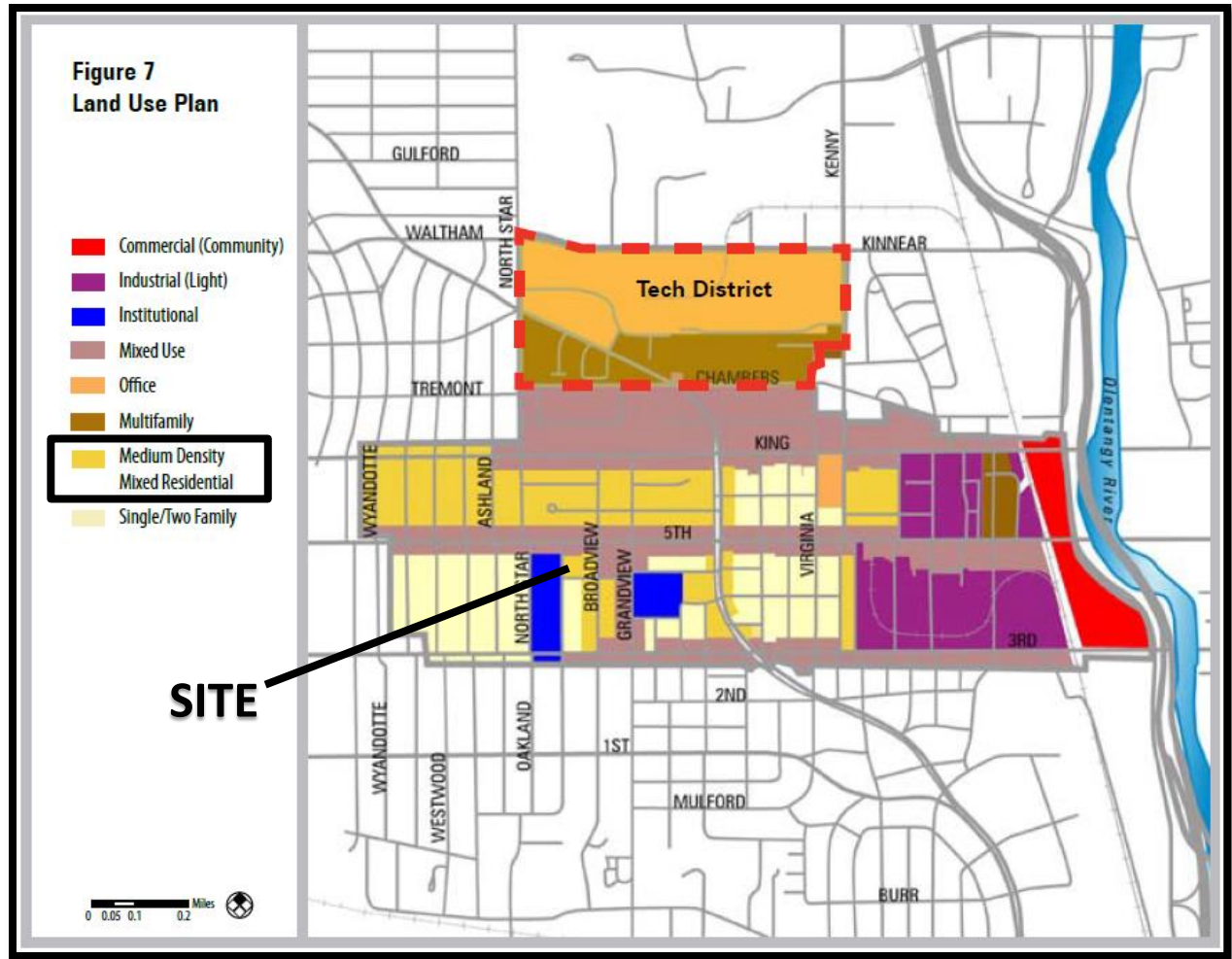
2). 3312.09, Aisle, to reduce the one-way aisle width for seven (7) 60 degree parking spaces from 17 feet to 15.9 feet, where the aisle is adjacent to the corner of the southeast stairwell and to reduce the depth and width of 60 degree parking spaces from 20 feet and 10 feet to 17.9 feet and 8.8 feet, respectively.

- 3). 3312.13, Driveway, to reduce the driveway width for one-way in and out driveways from the enclosed parking garage from 20 feet to 12 feet each.
- 4). 3312.25, Maneuvering, to permit fifteen (15) stacked parking spaces with maneuvering reduced from 20 feet to 0 feet, with the interior spaces maneuvering through the adjacent parking space. Pairs of stacked spaces shall be assigned to the same dwelling unit.
- 5). 3312.29, Parking Space, to reduce the length of two (2), 90 degree parking spaces and seven (7), 60 degree spaces from 18 feet to 16 feet, to reduce the width of eight (8) spaces from 9 feet to 8 feet and to permit fifteen (15) stacked parking spaces, with the interior spaces maneuvering through the outside parking space adjacent to the aisle. Interior stacked parking spaces shall be assigned to the same dwelling unit as the parking space in front of the stacked space. Parking spaces with reduced dimensions shall be posted "Compact Car Only" in the parking garage.
- 6). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 90 spaces to 85 spaces.
- 7). 3331.05(B)(2), Vision Clearance, to reduce the 30'x30' clear vision triangle at the intersection of Broadview Avenue and Ida Avenue to 23'x 23'.
- 8). 3333.15(C), Basis of Computing Area, to increase the permitted building coverage from 50% to 78%.
- 9). 3333.18, Building Lines, to reduce the Broadview Avenue building setback line from 20 feet to a staggered setback of ten (10) feet to 16 feet and to reduce the Ida Avenue setback from 10 feet to five (5) feet for part of the building on the Ida Avenue frontage.
- 10). 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to 5% of lot area.
- 11). 3333.26, Height District, to permit a building height of 62 feet on the east 100 feet of the site in an H-35 height district.

