2. <u>PARKING SPACES - CH.3312.49</u> - REQUEST TO REDUCE PARKING SPACES FROM 150 SPACES TO 110 SPACES.

PARKING SETBACK LINE - CH. 33 12.27 - REQUEST TO REDUCE THE PARKING FROM 25' \$ 10' SETBACK TO 5'.

20'. OTE: HEIGHT DISTRICT - <u>CH.3333.26</u> - REVISION FROM H-35 YSTRICT TO H-60 HEIGHT DISTRICT AS PART OF REZONING

SITE DEVELOPMENT

National Church Residences

UNITS/ ACRES SITE S.F./ UNITS

100 UNITS/ 4.33 ACRES 23.1 188,615 S.F./ 100 1,886 S.F.

BROOKWOOD

8,296 S.F. 60,050.4 S.F. 33,168 S.F. 1,939 S.F.

188,615 S.F. : 184,499 S.F.

50 A CES
126, 104 S.F.
33, 166 S.F.
31,863 S.F.
31,863 S.F.
24,210 S.F.

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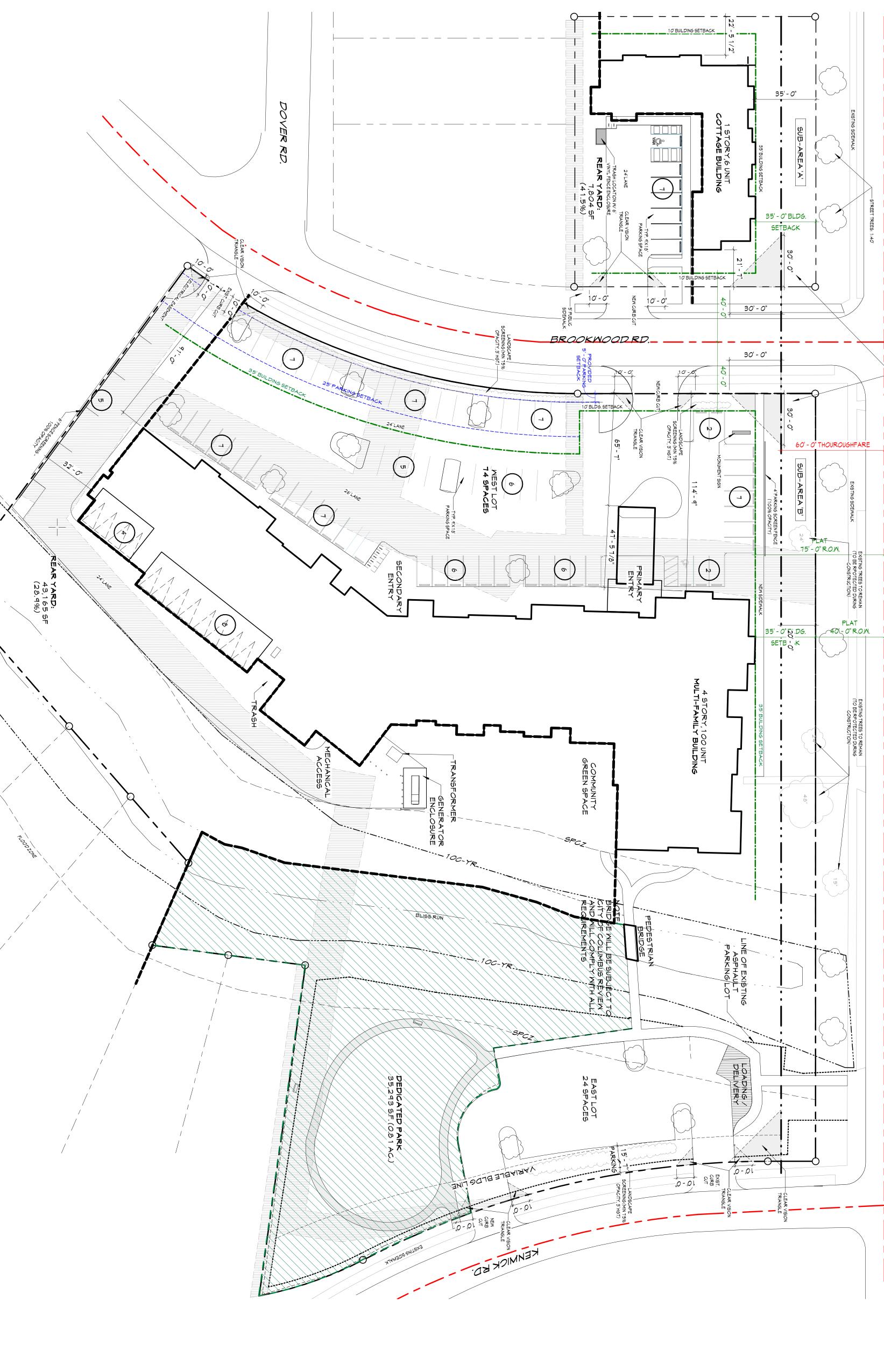
685 EAST LIVINGSTON AVE. COLUMBUS, OH

