

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

OFFICE USE ONLY

Application Number: CV17-004 Date Received: 1/24/17
Application Accepted by: SP + KP Fee: \$1040 (with rezoning)
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 5771 Maple Canyon Avenue, Columbus, Ohio Zip: 43229

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: 010-147409

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

Current Zoning District(s): L-AR-12; H-35

Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for Council Variance request:

Development of up to 65 units of multifamily, PSH. Variance requested concurrently with rezoning application. See additional detail provided herein.

Acreage: 3.82

APPLICANT:

Name: National Church Residences Phone Number: 614-273-3806 Ext.: _____
Address: 2335 North Bank Dr. City/State: Columbus/OH Zip: 43220
Email Address: mbierlein@nationalchurchresidences.org Fax Number: 614-451-0351

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

Name: Deja R. Williams Phone Number: 614-704-2470 Ext.: _____
Address: 5771 Maple Canyon Ave. City/State: Columbus/OH Zip: 43229
Email Address: _____ Fax Number: _____

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

Name: Scott North Phone Number: 614-227-2087 Ext.: _____
Address: 41 South High Street, Suite 2900 City/State: Columbus/OH Zip: 43215
Email Address: snorth@porterwright.com Fax Number: 614-227-2100

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

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

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.

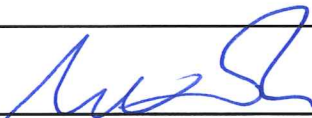
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

The property is located on the west side of Maple Canyon Ave., just north of the intersection of Maple Canyon and E. Dublin-Granville Rd. The property is zoned LAR-12, Limited Apartment-12 Residential. Applicant has submitted a rezoning application to rezone the property to ARLD, Apartment Residential Low Density. The rezoning is intended to facilitate redevelopment of the site with up to 65 units of multifamily permanent supportive housing.

This application is submitted in conjunction with and as a companion to the pending rezoning application. Applicant seeks to reduce the number of parking spaces required for the development. Applicant is an owner and experienced operator of permanent supportive housing developments within Columbus and other cities. In Applicant's experience, only a small number of residents in a PSH community own vehicles and maintaining the existing parking requirements would impose a hardship on the development. Accordingly, Applicant requests the following variance:

3312.49(C), Parking Requirements for Residential Uses. Applicant seeks to reduce the required parking from a minimum of 1.5 parking spaces per dwelling unit to .5 parking spaces per dwelling unit.

Signature of Applicant



Date 1-24-2017

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

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

AFFIDAVIT (See instruction sheet)

Application Number: CV17-004

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Matthew P.E. Bierlein

of **(1)** MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 5771 Maple Canyon Avenue, Columbus, OH 43229

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 1/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Deia R. Williams

AND MAILING ADDRESS

5771 Maple Canyon Ave.

Columbus, OH 43229

APPLICANT'S NAME AND PHONE #

National Church Residences

(same as listed on front application)

614-273-3806

AREA COMMISSION OR CIVIC GROUP

(5)

Northland Community Council

AREA COMMISSION ZONING CHAIR

P.O. Box 297836

OR CONTACT PERSON AND ADDRESS

Columbus, OH 43229

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)

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23 day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

11/15/2019
My Commission Expires

Notary Seal Here

TAMMY SHAFFER
Notary Public, State of Ohio
My Commission Expires 11-15-2019

This Affidavit expires six (6) months after the 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 checks payable to the Columbus City Treasurer

Applicant

National Church Residences
2335 North Bank Dr.
Columbus, OH 43220
Attn: Development Attorney

Property Owner

Deia R. Williams
5771 Maple Canyon Ave.
Columbus, OH 43229

Attorney

Scott North
41 South High Street, Suite 2900
Columbus, OH 43215

Area Commission

Northland Community Council
P.O. Box 297836
Columbus, OH 43229

Surrounding Property Owners

Athletic Division of Midwest
Development Group Inc.
7211 Sawmill Rd.
Dublin, OH 43016

Athletic Division of Midwest
Development Group Inc.
7211 Sawmill Rd.
Dublin, OH 43016

Ted & Marias Plaza LLC
13931 Carroll Way #A-2
Tustin, CA 92780

Maple Canyon Village Apartments LTD
2151-2817 Via Da Vinci Ct.
Columbus, OH 43229

LLIJMA LLC
471 Northview Dr.
Columbus, OH 43209

VILLAS OAG LLC
P.O. Box 21988
Columbus, OH 43221

VILLAS OAG LLC
P.O. Box 21988
Columbus, OH 43221

TMA Maple LLC
280 Granville Way
San Francisco, CA 94127

City of Columbus
90 W. Broad St., #425
Columbus, OH 43215

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

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 # CV17-004

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

1. Deia R. Williams (Current Owner) 5771 Maple Canyon Ave. Columbus, OH 43229 614-704-2470	2. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein (614-273-3806) Approximately 375 Columbus based employees (including subsidiary companies)
3.	4.

