

Columbus Division of Water Fire Flow Test									
FLOW TEST ID	2591	NO. OF TEST RUN	1	ATLAS PAGE	90	91			
FLOW HYDRANT	15' OF CASSADY VILLAGE TRAIL ON N CASSADY AVE								
FLOW HYDRANT	NONE								
PRESSURE HYDRANT	1IN OF CASSADY VILLAGE TRAIL ON N CASSADY AVE								
PRESSURE HYDRANT ID	009C01								
DATE	9/8/2017	PIPE SIZE	12"						
TIME	11:30:00 AM	ELEVATION	820'						
STATIC PRESSURE	68 psi	HYDRANT OWNER	COLUMBUS						
RESIDUAL PRESSURE	63 psi	COEFFICIENT	0.86						
PITOT 1	24 psi	REMARKS							
PITOT 2	NONE	psi							
OUTLET	4" DIFF								
FLOW (GPM)	2000								
FLOW @20 PSI	>5000								
WATER DISTRICT	EST								
CH	985'	HGL	937'						

CODED NOTES	
1	ADA ACCESSIBLE PARKING SIGN
2	ADA VAN ACCESSIBLE PARKING SIGN
3	STRAIGHT 18" CONCRETE CURB
4	COMBINED CURB AND WALK
5	DUMPSTERS WITH 3-SIDED CURB ENCLOSURE
6	BIKE RACK
7	PROPOSED FENCE (MATCH EXISTING)
8	GENERATOR AND TRANSFORMER
9	COTA BUS STOP
10	ADA ACCESSIBLE RAMP
11	MOUNDING, MINIMUM 3.5' ABOVE PARKING SURFACE
12	WHEEL STOPS
13	NEW DECIDUOUS STREET TREE
14	NEW 5' SIDEWALK

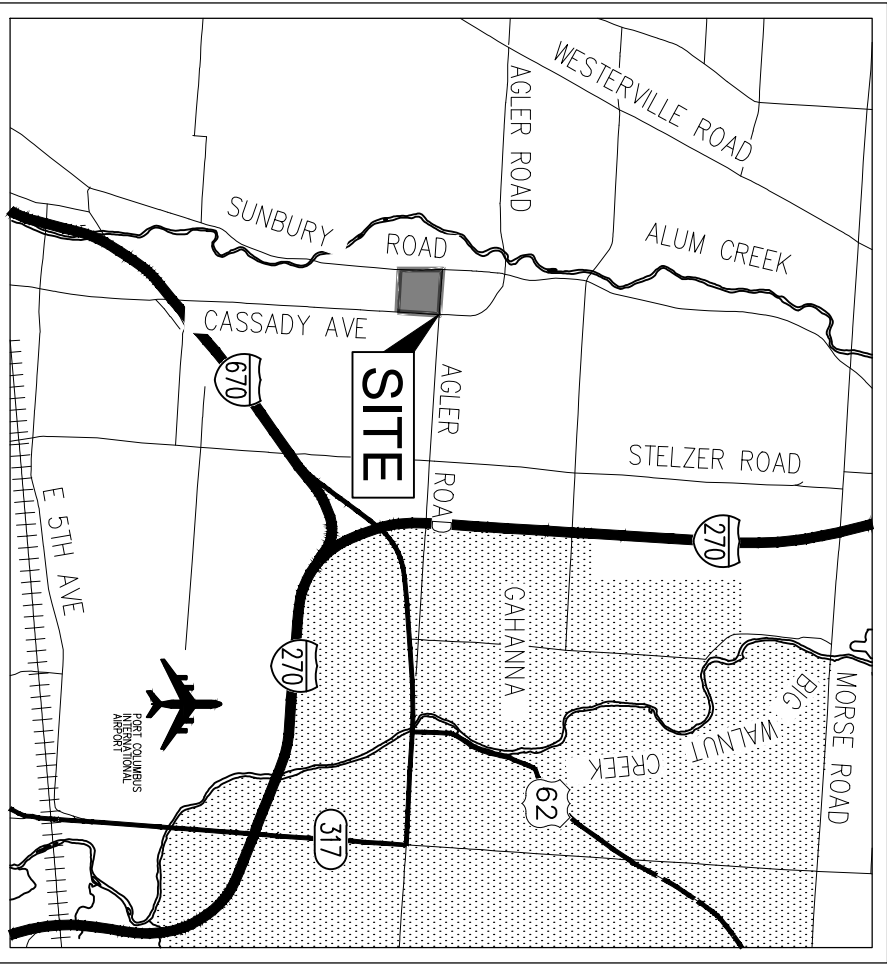
15	EX FIRE HYDRANT
16	EX STORM MANHOLE
17	EX STORM CATCH BASIN
18	EX CURB INLET
19	STM/SAN STRUCTURE NUMBER
20	EX SANITARY MANHOLE
21	EX STORM
22	EX SANITARY
23	EX WATER
24	EX OVERHEAD ELECTRIC
25	EX GAS
26	EX WOOD FENCE
27	EX DECORATIVE FENCE, BLACK
28	PR FENCE
29	PARKING COUNT
30	EX SIDEWALK
31	EX CONCRETE PAVT

