

THE CITY OF  
**COLUMBUS**

ANDREW J. BARTER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICIAL SECOND

Application Number: CV16-028 Date Received: 4/5/16

Application Accepted by: MM & SP Fee: \$3200

Comments: Assigned to Shannon Pine; spine@columbus.gov; 614-645-2208

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 2241 N. Cassady Avenue, Columbus, OH Zip: 43219

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 010-233703

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): AR-LD (Z72-133) and I (Z74-025)

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for Council Variance request:

Applicant is requesting a use variance to permit use of a yet to be built facility as a Shared Living Facility.

and rear setback variance

Acreage: 10.425

**APPLICANT:**

Name: Lutheran Social Services of Central Ohio - Rick Davis Phone Number: 614.429.5510 Ext.:

Address: 500 West Wilson Bridge Road, Suite 245 City/State: Worthington, OH Zip: 43085

Email Address: radavis@lssco.org Fax Number: 614.429.5511

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: Advent United Church of Christ-Jennifer St. Clair Phone Number: 614.282.9900 Ext.:

Address: 2303 North Cassady Avenue City/State: Columbus, OH Zip: 43219

Email Address: jennystclair50@gmail.com Fax Number: 614.221.0479

**ATTORNEY / AGENT** (Check one if applicable): ☒ Attorney ☐ Agent

Name: James M. Groner, Bailey Cavalieri LLC Phone Number: 614.229.3267 Ext.:

Address: 10 West Broad Street, Suite 2100 City/State: Columbus, OH Zip: 43215

Email Address: jim.groner@baileycavalieri.com Fax Number: 614.221.0479

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Rick Davis - EUP-000

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE James M. Groner

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**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

Rev 12/15 slp

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

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DEPARTMENT OF BUILDING & ZONING SERVICES  
COLUMBUS, OHIO 43224

OFFICE USE ONLY

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APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE Jennifer St Clair - President Advent UCC Board

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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CV16-028

**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.

**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 requested as detailed below:**

STATEMENT OF HARDSHIP IS ATTACHED.

Signature of Applicant *✓ [Signature]* EXP/COU

Date 4/4/16

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## STATEMENT OF HARDSHIP

CV16-028

### INTRODUCTION:

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. Since CHOICES merged with Lutheran Social Services of Central Ohio, the number of shelter beds has increased from 29 to 51, including 5 infant cribs, by converting former offices into bedrooms, bunking beds, and even using mats on floors in common spaces when the census has reached well over 51. Recently, the number of victims and their children seeking shelter has reached more than 100. CHOICES has experienced an immense growth in the demand for its services, with a 33% increase in 2015. The majority of those seeking shelter are almost exclusively low-income individuals and families without options for refuge. In addition, 17 men have sheltered at CHOICES last year.

### THE PROBLEM:

While investments have been made in upgrades to improve the current environment and condition of the shelter, the reality is a new home is needed for CHOICES. The current facility is poorly configured to meet the programmatic needs and is simply not a nurturing, welcoming place for individuals and their children to heal from the scars of abuse.

### THE SOLUTION:

Following an extensive search, CHOICES found an ideal site on Cassady Avenue near Agler Road that will accommodate an expanded and enhanced shelter and better meet the needs of our community and the organization. CHOICES desires to construct an approximately 55,000 square foot facility on the property that will provide 120 beds and other living accommodations to families in need on a short-term basis. The new facility will be designed around the nationally acclaimed Building Dignity concept. This concept was born from the collaboration of the Washington State Coalition Against Domestic Violence and Washington State architectural firm to prove that thoughtful design can help survivors and their children rebuild a sense of dignity, foster healing and allow staff to focus on providing survivor-centered advocacy.

### REQUESTED VARIANCES:

The property is presently zoned as (a) AR-LD – Apartment Residential – Low Density, and (b) 1 – Institutional District. The property is presently unimproved. The Applicant is requesting a use variance for the property to permit the facility to be used as a "Shared Living Facility" as defined in Section 3303.19 of the City of Columbus Municipal Code. The Applicant is also requesting a variance for the rear setback line which will reduce the rear setback to 100 feet.

