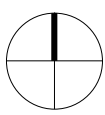


VARIANCE SITE PLAN

1" = 30'-0"



GENERAL ZONING INFORMATION

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 WITH 3" HARDWOOD MULCH WITH 2" DEEP EDGE TO BE PLANT MULCH UNDERLAIN WITH 2" DEEP MULCH BED. PLANTINGS SHALL BE CONTAINED WITHIN A 3" DEEP MULCH BED WITH CUT EDGE.
4. ALL INDIVIDUAL TREES AND SHRUBS NOT IN A BED SITUATION SHALL BE SAUCER MULCHED 3" DEEP.
5. ALL DISTURBED AREAS ON THE SITE SHALL BE SEEDED.
6. ALL SPECIFIED PLANTS TO BE NON-INVASIVE PLANT SPECIES.
7. LANDSCAPING IS DESIGNED TO FEATURE NATIVE DROUGHT TOLERANT AND ADAPTIVE PLANT SPECIES TO REDUCE THE NEED FOR WATERING AND REDUCE THE USE OF FERTILIZER.
8. PLANT SELECTIONS ARE BASED ON COMMON READILY AVAILABLE NURSERY STOCK.
9. PLANT QUANTITIES AND SIZES HAVE BEEN SELECTED CONSIDERING COST CONTAINMENT LIMITATIONS FOR PROJECT.
10. PLANT SELECTIONS CONSIDER PRIMARILY OF PROVEN HARDY SPECIES INDIGENOUS TO OHIO REQUIRING LOW MAINTENANCE.

TREE PROTECTION NOTES:

1. SUBMIT A TREE PROTECTION PLAN TO THE CITY DIVISION OF FORESTRY WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE.
2. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, PILE, EQUIPMENT OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED OR PARKED WITHIN THE DRIP LINE OF PUBLIC TREES.
3. PUBLIC TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION AS DESCRIBED IN THE BEST MANAGEMENT PRACTICES MANUALS NEED DURING CONSTRUCTION A COMPANION DETAIL TO AHS-1000 PART 5.

SITE ZONING INFORMATION

ADDRESS: 4936 CLEVELAND AVE.
PARCEL NO.: 600-124649-00
EXISTING ZONING CLASSIFICATION: C-4 (1 UNIT/2500 SF)
PROPOSED ZONING CLASSIFICATION: AR1D
EXISTING HEIGHT (BTRCT): NONE
COMMERICAL OVERLAY: NONE
TOTAL SITE AREA: 4.98 ACRES (190,193 SF)
PROPOSED DEVELOPMENT MAP NUMBER (TRM/V): 9-5 STORY, 62 UNIT L
TARGET BUILDING: 3-5 STORY, 62 UNIT L

VARIANCES NEEDED:

1. PARKING SPACES - CH 393.124 - OFF STREET PARKING SPACES, REDUCE REQUIRED PARKING FROM 49 SPOTS TO 52.
2. BUILDING HEIGHT - FROM 35 TO 40'-6"
3. BUILDING LINES - CH 393.18, CLEVELAND AVE, 60 FT BUILDING SETBACK LINE REQUIRED, 25' BUILDING SETBACK LINE PROPOSED, AS ESTABLISHED BY ADJACENT AND NEARBY PROPERTIES ON CLEVELAND AVENUE.

SITE DEVELOPMENT

PARKING: SECTION 393.12.4:
1.5 SPACE PER UNIT REQUIRED FOR 4 OR MORE DWELLING UNITS.
62 x 1.5 = 49 - VARIANCE REQUIRED
BICYCLE PARKING REQUIRED 1/20 CODE REQUIRED VEHICLE PARKING SPACES, 1/20 x 49 = 4.95 (5 BICYCLE PARKING REQUIRED) 6 PROVIDED.
SECTION 393.14, AR 0 AREA DISTRICT REQUIREMENTS, SECTION 393.14, MINIMUM REQUIRED AREA, 3.0 ACRES, 129,600 SQ. FT. REQUIRED, 4.98 ACRES, 190,193 SQ. FT. OF SQUARE FEET OF LOT AREA PER DWELLING UNIT ARE SPECIFIED.

