

C:\Users\jasonnet\Desktop\Projects\1020209\_MountCarmel\Zoning\VARCA & ZONING PLAN.dwg -SIT: COMPLIANCE PLAN LAST EDITED BY:JASONNET ON 6/23/2020

E.P. FERRIS & ASSOCIATES INC.

REVISIONS	DATE BY CHK

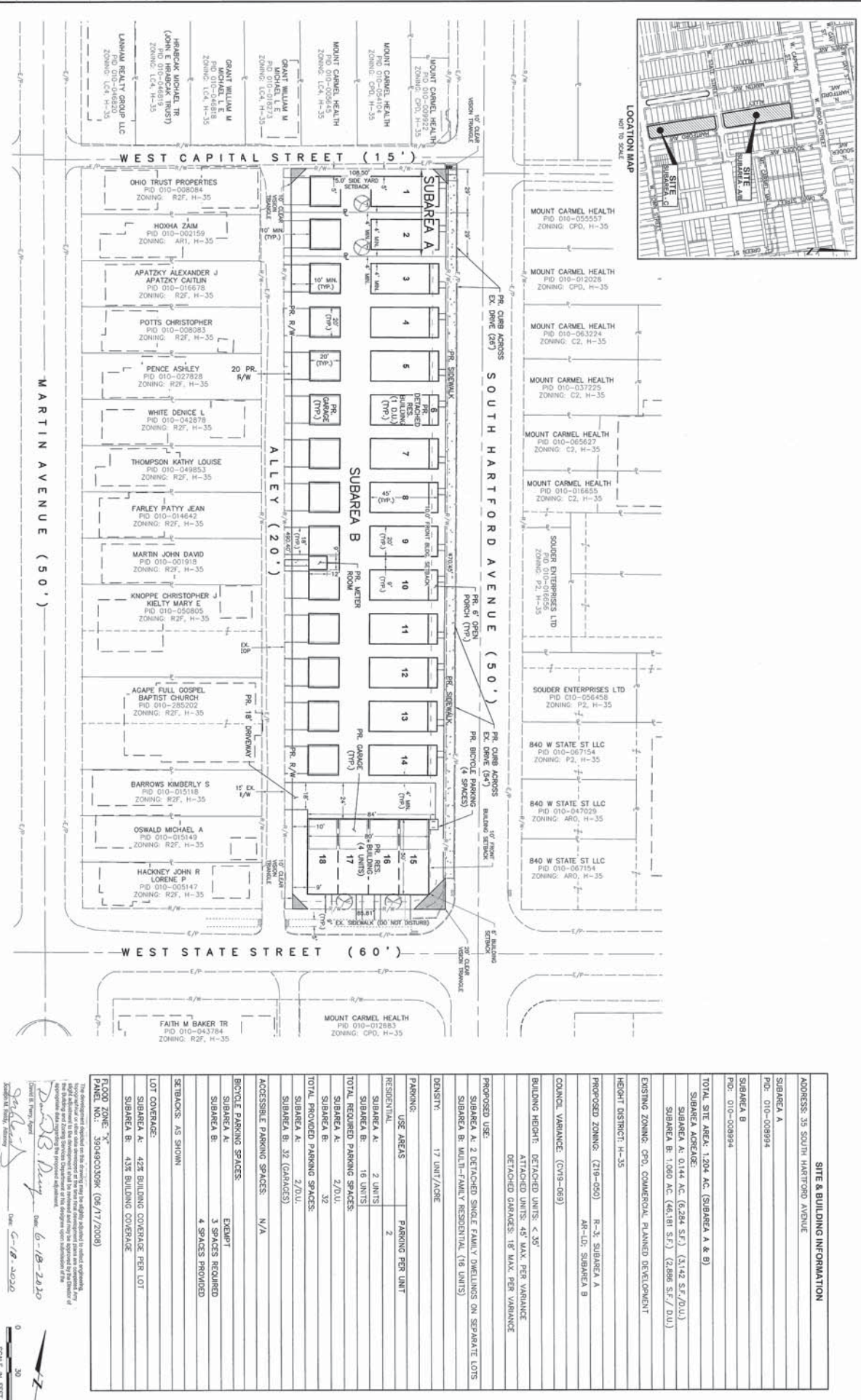
**E.P. FERRIS**  
ASSOCIATES  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 288-2999 (Fax)  
www.epferris.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
**MOUNT CARMEL DEVELOPMENT**  
THRIVE COMPANIES

