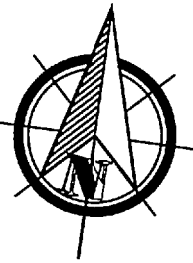
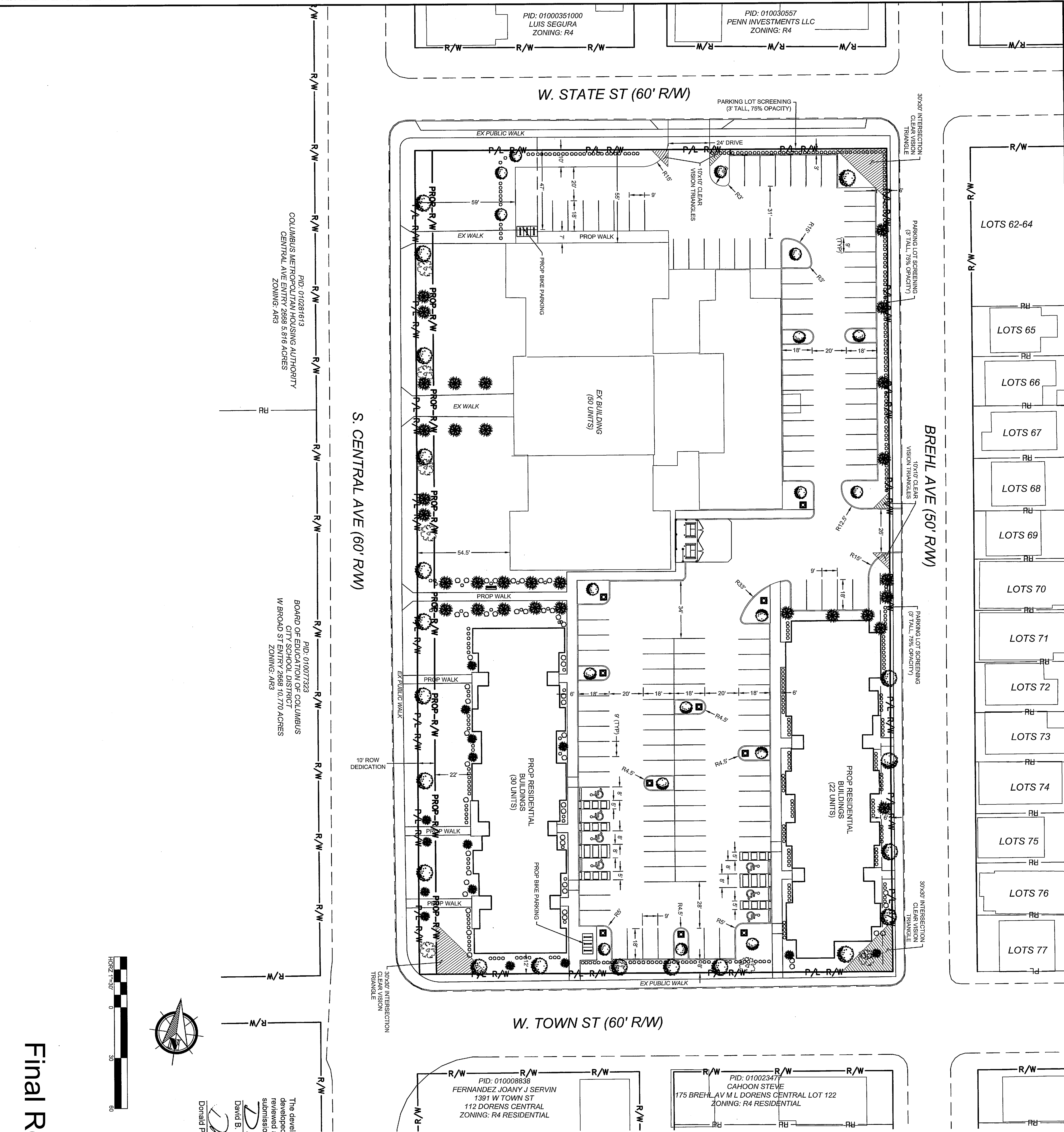


PLOT SCALE: 1:1 EDIT DATE: 2/11/21 - 9:28 AM EDITED BY: AALDIS DRAWING FILE: O:\2020\03315\ID. DRAWINGS\CIVIL\EXHIBITS\2020.03315 ZONING PLAN.DWG



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
David B. Perry
Donald Plank, Attorney for Applicant

