



AREA SUMMARY

LOT COVERAGE/TOTAL AREA	44%
BUILDING FOOTPRINT	12,064 SF
SITE AREA	27,181 SF
GROSS BUILDING AREA	53,365 SF
NET RENTABLE AREA	37,966 SF

RESIDENTIAL

1 BEDROOM	33 UNITS
2 BEDROOM	08 UNITS
STUDIO	13 UNITS

TOTAL UNITS 54 UNITS

BUIDING HEIGHT 59' - 6"

LOBBY/LEASING AMENITY 2,479 SF
4,394 SF

PARKING

REQUIRED MULTI-FAMILY PARKING @ 1.5/UNIT (54 UNITS X 1.5)

81 SPACES

TOTAL REQUIRED 81 SPACES

TOTAL PARKING PROVIDED 43 SPACES

DEFICIT 38 SPACES

REQUIRED BIKE PARKING 6 SPACES

BIKE PARKING PROVIDED 18 SPACES

LEVEL 1 - PROPOSED DESIGN



BUTTES AVENUE
70' R.O.W.

CV20-105 Final Received 1/25/2021 Sheet 1 of 3

840 MICHIGAN AVENUE

Michael Shannon 1-25-21

PRESENTATION DATE: 01.07.21
PRELIMINARY: NOT FOR CONSTRUCTION





WEST ELEVATION

840 MICHIGAN AVENUE

CV20-105 Final Received 1/25/2021 Sheet 2 of 3

Michael Shannon 1-25-21

PRESENTATION DATE: 01.07.21
PRELIMINARY: NOT FOR CONSTRUCTION

0.9



NORTH ELEVATION

840 MICHIGAN AVENUE

CV20-105 Final Received 1/25/2021 Sheet 3 of 3

Michael Shannon 1-25-21

PRESENTATION DATE: 01.07.21
PRELIMINARY: NOT FOR CONSTRUCTION

0.10

**STATEMENT IN SUPPORT OF
COMPANION AREA VARIANCES**

APPLICATION: EX42/327

ADDRESS: 840 Michigan Avenue

PARCEL: 010140800

APPLICANT: JDS Companies

PROPERTY OWNER: Swac IV LLC

ATTORNEY: Michael Shannon, Underhill and Hodge

DATE: December 15, 2020

The Applicant submits this statement in support of its request for area variances in companion with a rezoning request.

This site is located between Michigan Avenue, Buttles Avenue, and Thurber Drive West. The site is zoned M. The site is bordered by property zoned AR1 on the west (multifamily), M on the south (extended stay hotel), M and AR2 on the west (office and multifamily), and M on the north (office).

The site was granted a number of variances on two separate BZA applications within the last five years (BZA15-084 and BZA17-143). Those applications proposed development of the property as an extended stay hotel with certain reduced area development standards. The minimum building lines were reduced to 9 feet along Buttles Avenue and Thurber West Drive. The minimum parking setback was reduced to 3.5 feet. The minimum required number of parking spaces was reduced from 60 to 40. Some parking spaces were permitted reduced size. The loading space requirement was eliminated. The site was subsequently partially developed with internal frames and elevator shafts. The development, however, was never completed.

The zoning code has changed since those previous applications were approved and extended stay hotel is no longer a permitted use within the M district. Accordingly, the Applicant submitted a rezoning application to rezone the property to AR3 to permit multifamily use and submitted this companion council variance application to vary certain area development standards. Many of the variances currently requested are similar to the variances which were previously granted.

The Application proposes the development of the site with an apartment with 54 dwelling units. The Applicant requests the following variances to develop the property as proposed:

1. 3312.27 - Parking setback line. Under this section, where a required building setback line is 47 feet, the parking setback line shall be 47 feet. The Applicant requests a variance to reduce the parking setback line to 3.5 feet.

2. 3312.49 – Minimum numbers of parking spaces required. Under this section, 54 dwelling units require 81 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 81 to 41.

3. 3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building lines from 25 feet to 9 feet from Buttles Avenue, 16 feet from Thurber Drive West, and 23 feet from Michigan Avenue.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. With respect to the reduced building setback lines, it is significant that the proposed building lines were previously approved by BZA15-084 and BZA17-143 and that the property already began development with these setbacks. The structure of the first floor and elevator shafts are already in place. The proposed development plans to build upon these existing structures.

Further, the site abuts three streets and the Code requires a 25-foot building setback line from all three streets. It is a practical difficulty to comply with the code required setback because three separate building setback lines would significantly reduce the site's developable area.

The requested variances for reduced landscaping requirements are also a result of the irregular shape of the lot and other conditions. The goal of the project is to utilize as much of the property as possible to maximize the quality of the project. It is necessary to allow reduced landscaping standards in order to make this happen. Further, the site will provide other forms of landscaping which achieve the goals of the Code but do not meet the definition of code compliance. For example, there are 6 trees which are adjacent to the exterior parking lot but these This will not cause substantial detriment to neighbors nor alter the character of the neighborhood.