DESIGNED BY: JNF	1001-020
CHECKED BY: JNF	
APPROVED BY: CJB	
DATE: 06/18/2020	

**ZONING SITE PLAN**  
SUBAREA A & B  
35 SOUTH HARTFORD AVE.  
CV19-069

SHEET NO. 1	OF 2
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**SITE & BUILDING INFORMATION**

ADDRESS: 35 SOUTH HARTFORD AVENUE

SUBAREA A  
PID: 010-008994

SUBAREA B  
PID: 010-008994

TOTAL SITE AREA: 1.204 AC. (SUBAREA A & B)  
SUBAREA A: 0.144 AC. (6,284 S.F.) (3,142 S.F./D.U.)  
SUBAREA B: 1.060 AC. (46,181 S.F.) (2,866 S.F./D.U.)

EXISTING ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT

HEIGHT DISTRICT: H-35

PROPOSED ZONING: (219-050) R-3, SUBAREA A  
AR-LD, SUBAREA B

COUNCIL VARIANCE: (CV19-069)

BUILDING HEIGHT: DETACHED UNITS: < 35'

ATTACHED UNITS: 45' MAX. PER VARIANCE

DETACHED GARAGES: 18' MAX. PER VARIANCE

PROPOSED USE:

SUBAREA A: 2 DETACHED SINGLE FAMILY DWELLINGS ON SEPARATE LOTS

SUBAREA B: MULTI-FAMILY RESIDENTIAL (16 UNITS)

DENSITY: 17 UNIT/ACRE

PARKING:

USE AREAS: PARKING PER UNIT

RESIDENTIAL: SUBAREA A: 2 UNITS

SUBAREA B: 16 UNITS

TOTAL REQUIRED PARKING SPACES:

SUBAREA A: 2/D.U.

SUBAREA B: 32

TOTAL PROVIDED PARKING SPACES:

SUBAREA A: 2/D.U.

SUBAREA B: 32 (GARAGES)

ACCESSIBLE PARKING SPACES: N/A

BICYCLE PARKING SPACES:

SUBAREA A: EXEMPT

SUBAREA B: 3 SPACES REQUIRED

SETBACKS: AS SHOWN

LOT COVERAGE:

SUBAREA A: 42% BUILDING COVERAGE PER LOT

SUBAREA B: 43% BUILDING COVERAGE

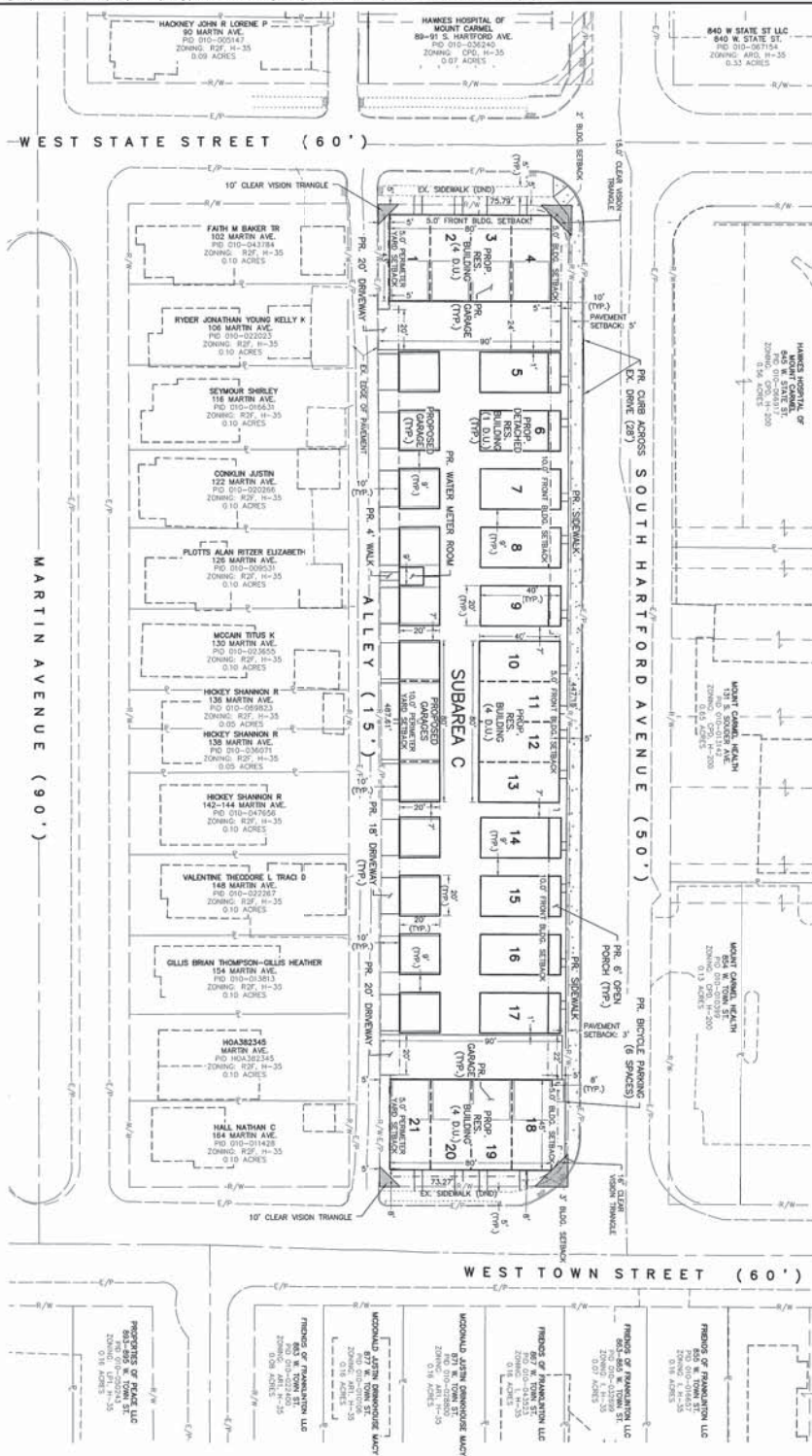
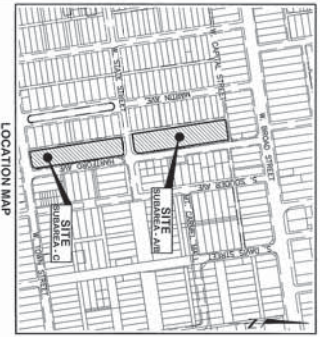
FILE NO.: 3004000300K (06/17/2008)

DATE: 6-18-2020

SCALE: 1" = 30'

0 30 60

Final Site Plan Received 6.18.20 Sheet 1 of 2



E.P. FERRIS & ASSOCIATES INC.

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ASSOCIATES  
INC.

880 KING AVENUE  
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**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**  
**MOUNT CARMEL DEVELOPMENT**  
**THRIVE COMPANIES**

DESIGNED BY	1000/029
CHECKED BY	WJU
APPROVED BY	CMB
DATE	06/14/2020

**ZONING SITE PLAN**  
**SUBAREA C**  
35 SOUTH HARTFORD AVE.  
CV19-069

SHEET NO.	2
OF	2



This document is prepared for the planning and design purposes only. It is not intended to be a final engineering or architectural drawing. Any use of this document for other than the intended purpose is at the user's risk. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also responsible for ensuring that the information provided in this document is accurate and up-to-date.

*David B. Ferry, Architect*  
Date: 6-18-2020  
C-18-2020

SITE & BUILDING INFORMATION	
ADDRESS	35 SOUTH HARTFORD AVENUE (CV19-069)
PID	010-003623
SITE AREA	1.05 AC. (45,870 S.F.) (SUBAREA C)
EXISTING ZONING	CPD, COMMERCIAL PLANNED DEVELOPMENT
HEIGHT DISTRICT	H-35
PROPOSED ZONING	AP-1 (219-050)
COUNCIL VARIANCE	CV19-069
BUILDING HEIGHT	ATTACHED UNITS: < 35' DETACHED GARAGES: 18' MAX.
PROPOSED USE	MULTIFAMILY
DENSITY	20 UNIT/ACRE
LOT AREA/D.U.	2194 S.F. / D.U.
PARKING	USE AREAS
RESIDENTIAL	21 UNITS
TOTAL REQUIRED PARKING SPACES	42 SPACES (GARAGES)
TOTAL PROVIDED PARKING SPACES	42 SPACES (GARAGES)
ACCESSIBLE PARKING SPACES	N/A
BICYCLE PARKING SPACES	5 SPACES REQUIRED 6 SPACES PROVIDED
SETBACKS	AS SHOWN
LOT COVERAGE	39% BUILDING COVERAGE
FLIGHT ZONE	7"
PANEL NO.	5014000309K (06/17/2008)





