

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CV16-043 Date Received: 5-31-16

Application Accepted by: TD+mm Fee: \$3,680

Comments: Assigned to James Burdin; 614-645-1341; jeburdin@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6336 East Broad Street Zip: 43213

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: 520269048

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

Current Zoning District(s): CPD

Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for Council Variance request:
Permit elderly housing

Acreage: 13.58

APPLICANT:

Name: Continental Real Estate Companies Phone Number: (614) 883-1007 Ext.: _____

Address: 150 East Broad Street City/State: Columbus, OH Zip: 43215

Email Address: jhockstok@continental-realestate.com Fax Number: _____

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

Name: Empire Ventures/6200 E Broad LLC Phone Number: _____ Ext.: _____

Address: 150 East Broad Street, Suite 800 City/State: Columbus, OH Zip: 43215

Email Address: _____ Fax Number: _____

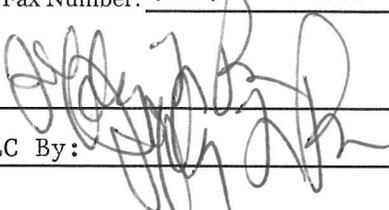
ATTORNEY / AGENT (Check one if applicable): Attorney Agent

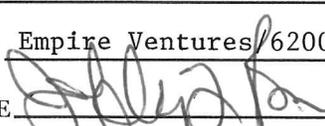
Name: Jeffrey L. Brown, Smith & Hale LLC Phone Number: (614) 221-4255 Ext.: _____

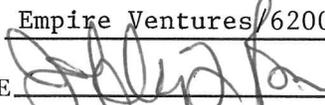
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: (614) 221-4409

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

APPLICANT SIGNATURE Continental Real Estate Companies By: 

PROPERTY OWNER SIGNATURE Empire Ventures/6200 E Broad LLC By: 

ATTORNEY / AGENT SIGNATURE 

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

Statement of Hardship

The applicant wants to permit elderly housing for the site. The west side of the site already allows this use. There is a growing need for this kind of housing due to the aging population. This location provides easy access to retail opportunities as well as medical services. Mt. Carmel East Hospital located just to the west of this site. Allowing this use supplies the area with appropriate housing for the aging demographic.

The requested variances will not negatively impact property owners nor would it 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.

Signature of Applicant: By:  _____
Date: 5/31/16

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 6336 East Broad Street

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/31/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Empire Ventures/6200 E Broad LLC
150 East Broad Street, Suite 800
Columbus, OH 43215

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

Continental Real Estate Companies
(614) 883-1007

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

(5) Far East Area Commission
Attn: Larry Marshall
2500 Park Crescent Drive, Columbus, OH 43215

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 [Signature]

Sworn to before me and signed in my presence this 31st day of May, in the year 2016

Rev [Signature] _____
My Commission Expires 9/4/2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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APPLICANT

Continental Real Estate Companies
150 East Broad Street
Columbus, OH 43215

PROPERTY OWNER

Empire Ventures/6200 E Broad LLC
150 East Broad Street, Suite 800
Columbus, OH 43215

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Far East Area Commission
Attn: Larry Marshall
2500 Park Crescent Drive
Columbus, OH 43232

SURROUNDING PROPERTY OWNERS

Sama Management Group LLC
9218 Marblebury End
Powell, OH 43065

Mount Carmel Health System
6400 East Broad Street, 4th Floor
Columbus, OH 43213

Kemba Financial Credit Union Inc
555 Officenter Place
Columbus, OH 43230

111 Outerbelt LLC
111 Outerbelt Street
Columbus, OH 43213

Amamata LLC
99 North Brice Road, #360
Columbus, OH 43213

Hammerhead East Broad LLC
6641 North High Street, Suite 206
Worthington, OH 43085