**SITE & BUILDING INFORMATION**

CERTIFIED ADDRESS:	2225 N CASSADY AVENUE
PARCEL ID NUMBER:	010-233703
SITE AREA:	417,450 s.f. (9.58 Acres)
ZONING:	ARID (MULTI-FAMILTY, I (INSTITUTIONAL))
HEIGHT DISTRICT:	H-35
COUNCIL VARIANCE:	CV20-114, IN PROGRESS
PROPOSED USE:	SHARED LIVING (42 UNITS)
DENSITY:	4.4 UNITS/ACRE
MAX BUILDING HEIGHT:	33'-1" (MEZZANINE)
PARKING:	
RESIDENTIAL (38,980 s.f. @ 1:400)	98
BUSINESS/OFFICE (16,123 s.f. @ 1:450)	36
TOTAL REQUIRED:	134
REQUIRED WITH 50% REDUCTION PER CV20-114 (IN PROGRESS)	67
TOTAL PROVIDED:	77
ADA ACCESSIBLE SPACES REQUIRED/PROVIDED:	4/4
BICYCLE SPACES REQUIRED/PROVIDED:	6/16
SHADE TREES REQUIRED / PROVIDED:	8/8
PARKING LOT LIGHTING:	18' TALL (28 MAX PER CODE)
FLOOD ZONE:	"X"
PANEL NO.:	39049C0193X, PANEL 193/465 (06.17.2008)

THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF COLUMBUS CITY CODE:

- 3312.21 LANDSCAPING AND SCREENING
- 3312.28 & 3312.03 LIGHTING
- 3312.32 & 3312.03 SIGNAGE
- 3312.43 REQUIRED SURFACE FOR PARKING
- 3312.45 WHEEL STOP DEVICE
- 3321.05 VISION CLEARANCE



**OWNER/DEVELOPER**

LUTHERAN SOCIAL SERVICES OF CENTRAL OHIO  
500 W WILSON BRIDGE ROAD  
WORTHINGTON, OH 43085  
CONTACT: RICK DAVIS  
PHONE: (614) 228-5200  
EMAIL: RADAVIS@LSSCO.ORG

**ENGINEER**

THE MANNIK & SMITH GROUP, INC.  
1160 DUBLIN ROAD, SUITE 100  
COLUMBUS, OHIO 43210  
CONTACT: RICK DAVIS  
PHONE: (614) 441-4222  
EMAIL: CDDICK@MANNIKSMITHGROUP.COM

**PROJECT DESCRIPTION**

ADDITIONAL WING ON EXISTING 30-UNIT SHARED LIVING FACILITY BUILDING.

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614.441.4222  
FAX: 888.488.7340

PROJECT DATE: 02/18/2021  
PROJECT NO: A1020011  
DRAWN BY: MSG  
CHECKED BY: CEO

**TECHNICAL SKILL. CREATIVE SPIRIT.**

**Mannik Smith GROUP**

www.MannikSmithGroup.com

PREPARED FOR:

**LUTHERAN SOCIAL SERVICES OF CENTRAL OHIO**

500 W. WILSON BRIDGE RD.  
WORTHINGTON, OH 43085

SITE IMPROVEMENT PLAN FOR

**LSS NORTHEAST CAMPUS NEIGHBORHOOD 'G'**

2225 N. CASSADY AVENUE, COLUMBUS, OH

**SITE PLAN**

1 / 1



**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):**

**STATEMENT OF HARDSHIP IS ATTACHED.**

Signature of Applicant

*Res. A. King* EUP/KOO-LS5CO

Date 11/18/20

**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**

## **STATEMENT OF HARDSHIP**

### **INTRODUCTION:**

Choices for Victims of Domestic Violence (“CHOICES”) is a non-profit organization that provides a variety of family support services, including counseling, crisis intervention, outreach and temporary shelter services for families suffering from domestic violence in Franklin County. Lutheran Social Services of Central Ohio (“LSS”) is the sole member of CHOICES. Since CHOICES merged with LSS the demand for the number of temporary shelter beds has continually increased. The majority of those seeking shelter are almost exclusively low-income individuals and families without options for refuge.