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

*Franklin Housing, LLC by David B. Perry*  
Date 6-24-19

Signature of Attorney

*John Perry*  
Date 6-24-19

**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

CV19-069

**Exhibit B**  
**Statement of Hardship CV19-069**  
**35 S. Hartford Avenue, Columbus, OH 43222**

The site is 2.26 +/- acres located on the west side of S. Hartford Avenue, between West Capital Street (15') and West Town Street (60'). The site is zoned CPD, Commercial Planned Development (Z91-092). Applicant has submitted an application to rezone (Z19-050) to rezone Subareas A, B, and C to the R-3, ARLD and AR-1 districts to redevelop what are now surface parking lots with new housing. The development area is divided into three (3) subareas, as follows: Subarea A (0.144 ac): R-3, for two (2) detached single family dwellings on separate parcels; Subarea B (1.060 ac): ARLD, for 12 detached single family dwellings and a four (4) dwelling unit townhouse building, with all 16 dwelling units on one parcel, and Subarea C (1.053 ac): AR-1, for nine (9) detached single family dwellings and three (3) four (4) dwelling unit townhouse buildings, with all 21 dwelling units on one parcel.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. This is the first phase of the redevelopment of the Mount Carmel West hospital campus. Rezoning application Z19-050 proposes rezoning to appropriate zoning districts for use and density. These variances are required for the proposed housing which represents a desirable mix of detached single family dwellings and 4 dwelling unit buildings not contemplated by the definition of "multiple dwelling development", while the proposed mix of dwelling unit types in Subareas B and C actually are a mix of multiple dwelling unit buildings. Subarea A is two lots not subject to Section 3332.16, Exception for Single or Two Family Dwellings since the width of the platted lots is being reduced slightly (30.63 feet to 29 feet) for each of the two parcels for new single family dwellings. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit 12 detached single dwelling units and one (1) four (4) dwelling unit buildings on the same tax parcel in Subarea B (1.060 acre) and to permit nine (9) detached single dwelling units and three (3) four (4) dwelling unit buildings on the same tax parcel in Subarea C (1.053 acre).
- 2). Section 3309.14, Height Districts, to increase height from 35 feet to 45 feet for four (4) unit townhouse buildings in Subareas B and C.
- 3). Section 3312.27, Parking Setback Line, to reduce the Subarea B S. Hartford Avenue parking setback line from 25 feet to five (5) feet for the maneuvering area of the four (4) unit building and the Subarea C S. Hartford Avenue parking setback line from 25 feet to five (5) feet and three (3) feet for the maneuvering area of the north and south four (4) unit buildings.

4). Section 3321.05(B), Vision Clearance, to reduce the 30'x30' clear vision triangle at the following street intersections as noted: northwest corner of South Hartford Avenue and West State Street (20'x20'), southwest corner of South Hartford Avenue and West State Street (15'x15'), and the northwest corner of South Hartford Avenue and West Town Street (16'x16').

5). Section 3332.05(4), Area District Lot Width Requirements, to reduce the lot width of two (2) proposed parcels (Subarea A) for the construction of two (2) detached single family dwellings on separate parcels from 50 feet to 29 feet.

6). Section 3332.13, R-3 Area District Requirements, to reduce lot area from 5,000 square feet to 3,130 square feet for two (2) proposed parcels to be developed with one (1) single family dwelling on each parcel, and, since the depth (108 feet) of each lot is more than 3 times the width (29 feet) of each lot, lot area for purposes of Section 3332.18 (C), Basis of Computing Area, shall be reduced to 2,520 square feet.

