

STATEMENT OF HARDSHIP

Applicant: Homeport
c/o Laura MacGregor Comek, Esq.
501 S. High Street
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Owners: Lockbourne DG LLC
Address: 2012 Lockbourne Rd.
Parcel Nos.: 010-112279
Zoning Districts: R2, C4 and ARLD
Date: October 29, 2019

This Statement is provided in support of the Applicant's Council Variance Application. The CV seeks develop 40 units of affordable senior residential housing on a parcel currently split zoned C4 and ARLD. This application for CV, rather than a full rezoning, is sought due to the OHFA annual funding cycle and the need for approvals by end of year for applications to be submitted early in 2020.

This Council Variance is being sought to vary the use and secure minimum density for purposes of the OHFA submission.

Columbus City Code (CCC) Sections:

Vary CCC 3356.03 and 3332.033 to permit 40 multi-family units of affordable senior residential housing in the C4 and R2 districts, respectively without first floor commercial uses

The Applicant intends to construct affordable senior housing – ie., 40 units of affordable senior residential housing on vacant land located east of Lockbourne Road and South of Innis Ave. The front of the lot is zoned CPD and developed with a Dollar General. The vacant area of the lot is located to the rear of the Dollar General commercial use, along Marion Drive North and the rear of existing single-family homes.

The existing ARLD use would permit 17 units per acre on just shy of 2 acres or approximately 34 units. This proposal, subject to the City's policy to require a follow up rezoning, expands the residential uses into the C4 and R2 areas (C4 without the first floor commercial use) and mimics the surrounding residential uses.

The Site is only 4.004 acres and already permits approximately 34 units on 2 of the 4 acres, and would permit general C4 uses with residential above.

Because of what is already permitted due to the existing zoning districts, the use variance is not significant and are mostly technical in nature. The proposal (with concept site plan) accommodates the required parking.

There are no adverse effects to adjacent land owners – in fact a betterment to have new development that provides its own parking. There is no effect on the delivery of governmental services.

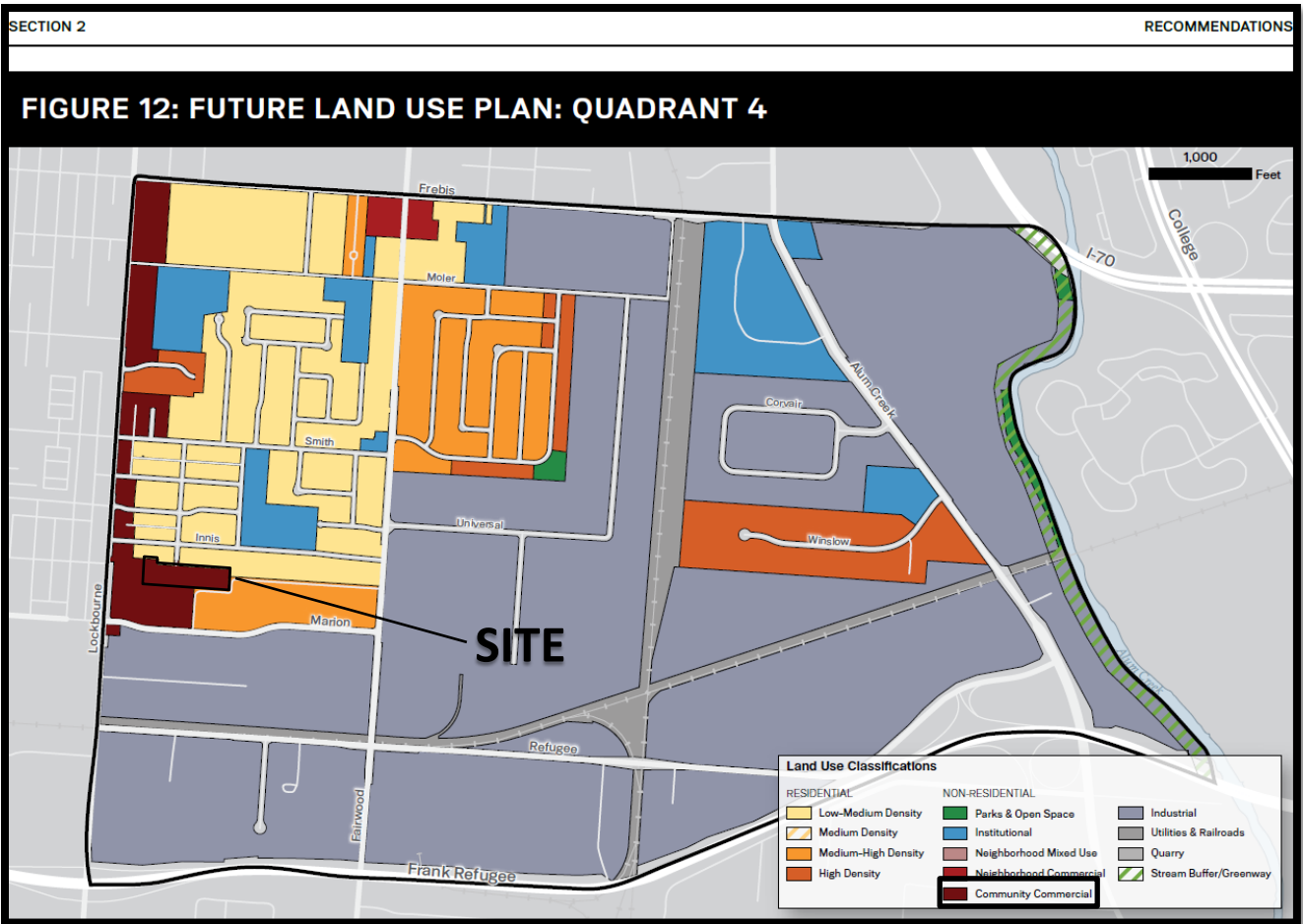
The Applicant cannot feasibly obviate the minor use variance - which by right could be more dense and intense in use.