Moo Moo East Broad LLC
42 Hill Road South
Pickerington, OH 43147

CFA Real Property I LLC
5200 Buffington Road
Atlanta, GA 30349

175 Outerbelt LLC
41 South High Street, Suite 2800
Columbus, OH 43215

Trident Barrow Management I LLC
40 Grove Street, Suite 250
Wellesley, MA 02482

Lupo LLC
606 South 2nd Street
Shinnston, WV 26431

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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 # CV16-043

STATE OF OHIO
COUNTY OF FRANKLIN

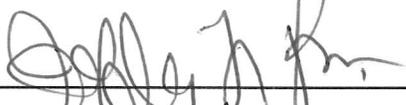
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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:

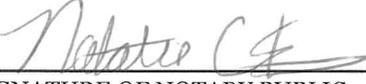
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Continental Real Estate Companies 150 East Broad Street Columbus, OH 43215 ___ Columbus based employees Jason Hockstok (614) 883-1007</p>	<p>2. Empire Ventures/6200 E Broad LLC 150 East Broad Street, Suite 800 Columbus, OH 43215 ___ Columbus based employees</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 31st day of May, in the year 2020


SIGNATURE OF NOTARY PUBLIC

9/14/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2027

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City of Columbus Zoning Plat



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: 520269048

Zoning Number: 6336

Street Name: E BROAD ST

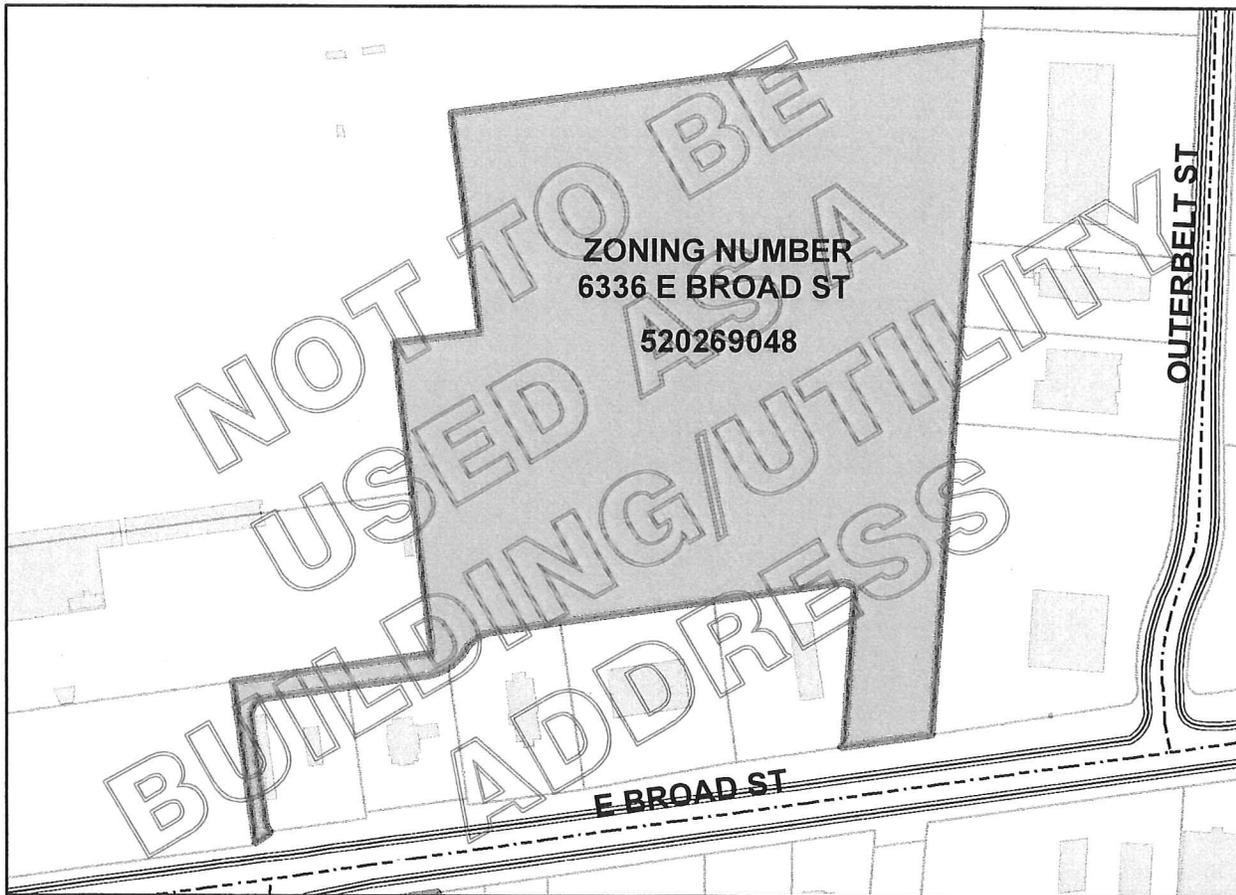
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: *Adyana Amararam*