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23 day of January, in the year 2017



SIGNATURE OF NOTARY PUBLIC

TAMMY SHAFFER
Notary Public, State of Ohio
My Commission Expires 11-15-2019

11/15/2019
My Commission Expires

Notary Seal Here

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



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: 010147409

Zoning Number: 5771

Street Name: MAPLE CANYON AVE

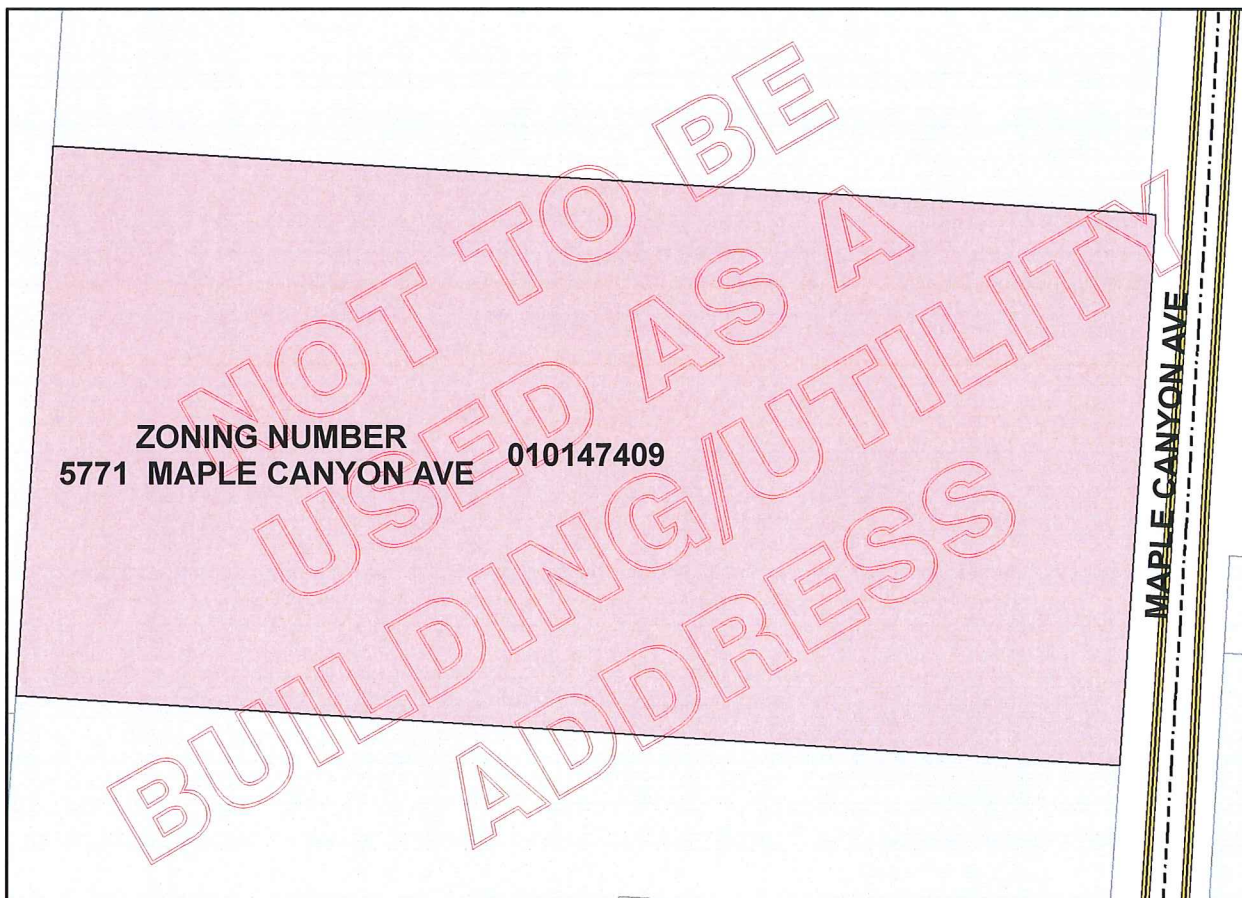
Lot Number: N/A

Subdivision: N/A

Requested By: NATIONAL CHURCHES RESIDENCES (MATTHEW BIERLEIN)

