

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: CV17-09 Date Received: 2/15/17
Application Accepted by: TD + KP Fee: \$1600
Assigned Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 2818 Joyce Avenue Columbus Ohio Zip: 43211

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: 010-069590-00

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

Current Zoning District(s): R4 RESIDENTIAL

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for Council Variance request:

convert 4 unit building to one shared unit/space

Acreage: .2154

APPLICANT:

Name: John Card / NATIONAL Youth Advocate Program Phone Number: 614-481-8758 Ext.: _____

Address: 1801 Watermark Drive City/State: Columbus Oh Zip: 43215

Email Address: JCARD@NYAP.ORG Fax Number: _____

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

Name: NATIONAL Youth Advocate Program Phone Number: 614-481-8758 Ext.: _____

Address: 1801 Water mark Drive City/State: Columbus Oh Zip: 43215

Email Address: JCARD@NYAP.ORG Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE John A. Card

PROPERTY OWNER SIGNATURE _____

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

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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

John Card

Date 2-13-2017

CM7-009

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Statement of Hardship

Introduction:

National Youth Advocate Program Host Program is a new, distinct service model aimed at providing concentrated, quality, family restoration services for Franklin County Children Services recognized teens with minimal to no history of paid services care involvement. Short-term dwelling accommodations and grassroots case management services are core Host Program components. Distinguishing features of the Host Program from existing NYAP programs include; program philosophy, services, staffing requirements, and an unyielding commitment to success.

The Problem:

We have been approached by Franklin County Children Services to spearhead a pilot program for teens within the system that fit the criteria of such the Host Program. This will involve a total of ten teens at any given time. In order to accommodate the teens in this program we must secure and ready a dwelling capable of housing the teens. Our property located at 2818 Joyce Avenue offers the needed space for such a dwelling.

The Solution:

Convert the current 2,800 square foot, four unit apartment type dwelling into one open floor design which will include bedrooms, restrooms a kitchen and dining area as well as other features necessary in order to comply with FCCS regulations. This program will be monitored with two staff members each shift which totals three shifts and one House manager on the first shift. All shifts will be eight hour shifts. The only people that will reside in the house will be our hosts (clients). This conversion from a multi apartment building into a group home type facility will incorporate the need for a rezoning or zoning variance.

Requested Variances:

Section 3332.039, R4 District, to permit the proposed shared living facility & section 3312.49(C) minimum number of parking spaces to allow 4 parking spaces where 7 would be required.



HOST Program

Hope, Opportunity, and Shelter during Transitions

/hōst/ noun- a person who receives other people as guests

NYAP's HOST Program is a new, distinct service model aimed at providing concentrated, quality, family restoration services for FCCS recognized teens, with minimal to no history of paid care involvement. Short-term dwelling accommodations and grassroots case management services are core HOST Program components. Distinguishing features of the HOST Program, from existing NYAP programs, include; program philosophy, services, staffing requirements, and an unyielding commitment to success.

The HOST Program philosophy is simple: participating youth are viewed and accommodated as guests throughout their stay in a HOST home. Accordingly, we, staff, are their hosts, operating on principles of hospitality, meaningful engagement, and a high standard of service delivery. The goal is for program caseworkers and hosts to expeditiously, within 21 days, identify a permanent, non-paid placement for our guests while providing the most therapeutic and hospitable short-term care experience. This driving principle, we believe, is key to eliminating the often delayed, emotionally malnourished experience many teens endure during times of transition between paid and non-paid care. Program hosts will complete supplemental innovative training sessions aimed at understanding the philosophy of short-term hosting and learning how to meaningfully meet the stabilization needs of their guests, all while working with caseworkers toward the program goal. Guests will receive dwelling assignments through one of two avenues; being hosted in an approved private residence or being hosted in NYAP's brand new youth guest home. Identification and enrollment of private residence hosts will be ongoing. Case management services apply to guests in either setting.

