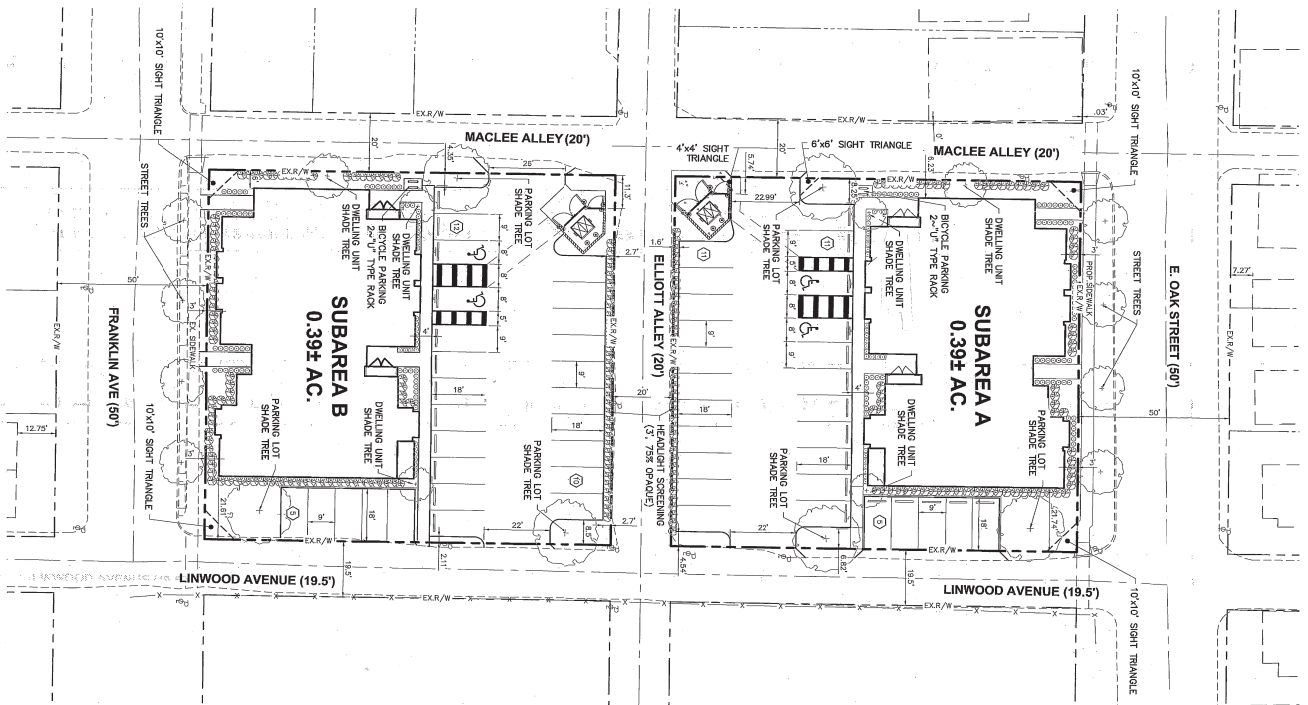


Final Site Plan Received 6.5.19



SITE DATA TABLE - SUBAREA A:

TOTAL SPACES REQUIRED:	13 SPACES/DRIVEWAY UNIT = 18 X 13 = 27 SPACES
TOTAL SPACES PROVIDED:	27 SPACES/DRIVEWAY UNIT = 18 X 13 = 27 SPACES
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TOTAL SPACES PROVIDED:	27 SPACES/DRIVEWAY UNIT = 18 X 13 = 27 SPACES

PAVING SPACE SHADE TREES REQUIRED: 1 PER 10 SERVICE PARKING SPACES = 3 TREES
 PARKING SPACE SHADE TREES PROVIDED: 3 TREES
 ENLIGHTENED UNIT SHADE TREES REQUIRED: 1 PER 10 DRIVEWAY UNITS = 2 TREES
 ENLIGHTENED UNIT SHADE TREES PROVIDED: 2 TREES (MIN.)

SITE DATA TABLE - SUBAREA B:

TAX PARCELS:	18 PARCELS
DRIVEWAY UNITS:	18 DRIVEWAY UNITS
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PAVING SPACE SHADE TREES REQUIRED: 1 PER 10 SERVICE PARKING SPACES = 3 TREES
 PARKING SPACE SHADE TREES PROVIDED: 3 TREES
 ENLIGHTENED UNIT SHADE TREES REQUIRED: 1 PER 10 DRIVEWAY UNITS = 2 TREES
 ENLIGHTENED UNIT SHADE TREES PROVIDED: 2 TREES (MIN.)

