

Revision Schedule		
#	Description	Date



**SITE DATA:**

**ADDRESS:**

**PID:**

**ZONING:**

**PROPOSED:**

**HEIGHT DISTRICT:**

**HEIGHT:**

**LOT AREA:**

**PROPOSED USE:**

**DENSITY:**

**PARKING:**

**AUTOMOBILE**

**REQUIRED:**

**PROVIDED:**

**BICYCLE**

**REQUIRED:**

**PROVIDED:**

**LOT COVERAGE:**

**BUILDING SETBACK:**

**SETBACKS:**

**TREES:**

**DWELLING UNITS:**

**PARKING LOT:**

**REFUSE:**

762 Mount Vernon Avenue, Columbus, OH 43203  
010-002725, 010-012095, 010-026619, 010-13244, 010-013996, 010-013997,  
010-018631, 010-019877, 010-033094, 010-042630, 010-056520, 010-057071

AR-1, Apartment Residential District (pending Z20-042)

H-35

35'

35,457 +/- SF, (0.814 +/- ac.)

Residential / multi-family, 31 dwelling units

1,143 SF/DU

31 DU @ 1.5 spaces/DU = 46.5 spaces  
47 spaces, including 2 ADA spaces

3 spaces  
4 spaces

20.00% +/- (7,090 +/- SF) (building coverage)

Mount Vernon Avenue: 12' - 0"

Setbacks as noted.

1 tree/ 10 DU: 31 DU, 4 dwelling unit trees required/provided  
1 tree/ 10 parking spaces, 47 parking spaces, 5 trees required/provided  
31 DU @ 0.50 cu. yd. = 15.5 cu. yd. required capacity and bulk pickup.  
2, 8 cu. yd. boxes provided and bulk pickup area.

(1) The existing Mount Vernon Avenue curb but will be closed unless otherwise approved by Division of Traffic Management in conjunction with the final Site Compliance Plan.

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 made 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  
Michael Kelley, Attorney for Applicant  
Date: 7-09-2020  
Date: 7-09-2020

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

**STATEMENT OF HARDSHIP**

CV20-048

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 Shiloh Development Partnership LLC Date 3-12-2020  
Signature of Attorney Michael H. Kelly Date 3-12-2020

**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**

**Exhibit B****Statement of Hardship CV20-048****762 Mount Vernon Avenue, Columbus, Ohio 43203**

The site is several parcels totaling of 0.814 +/- acres (35,457 +/- SF) addressed as 762 Mount Vernon Avenue. This application is submitted as a companion to rezoning application Z20-042, requesting the AR-1, 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 0.814 +/- acre site in conjunction with the final Site Compliance Plan. Applicant proposes to develop the site with a 31 dwelling unit apartment building as depicted on the submitted site plan.