NYAP's HOST Program responds to the urgent need to stabilize typically younger teens with little system contact, in permanent placements either with a biological parent or kin caregiver. 'HOSTing guests' during difficult times is both a reflection of intuitive community values from yesteryear and a forward charge toward a needed shift in immediate, short term care models. Through this initiative, NYAP is proud to remain a premier provider of innovative services.

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-09

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John CARD

of (1) MAILING ADDRESS 1801 Watermark Drive, 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 2810 Joyce Avenue Columbus Ohio

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/15/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) National Youth Advocate Program
1801 Watermark Drive Suite 200
Columbus Ohio 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

John CARD % National Youth Advocate Program
1801 Watermark Drive Columbus OH 43215
614-915-8759

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)

☐ 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 15th day of February, in the year 2017

Nola LaWarre
(8) SIGNATURE OF NOTARY PUBLIC

January 26, 2019
My Commission Expires



NOLA LAWARRE

Notary Public

My Commission expires six (6) months after the date of notarization.

In and for the State of Ohio

My Commission Expires

January 26, 2019

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Please make checks payable to the Columbus City Treasurer

APPLICANT

National Youth Advocate Program
c/o John Card
1801 Watermark Drive, Suite 200
Columbus, Ohio 43215

PROPERTY OWNER

National Youth Advocate Program
1801 Watermark Drive, Suite 200
Columbus, Ohio 43215

AREA COMMISSION

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

ATTORNEY

Pete Milles
1801 Watermark Drive
Columbus, Ohio 43215

SURROUNDING PROPERTY
OWNERS

Tapia Evaristo Hernandez
or Current Resident
2799 Joyce Avenue
Columbus, Ohio 43211

Hildreth L Tweedy
or Current Resident
2835 Joyce Avenue
Columbus, Ohio 43211

David P Burger
or Current Resident
2797 Fern Avenue
Columbus, Ohio 43211

Mary E Kiser
or Current Resident
2813 Joyce Avenue
Columbus, Ohio 43211

Jose De Jesus Tellez
or Current Resident
2832 Joyce Avenue
Columbus, Ohio 43211

Dwight and Guya Henderson
or Current Resident
2809 Fern Avenue
Columbus, Ohio 43211

Raymond G New
or Current Resident
2805 Joyce Avenue
Columbus, Ohio 43211

Joyce Ave Properties
or Current Resident
2838 Joyce Avenue
Columbus, Ohio 43211

Rocio Nonato-Sanchez
or Current Resident
2803 Fern Avenue
Columbus, Ohio 43211

Linda L Jones
or Current Resident
2819 Joyce Avenue
Columbus, Ohio 43211

Linda L Johnson
or Current Resident
2806 Joyce Avenue
Columbus, Ohio 43211

George F Boyd
or Current Resident
2817 Fern Avenue
Columbus, Ohio 43211

Joseph A Miller
or Current Resident
2829 Joyce Avenue
Columbus, Ohio 43211

Matthew D Parsons
or Current Resident
2795 Fern Avenue
Columbus, Ohio 43211

Robert L Murphy
or Current Resident
2829 Fern Avenue
Columbus, Ohio 43211

JRP Properties III LLC
or Current Resident
2823 Fern Avenue
Columbus, Ohio 43211

Kermit A Nelson
or Current Resident
2837 Fern Avenue
Columbus, Ohio 43211

Joyce Avenue Properties
or Current Resident
2846 Joyce Avenue
Columbus, Ohio 43211

Joseph A Miller
or Current Resident
2829 Joyce Avenue
Columbus, Ohio 43211

Bernard Henderson Jr
or Current Resident
2843 Joyce Avenue
Columbus, Ohio 43211

Westerville Properties
or Current Resident
2825 Joyce Avenue
Columbus, Ohio 43211

John R Hensel
or Current Resident
2796 Joyce Avenue
Columbus, Ohio 43211

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Department of Building & Zoning Services