SECTION 393.18 BUILDING LINES

UNIMPROVED FRONTAGE THAT DISTANCE EQUAL TO ONE-HALF OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, 25 FEET.
CLEVELAND AVE, 120 FT FROM ON THOROUGHFARE PLAN - 25 FT BUILDING SETBACK LINE.
BRETTON WOODS NOT SHOWN ON THOROUGHFARE PLAN - 25 FT BUILDING SETBACK LINE.
393.23 - MINIMUM SIDE YARD PERMITTED.
THE MINIMUM SIDE YARD SHALL BE THE LEAST DIMENSION BETWEEN ANY PART OF THE BUILDING OR STRUCTURE AND THE SIDE LOT LINE, WHICH LEAST DISTANCE SHALL BE AS FOLLOWS:
WHERE A BUILDING EXCEEDS TWO AND ONE-HALF STORIES IN HEIGHT, THE MINIMUM SIDE YARD SHALL BE NOT LESS THAN ONE-SIXTH OF THE HEIGHT OF THE BUILDING AND NEVER LESS THAN THE MINIMUM REQUIREMENTS OF SUBSECTION (A) (5) - (7).
A 1'-6" SIDE YARD IS PROVIDED WHICH EXCEEDS ONE-SIXTH OF THE TALLEST POINT OF THE BUILDING.

393.24 - REAR YARD.
EACH DWELLING APARTMENT HOUSE OR OTHER PRINCIPAL BUILDING SHALL BE RECTED SO AS TO PROVIDE A REAR YARD TOTALING NO LESS THAN 25 PERCENT OF THE TOTAL LOT AREA.
A REAR YARD GREATER THAN 25% OF THE TOTAL LOT AREA IS PROVIDED.

BUILDING AREA	18,262 SF
FIRST FLOOR AREA	18,210 SF
SECOND FLOOR	18,153 SF
THIRD FLOOR	54,624 SF
TOTAL FLOOR	54,624 SF

Final Received 3/17/2021 CV20-107



Bretton Woods

An Affordable, Senior Housing Community with Services

2020 BY
BERARDI + ASSOCIATES, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

1. THE MANUFACTURED STRUCTURE SHOWN AT THE SCALE PROPORTION OF 1/8" = 1'-0" IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION DOCUMENT. IT IS THE PROPERTY OF BERARDI + ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BERARDI + ASSOCIATES, INC.

2. THE COMPANY'S DESIGN AND CONSTRUCTION SHALL BE THE PROPERTY OF BERARDI + ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BERARDI + ASSOCIATES, INC.

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98%
DOCUMENTS

#	Description	Date
1	1. Attachment 01	03/30/2021

3/17/21

SITE VARIANCE
PLAN

A0.1

BERARDI + ASSOCIATES, INC.
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1118 berardi@berardi.com

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 attached.

Signature of Applicant

Matt Rule

Date

10/27/20

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

4836 Cleveland Ave. – Council Variance Application Attachment

Proposed Variances

1. 3312.49 – MINIMUM NUMBERS OF PARKING SPACES REQUIRED:
REQUEST TO REDUCE THE REQUIRED PARKING SPACES FROM 93 SPACES TO 52 SPACES.
2. 3309.14 – HEIGHT DISTRICT: REQUEST TO VARY THE BUILDING HEIGHT FROM 35' TO 40'6".
3. 3333.18 – BUILDING LINES: REQUEST TO VARY THE 60' BUILDING SETBACK LINE FROM CLEVELAND AVE. TO A 25' BUILDING SETBACK LINE.

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 62-unit senior independent living housing development in the Northland 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 proposed development will be named Bretton Woods and will complement the Applicant's growing footprint in the Northland community. Through its affiliated companies, Applicant is under construction on a senior LIHTC development on Maple Canyon Ave., recently received an award from HUD for a senior development on Roche Dr., owns and manages the 40-unit former InCare Suites senior housing community, owns and operates an adult day center on East Dublin-Granville Rd., and manages 130 units of senior housing at the Restoration Plaza I, II, and III communities.