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**Department of Building & Zoning Services**

Scott Messer, Director  
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Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-028

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James M. Groner

of (1) MAILING ADDRESS Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2241 North Cassady Avenue, Columbus, Ohio 43219

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4-5-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Advent United Church of Christ  
2303 North Cassady Avenue  
Columbus, OH 43219

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Lutheran Social Services of Central Ohio - Rick Davis  
614.429.5510

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Northeast Area Commission  
Alice Porter, Zoning Chair  
3130 McCutcheon Place, Columbus, OH 43219  
614.596.2963

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

James M. Groner

Sworn to before me and signed in my presence this 5<sup>th</sup> day of April, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

01.07.2017  
My Commission Expires



SHARON L. GERBER  
Notary Public, State of Ohio  
My Commission Expires 01/07/2017

**This Affidavit expires six (6) months after the date of notarization.**

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CV 16-028

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**Department of Building & Zoning Services**  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224  
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**LABEL SET**

**APPLICANT**

Lutheran Social Services of Central Ohio  
c/o Rick Davis  
300 W. Wilson Bridge Rd, Suite 245  
Worthington, OH 43085

**PROPERTY OWNER**

Advent United Church of Christ  
c/o Jennifer St. Clair  
2303 North Cassady Avenue  
Columbus, OH 43219

**ATTORNEY**

James M. Groner, Esq.  
Bailey Cavalieri LLC  
10 W. Broad St., Suite 2100  
Columbus, OH 43215

**AREA COMMISSION OR NEIGHBORHOOD GROUP**

Northeast Area Commission  
c/o Alice Porter, Zoning Chair  
3130 McCutcheon Place  
Columbus, OH 43219