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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 # CV17-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Card
of (COMPLETE ADDRESS) 1801 Watermark Drive 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>NATIONAL Youth Advocate Program</u> <u>1801 Watermark Drive</u> <u>Columbus Ohio 43215</u> <u>Number of Columbus Employees 125</u> <u>ATTN: John CARD 614-413-8759</u>	2.
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 15th day of February, in the year 2017

Nola LaWarre
SIGNATURE OF NOTARY PUBLIC

January 26, 2019
My Commission Expires

Notary Seal Here



NOLA LAWARRE
Notary Public
In and for the State of Ohio
My Commission Expires
January 26, 2019

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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: 010069590

Zoning Number: 2818

Street Name: JOYCE AVE

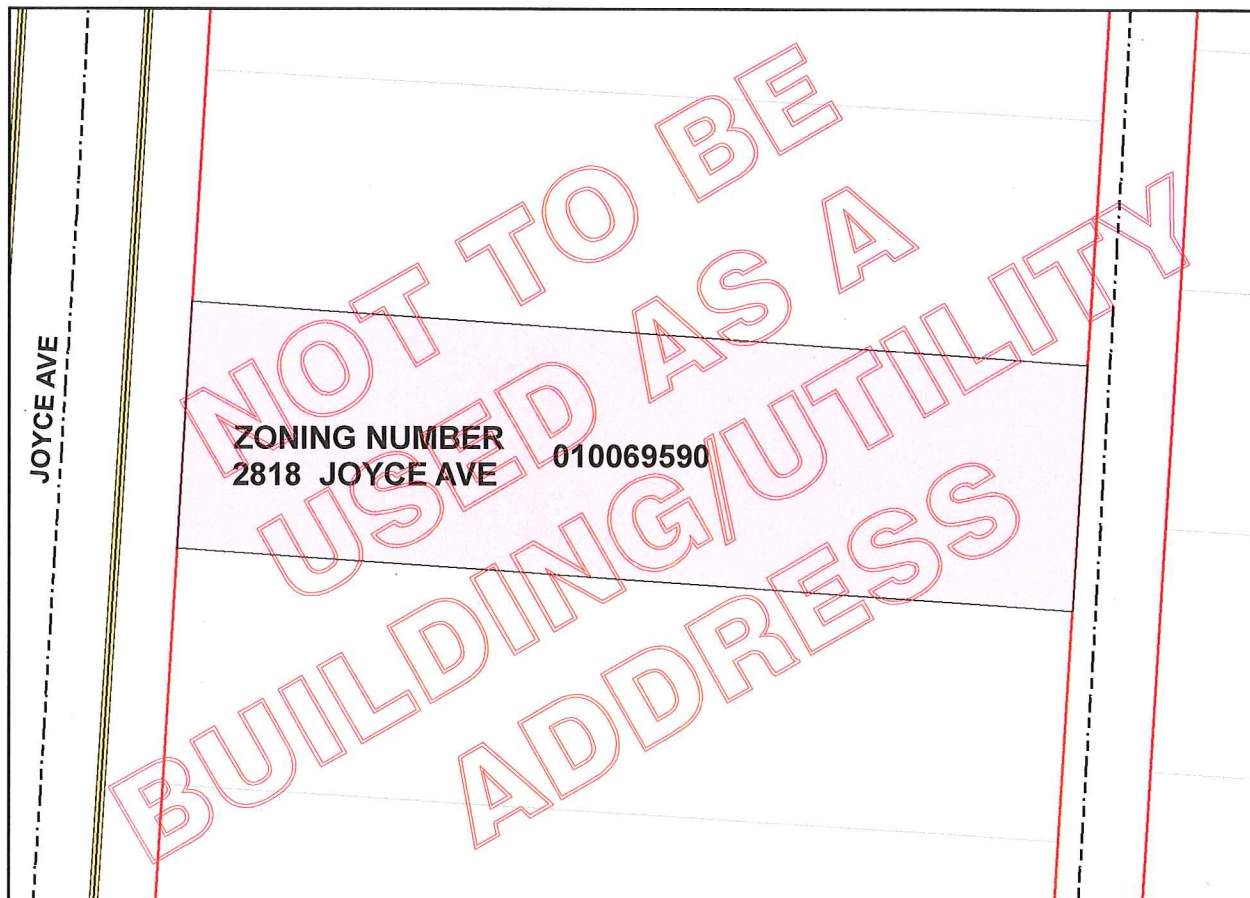
Lot Number: N/A

Subdivision: N/A

Requested By: NATIONAL YOUTH ADVOCATE PROGRAM (JOHN CARD)

Issued By: *Adyana Amariam*

Date: 2/21/2017



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 83962

CV17-009

EXHIBIT A

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

Being Lot Number Seventy-Four (74), excepting Seven and one-half feet (7 1/2') off the entire North side of Broadland Place Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 39, Recorder's Office, Franklin County, Ohio.

N-104-A
ALL OF
(010)
132208

And

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

Being part of Lot Number Five (5), which was set off Amy J. Frizzell in the partition of Mary Innis' Estate;

Beginning at a stake in the west line of Lot 6 of said partition, south 3—1/2° west 666 — 947/1000 feet from an iron stake in the south line of Agler's Public Road, thence south 3—1/2 ° west along the west line of said Lot 6 and the east line of a 14 foot alley 50 feet to a point; thence north 86—1/2° west and parallel with the south line of said road 215 - 70/100-feet to a stake in the center of a 50 foot street; thence north 3—1/2° east along the center of said road 50 feet to a stake; thence south 86—1/2° east parallel with the south line of said road 215 — 70/100 feet to the place of beginning and containing 26/100 of an acre, more or less.

Excepting therefrom the portion conveyed in Deed Book 983, Page 115 described as follows:

Beginning at a point in the original south line of Agler Road (30 feet wide) and present corporation line of the City of Columbus at its intersection with the center line of Joyce Avenue, said point being located 215.70 feet East of the east line of Lot Five (5) of said Innis partition; thence southerly along the said centerline of Joyce Avenue 875.09 feet, more or less, to a point; thence easterly 25 feet to a point in the north line of a proposed alley; thence northerly and parallel to the said centerline of Joyce Avenue, 875.09 feet, more or less, to the corporation line of the City of Columbus; thence westerly along said corporation line 25 feet to the beginning.

M-016
ALL OF
(010)
069623

And

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

Being part of Lot Number Five (5), which was set off Amy J. Frizzell in the partition of Mary Innis' Estate and more particularly bounded and described as follows;

Beginning at a stake in the west line of Lot 6 of said partition, south 3—1/2° west 616 — 947/1000 feet from an iron stake in the south line of Agler Public Road; thence south 3—1/2 ° west along the west line of said Lot Number Six (6) and the east line of a fourteen (14) foot alley fifty (50) feet to a point, thence North 86—1/2° west and parallel with the South line of said road 215 - 70/100-feet to a stake in the center of a fifty foot street, thence north 3—1/2° east along the center of said road 50 feet to a stake; thence south 86—1/2° East along the corner of said road fifty feet to a stake; thence south 86—1/2° East parallel with the South line of said road 215-70/100 feet to the place of beginning excepting so much thereof heretofore sold to the City of Columbus for street and alley purposes.

Excepting therefrom the portion conveyed in Deed Book 983, Page 115 described as follows:

Beginning at a point in the original south line of Agler Road (30 feet wide) and present corporation line of the City of Columbus at its intersection with the center line of Joyce Avenue, said point being located 215.70 feet East of the east line of Lot Five (5) of said Innis partition; thence southerly along the said centerline of Joyce Avenue 875.09 feet, more or less, to a point; thence easterly 25 feet to a point in the

CV17-009

north line of a proposed alley; thence northerly and parallel to the said centerline of Joyce Avenue, 875.09 feet, more or less, to the corporation line of the City of Columbus; thence westerly along said corporation line 25 feet to the beginning.