Issued By: *Adyana Amariam*

Date: 1/19/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

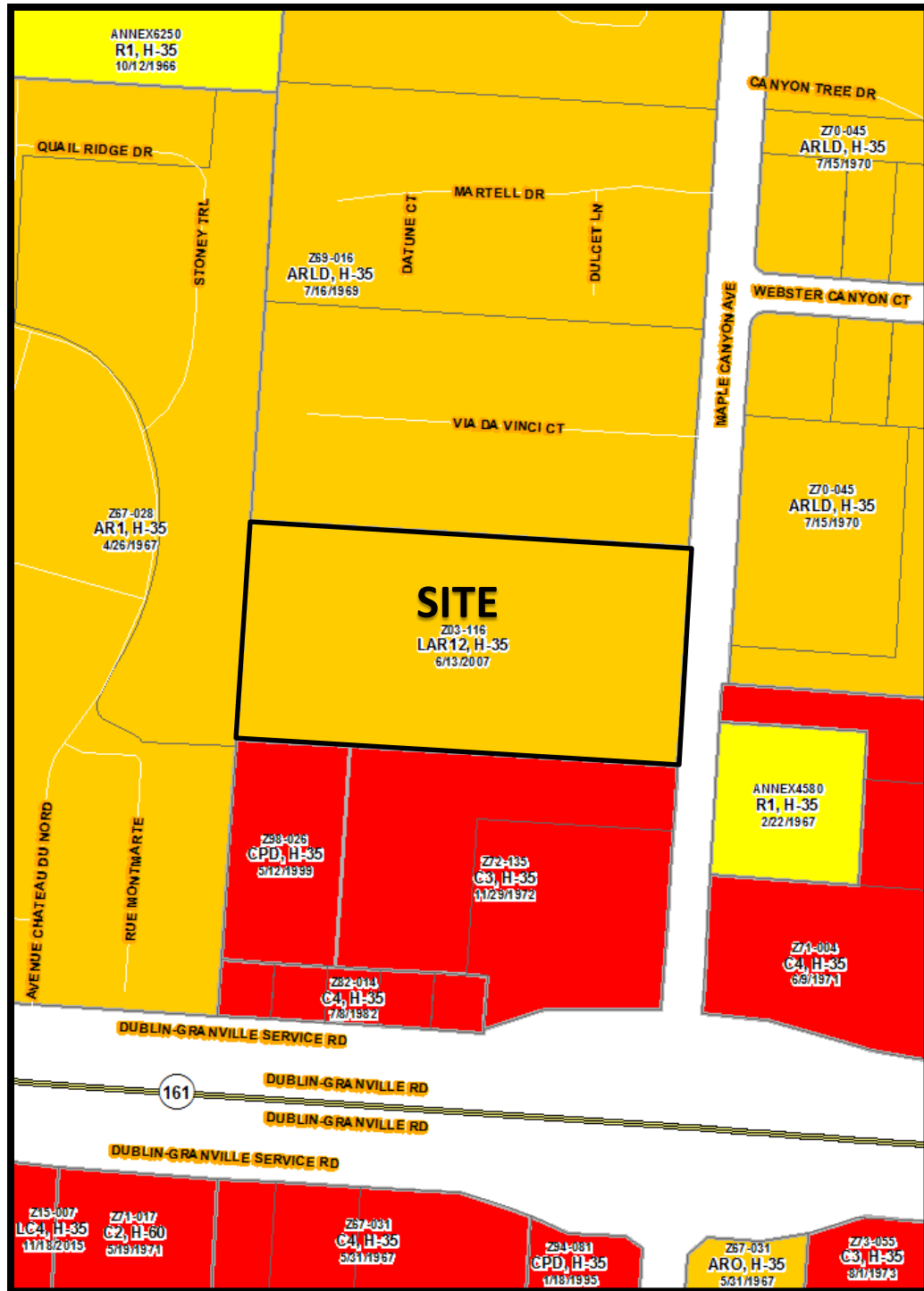
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 82682