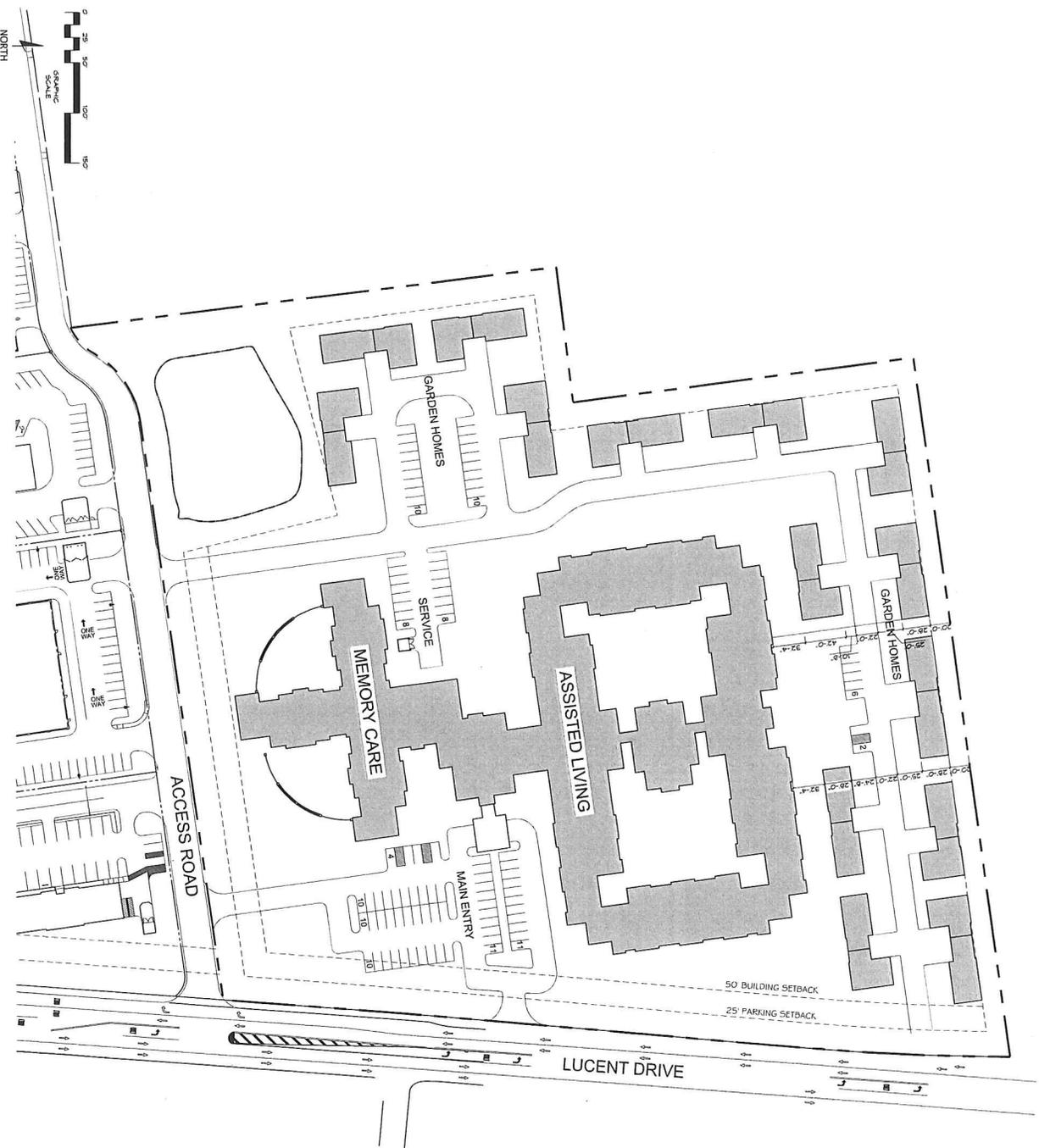
Date: 5/20/2016



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 65076



PROGRAM
 30 MEMORY CARE UNITS
 64 ASSISTED LIVING UNITS
 28 GARDEN HOME UNITS

PARKING
 AL/MEMORY 68 + 4 VAN ACCESSIBLE
 GARDEN HOMES 28 + GARAGES / DRIVEWAYS

28 RANCH HOMES
 (26) 1-CAR
 (2) 2-CAR

TOTAL SITE: 12.6 AC.

TOTAL BUILDABLE AREA: 9.5 AC.

AL / MC DEVELOPMENT AREA: 5.8 AC.

SET BACKS: 2.1 AC.

GARDEN HOMES: 3.7 AC.

DETENTION: .9 AC.

TRADITIONS - EAST BROAD ST.

CONTINENTAL SENIOR COMMUNITIES - MASTER PLAN

05-17-2016



13.578 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 16, United States Military Lands, being part of the 24.704 acre tract conveyed to Empire Ventures/6200 E. Broad, LLC by deed of record in Instrument Number 200312110392762 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Broad Street and Taylor Station Road;

thence North 82° 21' 49" East, a distance of 2106.31 feet, with the centerline of said East Broad Street, to a magnetic nail set at the common corner of said 24.704 acre tract and the 43.837 acre tract conveyed to Mount Carmel Health System by deed of record in Instrument Number 200312110392742, being the TRUE POINT OF BEGINNING;

thence North 07° 46' 36" West, a distance of 339.99 feet, with the line common to said 24.704 and 43.837 acre tracts, to an iron pin set in the southerly line of the 7.327 acre tract conveyed to Mount Carmel Health System by deed of record in Instrument Number 200501280017471;