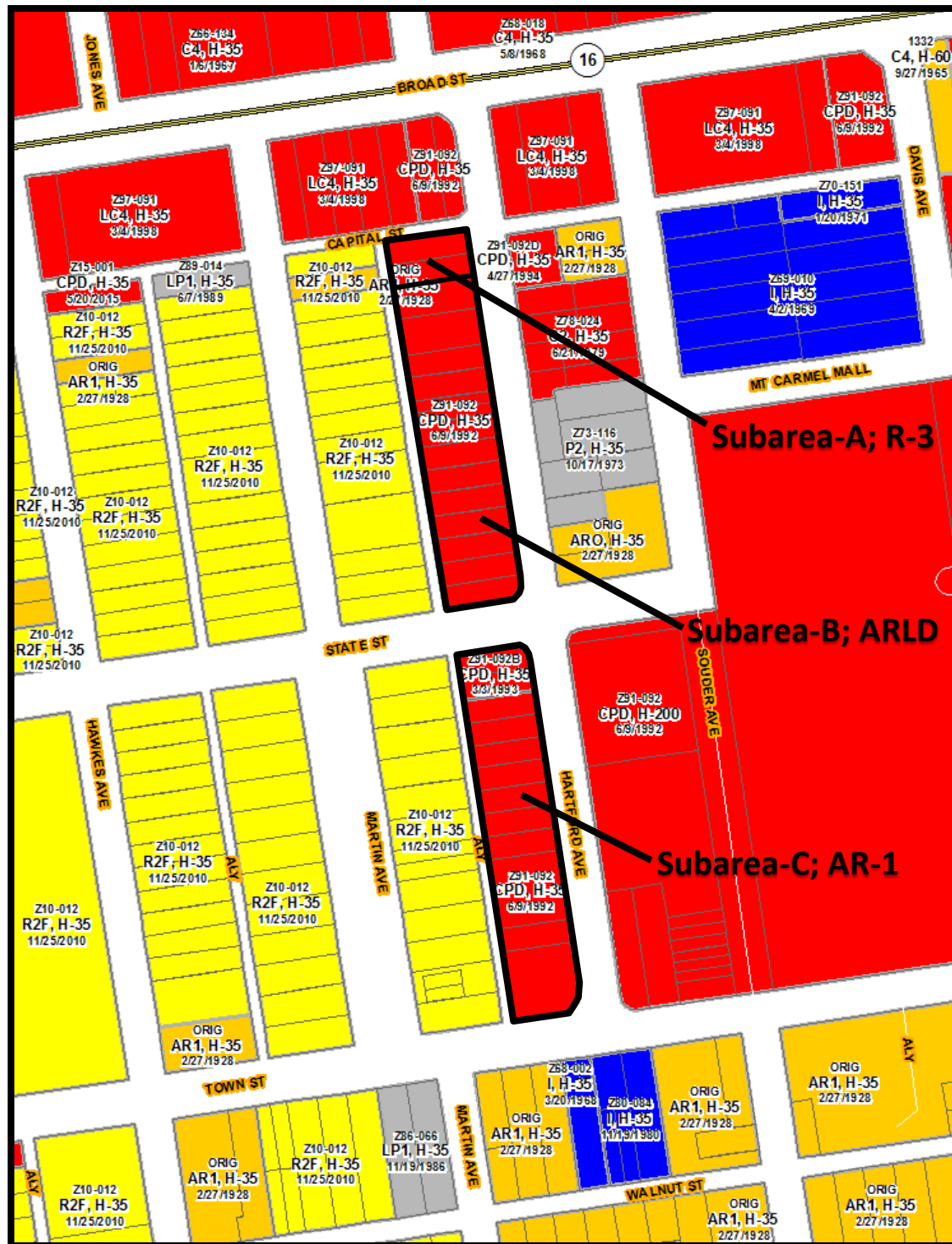
7). Section 3332.21(B)(D), Building Lines, to reduce the Subarea A S. Hartford Avenue building setback line from 25 feet to 10 feet.

8). Section 3332.38, Private Garage (G), to increase the height of detached garages in Subarea A from 15 feet to 18 feet.