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED MITHOUT ITS WRITTEN PERMISSION . <u>BUILDING LINES</u> - <u>CH.3333.18</u> - BUILDING SETBACK - REQUEST T LIVINGSTON TO BE REDUCED FROM 35'TO 15'BASED ON HOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF MAY F DEMOLISH EXISTING BUILDINGS ON THE SITE. BUILD NEW APARTMENT BUILDI WITH ASSOCIATED DRIVE, PARKING LOT, UTILITIES, AND STORM DETENTION

MAIN 4- STORY BUILDING

0 - 4 0 4 0

0 'v' 0 '1 '0 '



EDING WITH NSTRUCTION DANGEROUS TED IN SPOSAL OF ON THE SITE TEED LOW WITH A LOW FINE THE TRACTOR TO INDELINE. ALL INTEFORE, IONS. IN THE THE SHALL BE E RECORDED NEL. ITS ONTRACTORS OTH VISIBLE ND SHALL BE DAMAGE CONTAINED VEMENTS AS G STR 1. ALL PUBLIC TREES WHETHER SHOWN OR NOT SHOWN ON THE PLANS ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN MRITING BY COLUMBUSS RECREATION & PARKS/CITY FORESTER OR THEIR REMOVAL HAS BEEN DESIGNATED ON THE PLAN. TREES REMOVED BY EITHER OF THE TWO PRECEDING AUTHORITIES SHALL BE PAID FOR UNDER CMSC ITEM 201. CLEARING AND GRUBBING UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL USE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO ALL OTHER TREES. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. 2. ALL CLEARING AND GRUBBING DONE ON THE COLUMBUS RECREATION & PARKS PROPERTY/RIGHT OF MAY OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. 3. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES WILL BE ESTABLISHED BEFORE WORK IS BEGUN. TEMPORARY PAVING MATERIALS SUCH AS PLYMOOD, LUMBER OR RUBBER MATTING SPREAD OVER THE ROOT ZONE MAY BE REQUIRED TO PREVENT COMPACTION. 1. ZONING REQUIREMENTS/RESTRICTIONS MAY AFFECT THE END PRODUCT REGARDING LOCATION OF SITE ELEMENTS/FEATURES AND PLANTINGS. 2. TOPOGRAPHICAL, BOUNDARY INFORMATION AND STRUCTURE LOCATION ARE APPROXIMATE. INFORMATION AND ARE SUBJECT TO CHANGE AFTER FINAL SURVEY IS EXECUTED. 3. ALL PLANTING BEDS TO BE MULCHED MITH 3" HARDMOOD MULCH MITH DEEP CUT EDGE TO RETAIN MULCH, UNDERLAIN MITH MEED MAT 4. ALL GROUPED PLANTINGS SHALL BE CONTAINED MITHIN A 3" DEEP MULCHED BED MITH CUT EDGE. 5. ALL INDIVIDUAL TREES AND SHRUBS (NOT IN A BED SITUATION) SHALL BE SAUCER MULCHED 3" DEEP. 6. ALL DISTURBED AREAS ON THE SITE SHALL BE SEEDED. 7. ALL SPECIFIED PLANTS TO BE NON-INVASIVE PLANT SPECIES. 8. LANDSCAPING IS DESIGNED TO FEATURE NATIVE, DROUGHT TOLERANT AND ADAPTIVE PLANT SPECIES TO REDUCE THE NEED FOR MATERING AND REDUCE THE USE OF FERTILIZER. 9. PLANT SELECTIONS ARE BASED ON COMMON READILY AVAILABLE NURSERY STOCK. LANTQUANTITIES AND SIZES HAVE BEEN SELECTED CONSIDERING COST 'AINMENT LIMITATIONS FOR PROJECT. LANT SELECTIONS CONSIST PRIMARILY OF PROVEN HARDY SPECICIES ENOUS TO OHIO REQUIRING LOM MAINTENANCE RDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT PRELIMINAR PARKING LOT LIGHTING: 22' POLE WITH CUTOFF TYPE FIXTU SIMILAR STYLE AND COLOR <u>PARKING/ DWELLING SHADE TREES:</u> SPECIES TO MEET CITY OF COLUMBUS STAND REQUIREMNTS VARKING LOT SHADE TREE REQUIREMN SUB-AREA 'A' SURFACE LOT: 1/10X7= 1 TREE 'REA'B' | WEST LOT: 1/10 × 74 = 8 TREES | EAST LOT: 1/10 × 25 = 3 TREES SITE PLAN LEGEND ROAD CENTERL SITE

