

SITE DATA:	
CERTIFIED ADDRESS:	2839 CLEVELAND AVE
010-070877-00	010-070893-00
TAX PARCEL ID:	010-07895-00, 010-078498-00, 010-186401-00
GROSS SITE AREA:	1.185 ACRES
RIGHT-OF-WAY DEDICATION:	0.162 ACRES
NET SITE AREA:	1.033 ACRES
ZONING:	AR-2 (219-056)
PROPOSED VARIANCE:	CV19-079
HEIGHT DISTRICT:	H-36 (BUILDING HEIGHT 35')
USE:	46 DWELLING UNITS
DENSITY:	43.58 UNIT/ACRE (999.9 SF/UNIT)
FEMA MAP PANEL & ZONE:	33049C0189K 09/17/2008 (ZONE 'X')
PARKING PROVIDED:	
REGULAR SPACES (9'x18' MIN):	44 SPACES
ADA SPACES:	1 REGULAR, 1 VAN
TOTAL PROVIDED SPACES:	46 SPACES
BICYCLE PARKING REQUIRED/PROVIDED:	5/6 SPACES
PARKING LOT TREES REQUIRED/PROVIDED:	5 TREES

SITE NOTES
ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE, INCLUDING SECTIONS 3312 AND 3321, AS MODIFIED BY CV19-079

SITE LIGHTING SHALL CONFORM TO SECTION 3321.03. LIGHTING SHALL NOT EXCEED 18' IN HEIGHT AND SHALL HAVE FULLY SHIELDED, RECESSED LAMPS DIRECTED AWAY FROM ADJUTING PROPERTIES AND DIRECTED DOWNWARD TO PREVENT GLARE AND SHINE ABOVE THE HORIZONTAL PLANE.
ALL PARKING SPACES SHALL BE A MINIMUM OF 9'x18' (90 DEGREE) AND SHALL CONFORM TO SECTION 3312.29 AND 3312.43 FOR SURFACE COMPOSITION, SECTION 3312.39 FOR STRIPING AND MARKING AND SECTION 3312.46 FOR WHEEL STOPS/CURBS.
DUMPSTERS SHALL BE SCREENED ON ALL SIDES IN ACCORDANCE WITH SECTION 3321.01.
ALL DRIVES WITHIN THE SUBJECT DEVELOPMENT ARE PRIVATE.
ALL SIDEWALKS SHALL BE CONNECTED IN A NETWORK AND A MINIMUM OF FOUR FEET IN WIDTH.
THE SUBJECT PARCEL IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 33049C0328K (DATED JUNE 17, 2008) AND IS LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).
PROPOSED BUILDING FOUNDATIONS AND ALL OTHER BUILDING ELEMENTS MAY NOT ENCRGOACH THE RIGHT-OF-WAY AT ANY TIME.
BUILDING MECHANICAL ELEMENTS ON ROOFTOP SHALL BE SCREENED FROM ROADWAYS.

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plan is submitted to the City of Columbus Planning Department 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.

David B. Perry, Agent for Applicant
Date: 10/23/19
David Frank, Attorney for Applicant
Date: 10/23/19

CV19-079 Final Received 10/23/2019

CV19-079

Z1

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING VARIANCE SITE PLAN
FOR
KENLAWN PLACE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



AMERICAN
STRUCTUREPOINT
INC.

2560 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com



homeport



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

Harriet B. P.