M-016
ALL OF
(010)
069590

And

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

Beginning at a point in the West line of the first alley east of Joyce Avenue, said point being 576.947 feet South of the centerline of Aglor Road;

Thence South 3 deg. 30' West 55.00 feet along the Westerly line of said alley to a point;

Thence North 86 deg. 30' West 187.00 feet parallel to the centerline of Aglor Road to a point in the Easterly line of Joyce Avenue;

Thence North 3 deg. 30' East 50.00 feet along the Easterly line of Joyce Avenue to a point;

Thence South 88 deg. 01' 30" East 187.77 feet to the place of beginning.

M-016
ALL OF
(010)
017814

And

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

Being known as Unit No. B in Sharon Woods Office Condominium, as described in the Declaration of Condominium Ownership and Bylaws for Sharon Woods Office Condominium, recorded in Instrument No. 200005090090657, and the Drawings thereof recorded in Condominium Plat Book 86, Page(s) 77, 78 and 79; of the Franklin county records; together with an undivided percentage interest in the common Areas and Facilities as described in said Declaration, as amended of record, of the county records.

And

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

Being in the second quarter of Tp. 1, Range 16, U. S. M. Lands and bounded and described as follows:

Beginning at a railroad spike in the center line of Morse Road at the north east corner of the Earl Dague tract (north west corner of the C. H. Benbow farm) thence along the center hue of Morse Road, north 89° 39' east 378.6 feet to a point;

thence south 3° 43' east (passing an iron pipe at 30.02 feet) 585.74 feet to an iron piper thence south 89° 39' west 417.45 feet to an iron pipe in the east line of the Earl Dague tract and 34 feet north of an iron pipe at the north east corner of the 'Rolland R. and Fannie G. Knowles tract;

thence along the east line of the Earl Dague tract, north 0° 04' east (passing an iron pipe at 554.7 feet) 584.7 feet to the place' of beginning, containing 5.342 acres, more or less.

Subject to all legal highways.

EXCEPTING, HOWEVER, the following described premises described in a deed recorded in Deed Book 2438, page 407 from Zella H. Griffith to Robert R. and Betty J. Flodin:

Beginning at a point in the centerline of Morse Road at the northeast corner of the Oliver D. and Zella M. Griffith tract of record in Deed Book 1839, page 552, Recorder's Office, Franklin County, Ohio, (said beginning point being westerly 1721.90 feet from the centerline of Route 62);

CW17-009

thence along the east line of the Griffith tract, South 3° 43' East, (passing an iron pipe, at 30.02 feet), 585.74 feet to an iron pipe;

thence along the south line of said tract, South 89° 39' West, 165.05 feet to an iron pin;

thence North 0° 04' East, (parallel to the west line of the Griffith tract and passing an iron pin at 554.7 feet) 584.7 feet to a point in the centerline of Morse Road;

thence along the centerline of said road, North 89° 39' East, 126.2 feet to the place of beginning, containing 1.955 acres, more or less.

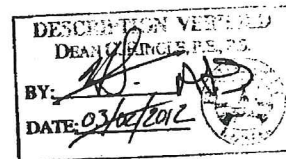
Making in all a total of 3.387 acres, more or less.

And

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

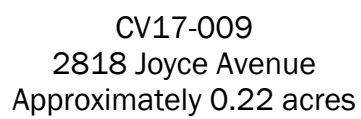
Being One Hundred Feet (100') off of the south side of Lots Numbers Eleven (11) and Twelve (12) in Lowrie Brothers East Broad Street Acre Allotment as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, page 18A, Recorder's Office, Franklin County, Ohio.