COTTAGES

PROJECT SCOPE OF MORK:

NEM APARTMENT BUILDING WITH ASSOCIATED DRIVE, PARKING LOT, UTILITIES, AI STORM DETENTION.

VARIANCES NEEDED:

1 PARKING SPACES - CH3312.49 - REQUEST TO REDUCE THE REQUIRED PARKING SPACES TO 6 SPACES TO 6 SPACES.
2 PUILDING LINIES - CH3331.19 - REQUEST FOR FRONT AT LIVINGSTON TO BE REPORM SET TO 1 120.

SITE DEVELOPMENT

BUILDING COVERAGE SITE DEVELOPMENT

BUILDING COVERAGE SITE AREA

10 COVERAGE SITE AREA

CONCRETE

FOOTPRINT SITE SET.

CONCRETE

FOOTPRINT

FOOTPRINT

TOTAL/SITE SET.

DENSITY

PARKING S SPACES

11 C. SPACES

12 C. STATE SET.

13 C. STATE SET.

14 C. SPACES

16 C. STATE SET.

17 C. STATE SET.

18 C. STATE

TOTAL SITE AREA: 4.33 ACRES TOTAL DISTURBED AREA: 2.43

RKING CALCULATION

NOTE.

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR IV THE EXISTING CONDITIONS AND REGISTER FAMILIAR WITHE EXISTING CONDITIONS AND REGISTER WITHER FAMILIAR WITHE EXISTING CONDITIONS AND REGISTER WITHER FOR LECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND PREGISTER WITHER COMPAND OF THE FOOLIMENTS.

2. THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS.

3. ADDITIONALLY, SEE GENERAL INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER.

SEPARATION OF THE CONTRACT DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AO" SHEETS.

4. ALL DOCUMENTS ON ELECTRONIC MEDICA AS INSTRUMENTS ON ELECTRONIC MEDICA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION OF THE CLIENT AGREES THE COLIENT AGREES THE CONSULTANT THE PROPERTY OF THE CONSULTANT AGREES THE CONSULTANT (ARCHITECT) ARSING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MOST INTERCORD FILE CONSULTANT (ARCHITECT) ARSING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE CONSULTANT (ARCHITECT) ARSING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE CONSULTANT (ARCHITECT) ARSING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE CONSULTANT (ARCHITECT) ARSING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE CONSULTANT (ARCHITECT) ARSING FROM AND WRITTEN AFPROVAL OF THE JOSEE REVIEW AND WRITTEN AFPROVAL OF THE JOSEE REVIEW AND WRITTEN AFPROVAL OF THE JOSEES, EXPENSES, EXPENSES ON DESCRIPTION OR REUSE OF OR COUPER PROBLES ON DESCRIPTION OR REUSE OR DATE AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE PARTIES WITH ANY USE OR COUPERD REQUIREMENTS. THE DRAWINGS SHALL NOT SHE SCALED EXACT DOCUMENTS. AND OTHER PARTIES WITH ANY OF THESE CODES OR ANY DISCREPANCIES SHALL BE PROBLECTLY CONTRACTIONS.