**SURROUNDING PROPERTY OWNERS**

Kris L. Wilson  
3054 East Leon Avenue  
Columbus, OH 43219

Helen D. Cermack  
2149 North Cornell Street  
Columbus, OH 43219

Gods Favor Real Service LLC  
2157 North Cornell Street  
Columbus, OH 43219

T. C. Johnson  
2165 North Cornell Street  
Columbus, OH 43219

Patricia Jackson  
2173 North Cornell Street  
Columbus, OH 43219

Thomas D. Phillips III  
1719 North Cassady Avenue  
Columbus, OH 43219

Emily A. Humbird  
2222 Sunbury Road  
Columbus, OH 43219

Charles P. Cook  
2240 Sunbury Road  
Columbus, OH 43219

Leo Rice  
2140 Sunbury Road  
Columbus, OH 43219

Cassady Investors  
3089 North Cassady Avenue  
Columbus, OH 43219

Columbus Christian Center  
2300 Cassady Avenue  
Columbus, OH 43219

Advent United Church of Christ  
2303 North Cassady Avenue  
Columbus, OH 43219

Julian Matthews  
2222 Sunbury Road  
Columbus, OH 43219



# City of Columbus Zoning Plat

CV16-028



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010233703

Zoning Number: 2241

Street Name: N CASSADY AVE

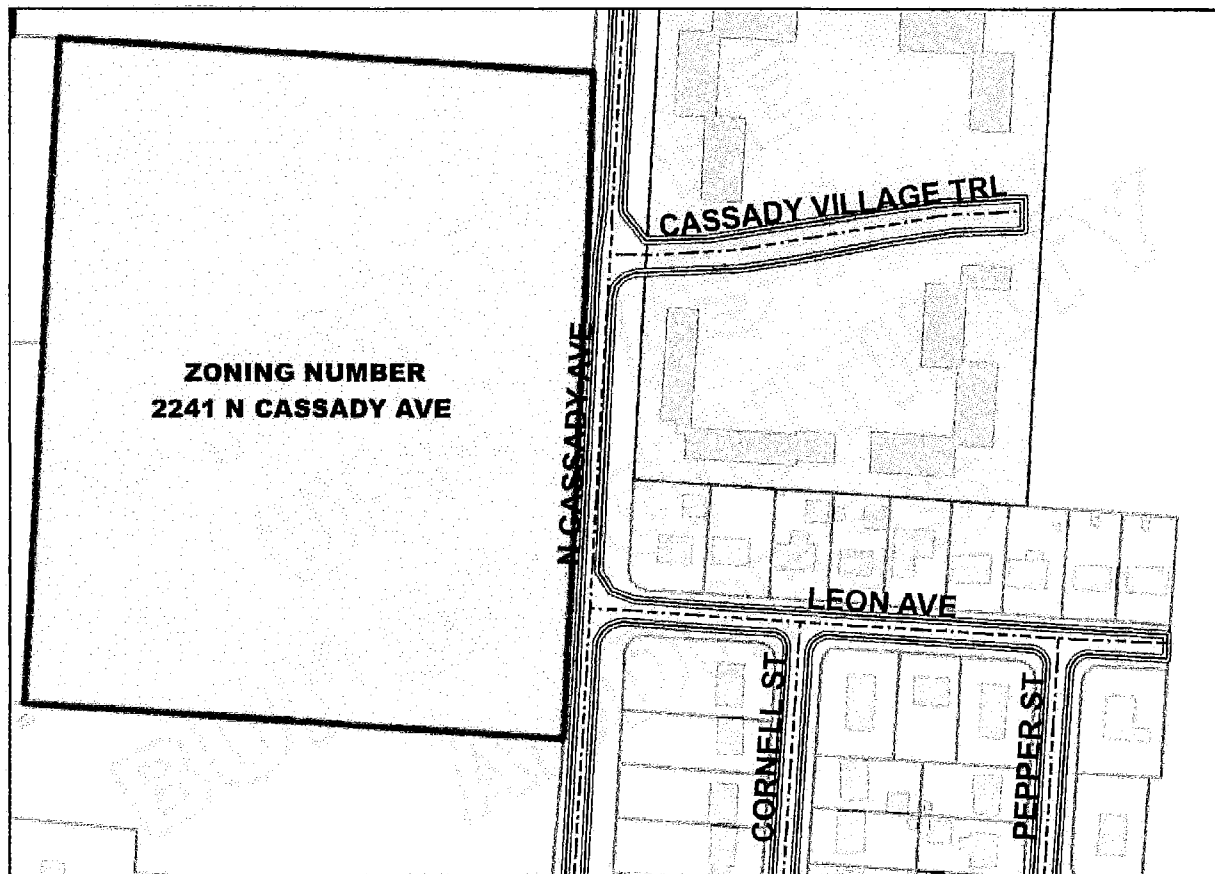
Lot Number: N/A

Subdivision: N/A

Requested By: BAILEY CAVALIERI LLC (CRAIG HARTPENCE)

Issued By: *Adyana Amarian*

Date: 3/21/2016



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 59635



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

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**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # CV16-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James M. Groner

of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Lutheran Social Services of Central Ohio 500 West Wilson Bridge Road, Suite 245 Worthington, OH 43085 Number of Columbus Employees: <u>225</u> Attn: Rick Davis - 614.429.5510	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

James M. Groner

Sworn to before me and signed in my presence this 5<sup>th</sup> day of April, in the year 2016

Sharon L. Gerber

SIGNATURE OF NOTARY PUBLIC

01.07.2017  
My Commission Expires

Notary Seal Here



SHARON L. GERBER  
Notary Public, State of Ohio  
My Commission Expires 01/07/2017

