

STATEMENT OF HARDSHIP

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

Owners: Ronald and William Brofford

Address: 6285 Maple Canyon Ave.

Parcel Nos.: 010-147419

Zoning Districts: R1

Date: October 29, 2019

This Statement is provided in support of the Applicant's Council Variance Application. The CV seeks develop 56 units of affordable housing on a parcel currently zoned R1 from prior annexation. 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 permitted use. The applicant expects to follow up with a rezoning and variances as needed for development standards if the OHFA funding is awarded.

Columbus City Code (CCC) Sections:  
3332.03, to permit not more than 56 multi-family units in the R1 Residential district.

The Applicant intends to construct affordable housing – ie., 56 units situated on 4.54 acres along Maple Canyon Avenue. The site is adjacent to residential uses of varied density and Beechcroft Highschool. The higher density residential use is recommended by the Northland Area Plan.

The variance is not significant given the plan recommendation and varied residential densities within a moderate half mile radius. The site will produce require parking numbers and important investment for development of affordable housing in this northland corridor.

There are no adverse effects to adjacent land owners. There is no effect on the delivery of governmental services.

The Applicant cannot feasibly obviate the minor use variance – and understands this CV may be conditioned upon a return for full rezoning to address site plan and other development standards.

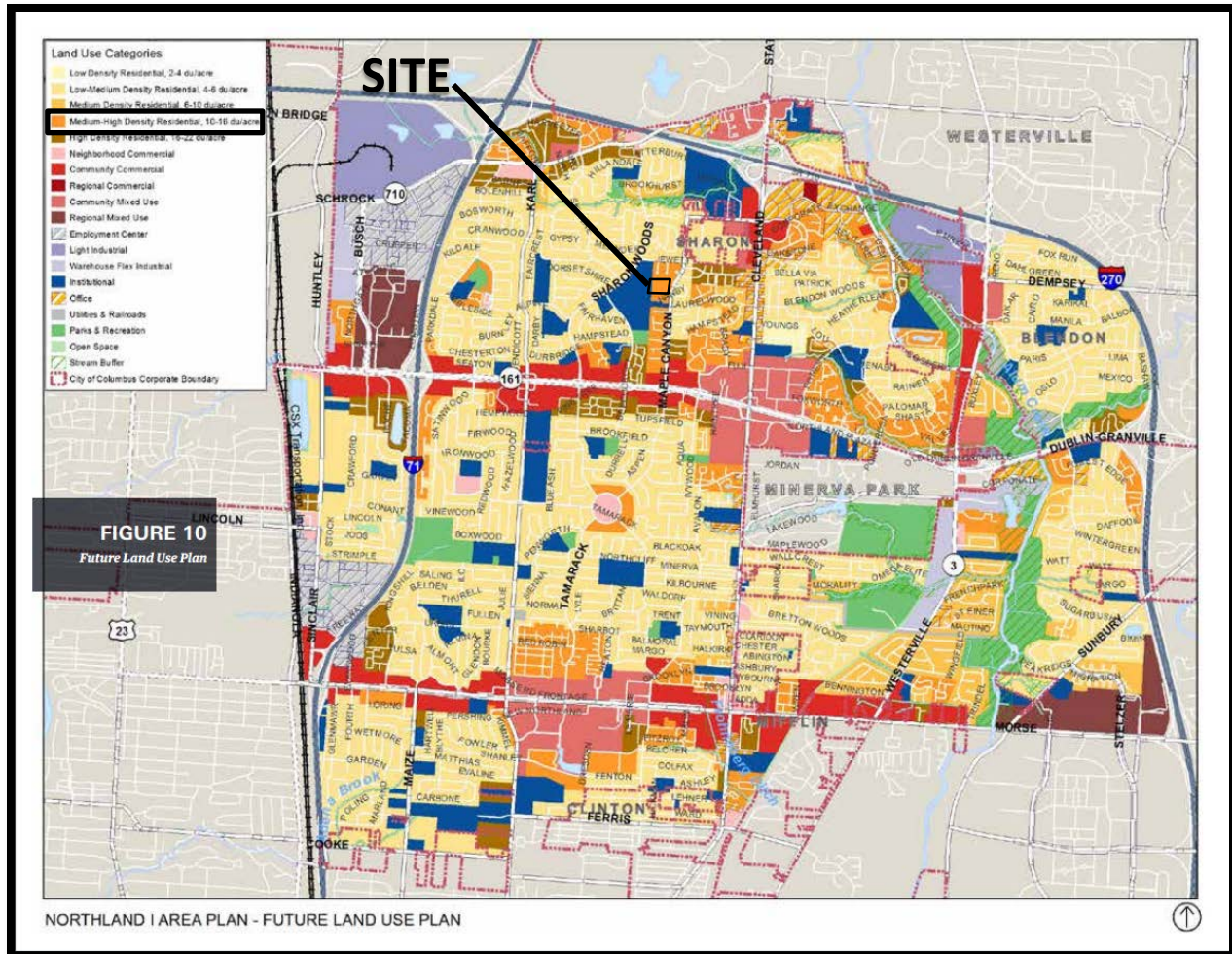
For these reasons, the Applicant respectfully requests approval of these variances.

Respectfully submitted,

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



CV19-113  
6285 Maple Canyon Ave.  
Approximately 4.52 acres



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Northland Community Council  
Development Committee

Report

December 4, 2019 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by chair Dave Paul**

Members represented:

*Voting: (13):* Albany Park (APHA), Cooperwoods (CWCA), Devonshire (DCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

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- Case #1:** Application #CV19-113 (Council variance to permit development of a 56-unit affordable multi-family housing development on a 4.52 AC± undeveloped parcel zoned R1 from annexation)  
Roy Lowenstein *representing*  
Homeport  
6285 Maple Canyon Avenue, 43229 (PID 010-147419)
- *The Committee approved (13-0) a motion (by SWCA, second by SCA) to **RECOMMEND APPROVAL with one (1) condition:***
    - That the Statement of Hardship be amended to state that the requested variance from §3332.03 is “to permit **not more than 56** multi-family units in the R1 residential district (versus “not less than”), in keeping with the applicant’s intent.

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- Case #2** Application #CV19-117 (Council variance to permit development of a 75-unit independent living senior housing facility with ground-floor residential uses on a currently vacant 4.77 AC± parcel zoned C-4)  
Taylor Koch/Matt Bierlein *representing*  
National Church Residences  
4836 Cleveland Avenue (PID 600-129849)
- *The Committee approved (13-0) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL with one (1) condition:***
    - That the Statement of Hardship be amended by addition to state that the requested variance from §3356.03 is “to allow first floor residential in the C-4 district **with the total number of dwelling units not to exceed 75,**” in keeping with the applicant’s intent.

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**Executive Session 8:05 pm**

**Meeting Adjourned 8:15 pm**



## 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 #: CV19-113

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura Mac Gregor Comek, Esq.  
of (COMPLETE ADDRESS) 501 S. HIGH ST. COLS, OH 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. <u>Homeport</u> <u>3443 Ogler Rd</u> <u>COLS., OH 43219</u> <u>39 employees</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 20th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC



My Commission Expires: 2/27/2024  
**BRENDA MONCRIEF**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 2/27/2024  
This Project Disclosure Statement expires six months after date of notarization.