5. THESE DRAWINGS AS PART OF THE CONTRACTION WITH ANY OF THIS COUPER TO SHALL BE BROUGHT OF THE PROJECTLY OF THE ACHITES ON THE SOLE EXACT DOCUMENTS. SHALL BE BROUGHT OF THE PROJECT IN THE PROJECT IN THE PROJEC

RED BICYCLE PARKING: 10 BICYCLE OSED BICYCLE PARKING: 10 BICYCL DDRESS: 2685 LIVINGSTON AVE
ARCEL NO'S.: 010-087759, 010-092757, 010-092531
XISTING ZONING CLASSIFICATION: R3 (RE-ZONING TO AR-O)
XISTING HEIGHT DISTRICT: H-35
OMMERCIAL OVERLAY: NONE
OTAL SITE AREA: 4.33 ACRES
LOOD INSURANCE RATE MAP NUMBER (FIRM):OK-39049
LOOD DESIGNATION: ZONE X CO333K

20-058;

Final

Received

11/30/2020

SCHEMATIC
6-SPACES.
6-SPACES.
6-REQUEST FOR FRONT AT LIVINGSTON TO BE REDUCED
HOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF

OPMENT
SITESF. 4,378 SF. 24,455 SF. 17.4%

24,455 SF. 0.56 ACRES

M. 18,814 S.F.

4,378 S.F.

SCHEMATIC VARIANCE PLAN

BERARDI+

CHITECTURE | INTERIOR DESIGN | ENGINEE

OTAL SITE AREA: 0.56 ACRES

CALCULATION

STING ZONING MAXIMUM BUILDING HEIGHT: H-35
OPOSED BUILDING HEIGHT: 16'-6"
LDING USE: R-3 (PROPOSED AR-O)
LDING AREA (SF): 4,378 S.F.
OF DMELLING UNITS: 6 UNITS
OPOSED REFUSE SERVICE (RESIDENTIAL ONLY):
OPOSED REFUSE CAPACITY, CY (RESIDENTIAL ONLY)
RKING SPACES: 9' x 18' TYP

ROPOSED BICYCLE PARKING: 2 BICYCLE

QUIRED RESIDENTIAL PARKING: 9
FER UNIT)
FOSED RESIDENTIAL PARKING: 6
E VARIANCES NEEDED)
QUIRED ADA PARKING (VAN/TOTAL): 1/1
DPOSED ADA PARKING (VAN/TOTAL): 1/1

11/30/2020 8:14:01 AM



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 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.
- 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 attached. Miller-

Signature of Applicant

Date 6/30/20

<u>2685 Livingston Ave. – Council Variance Application Attachment</u>

Sub-Area A Proposed Variances (Parcels 010-087745; 010-087746; 010-087747)

- 1. <u>3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED:</u> REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 9 SPACES TO 6 SPACES.
- 2. <u>3333.18 BUILDING LINES:</u> BUILDING SET BACK REQUEST FOR FRONT BUILDING SETBACK AT LIVINGSTON TO BE REDUCED FROM 35' TO 15' BASED ON THOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF WAY FROM 80' TO 120'.

Sub-Area B Proposed Variances (Parcels 010087759; 010092531; 010092757)

- 1. <u>3312.27 PARKING SETBACK LINE</u>: REQUEST TO REDUCE THE PARKING SETBACK ALONG BROOKWOOD TO 5'.
- 2. <u>3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED:</u> REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 150 SPACES TO 110 SPACES.
- 3. 3333.18 BUILDING LINES: BUILDING SET BACK REQUEST FOR FRONT BUILDING SETBACK AT LIVINGSTON TO BE REDUCED FROM 35' TO 15' BASED ON THOUROUGHFARE PLAN INCREASING LIVINGSTON RIGHT OF WAY FROM 80' TO 120'.

Statement of Hardship

Central Ohio is one of many communities with a growing need for senior housing. Applicant seeks to satisfy that need through the development of a new construction 106-unit senior age-restricted housing development in the Berwick community. As the nation's largest not-for-profit owner and operator of senior housing, National Church Residences has a mission to provide high quality care, services and residential communities for all seniors. Since the start of our mission in 1961, we have committed to providing seniors a quality place to live while offering the services they need to remain home for life.