In February 2020, Applicant received a LIHTC award for the Bretton Woods project. In combination with other funding sources, including City of Columbus HOME funds, this award will allow for the development of the Bretton Woods community. Applicant previously received a variance to facilitate development of this property. Applicant must demonstrate appropriate land use attributes as part of its application for LIHTC funding. Owing to the short timeline within which Applicant needed to satisfy this requirement, City Council approved a variance to allow for first floor residential in a C-4 zoning district (Ord. 0193-2020). This variance enabled Applicant to satisfactorily establish the appropriate land use designation for purposes of its LIHTC application.

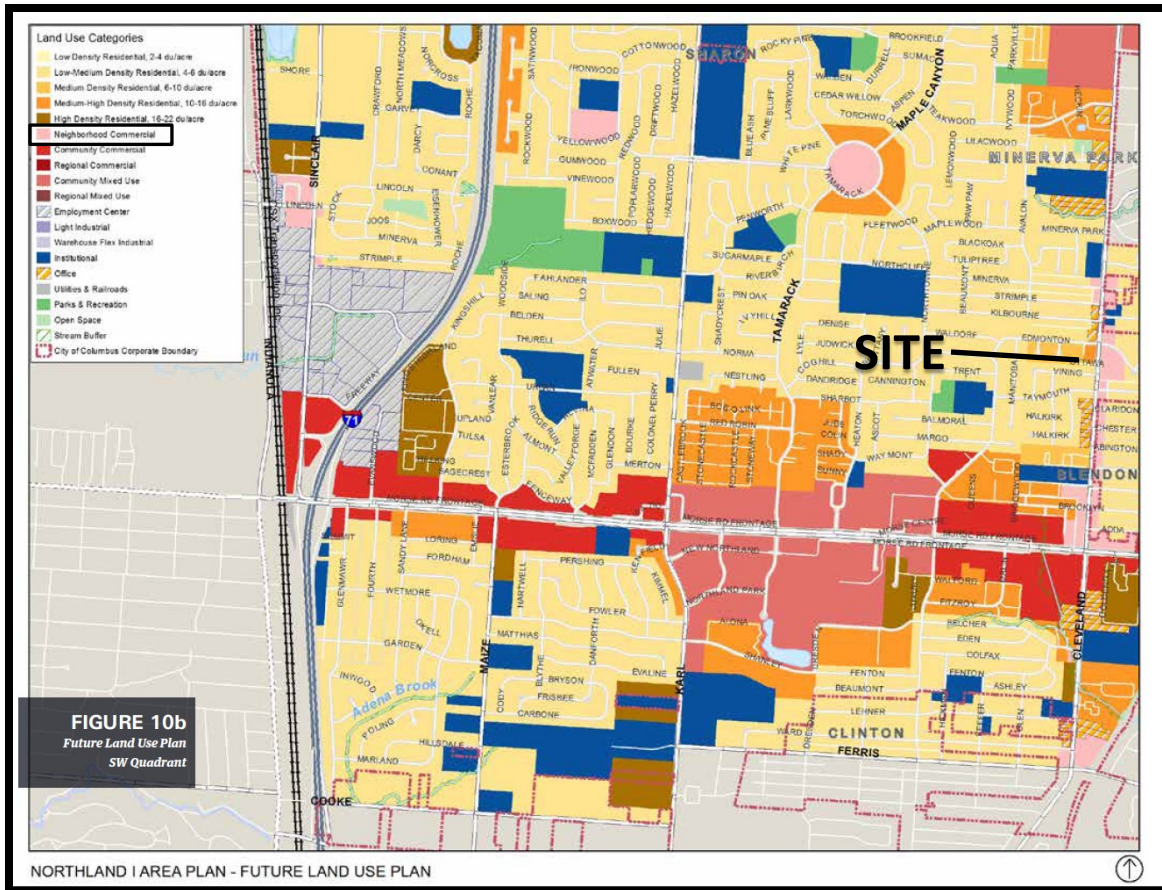
Applicant now seeks the above-referenced variances as part of its efforts to satisfy the requirements set forth in the prior ordinance. While Council approved the use variance, it expressly conditioned its grant of the variance on a requirement that Applicant subsequently rezone the property to a new zoning district. Applicant has filed an application to rezone the property to ARLD and the proposed variances are requested as a companion to that rezoning to enable the development of the site.