Date: 2-11-2021
Date: 2/11/21



SITE DATA:	
GROSS SITE AREA:	3.10 ACRES (135,048 SF)
10' ROW DEDICATION AREA:	0.11 ACRES (4,883 SF)
NET SITE AREA:	2.99 ACRES (130,165 SF)
EXISTING ZONING:	R4, RESIDENTIAL & C4, COMMERCIAL
PROPOSED ZONING/VARIANCE:	CV20-130
EXISTING ADDRESS:	120 S. CENTRAL AVE.
TAX PARCEL ID:	010-068698
FEMA MAP PANEL & ZONE:	39049C0308K, ZONE X
BUILDING DATA:	
TOTAL GROSS FLOOR:	15,286 SF
NUMBER OF DWELLING UNITS:	102
HEIGHT DISTRICT:	H-35
GROSS DENSITY:	32.9 UNITS/AC (±1.324 SF/DU)
NET DENSITY:	34.1 UNITS/AC (±1.276 SF/DU)
EXISTING BUILDING HEIGHT:	40 FEET
PROPOSED BUILDING HEIGHT:	45 FEET
GROSS LOT COVERAGE (BUILDINGS):	32%
NET LOT COVERAGE (BUILDINGS):	33%
PARKING REQUIRED:	
BICYCLE PARKING REQUIRED:	9 SPACES (2 * 153 SPACES / 20)
PARKING PROVIDED:	
REGULAR SPACES (6'x18' MIN):	124 SPACES
ADA SPACES:	5 SPACES
TOTAL PROVIDED SPACES:	129 SPACES
BICYCLE PARKING PROVIDED:	10 SPACES
PARKING LOT TREES:	
1 TREE REQUIRED PER 10 SPACES:	16 TREES REQUIRED
PARKING LOT TREES PROVIDED:	16 TREES PROVIDED
DWELLING UNIT TREES:	
1 TREE REQUIRED PER 10 DWELLING UNITS:	11 TREES REQUIRED
PARKING LOT TREES PROVIDED:	11 TREES PROVIDED
REFUSE:	
REQUIRED (102 DU @ 0.50 CY):	51 CY DUMPSTER CAPACITY

Final Received 2/11/21

CV20-130

C100

DATE: 2/11/2021
DRAWN BY: APA
CHECKED BY: OSD
JOB NUMBER: 2020.03315

REVISIONS

DATE

SHEET NO.

DESCRIPTION

ZONING PLAN
FOR
120 S. CENTRAL AVE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com



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

World Cooper Companies, Inc.
by David B. Perry, Agent

Date

12-28-2020

Signature of Attorney

Donald Plank

Date

12/28/2020

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 CV20-130, 120 S Central Avenue

The site is 3.10 +/- acres (Franklin County Auditor Tax Parcel 010-066699) and is developed with the Starling Middle School owned by the Columbus Board of Education. The site is the entire block bounded by S. Central Avenue, W. State Street, Brehl Avenue and W. Town Street. Applicant is in contract to purchase the property from the Columbus Public Schools Board of Education.

The property is zoned R-4 and C-4, with the C-4 area being a small area at the southwest corner of the parcel. A change of use of the existing original school building to 50 dwelling units is proposed. Later additions to the south side of the original school building, as was common in the 1960's and 1970's, will be removed. Two (2) new apartment buildings totaling 52 dwelling units. The project is a total of 102 dwelling units.