9). Section 3333.18(B)(D), Building Lines, for Subarea B: to reduce the S. Hartford Avenue building setback line from 25 feet to 10 feet for all detached single dwelling units; to reduce the S. Hartford Avenue building setback line from 25 feet to 10 feet for the four (4) unit building (6' building setback at the corner radius) and to reduce the W. State Street building line for the four (4) unit building from 10 feet to nine (9) feet (6 feet building setback at the corner right of way radius); for Subarea C: to reduce the S. Hartford Avenue building setback line from 25 feet to 10 feet for all detached single dwelling units; to reduce the S. Hartford Avenue building setback line from 25 feet to five (5) feet for three (3), four (4) unit buildings (2 foot and 3 foot building setback at the corner right of way radii at S Hartford Avenue and W. State Street and S Hartford Avenue and W. Town Street, respectively) , to reduce the West State Street building setback line from 12 feet to five (5) feet for a four (4) unit building and to reduce the W. Town Street building setback line from 11 feet to eight (8) feet for a four (4) unit building, all setbacks as depicted on the Site Plan.

10). Section 3333.255, Perimeter Yard, to reduce Subarea B Perimeter Yard from 25 feet to a minimum of four (4) feet on the north and minimum of nine (9) feet and 10 feet on the west for the four (4) unit building and the detached garages, respectively, and to permit pavement for vehicular access to garages and surface parking areas in the west Perimeter Yard; to reduce Subarea C Perimeter Yard from 25 feet to a minimum of five (5) feet for the west perimeter yard of the four (4) unit buildings, 10 feet for detached garages, and to permit pavement for vehicular access to garages and surface parking areas in the west Perimeter Yard.

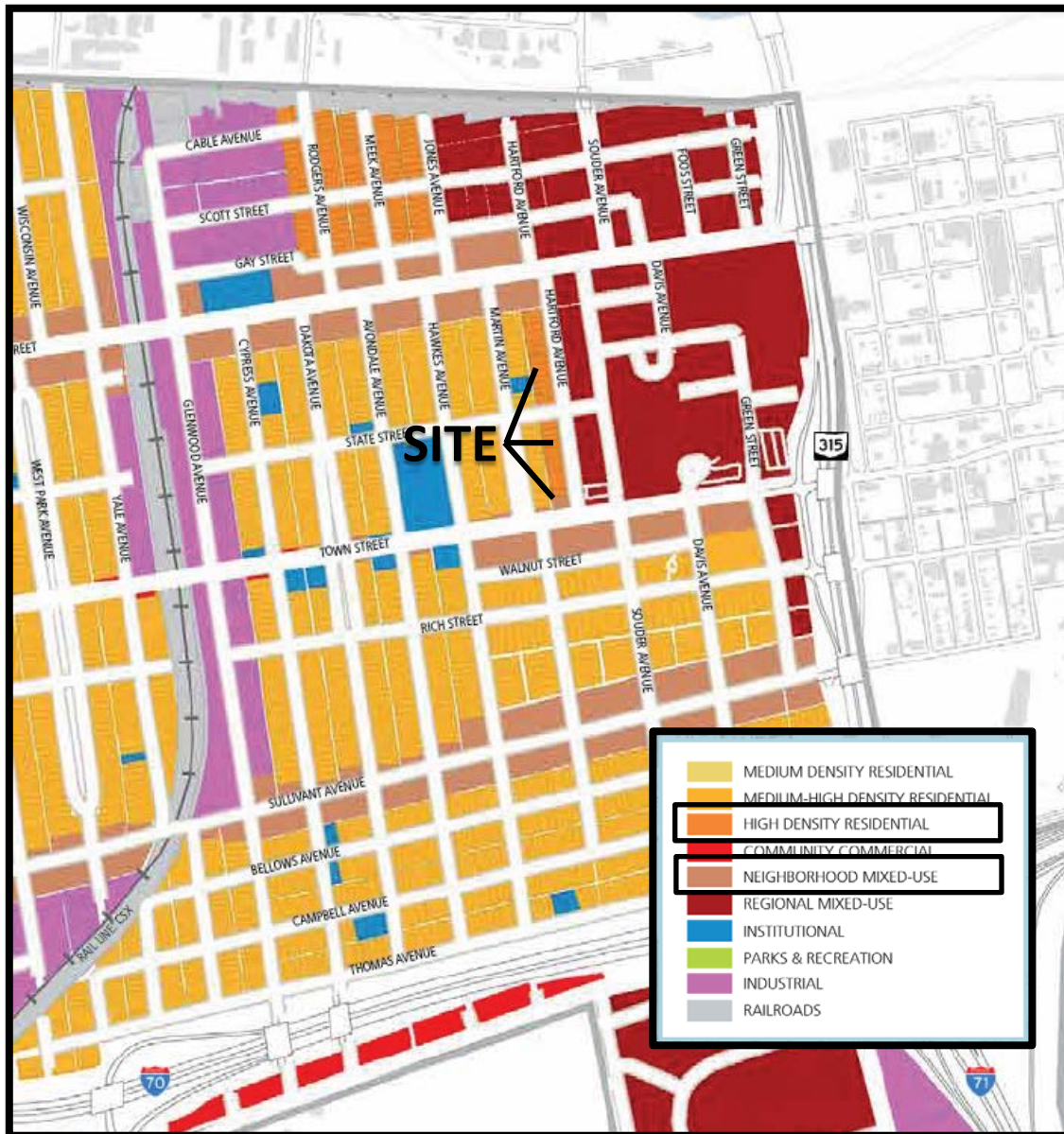
11). Section 3333.35(G), Private Garage, to increase the height of detached garages in Subareas B and C from 15 feet to 18 feet.



