

STATEMENT OF HARDSHIP

Applicant: Homeport
c/o Laura MacGregor Comek, Esq.
17 S. High Street, Ste. 700
Columbus, Ohio 43215
laura@comeklaw.com
614.560.1488

Owners: Columbus Holding Co. LLC
1393 E Broad St. 3rd. Fl.
Columbus, Ohio 43215

City of Columbus Land Bank
845 Parsons Avenue
Columbus, Ohio 43206

Central Ohio Community Improvement Corp.
845 Parsons Avenue
Columbus, Ohio 43206

Address: 2432 Cleveland Avenue
Parcel Nos.: 010-061073
010-061072
010-061070
010-061069
010-061068

010-061085
010-061086
010-061087
010-061088
010-061089
010-061090
010-061091
010-061092

010-061145
010-061144
010-061143

Zoning Districts: C4 and C1 Commercial Districts, R4 Residential
Date: May 26, 2020

This Statement is provided in support of the Applicant's Council Variance Application.

This application for CV, rather than a full rezoning, is sought due to the OHFA and Franklin County funding programs and the need for zoning approvals for application deadlines in June and September 2020. The Applicant is using the City's two-step process for affordable

housing developers, driven from funding application deadlines and the short time frames associated therewith. The Applicant will proceed with Step One to confirm the uses and density as set forth here. After the funding grants are awarded, and if the project is funded, the Applicant will file a full rezoning of the property to address all other issues relative to zoning, development standards, etc. T

The Step One CV seeks approval to develop 100 units of affordable senior housing on parcels currently zoned C₄ and C₁ Commercial Districts, and R₄ Residential.

This Council Variance is necessary sought to allow residential development in the commercial districts on the first floor and density above R₄ Residential code.

Columbus City Code (CCC) Sections:

3332.039 The Council Variance also allows the 100 affordable units (multi-family) within the R₄, Residential District.

3351.03, 3351.05 and 3356.03, 3356.05 The Council Variance also allows the 100 affordable units (multi-family) within the C₁ and C₄, Commercial Districts on the first floor.

The Applicant intends to construct affordable housing – ie., a 100-unit development along the east side of Cleveland Avenue to the east including the Linden Avenue parcels. The Applicant intends to retain small, neighborhood scale commercial uses (for a mixed-use project) along Cleveland Avenue.

The Site is only 3.0 +/- acres, including certain right of way that may be vacated or improved. The Applicant is working on the plans with the City's Department of Public Service.

The variances are not significant given the intended uses for (1) senior housing and (2) small scale neighborhood commercial (already permitted) and the mixed-use land recommendation for the Site.

There are no adverse effects to adjacent landowners. This site has been acquired and assembled by the City and County for the purpose of new investment, housing and appropriately scaled commercial mixed use. There is no effect on the delivery of governmental services.

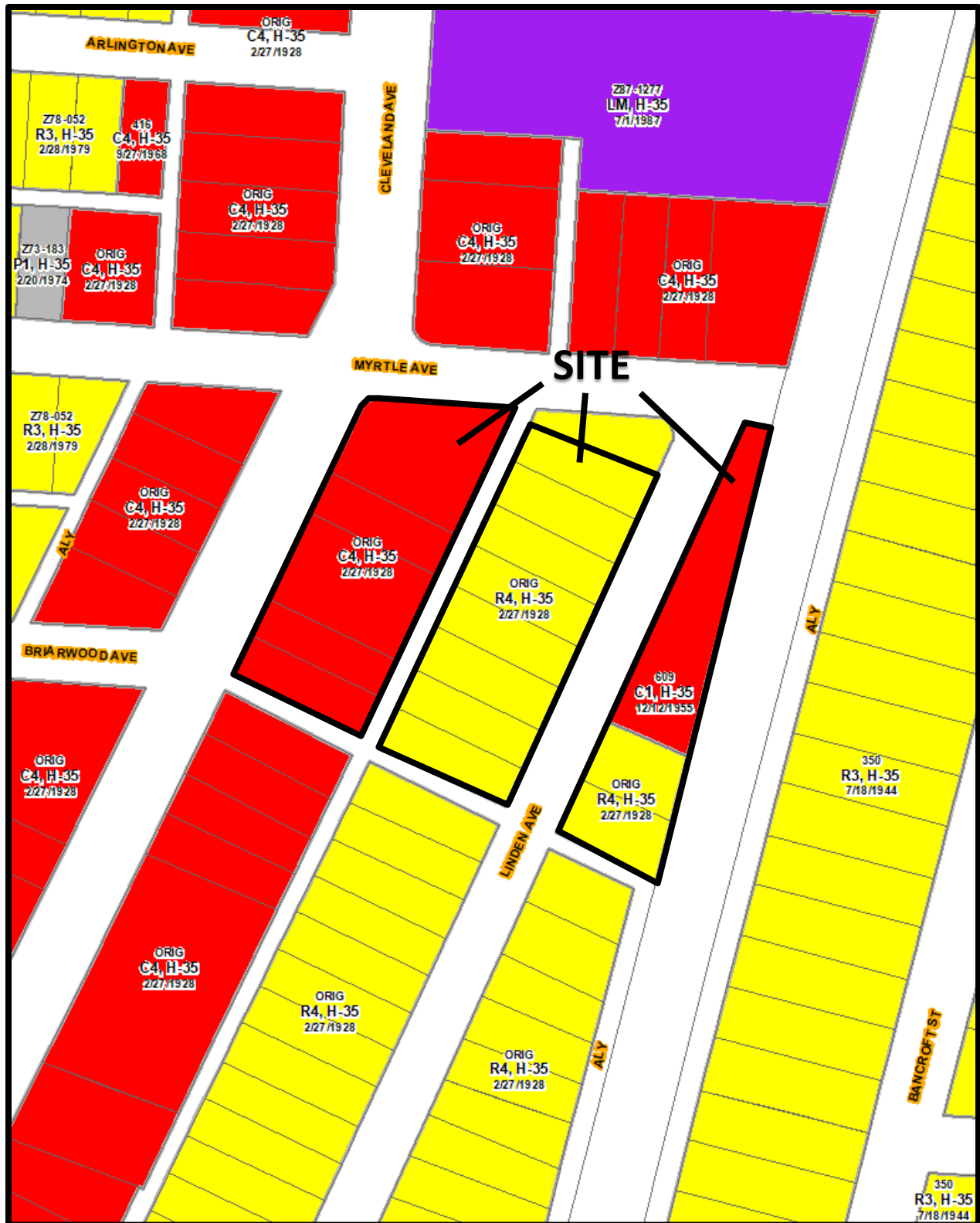
The Applicant cannot feasibly obviate the minor use variance – to allow residential on the first floor of the existing commercial district or the multi-family within the less intense residential district.