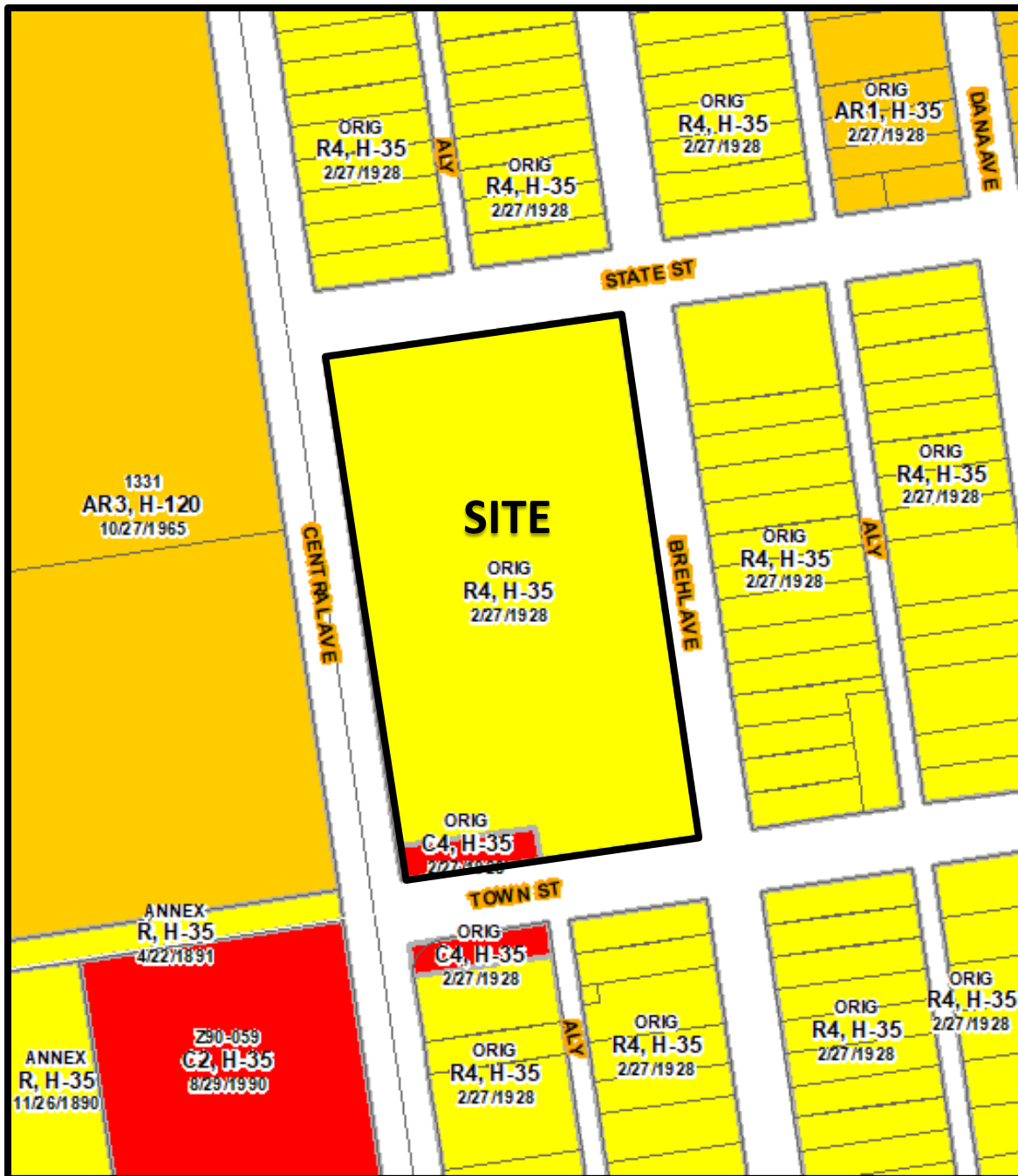
Applicant proposes the change of use and new dwelling units as a mixed income affordable and work force housing development. A financing application will be submitted for Ohio Housing Finance Agency (OHFA) for financing of the project. In accordance with City of Columbus application policy for affordable and workforce housing projects requiring zoning, this variance application is submitted for variance to the R-4 and C-4 districts to permit the proposed multi-family housing and related variances to permit the project. A rezoning application will be submitted prior to the variance ordinance being sent to Columbus City Council. Time is of essence to make timely application to OHFA. The property is under contract for sale subject to: 1). zoning to permit the proposed housing and 2) subject to OHFA and other applicable funding. The apartment complex will provide mixed income affordable and workforce housing.

Until funding is secured, rezoning the site will create a hardship on the current property owner as the property won't be purchased by applicant without Ohio Housing Finance Agency (OHFA) funding. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed mixed income affordable and workforce housing consistent with City of Columbus objectives for development of affordable and workforce housing.