For these reasons, the Applicant respectfully requests approval of these variances.

Respectfully submitted,

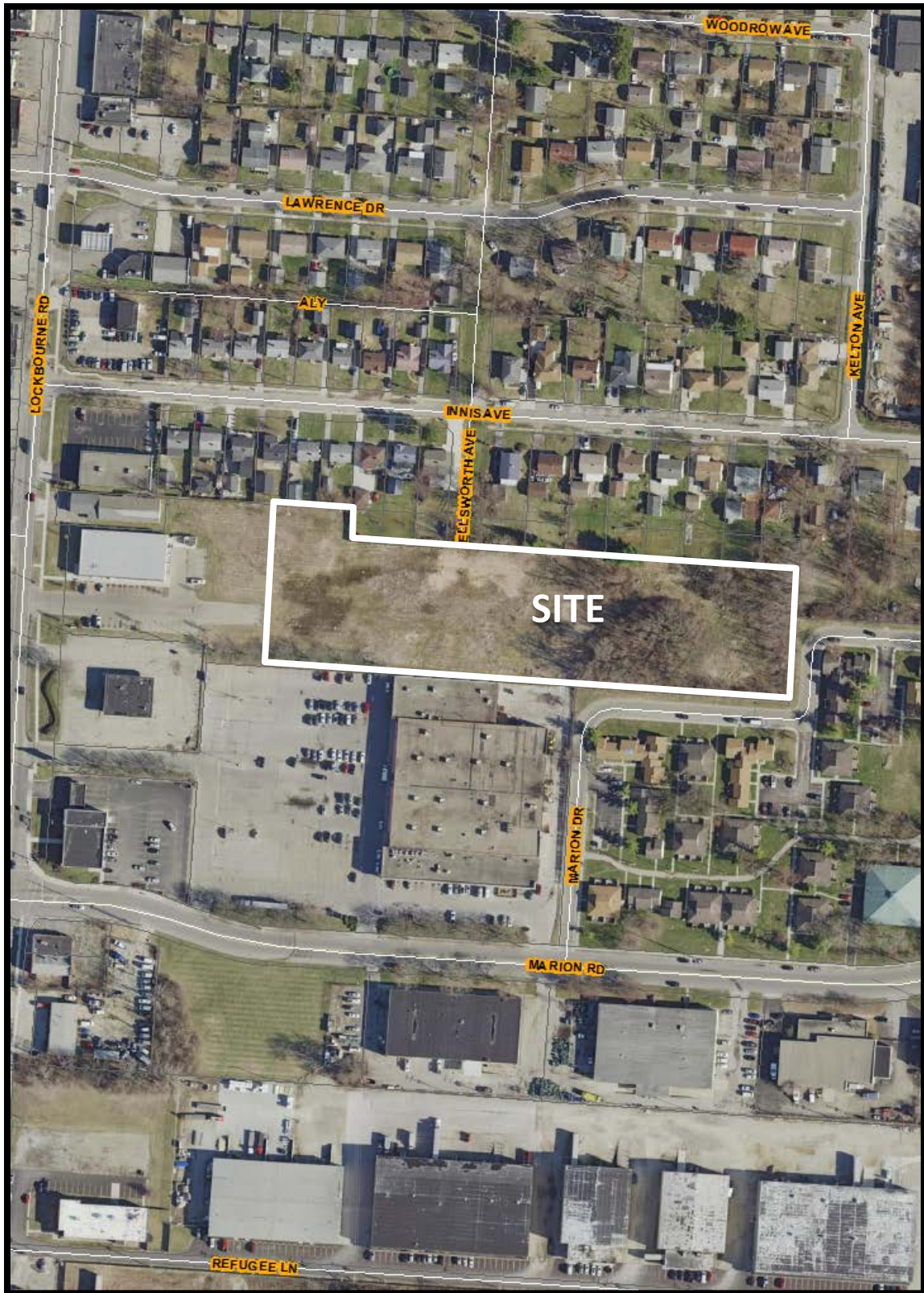
Laura MacGregor Comek, Esq.
501 S. High St.
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for Owner/Applicants