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 Plan 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.

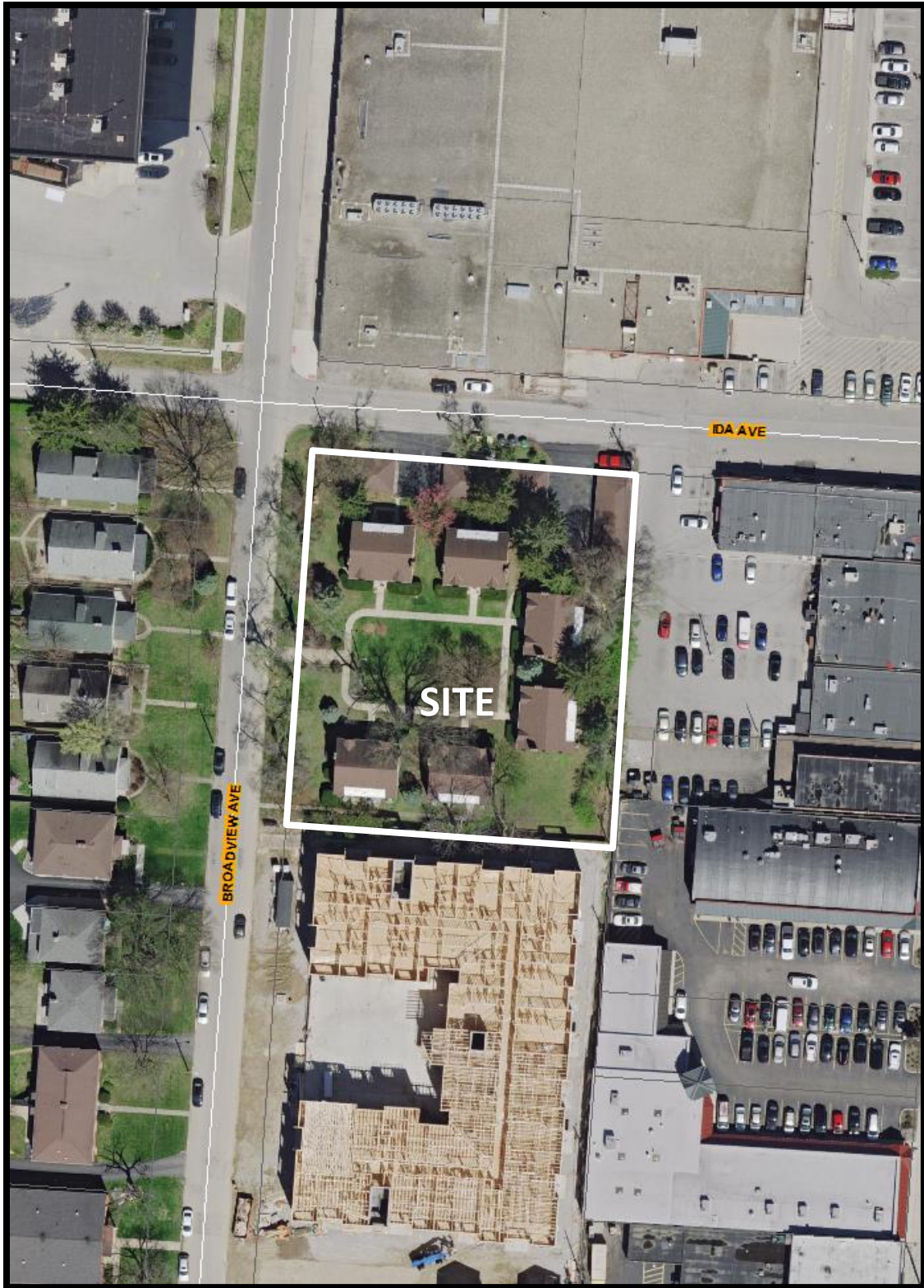


CV19-011
1450 Broadview Avenue
Approximately 0.9 acres



Fifth by Northwest Neighborhood Plan (2009)

CV19-011
1450 Broadview Avenue
Approximately 0.9 acres



CV19-011
1450 Broadview Avenue
Approximately 0.9 acres

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. 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: Z19-012 / CV19-011

Address: 1450 Broadview Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: March 5, 2019

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:

~~Increased~~ Increased density on Ida, which
has mainly been used as a side-street,
is a concern because the density is increasing
by 60 residents. Concerns by neighboring properties
owners impacted voting. Concerns that tenants
may not make use of paid parking thus putting more
vehicles back on street. Height of Building is excessive
and could be easily mitigated with lower ceiling

Signature of Authorized Representative:

SIGNATURE

5th by W.W. Area Commis

RECOMMENDING GROUP TITLE

614 256-1944

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.



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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 #: CV19-011

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, Floor 2, 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. Avenue Partners 100 West This Avenue, Suite 240R Columbus, Ohio 43201 Number of Columbus-based Employees: One (1) Contact: Paul Pardi; Phone: 614-579-3433	2. Glen A. Robbins 939 South High Street Columbus, Ohio 43206 Number of Columbus-based Employees: Zero (0) Contact: Glen A. Robbins; Phone: 614-444-6871
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf
October 24, 2023

My Commission Expires:

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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