

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed 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:

6/23/20

Date:

6/23/20

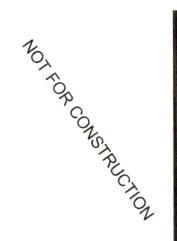
06-23-2020

SCA 19270

ZONING SITE PLAN <u>CV19-137</u>

20 CY Dumpster's provided + bulk (Private Service)

20'



Hamilton Place

261 HAMILTON AVENUE COLUMBUS, OH 43203

Revision Schedule Description Date

Drawing Issue Dates

300 Marconi Boulevard T 614-628-0300 Columbus OH 43215 F 614-628-0311 schooleycaldwell.com

ARCHITECTURE. INSPIRED.

SCHOOLEY CALDWELL



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

CV19-137

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 conjuction 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

A	felox 2	revelopment Pa	atouship o	(XC
Signature of Applicant_		Development Pa	Aut Date_	3-12-202
Signature of Attorney	Mulu	h. fally	Date_	3-12-2026

Exhibit B

Statement of Hardship CV19-137

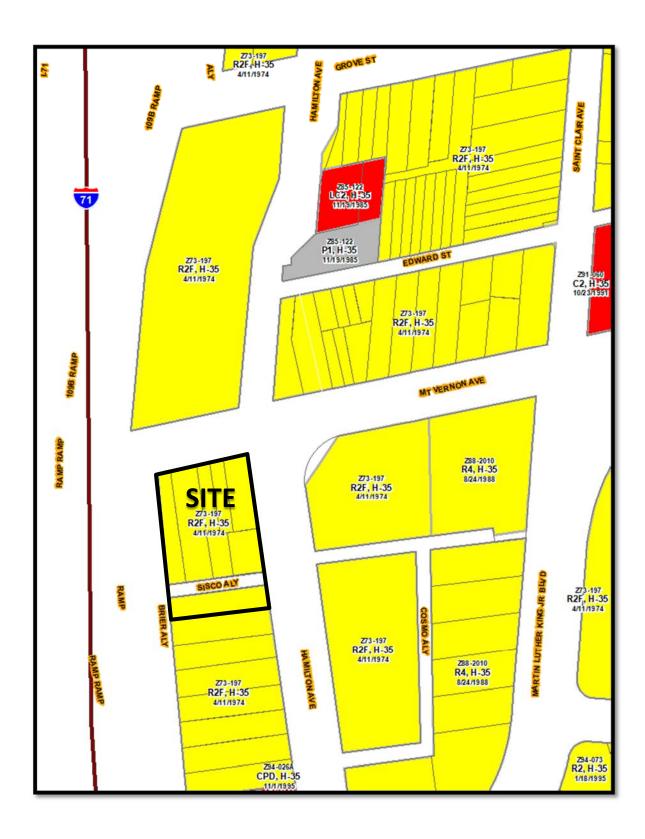
261 Hamilton Avenue, Columbus, Ohio 43203

The site is several parcels totaling of 0.634 +/- acres (27,617 +/- SF) addressed as 261 Hamilton Avenue. This application is submitted as a companion to rezoning application Z19-100, requesting the AR-3, Apartment Residential District, for variances related to the proposed apartment building. The site is presently zoned R-2F from the 1974 Model Cities area rezoning of large areas of the Near East Area Commission area. The multiple tax parcels will be combined to form a single 0.634 +/- acre site in conjunction with the final Site Compliance Plan. Applicant proposes to develop the site with 51 dwelling unit apartment building as depicted on the submitted site plan.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed development is consistent with development standards in an area of Columbus developed prior to the Zoning Code and with new urban development in general with placing buildings closer to the street and reducing parking and yards. The requested variances are not substantial, will not alter the residential 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 3309.14(A), Height Districts, to increase permitted height of the proposed building from 35 feet to 44 feet.
- 2. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 77 spaces (51 DU @ 1.5 spaces / DU) to 21 spaces).
- 3. Section 3321.05(B)(2), Vision Clearance, to reduce the 30-foot clear vision triangle at the southwest corner of Hamilton Avenue and Mount Vernon Avenue from 30' x 30' to 8' x 8'.
- 4. Section 3333.15(C), Basis of Computing Area, to increase permitted lot coverage from 50% to 54%.
- 5. Section 3333.18(B)(D), Building Lines, to reduce the Mount Vernon Avenue building setback line from 25 feet to 1 foot and 6 feet, as depicted in the site plan, and to reduce the Hamilton Avenue building setback line from 15 feet to 5 feet.
- 6. Section 3333.23(d), Minimum Side Yard Permitted, to reduce the west side yard of the Mount Vernon Avenue frontage from 7.33 feet to 5 feet.
- 7. Section 3333.26(a), Height District, to increase permitted height of the proposed building from 35 feet to 44 feet.



CV19-137 261 Hamilton Ave. Approximately 0.63 acres



CV19-137 261 Hamilton Ave. Approximately 0.63 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

ORD #1651-2020; CV19-137; Page 6 of 7 **Standardized Recommendation Form**

111 N. Front Street, Columbus, Ohio 43215

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

Case Number:	Z19-100 / CV19-137 261 Hamilton Avenue			
Address:				
Group Name:	Near East Area Commission			
Meeting Date:	June 11, 2020			
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: 10-0-0				
Signature of Authorized Repres	sentative: Muthlew Ir Sury			
	CHAIR NEAR EAST PREA CO.			

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.



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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 #: CV 19 - 137
STATE OF OHIO COUNTY OF FRANKLIN	
deposes and states that (he/she) is the APPLICANT, AGEN	Michael Kelley ership, LLC, 175 S Third St, Ste 1020, Columbus 43215 For DULY AUTHORIZED ATTORNEY FOR SAME and the cions or entities having a 5% or more interest in the project which
	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. Shiloh Baptist Church of Columbus, 720 Mount Vernon Avenue, Columbus, OH 43203 Number of Columbus based employees: Five (5) Contact: Michael Kelley, 614-300-9503	2. Shiloh Development Partnership, LLC; 175 South Third Street, Suite 1020, Columbus, OH 43215 Number of Columbus based employees: Three (3) Contact: Michael Kelley, 614-300-9503
3. City of Columbus, Land Redevelopment, 845 Parsons Avenue, Columbus, OH 43206 Number of Columbus based employees: 10,000+ Contact: John Turner, 614-645-2251	4. Shiloh Family Institute, Inc., 720 Mount Vernon Avenue, Columbus, OH 43203; Number of Columbus based employees: Five (5) Contact: Michael Kelley, 614-300-9503
Check here if listing additional parties on a	separate page.
SIGNATURE OF AFFIANT Subscribed to me in my presence and before me this	lulu. Wally
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SIGNATURE OF NOTARY PUBLIC /	rarefile way
My Commission Expires:	U
This Project Disclosure Statement MaryAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023	nt 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