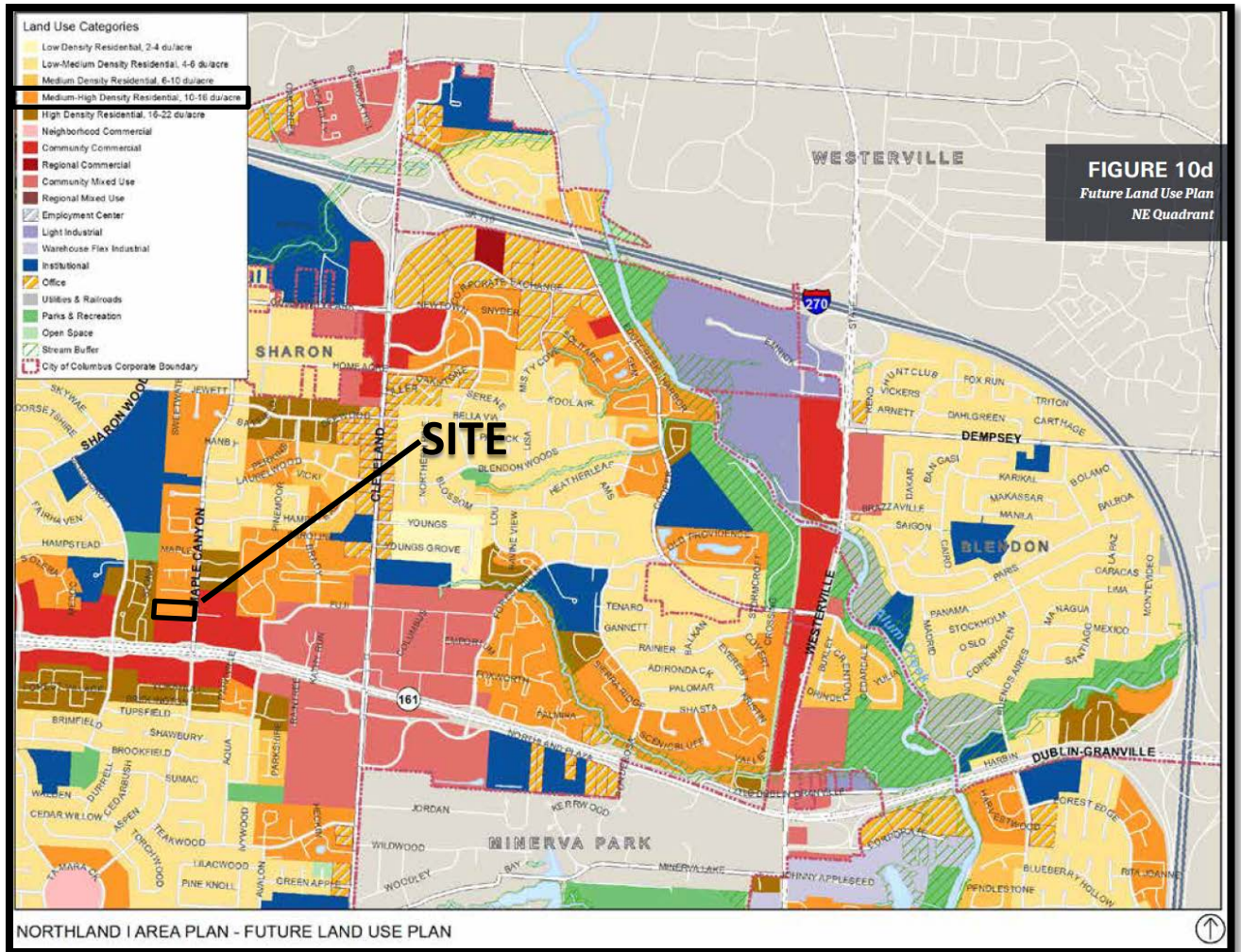
Legal Description

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Forty-Eight (48) in SHARON ACRES, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 20, page 1, Recorder's Office, Franklin County, Ohio



CV17-004
 5771 Maple Canyon Avenue
 Approximately 3.82 acres



CV17-004
5771 Maple Canyon Avenue
Approximately 3.82 acres



CV17-004
5771 Maple Canyon Avenue
Approximately 3.82 acres