Date

7-22-19

Signature of Attorney

Donald Plank

Date

7/22/19

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

CV19-079

Exhibit B
Statement of Hardship
CV19-079 , 2959 Cleveland Avenue

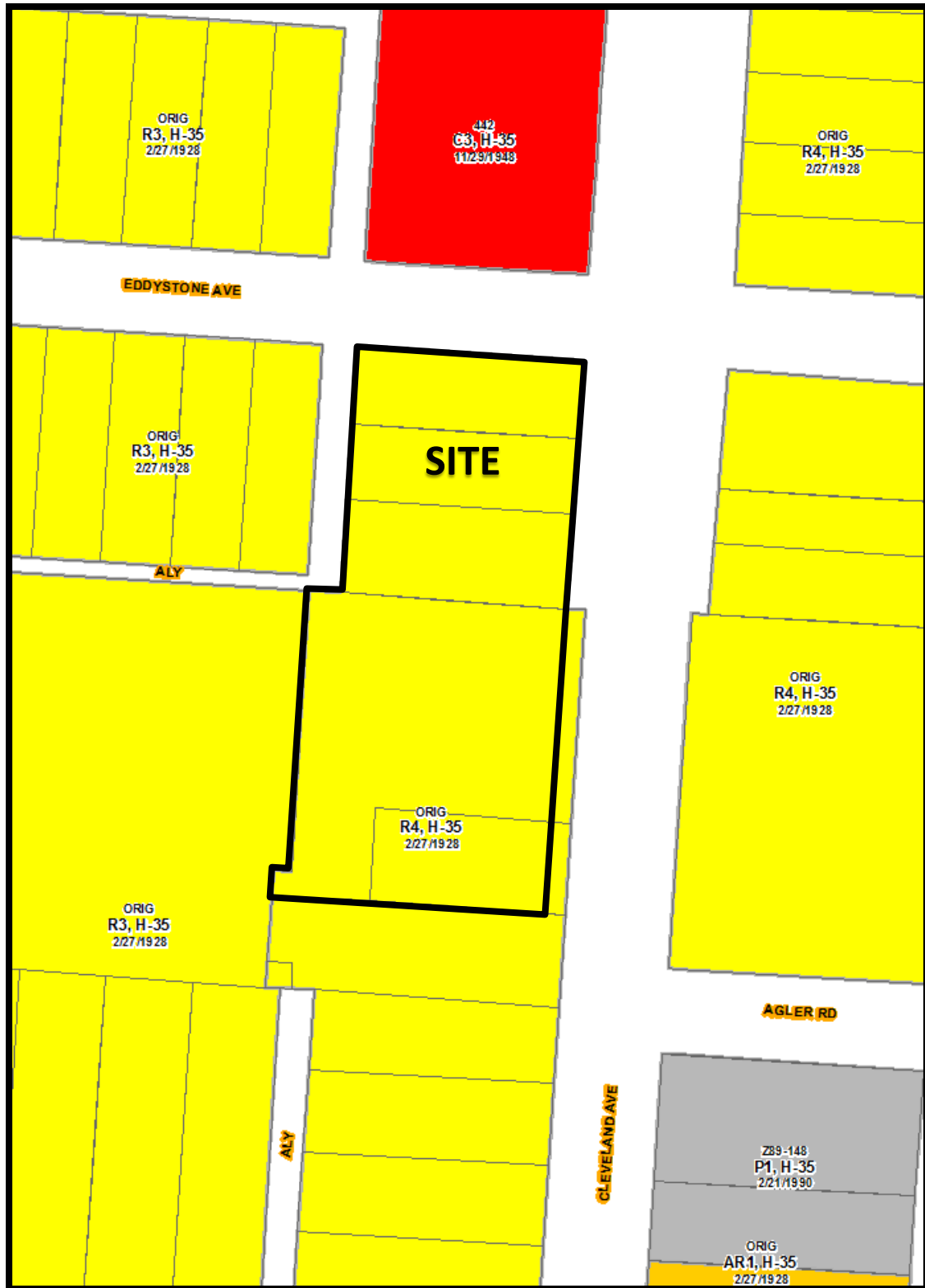
By CV18-085 (Ordinance 3301-2019, passed January 28, 2019, Columbus City Council approved variances to the R-4 district to permit a 45 dwelling unit apartment building. The project has been awarded funding by the Ohio Housing Finance Agency (OHFA). Rezoning application Z19-056 for the AR-2, Apartment Residential District has been submitted to reflect the use and density of the 45 dwelling unit building. This application is submitted to run concurrently with rezoning Z19-056 for comparable standards variances in the AR-2 district (Z19-056) as are permitted by Ordinance 3301-2019 in the R-4 district. The rezoning and new variance applications are follow-up actions with the project having received OHFA funding.

The site is 1.23 +/- gross acres located at the southwest corner of Cleveland Avenue and Eddystone Avenue, extending south 314 +/- feet on Cleveland Avenue. Net site area is 1.033 +/- acres, net of Cleveland Avenue right of way dedication totaling 40 feet from centerline from the two south parcels. Applicant will raze the existing buildings in conjunction with redevelopment of the site with the 45 dwelling unit, 3 story apartment building. Cleveland Avenue is an arterial corridor developed with many types of land uses and a broad range of densities. The proposed use will provide new housing in the area. The site plan titled "Zoning Variance Site Plan for Kenlawn Place", dated _____, is submitted with this application as the site development plan. The site is within the boundaries of the North Linden Neighborhood Plan Amendment (2014), which recommends "Neighborhood Mixed Use" at this location. The request is consistent with the existing development pattern in this neighborhood and is compatible with Plan guidelines.

Applicant has a hardship and practical difficulty in that there is no zoning district to rezone the site to without also needing variances. With the proposed rezoning, this project can't be built without comparable variances to reflect the variances permitted in the R-4 district.

Applicant requests the following variances:

- 1). Section 3312.21(A)(3)(B)(3), Landscaping and Screening, to place required interior parking lot trees on the perimeter of the parking lot and to reduce the height of parking lot screening from 5' to 3'.
- 2). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 68 spaces (45 DU @ 1.5 spaces/DU) to 46 spaces.
- 3). Section 3333.18(D)(2), Building Lines, to reduce the Cleveland Avenue building setback line, from 20 feet (calculated setback of 2945 Cleveland Avenue, PID: 010-186467) to 15 feet, net of ten (10) feet of right of way dedication (total 40 feet from centerline).



CV19-079
2959 Cleveland Avenue
Approximately 1.03 acres



CV19-079
2959 Cleveland Avenue
Approximately 1.03 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

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

Case Number	CV19-079
Address	2959 Cleveland Ave.
Group Name	North Linden Area Commission
Meeting Date	September 19, 2019
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES:

These variances were already approved by City Council for R-4, though the commission did not recommend approval at the time.

Vote	4 in favor 2 against
Signature of Authorized Representative	<i>Holly L. Boush</i>
Recommending Group Title	Vice-Chair
Daytime Phone Number	614-832-5281

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, 111 N Front Street, Columbus, Ohio 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 #: CV19-079

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. Homeport; 3443 Agler Road; Columbus, OH 43219 Number of Columbus based Employees: Fifty-one(51) Contact: Roy Lowenstein; 614-593-6574	2. New Salem Baptist Church; 2956 Cleveland Avenue Columbus, Ohio 43224 Number of Columbus based Employees: Seventeen (17) Contact: John H. Boxill; 614-267-2536, x 132
3. John E. Fralick, 1719 Eddystone Avenue Columbus, Ohio 43224 Number of Columbus based Employees: Zero (0) Contact: John Fralick; 614-784-8502	4. Darcy Brownfield, 2585 Eastcleft Road Upper Arlington, Ohio 43221 Number of Columbus based Employees: Zero (0) Contact: Darcy Brownfield; 614-353-7999

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 19th day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Mary Alice Wolf

My Commission Expires:

This Project Disclosure Statement expires Mary Alice Wolf after date of notarization.

Notary Public, State of Ohio

My Commission Expires October 24, 2023

Notary Seal Here



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