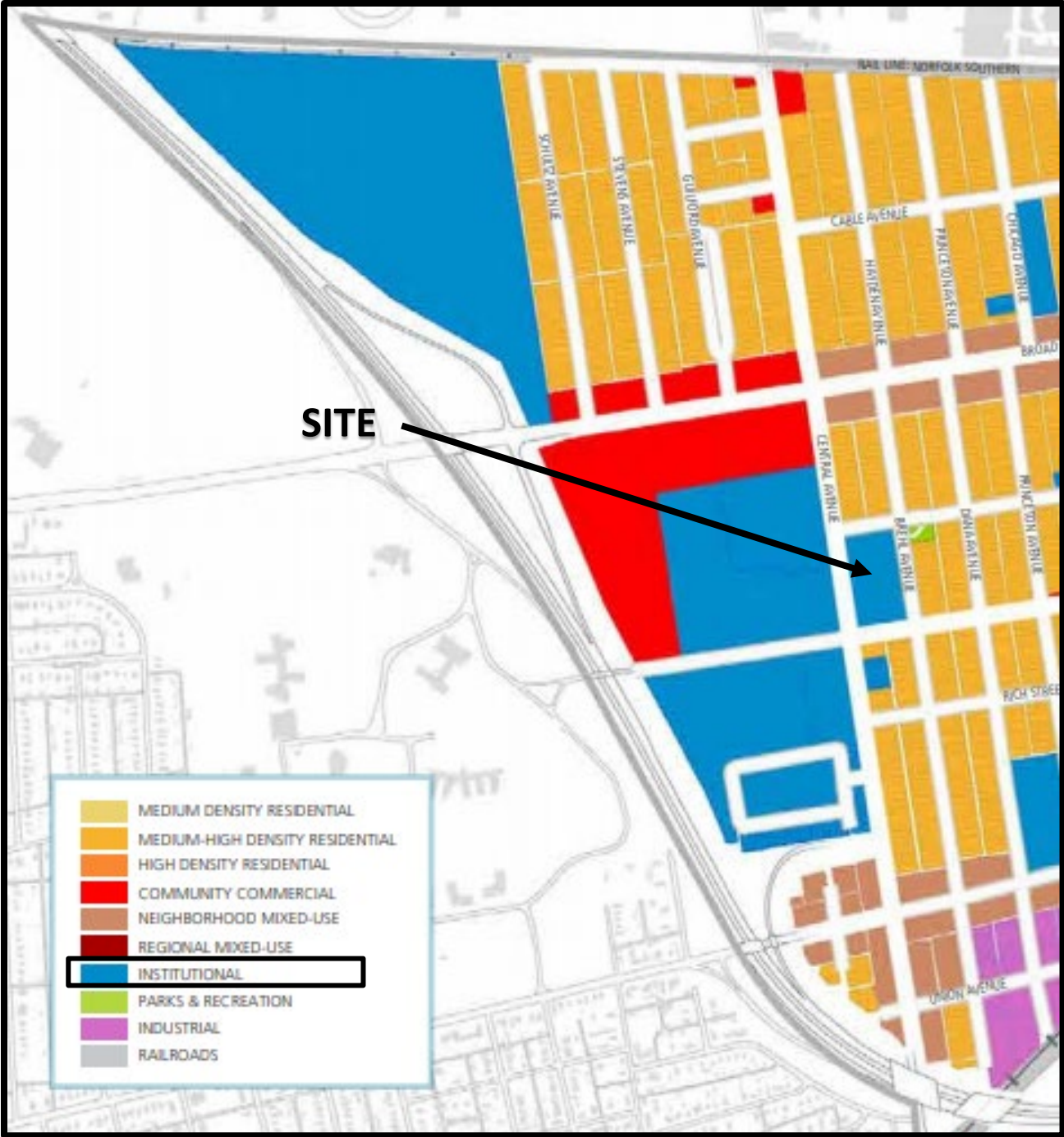
Applicant requests the following variances:

- 1). Section 3332.039, R-4 Residential District, to permit an apartment complex with three (3) apartment buildings totaling 102 dwelling units.

- 2). Section 3356.03, C-4 Permitted Uses, to permit part of an apartment building with ground level residential use in the C-4 district at the southwest corner of the site.
- 3). Section 3309.14, to permit a building height of 55 feet and 40 feet in the H-35 Height District for the existing and proposed buildings
- 4). Section 3312.27, Parking Setback Line, to reduce the W. State Street, Brehl Avenue and W. Town Street parking setback lines from 25 feet to 3 feet, 6 feet, and 8 feet, respectively.
- 5). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 153 spaces at 1.5/DU to 129 spaces.
- 6). Section 3332.21, Building Lines, to reduce the S. Central Avenue building setback from 40 feet to 22 feet (net of 10 feet of right of way to City of Columbus), the Brehl Avenue building setback from 25 feet to 6 feet, and the W. Town Street building setback from 40 feet to 8' (east building) and 12 feet (west building).



CV20-130
120 S. Central Ave.
Approximately 3.10 acres



CV20-130
120 S. Central Ave.
Approximately 3.10 acres



CV20-130
120 S. Central Ave.
Approximately 3.10 acres

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

Case Number: CV20-130

Address: 120 S. CENTRAL AVE.

Group Name: FRANKLINTON AREA COMMISSION

Meeting Date: FEB 9, 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:

Vote: 17-Yea 0-No 0-Abstain

Signature of Authorized Representative: Rene Warner

SIGNATURE

Franklinton Area Commission

RECOMMENDING GROUP TITLE

604 581-6419

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.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 - 130

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 3 lines per box)

<p>1.</p> <p>Bd of Ed of Cols City School Dist, 889 E 17th Ave, Cols, OH 43211; # Cols based employees: 8,963 Contact: Bob Mickley, (380) 997-7470</p>	<p>2.</p> <p>Woda Cooper Companies, Inc., 500 S Front St, Ste 10, Cols, OH 43215; # Cols based employees: 131 Contact: Joseph McCabe, (614)396-3223</p>
<p>3.</p> <p>_____</p>	<p>4.</p> <p>_____</p>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

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

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