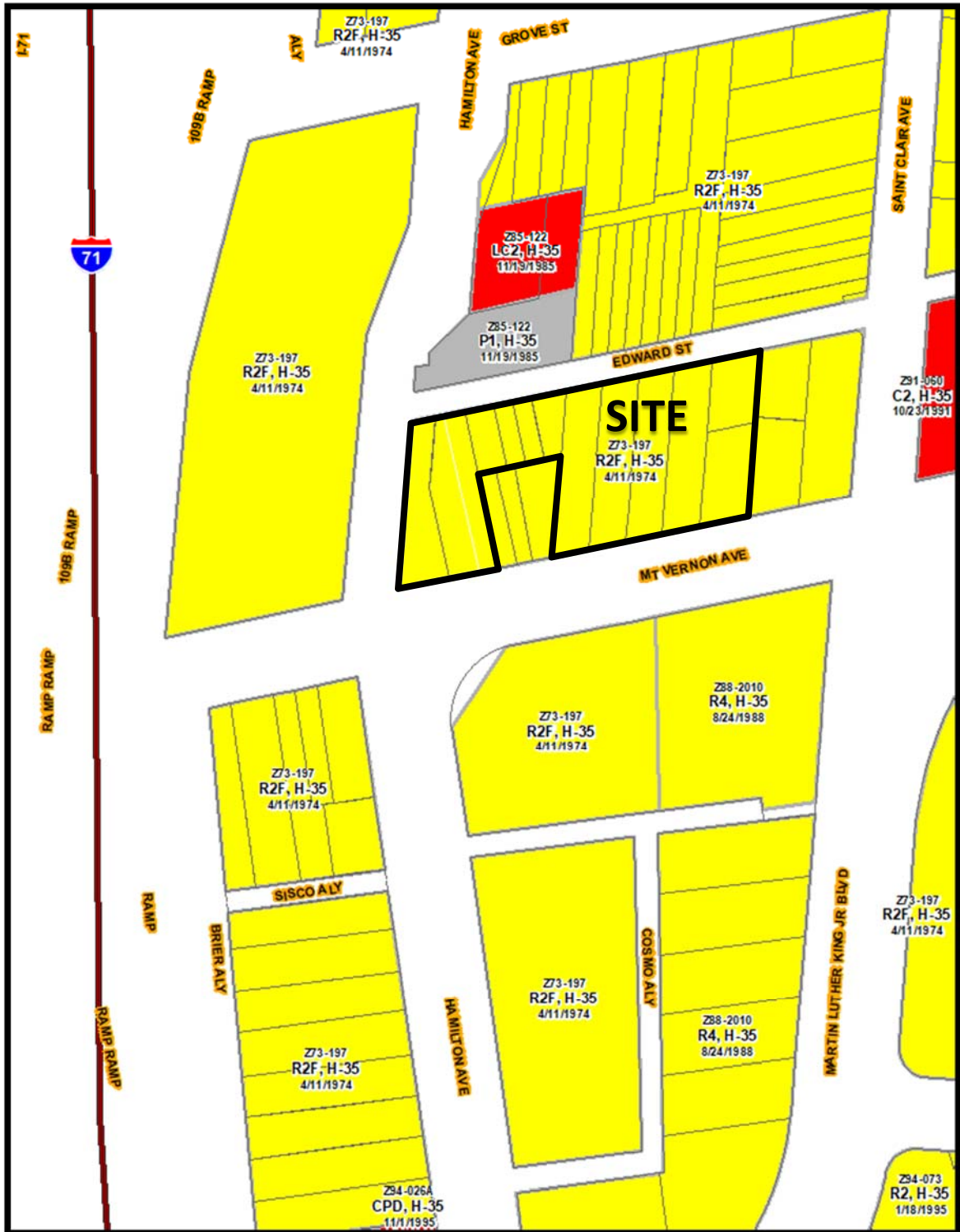
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed development is consistent with development standards in an area of Columbus developed prior to the Zoning Code and with new urban development in general with placing buildings closer to the street and reducing parking and yards. The requested variances are not substantial, some reflect existing conditions, will not alter the residential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