The existing site consists of vacant land that National Church Residences has under contract with the current owner. The site fronts Cleveland Ave. and is surrounded by predominantly residential uses. Columbus Citywide Planning Policies Guiding Principles encourage high density residential development along transit corridors and the proposed development fits within these principles. National Church Residences' proposed project represents a beneficial use of the site and the development of a community asset.

In addition, Applicant acknowledges its commitment made to the Northland Community Council to replace the existing sidewalk fronting Cleveland Avenue with a sidewalk of a design and configuration that meets current City standards contained in Chapter 905 of the Columbus City Code.

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

CV20-107
4836 Cleveland Ave.
Approximately 4.38 acres



CV20-107
4836 Cleveland Ave.
Approximately 4.38 acres



CV20-107
4836 Cleveland Ave.
Approximately 4.38 acres



Northland Community Council
Development Committee

Report

January 27, 2021 6:30 PM
via Zoom teleconference

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #GC20-046 (Revise and replace existing graphics plan, incorporating a graphics special permit to reface existing sign, maintaining use as a permanent off-premises graphic per §3375.12)
Michelle Freeman/Keyser Industries *representing*
Stein Investment Group d/b/a The Space Shop
1002 E Dublin Granville Rd, 43229 (PID 010-300591)

- *The Committee approved (13-1 w/ 2 abstentions) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*

Case #2: Application #GC20-049 (Graphics plan for proposed automobile dealership)
Jeff Brown/Smith and Hale *representing*
Auto Direct LLC d/b/a Toyota Direct
2361 Morse Rd (former Huntington Center), 43229 (PID 010-103248)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the applicant will remove the request for variance from C.C. §3372.806(A) to permit automatic changeable copy in the Regional Commercial Overlay as it pertains to the double-sided ground sign designated “Sign E,” which variance the Committee does not support on the site.

Case #3: Application #Z20-049/CV20-117 (Rezone ±7.58 AC from M to AR-1 for 180 units of multifamily affordable housing; concurrent CV to permit existing monopole antenna to remain, “compact” parking and reduced perimeter yard)

Dave Perry/David Perry Company *representing*
NRP Properties LLC
5055 Sinclair Rd, 43229 (PID 010-161517/010-109761)

- *The Committee approved (15-0 w/1 abstention) a motion (by SCA, second by LTCA) to **RECOMMEND APPROVAL** of the application.*
-

Case #4:

Application #Z20-092/CV20-107 (Rezone ±4.38 AC from C-4 to AR-0 for 62 unit multifamily affordable senior independent living housing community; concurrent CV from §3312.49 Minimum parking, §3309.14 Height district and §3333.18 Building lines)

Stephanie Rhodes/Matt Bierlein/Amy Rosenthal *representing*

National Church Residences

4836 Cleveland Ave, 43231 (PID 600-129849)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by LTCA) to **RECOMMEND APPROVAL WITH TWO (2)***

CONDITIONS:

- Application Z20-092 will be revised to specify that the Requested Zoning District is “ARLD” rather than “AR-0”; and the Proposed Use will specify that the applicant seeks to develop 62 units of senior independent living housing (versus “124”).
- The applicant will commit in the Statement of Hardship contained in CV20-107 to replace the existing sidewalk, which does not meet modern City standards, in the entire frontage of the site along Cleveland Avenue with a sidewalk of a design and configuration that does meet current City standards as contained in C.C. §905.07.

Executive Session

9:15 pm

Meeting Adjourned

9:40 pm



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 #: CV20-107

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein

of (COMPLETE ADDRESS) 2335 North 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 employees
(Limited to 3 lines per box)

1. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Appx. 225 Columbus based employees (incl. subsidiaries)	2.
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

[Signature]

day of

October

, in the year

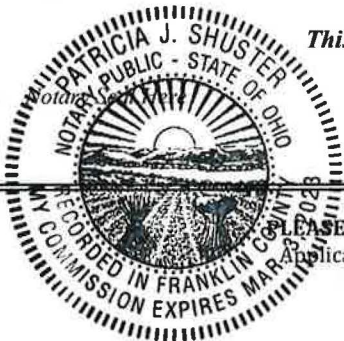
2020

SIGNATURE OF NOTARY PUBLIC

Patricia J. Shuster
March 3, 2023

My Commission Expires:

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