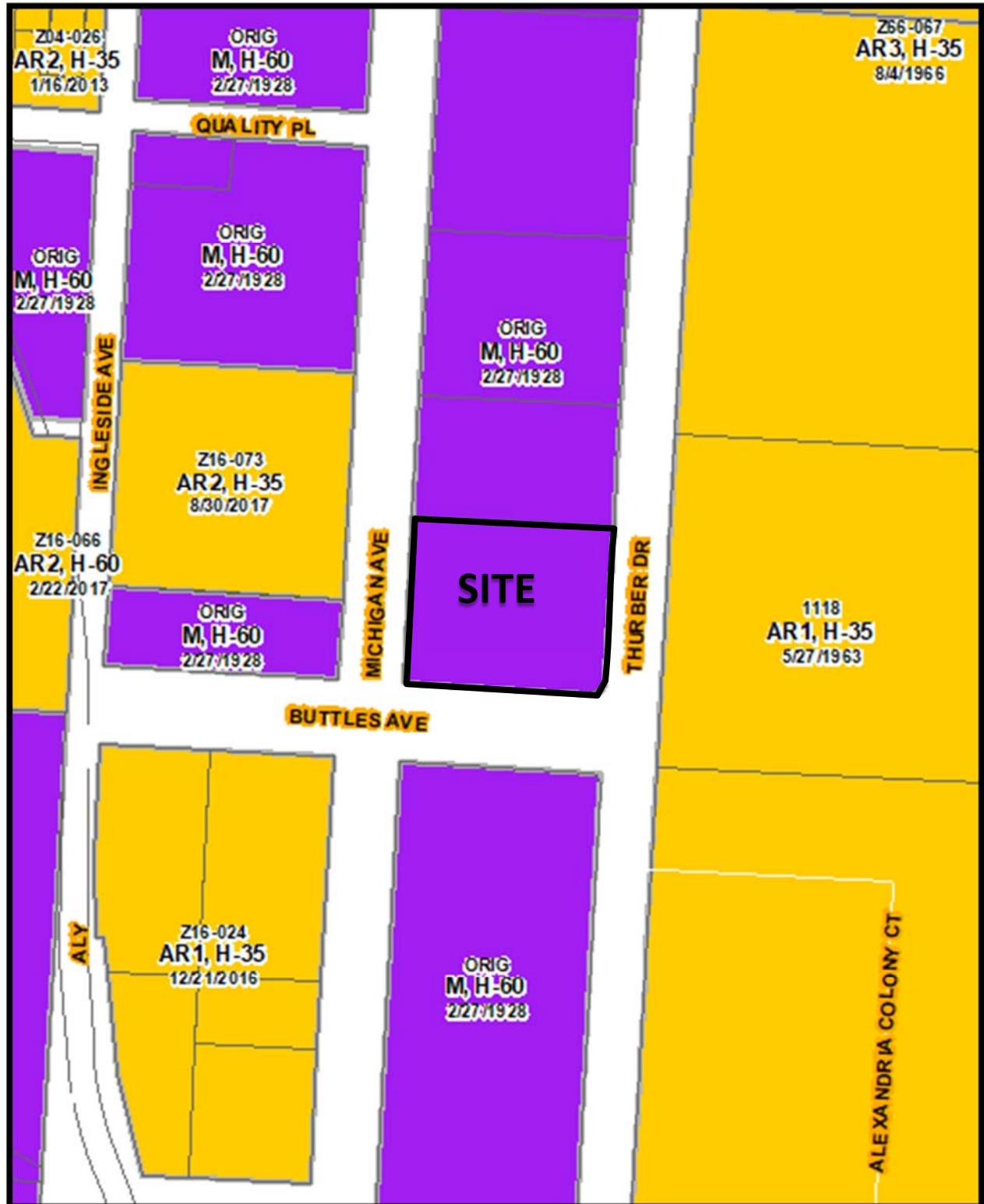
The requested parking reduction is not significant and will not cause any detriment. The Applicant conducted a parking study pursuant to the Department of Public Service guidelines and the results show that there is an abundance of street parking available within the vicinity. Further, our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. With this property so close to work and play destinations such as the short north, downtown, and Grandview, it is expected that many of the residents will utilize bicycles, public transportation, and rideshare as primary modes of transportation.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



Michael Shannon



CV20-105
840 Michigan Ave.
Approximately 0.62 acres

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

Case Number: CV20-105
Address: 840 Michigan Ave.
Group Name: Harrison West Society
Meeting Date: 1/20/2021
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)