thence North 81° 59' 54" East, a distance of 319.47 feet, with the line common to said 24.704 and 7.327 acre tracts, to an iron pin set at the southeasterly corner of said 7.327 acre tract;

thence North 07° 00' 27" West, a distance of 492.06 feet, with a westerly line of said 24.704 acre tract and with an easterly line of said 7.327 acre tract and the 84.083 acre tract conveyed to IPofA Columbus Works, LLC et al by deeds of record in Instrument Numbers 200508090161256, 200508090161259, 200508090161260, 200508090161261, 200508090161262, 200508090161263, 200508250175385, 200508250175397, 200508250175410, 200508250175429, 200508250175443, 200508250175459, 200508250175473, 200508250175477, 200508250175490, 200509090187367, 200509090187371, 200509140191329, 200509290204040, 200510200221390, 200510200221392, 200510200221394, 200511070235898, 200511070235904, 200511070235914, 200511280249122, 200511280249125, 200511280249127, 200512290273900, 200512290273902, 200512290273904, 200512290273906, 200512290273909, 200512290273911, 200601090004902, 200601100006020, 200602010020377, 200602280037234, 200604170070907, 200604250077411, 200605120091909, 200606020107243, and 200607170139341, to an iron pin set at a common corner of said 24.704 and 84.083 acre tracts;

thence with the line common to said 84.083 and 24.704 acre tracts, the following courses and distances:

North 82° 59' 33" East, a distance of 136.13 feet, to an iron pin set;

North 07° 29' 04" West, a distance of 346.24 feet, to an iron pin set;

North 82° 11' 38" East, a distance of 703.35 feet, to an iron pin set;

thence across said 24.704 acre tract, the following courses and distances:

with the arc of a curve to the right, having a central angle of 04° 47' 09", a radius of 2684.74 feet, an arc length of 224.25 feet, and a chord that bears South 02° 24' 25" West, a chord distance of 224.19 feet, to an iron pin set;

South 04° 50' 03" West, a distance of 376.96 feet, to an iron pin set; and

South 04° 15' 55" West, a distance of 241.33 feet, to an iron pin set at a northeasterly corner of that 1.170 acre tract conveyed to Moo Moo East Broad, LLC by deed of record in Instrument Number 200810170154428;

thence with the northerly line of said 1.170 acre tract, with a curve to the left, having a central angle of 63° 41' 41", a radius of 23.00 feet, an arc length of 25.57 feet, and a chord that bears North 66° 16' 30" West, a chord distance of 24.27 feet, to an iron pin set at a point of tangency;

13.578 ACRES

-2-

thence South 81° 52' 38" West, with the northerly line of said 1.170 acre tract, and the northerly line of that 2.044 acre tract conveyed to Empire Ventures/6200 East Broad, LLC by deed of record in Instrument Number 200703050039984, that 1.095 acre tract conveyed to CFA Real Property I, LLC by deed of record in Instrument Number 200904240057758, a distance of 557.66 feet, to an iron pin set at a point of curvature;

thence continuing with the northerly line of said 1.095 acre tract, with said curve to the left, having a central angle of 50° 46' 31", a radius of 58.00 feet, an arc length of 51.40 feet, and a chord that bears South 56° 29' 23" West, a chord distance of 49.73 feet, to an iron pin set at a point of reverse curvature;

thence partly with the northerly line of said 1.095 acre tract, and partly with the northerly line of that 0.781 acre tract conveyed to Kemba Financial Credit Union, Inc., by deed of record in Instrument Number 200908050115046, with said curve to the right, having a central angle of 50° 53' 46", a radius of 86.00 feet, an arc length of 76.39 feet, and a chord that bears South 56° 33' 01" West, a chord distance of 73.91 feet, to an iron pin set at a point of tangency;

thence South 81° 59' 54" West, partly with the northerly line of said 0.781 acre tract, and with the northerly line of that 0.760 acre tract conveyed to Empire Ventures/6200 East Broad, LLC by deed of record in Instrument Number 200905080065714, a distance of 257.37 feet, to an iron pin set at a point of curvature;

thence continuing with the northerly line of said 0.760 acre tract, with said curve to the left, having a central angle of 89° 46' 30", a radius of 28.00 feet, an arc length of 43.87 feet, and a chord that bears South 37° 06' 39" West, a chord distance of 39.52 feet, to an iron pin set at a point of tangency;

thence South 07° 46' 36" East, with a westerly line of said 0.760 acre tract, a distance of 164.32 feet, to an iron pin set at a point of curvature;

thence continuing with said westerly line, with said curve to the left, having a central angle of 28° 21' 06", a radius of 38.00 feet, an arc length of 18.80 feet, and a chord that bears South 21° 57' 09" East, a chord distance of 18.61 feet, to an iron pin set;

thence South 07° 38' 11" East, across the right-of-way of said East Broad Street, a distance of 97.87 feet, to a magnetic nail set in the centerline of said East Broad Street, being a southerly line of said 24.704 acre tract;

thence South 82° 21' 49" West, a distance of 24.32 feet, with the centerline of said East Broad Street, and with a southerly line of said 24.704 acre tract, to the TRUE POINT OF BEGINNING and containing 13.578 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