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any changes to the development shown on this drawing shall be the responsibility of the applicant. The Building and Zoning Services Department or its designee upon notification of the applicant.

Signature: *David B. Perry* Date: *10-11-18*
 David B. Perry, Agent for Applicant
 Signature: *David B. Perry* Date: *10/11/18*
 David B. Perry, Attorney for Applicant

CV18-053

CITY OF COLUMBUS, OHIO
 ZONING DEPARTMENT
 FOR
 THE ELLIOT
 1300 OAK STREET, 1200 FRANKLIN AVE
 COLUMBUS, OHIO 43206

ADVANCED
 CIVIL DESIGN
 ENGINEERS

GRAPHIC SCALE
 1" = 20' HORIZ
 1" = 20' VERT

SCALE: 1" = 20' HORIZ
 SHEET: 1/1



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

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

Walter Community by Don B. Perry, Agent

Date 10-11-18

Signature of Attorney

Donald Frank

Date 10/11/18

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

CV18-053, 1309 Oak Street, Columbus, OH 43205

The total site area is 0.78 +/- acres and consists of two 92) subareas, as follows: 1) Subarea A: 0.39 +/- acres on the south side of Oak Street between Maclee Alley (20') and Linwood Avenue (19.5') and abutting the north side of Elliott Alley (20'), and 2) Subarea B: 0.39 +/- acres on the north side of Franklin Avenue between Maclee Alley (20') and Linwood Avenue (19.5') and abutting the south side of Elliott Alley (20'). Both subareas are 0.39 +/- acres. Subarea A is zoned ARLD (Z73-197) and Subarea B is zoned R-3 (Z93-023A). Uses in the area include a broad range of uses including single-family, two-family, multi-family and commercial uses as well as a public school to the east.

Applicant proposes to develop each subarea with a new three (3) story, 18 unit apartment building. A site plan ("Site Plan") depicting the proposed development is submitted with this application.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses and development of new housing. The proposal meets these objectives, in addition to being a substantial investment in the neighborhood.

Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not also need variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3332.035, R-3, Residential District, to permit an 18 dwelling unit building (Subarea B).
- 2). Section 3333.11, ARLD Area District Requirements, to reduce required lot area from 2,500 SF of lot area per dwelling unit to 943 SF per dwelling unit to permit 18 dwelling units (Subarea A).
- 3). Section 3309.14, Height Districts, to permit the height of both three (3) story buildings to be 38 feet in the H-35 Height District, as measured in Section 3308.08, Letter H, Height.
- 4). Section 3312.21, Landscaping and Screening, to reduce the 145 SF soil area and 4' radius per parking lot tree for one tree in Subarea A to 120 SF soil area and 3.4' radius, and for one tree in Subarea B to 87 SF and 2.15' radius; to reduce the width of landscaping along Elliott Alley from

four (4) feet to 1.6 feet (Subarea A) and 2.6 feet (Subarea B) and to reduce the height of landscaping along Elliott Alley from five (5) feet to three (3) feet.

5). Section 3312.25, Maneuvering, to reduce maneuvering area for 90 degree parking spaces along the west side of Linwood Avenue (19.5') in both Subarea A and Subarea B from 20 feet to 19.5 feet.