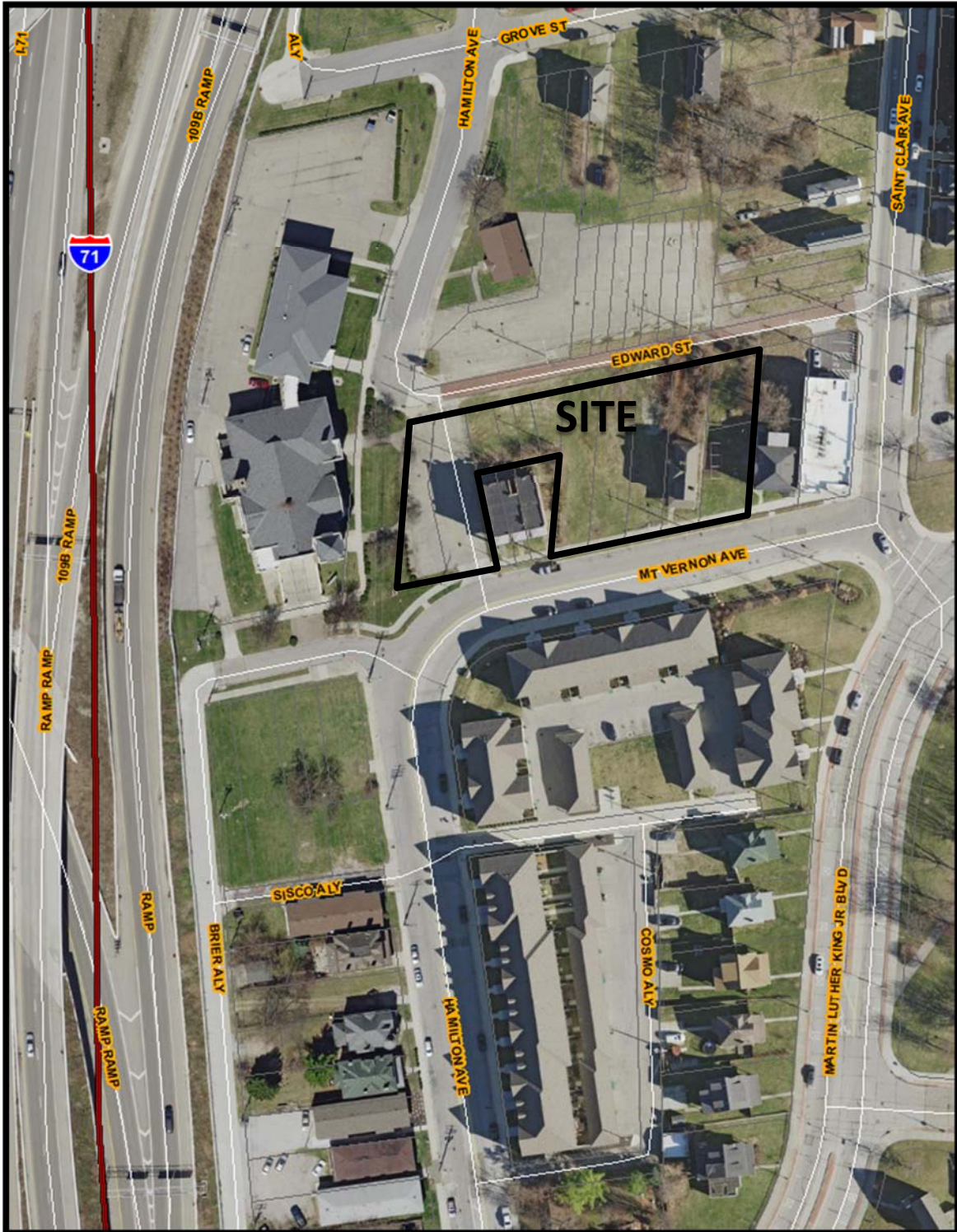
1. Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit shared parking use with the apartment development to be located at the southwest corner of Mount Vernon Avenue and Hamilton Avenue, located directly on the south side of Mount Vernon Avenue and the subject of applications Z19-100/CV19-137.
2. Section 3333.12, AR-1 and AR-4 Area District Requirements, to reduce lot area per dwelling unit from 1,200 square feet to 1,140 square feet.
3. Section 3312.21, Landscaping and Screening, for the existing parking lot at the west side of the site and presently being PID's 010-026619 and 010-042630, to reduce the east parking lot setback from 4 feet to 3 feet where adjacent to the west side of PID 010-000098 and to not provide parking lot screening along the west and north sides of the lot for residential zoning within 80 feet of the parking lot,
4. Section 3312.27(3), Parking Setback Line, to reduce the Hamilton Avenue parking setback from 10 feet to 2 to 5 feet, and the Mount Vernon Avenue

parking setback from 21 feet to 2 feet, as depicted on the Site Plan, to permit the existing parking setbacks.

5. Section 3333.22, Maximum Side Yard Required, to reduce the maximum side yard from 16 feet to 10 feet.
6. Section 3333.23, Minimum Side Yard Permitted, to reduce the minimum east and west side yard from 5.84 feet (1/6 height) to 5 feet.



CV20-048  
762 Mt. Vernon Ave.  
Approximately 0.81 acres



CV20-048  
762 Mt. Vernon Ave.  
Approximately 0.81 acres

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

**Case Number:** Z20-042 / CV20-048

**Address:** 762 Mount Vernon Avenue

**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 Representative:**

Kathleen Dr. Bullock

SIGNATURE

CHAIR NEAR EAST AREA COMM

RECOMMENDING GROUP TITLE

614-582-3053

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.

## 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 #: CV20-048

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley  
of (COMPLETE ADDRESS) Shiloh Development Partnership, LLC; 175 S Third St, Ste 1020, Columbus 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. 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. _____

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

SIGNATURE OF AFFIANT

*Michael W. Kelley*

Subscribed to me in my presence and before me this 12<sup>th</sup> day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*MaryAlice Wolf*

My Commission Expires:



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

MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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