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

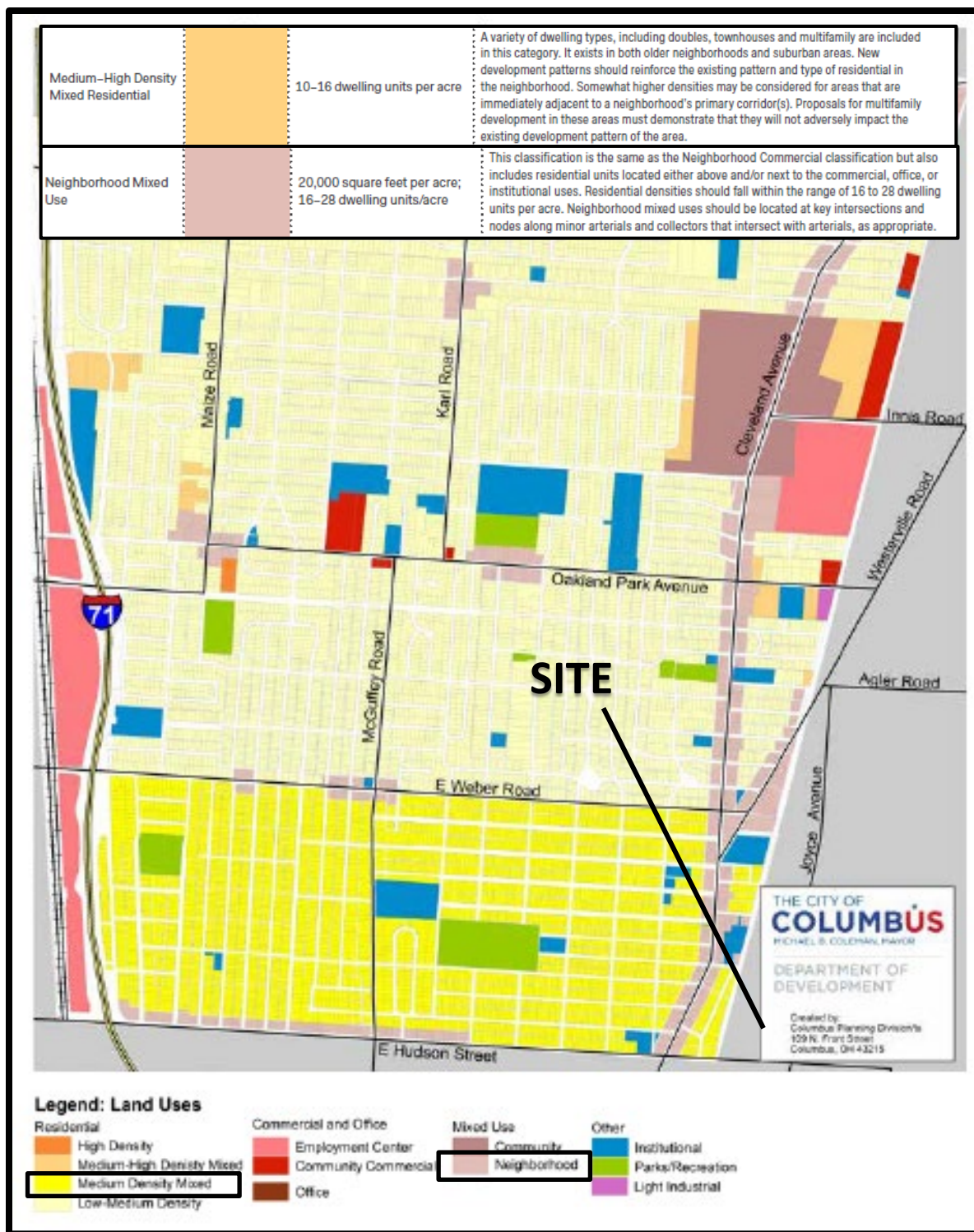
Respectfully submitted,

Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 43215
Phone: 614.560.1488
Laura@comeklaw.com
Counsel for Applicant



CV20-049
2432 Cleveland Ave.
Approximately 2.28 acres (3 acres with vacated right-of-way)



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

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:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: CV20-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Laura MacGregor Comek, Esq
17 S. High St. Ste 700 Columbus, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Columbus Housing Partnership dba Homeport 3443 Agler Rd. Cols. Oh 43219 #	2. Columbus Holding Co LLC 1393 E Broad St. Cols., Oh 43215
3. City of Columbus, Land Bank 8415 Parsons Ave. Cols., Oh 43206	4. COCIC 845 PARSONS Ave. COLS., Oh 43206

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18 day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7-18-2024

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

Notary Seal Here