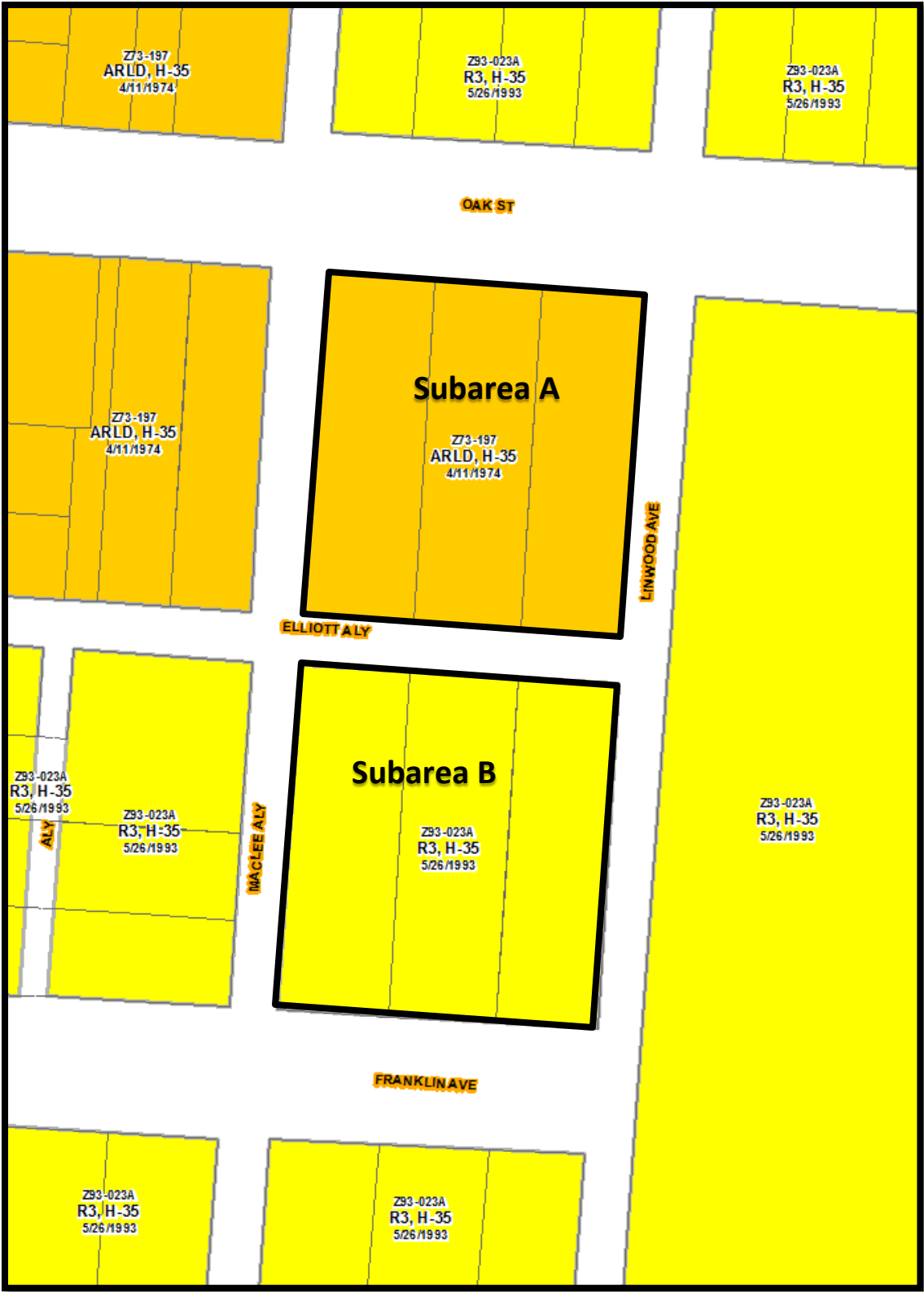
6). Section 3332.21(D), Building Lines, to reduce the Franklin Avenue building setback line from ten (10) feet to three (3) feet (Subarea B).

7). Section 3332.26(F), Minimum Side Yard Permitted, to reduce the minimum west side yard of Subarea B from 6.33 feet, based on 1/6 of the 38 foot building height, to 6 feet.