### **THE HARDSHIP:**

In 2016, LSS was granted a Council Variance, CV 1918-2016, to develop a site at 2225 North Cassady Avenue (43219) to accommodate an expanded and enhanced shelter to better meet the needs of the members of the community who require a safe place to temporarily reside. The property located at 2225 North Cassady Avenue (formerly known as 2241 Cassady Avenue) is zoned ARLD, Apartment Residential District, and I, Institutional District. CV 1918-2016 granted a variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3349.03, Permitted uses; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 2225 North Cassady Avenue, insofar as said sections prohibited a 56,000± square-foot, 120-bed shared living facility (herein after the “Facility”) with accessory on-site counseling, crisis intervention, and general office areas in the ARLD, Apartment Residential and I, Institutional districts, with a parking space reduction from 136 required spaces to 66 spaces. Since the passage of CV 1918-2016, LSS constructed the Facility. Unfortunately, the need for the services provided at the Facility has continued to increase since the Facility was constructed. As a result of the increased need for services, LSS needs to increase the number of beds at the Facility, but LSS has been informed by City staff that CV 1918-2016 limits the bed count at the Facility to 120 beds. Additionally, LSS would like to clarify the parking calculation for the Facility, and commit to providing a proportion of the required parking on site.

### **THE SOLUTION:**

Due to the bed count limitations imposed by CV 1918-2016, LSS is applying for a variance to remove the maximum bed count from the Council Variance ordinance, which will allow LSS to increase the bed count at the Facility and provide flexibility for future development. Additionally, through this new variance LSS commits to provide 50% of the required parking at the Facility.

### **REQUESTED VARIANCES:**

The property located at 2225 North Cassady Avenue is zoned ARLD, Apartment Residential District, and I, Institutional District. LSS is requesting a variance from the provisions of Sections 3333.02, AR-

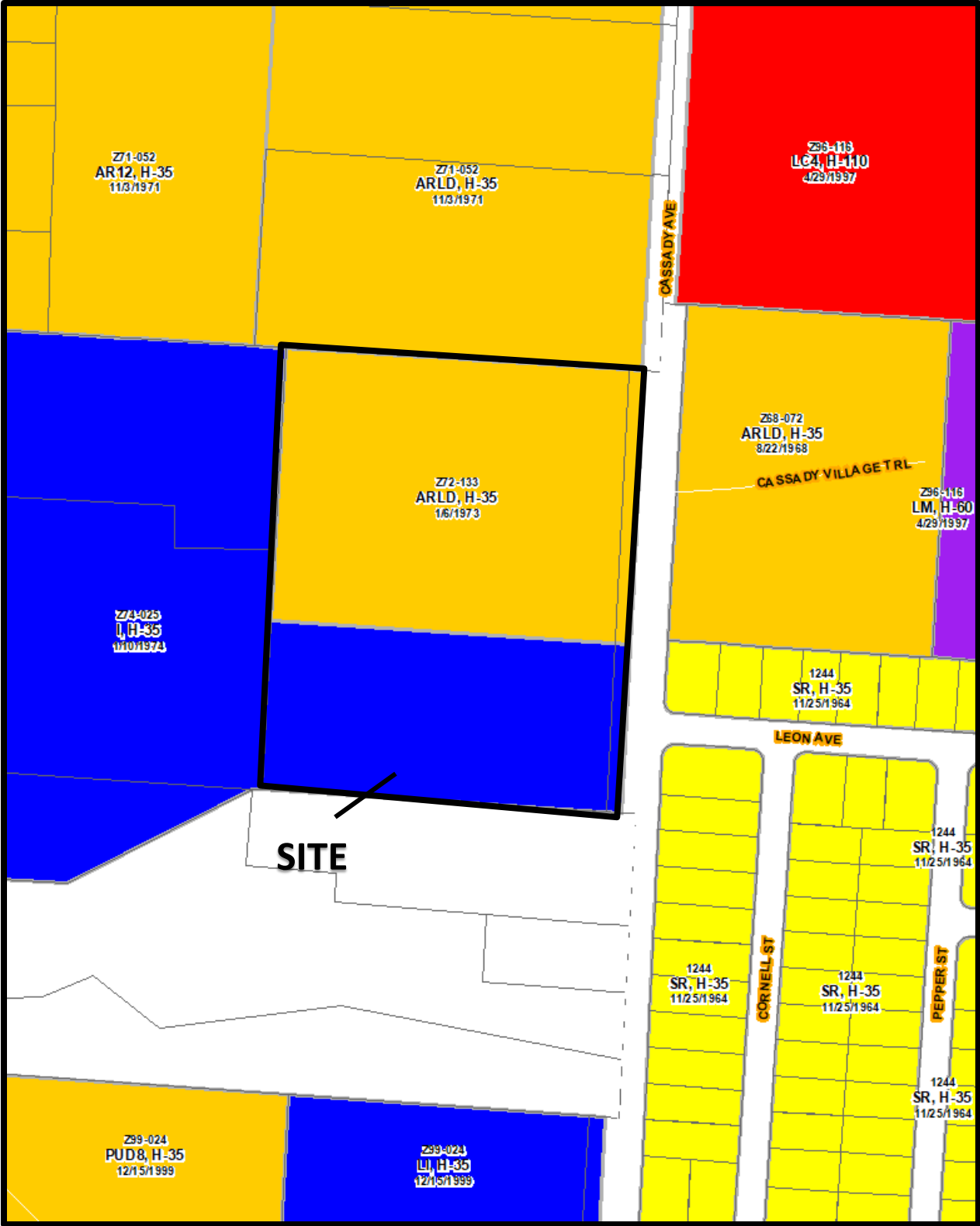
12, ARLD, and AR-1, apartment residential district use;<sup>1</sup> 3349.03, Permitted uses;<sup>2</sup> and 3312.49(C), Minimum numbers of parking spaces required,<sup>3</sup> of the Columbus City Codes; for the property located at 2225 North Cassady Avenue, insofar as said sections prohibit a shared living facility, with accessory on-site counseling, crisis intervention, and general office areas in the ARLD, Apartment Residential and I, Institutional districts, with a 50% parking space reduction from the required parking spaces.