The development will consist of up to 110 total units, serving fully independent seniors on two adjacent sites in the Berwick neighborhood of Columbus. The sites are as follows:

- Sub-Area A: Three single-family lots totaling just over .5 acres will be combined to include 6 units of cottage style living targeting younger, more active seniors;
- Sub-Area B: The existing church building site will provide up to 104 units of congregate style senior living on approximately 4.5 acres.

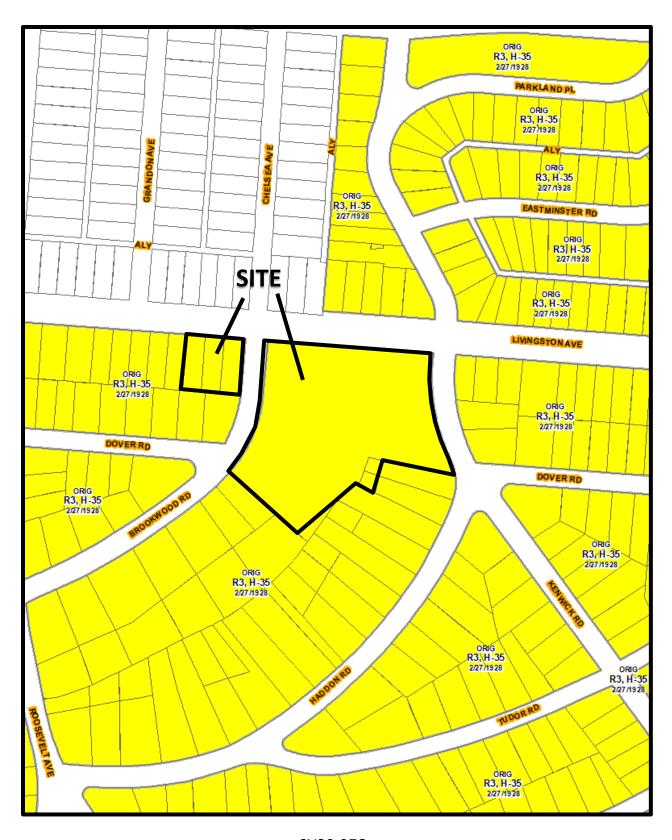
The existing site contains a large church building – the Brookwood Presbyterian Church. The building has been vacant since October of 2019, when Brookwood Presbyterian Church merged with two other local Presbyterian churches to form Unity Presbyterian Church. At present, the continued ownership of the church presents a hardship for the congregation, as it

remains responsible for the costs of ownership of a deteriorating, obsolete building while not being able to make beneficial use of the same. To address this hardship, the church has sought mission-aligned users to whom to sell the property and allow for the beneficial use of the site and development of a community asset on the same.