N-074
ALL OF
(090)
000801



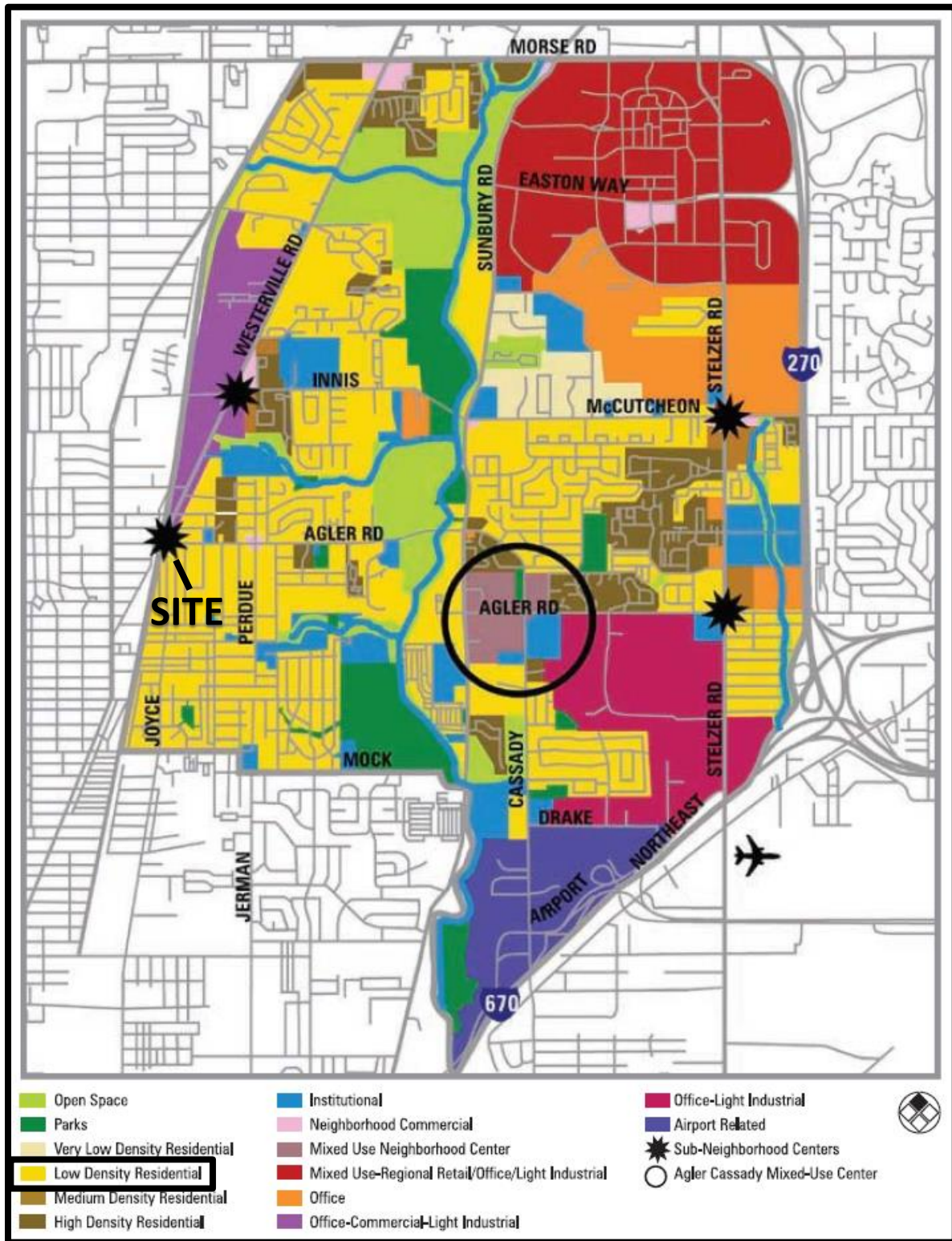
03 Apr 12

CV17-009



Approximately 0.22 acres

Northeast Area Plan (2007)



CV17-009
 2818 Joyce Avenue
 Approximately 0.22 acres



CV17-009
2818 Joyce Avenue
Approximately 0.22 acres