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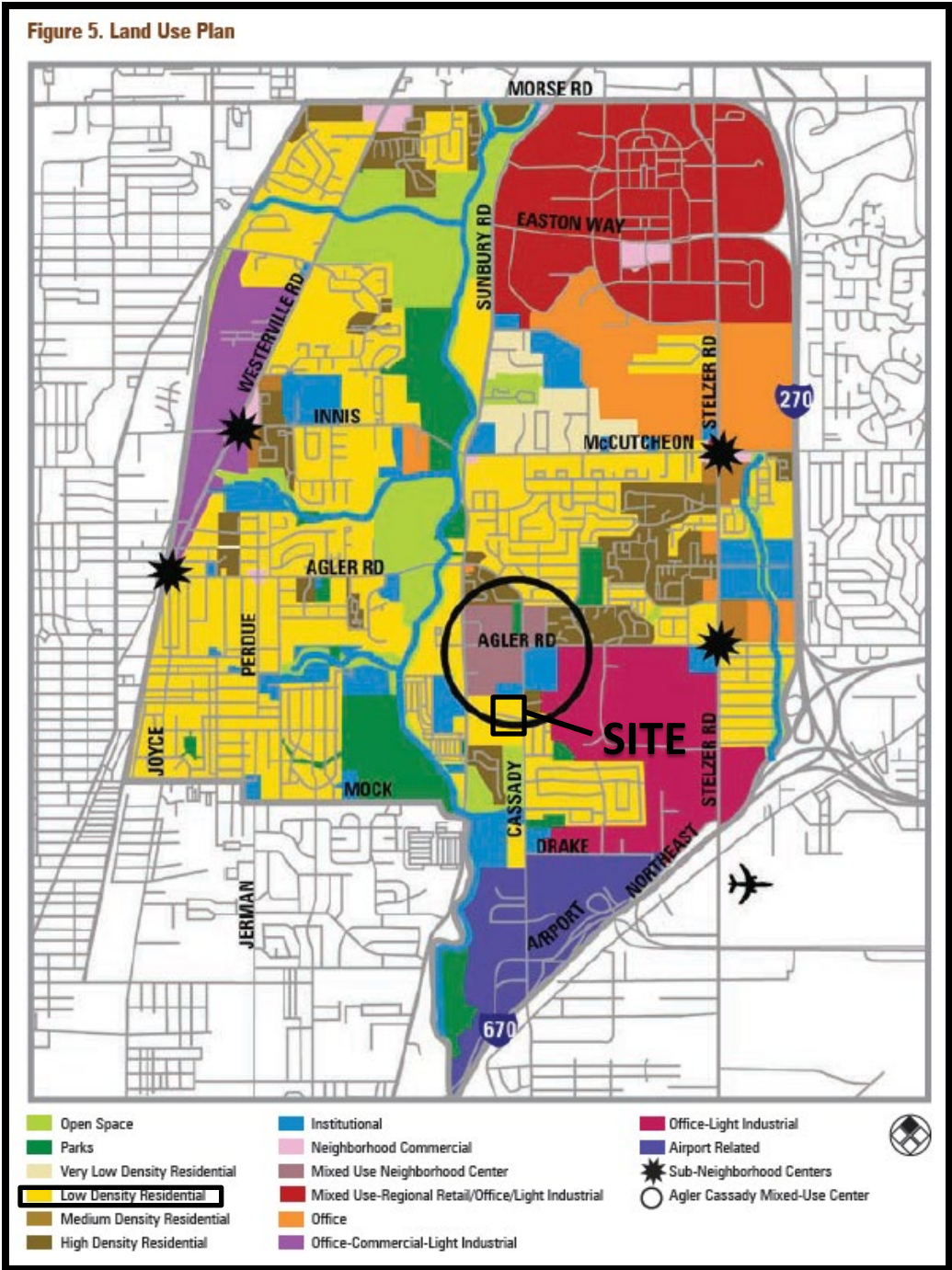
<sup>1</sup> Section 3333.02, AR-12, ARLD, and AR-1, apartment residential district use, prohibits a shared living facility and accessory office uses in the ARLD, Apartment Residential District, while LSS proposes a 56,000± square-foot, shared living facility with accessory on-site counseling, crisis intervention, and general office areas.