CV19-110
2012 Lockbourne Rd.
Approximately 3.9, acres



South Side Plan (2014)

CV19-110
 2012 Lockbourne Rd.
 Approximately 3.9, acres



CV19-110
2012 Lockbourne Rd.
Approximately 3.9, acres

Pine, Shannon L.

From: Curtis Davis [mailto:cdavis@team-icsc.com]
Sent: Thursday, December 26, 2019 9:46 AM
To: Pine, Shannon L. <SPine@Columbus.gov>
Cc: Laura Comek <laura@comeklaw.com>; binkycmh@hotmail.com; Kinney, Beth Fairman <BFKinney@columbus.gov>
Subject: Re: 2012 Lockborne Road - CV19-110

December 17, 2019

Thanks

Curtis Davis
CEO, ICS Family of Companies
"Your Full Service Managed IOT Company"
614-285-4901 x1100 | cdavis@team-icsc.com
<http://team-icsc.com> | <http://icsc-companies.com>
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On Thu, Dec 26, 2019 at 9:37 AM Pine, Shannon L. <SPine@columbus.gov> wrote:

Thank you for the prompt response, Curtis! Can you confirm the date of the meeting?

Shannon Pine

Planning Manager

City of COLUMBUS

Department of Building & Zoning Services

Zoning/Council Activities Section

111 North Front Street
Columbus, OH 43215

Direct: 614.645.2208

Public Hearings: 614.645.4522

E-mail: spine@columbus.gov

www.columbus.gov

Track the status of an application online at <http://portal.columbus.gov/permits> (Citizens Access Portal).

From: Curtis Davis [mailto:cdavis@team-icsc.com]

Sent: Thursday, December 26, 2019 9:35 AM

To: Pine, Shannon L. <SPine@Columbus.gov>; Laura Comek <laura@comeklaw.com>; binkycmh@hotmail.com; Kinney, Beth Fairman <BFKinney@columbus.gov>

Subject: 2012 Lockborne Road

Good Morning Shannon,

Sorry I couldn't take your call, everyone must be waking up from Christmas:)

Our policy request the applicant to send us the approval form filled out with with the exception of sign off and vote and notes. I didn't get this form from the applicant, but it was approved 13-0 with no conditions.

Thanks

Curtis Davis

CEO, ICS Family of Companies

"Your Full Service Managed IOT Company"

614-285-4901 x1100 | cdavis@team-icsc.com

<http://team-icsc.com> | <http://icsc-companies.com>

175 South Third Street, Suite 340, Columbus, Ohio 43215

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 #: CV19-110

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
of (COMPLETE ADDRESS) 501 S. HIGH ST.
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. <u>Homeport</u> <u>3443 Agler Rd.</u> <u>Cols., Oh 43219</u> <u>39 ees.</u>	2.
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 29th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



BRENDA MONCRIEF
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 2/29/2024

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.
Please make all checks payable to the Columbus City Treasurer