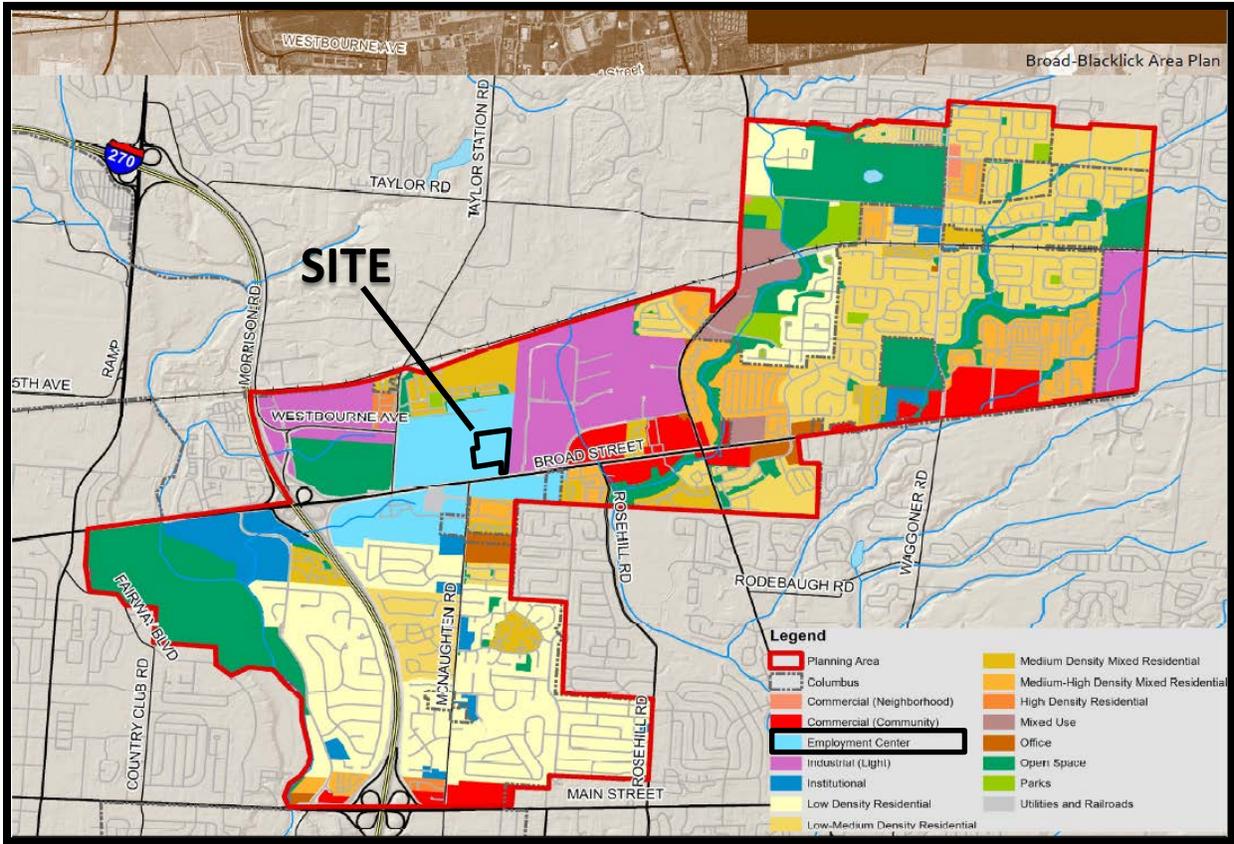
The bearings herein are based on the Ohio State Plane Coordinate System-South Zone as per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North 82° 21' 49" East for a portion of the centerline of East Broad Street as established from a series of GPS observations in October, 2003.



EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Edward J. Miller
Professional Surveyor No. 8250

Date



CV16-043
 6336 East Broad Street
 Approximately 13.58 acres



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6336 East Broad Street
Approximately 13.58 acres