<sup>2</sup> Section 3349.03, Permitted uses, only permits shared living facilities for assisted living, nursing and rest homes, while LSS proposes a 56,000± square-foot, shared living facility with accessory on-site counseling, crisis intervention, and general office areas.

<sup>3</sup> Section 3312.49(C), Minimum numbers of parking spaces required, requires 1 parking space per 400 square feet for a shared living facility, and 1 parking space per 450 square feet of general office space; a minimum total requirement of 134 parking spaces for 38,980 square feet of shared living facility space and 16,123 square feet of office space, while LSS proposes a 50% parking space reduction.



CV20-114  
2225 North Cassady Ave  
Approximately 9.58 acres



CV20-114  
2225 North Cassady Ave  
Approximately 9.58 acres





CV20-114  
2225 North Cassady Ave  
Approximately 9.58 acres

## North East Area Commission

"Together we can build a stronger community"

February 22, 2021

Hayley Feightner  
Department of Development and Zoning  
111 North Front Street  
Columbus, OH 43215

Ms. Feightner:

Subject: CV20-114 property known as 2225 North Cassady Ave, Columbus, OH 43219. The North East Area Commission at a public virtual meeting on February 4, 2021 all commissioners voted to approve the above application with a conditional approval until all surrounding home owners were notified of the above project. Home owner who are in close proximity of the above project were notified, hearing no objections. They were officially approved on February 16, 2021 with NO conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "Commissioner Porter", is written over the word "Sincerely,". The signature is stylized with a large, looping initial.

Commissioner Porter

Cc: Elwood Rayford  
Christian Gilliken, Bailey Cavalieri LLC



THE CITY OF  
**COLUMBUS**  
ANDREW J. GANTHER, MAYOR

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 #: CV20-114

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christian A. Gillikin  
of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, Columbus, Ohio 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)

1. Lutheran Social Services of Central Ohio 500 West Wilson Bridge Road, Suite 245 Number of Columbus Employees: 300 Attn: Rick Davis - 740-819-2289	2. Choices for Victims of Domestic Violence 500 West Wilson Bridge Road, Suite 245 Number of Columbus Employees: 44 Attn: Rick Davis - 740-819-2289
3.	4.

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

SIGNATURE OF AFFIANT

Christian Gillikin

Subscribed to me in my presence and before me this 19<sup>th</sup> day of NOVEMBER, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Kimberly Land

My Commission Expires:

NEVER

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

Notary Seal Here



Kimberly Land  
Attorney At Law  
Notary Public, State of Ohio

My commission has no expiration date

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