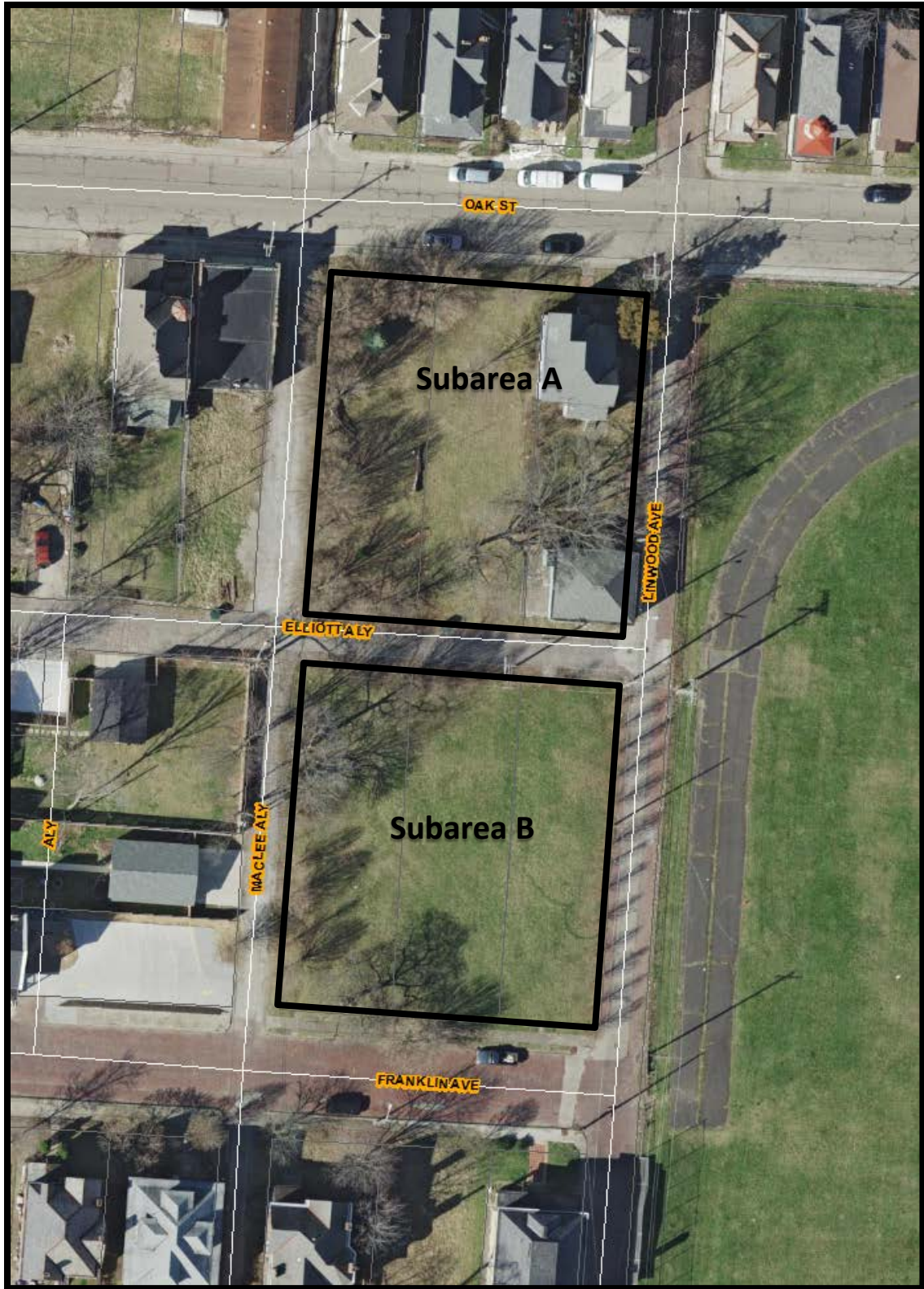
8). Section 3333.18(D), Building Lines, to reduce the Oak Street building setback line from ten (10) feet to three (3) feet (Subarea A).

9). Section 3333.23(D), Minimum Side Yard Permitted, to reduce the minimum west side yard of Subarea A from 6.33 feet, based on 1/6 of the 38 foot building height, to 6.23 feet.

10-11-18



CV18-053
1309 Oak Street
Approximately 0.78 acres



CV18-053
1309 Oak Street
Approximately 0.78 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number CV 18 - 053

Address 1309 Oak Street

Group Name Near East Area Commission

Meeting Date October 11, 2018

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

12-0-0

Ruthless Dr. Baul

CHAIR, NEAR EAST AREA COMM

614-582-3053

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

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 #: CV18-053

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank Law Firm, 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 (include contact name and number)
 Business or individual's address
 City, State, Zip Code
 Number of Columbus based employees
 (Limited to 4 lines per box)

1. Wilcox Communities, LLC; 250 W. Old Wilson Bridge Road; Worthington, Ohio 43085 Number of Columbus based Employees: Zero (0) Contact: Jamie Wilcox; Telephone: 614-340-1040	2. Oak St QOZB, LLC 250 W. Old Wilson Bridge Road, Worthington, Ohio 43085 Number of Columbus based Employees: Zero (0) Contact: Jamie Wilcox; Telephone: 614-340-1040
3. -----	4. -----

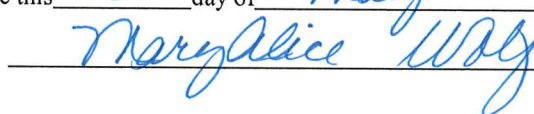
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 22nd day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC



My Commission Expires: _____

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

Notary Seal Here



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

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 all checks payable to the Columbus City Treasurer