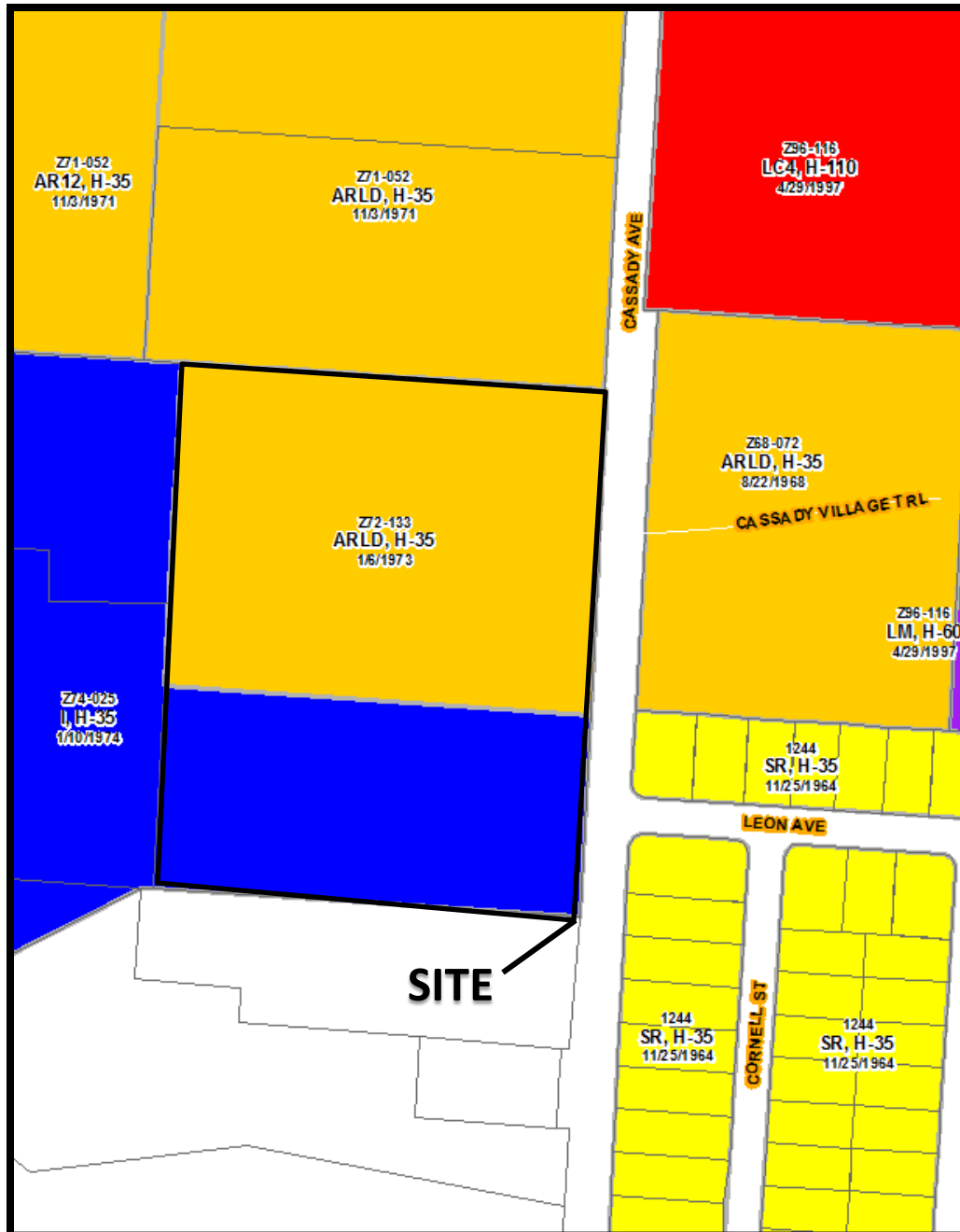
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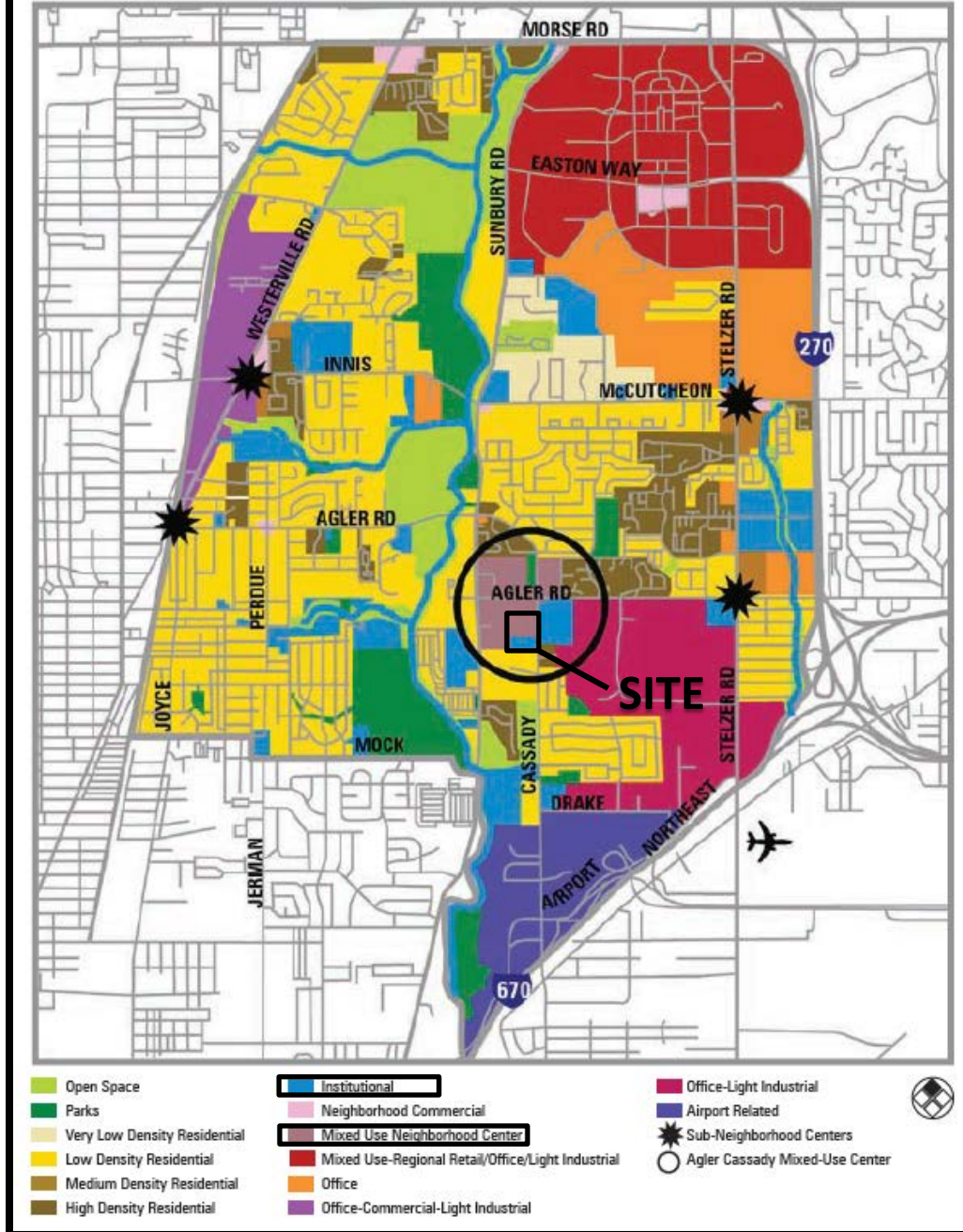






CV16-028  
2241 North Cassady Ave  
Approximately 10.43 acres

Figure 5. Land Use Plan



CV16-028  
2241 North Cassady Ave  
Approximately 10.43 acres



CV16-028  
2241 North Cassady Ave  
Approximately 10.43 acres