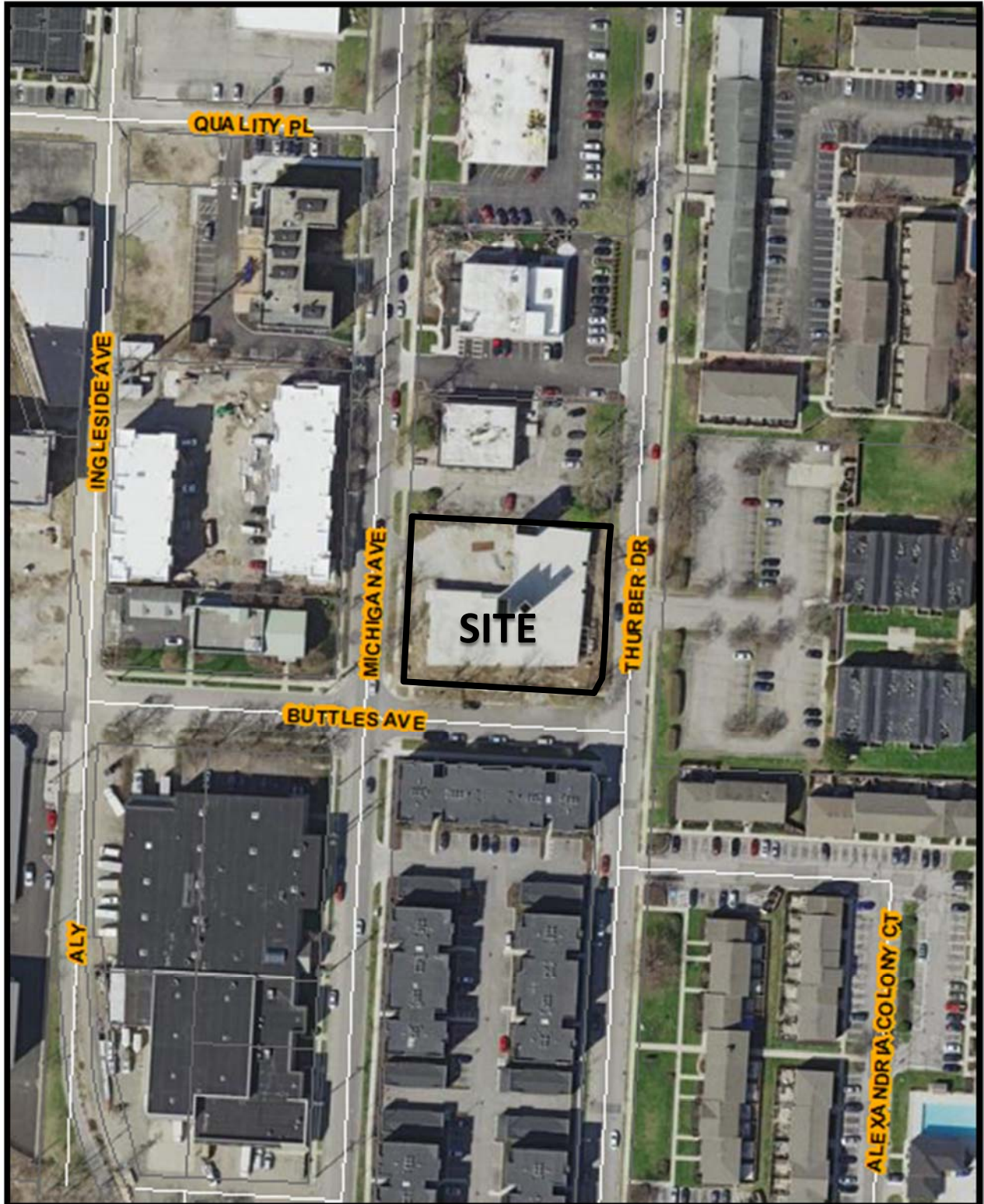
☐ Approval
☒ Disapproval

NOTES:

Although the Society supports a residential use for this site consistent with the AR3 designation, a nearly 50% parking variance is not justified by any stated hardship, and would have a detrimental impact in the medium-to-long term as the immediate area is more densely developed. Public transit access is nominally present in the area (a single bus line several blocks away), but unlikely to be used by sufficient residents to offset the impact from the reduced on-site parking. In practice, residents will park on the street. In light of other recently completed developments, and several anticipated in the next year or two, we expect the impact on street parking to be considerable.

Vote: 2-9
Signature of Authorized Representative: 
SIGNATURE
Planning Chair, Harrison West Society
RECOMMENDING GROUP TITLE
(646) 957-4765
DAYTIME PHONE NUMBER

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.



CV20-105
840 Michigan Ave.
Approximately 0.62 acres

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 #: CV20-105STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 3 lines per box)

1. JDS Companies 447 East Main Street, Suite 200 Columbus, Ohio 43215	2. Swac IV LLC 447 East Main Street, Suite 200 Columbus, Ohio 43215
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 29th day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

This Project Disclosure Statement 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