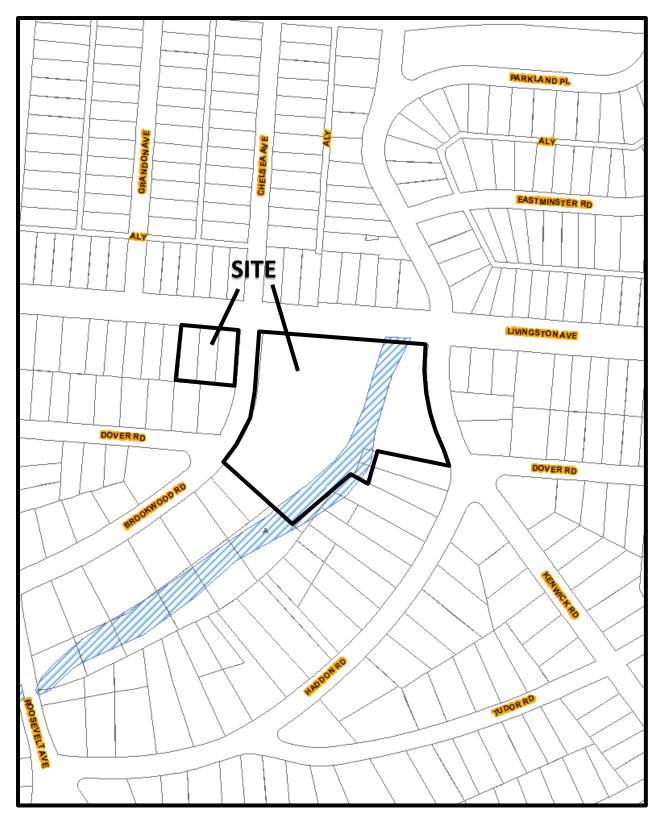
The variances sought by the Applicant are necessary to make beneficial use of the property. Applicant's proposed development and the variances necessary to enable it will allow for the current owner, Unity Presbyterian Church, to transfer stewardship of the property to a new owner with the resources needed to ensure the property continues to meet the needs of the surrounding community for decades to come. The development site presents some significant challenges, namely the existence of a large underwater storm sewer bisecting the site and the expansion of a stream corridor protection zone that will potentially encroach on the developable portion of the site. These issues could preclude other alternative developments, limiting the potential beneficial uses of the property. Applicant has developed a site plan that will take into account these issues while still allowing re-use of the site. Applicant's proposed use will enable the church to realize a return on its property and will enable the beneficial use of the site by delivering an asset to the community – much needed senior housing.

Applicant's proposed development fits within the character of the neighborhood. As aforementioned, the site presently contains a large church building within the R3 zoning district. This combination of uses – a larger structure within a residential district – is preserved by Applicant's development. Applicant is seeking to continue a residential use of the property through senior housing and to deliver that housing through buildings that fit within the scale and overall context of the neighborhood.

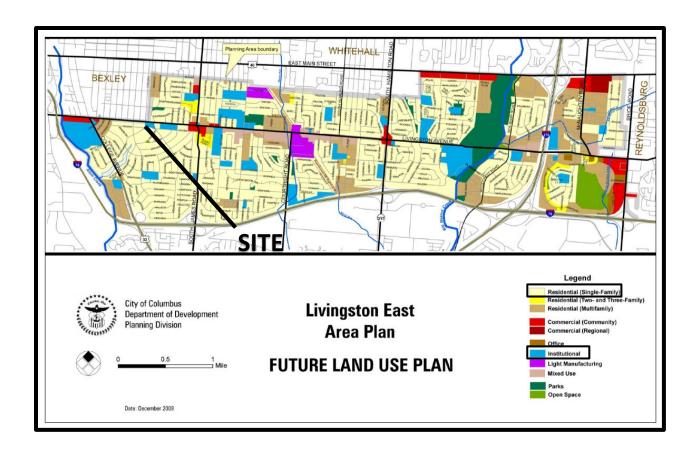
For the foregoing reasons, Applicant respectfully requests the variances stated herein.



CV20-058 2685 E. Livingston Ave. Approximately 4.94 acres



CV20-058 2685 E. Livingston Ave. Approximately 4.94 acres



CV20-058 2685 E. Livingston Ave. Approximately 4.94 acres



CV20-058 2685 E. Livingston Ave. Approximately 4.94 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columb (Chit 2846); 2020; CV20-058; Page of 9 of 10 Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT) CV20-058 Case Number: 2685 East Livingston Avenue Address: Mideast Area Commission **Group Name: Meeting Date: BZA Variance / Special Permit Specify Case Type: Council Variance** Rezoning Graphics Variance / Plan / Special Permit Recommendation: Approval (Check only one and list basis Disapproval for recommendation below) **NOTES:** Vote: Signature of Authorized Representative:

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



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 #:
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein of (COMPLETE ADDRESS) 2335 N. Bank Dr., Columbus, OH 43220 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 emloyees (Limited to 3 lines per box)
1. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Approximately 225 Columbus based employees (including affiliates) 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	day of June in the year 2020
SIGNATURE OF NOTARY PUBLIC	day of July in the year 2020
My Commission Expires:	ont expires six months after date of notarization.
NORTH AND THE STATE OF THE STAT	

PLASE NOTE: Incomplete information will result in the rejection of this submittal.

PRANTAL STATES

PRANTAL STATES

PIRES

Please make all checks payable to the Columbus City Treasurer

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