CV19-069  
35 S. Hartford Ave.  
Approximately 2.26 acres



West Franklinton Plan (2014)



CV19-069  
35 S. Hartford Ave.  
Approximately 2.26 acres





CV19-069  
35 S. Hartford Ave.  
Approximately 2.26 acres



# Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

ORD #1623-2020; CV19-069; Page 9 of 11

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

Case Number:

CV19-069

Address:

35 South Hartford Ave

Group Name:

Franklin Area Commission

Meeting Date:

Sept 10, 2019

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:

Approved As Presented  
TH

Vote:

14 yes / no / ABSTAIN

Signature of Authorized Representative:

William B. Wanner

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-581-6419

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or  
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

JENNIFER GALLAGHER  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
PUBLIC SERVICE

January 24, 2020

David B. Perry  
David Perry Company, Inc.  
411 East Town Street, 1<sup>st</sup> Floor  
Columbus, OH 43215

RE: Request for Reduction of Right-of-Way Dedication Requirement  
Rezoning Application: Z19-050  
Parcel Numbers: 010-003623, 010-008994, 010-008995, 010-010113, 010-010564, 010-012051, 010-012052, 010-012683, 010-019074, 010-020383, 010-022173, 010-022470, 010-027827, 010-029293, 010-032080, 010-033599, 010-033615, 010-033705, 010-034325, 010-036240, 010-036241, 010-036243, 010-043751, 010-047025, 010-050810, 010-055328, 010-063874, and 010-222472  
Address: 35 South Hartford Avenue

Dear Mr. Perry:


We have reviewed your request to reduce the right-of-way dedication requirements of the subject property located on the west side of South Hartford Avenue.

Upon reviewing future infrastructure needs within the vicinity of this property and considering the impacts that additional right-of-way dedication, as dictated by the Columbus Multimodal Thoroughfare Plan, would have on this property, additional right-of-way dedication has been determined to not be needed at this time.

Therefore, the requirement to dedicate additional right-of-way along South Hartford Avenue associated with this rezoning application is waived.

If you have any other questions, please contact Daniel Moorhead at (614) 724-0589.

Sincerely,



Reynaldo A. Stargell, P.E.  
Administrator  
Division of Traffic Management

RAS/drb/dem

cc: D. Blechschmidt – City of Columbus, Department of Public Service  
D. Moorhead – City of Columbus, Department of Public Service  
B. Hayes – City of Columbus, Department of Public Service  
T. Dietrich – City of Columbus, Department of Building and Zoning Services







DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### 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 #: CV19 - 069

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy; Thrive Co.  
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200; 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. Franklinton Housing; 842 N 4th St, Ste 200; Columbus, OH 43215 Number of Columbus based Employees: Zero (0) Contact: Joseph M. Reidy; Phone: 614-721-0682	2. Mount Carmel Health System; 6150 E Broad St., Columbus, OH 43213; Number of Columbus based Employees: Six Thousand (6,000) Contact: Thomas Luba; Phone: 614-546-3478
3. Hawkes Hospital of Mount Carmel; 6150 E Broad St., Columbus, Ohio 43213; Number of Columbus based Employees: Six Thousand (6,000) Contact: Thomas Luba; Phone: 614-546-3478	4. _____

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18<sup>th</sup> day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



Craig J. Moncrief, Attorney At Law  
NOTARY PUBLIC-STATE OF OHIO  
My Commission has no expiration date

Sec 147.03 R.C.  
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