

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-058 Date Received: 28 APR 2015
Application Accepted by: JF NEAR EAST AC Fee: \$1900
Commission/Civic: _____
Existing Zoning: ARLD
Comments: 7/28/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

The proposed development is located south of Mt. Vernon Avenue between N. Ohio Avenue and N. Champion Avenue and east of Champion Avenue between Hawthorne Street and Author Place, requests variances to building lines, height district, and parking requirements.

LOCATION

Certified Address: 275 N. Champion Avenue City: Columbus Zip: 43215

Parcel Number (only one required): 010-292488-00

APPLICANT (If different from Owner):

Applicant Name: Julie DeGraaf c/o McCormack Baron Salazer Devt Inc. Phone Number: 314-621-3400 Ext.: _____

Address: 720 Olive Street, Suite 2500 City/State: St. Louis, MO Zip: 63101

Email Address: julie.degraaf@mccormackbaron.com Fax Number: 314-436-0071

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

Name: Central Ohio Community Improvement Corp Phone Number: 614-525-4938 Ext.: _____

Address: 373 S. High Street, FL 15th City/State: Columbus, OH Zip: 43215

Email Address: cwilliams@cocic.org Fax Number: 614-525-4941

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

Name: Travis J. Eifert, PE Phone Number: 614-775-4615 Ext.: _____

Address: 5500 New Albany Road City/State: Columbus, OH Zip: 43054

Email Address: teifert@emht.com Fax Number: _____

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

APPLICANT SIGNATURE: Julie DeGraaf

PROPERTY OWNER SIGNATURE: Central Ohio Community Improvement Corp

ATTORNEY / AGENT SIGNATURE: Travis J. Eifert

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

Additional Property owners:

City of Columbus
50 W. Gay Street
Columbus, OH 43215

Name: *[Signature]*, Administrator Date: 4/20/15

Columbus Metropolitan Housing Association Authority
880 E. 11th Avenue
Columbus, OH 43211

Name: *Bryan Brown* Date: 4/20/15

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BZA15-058
275 N. Champion Ave.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Travis J. Eifert, PE

of **(1) MAILING ADDRESS** EMH&T, 5500 New Albany Road, Columbus, OH 43054

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 275 N. Champion Avenue

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

- (4)** Central Ohio Community Improvement Corp, 373 High Street Flr 15, Columbus, OH 43215
- City of Columbus, 50 W. Gay Street, Columbus, OH 43215
- Columbus Metropolitan Housing Authority, 880 E. 11th Ave., Columbus, OH 43211

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

Julie DeGraaf, 314-621-3400
c/o McCormack Baron Salazar Development, Inc.

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

- (5)** Near East Area Commission
- Annie Ross-Womack, 874 Oakwood Avenue, Columbus, OH 43206

and that the following 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

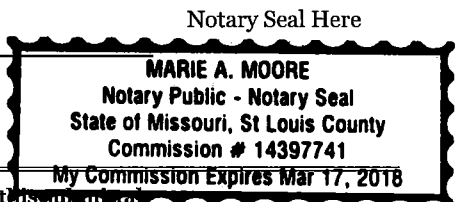
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT *Julie DeGraaf*

Sworn to before me and signed in my presence this 23rd day of April, in the year 2015

Marie A. Moore
(8) SIGNATURE OF NOTARY PUBLIC

3/17/18
My Commission Expires



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Please make checks payable to the Columbus City Treasurer

Eyob S Abera
1232 Mt. Vernon Ave
Columbus, OH 43203

Board of Education Columbus City
School District, Real Estate Coordinator
270 E State St
Columbus, OH 43215

Wells Fargo Real Estate
MAC X2302-04D
1 Home Campus
Des Moines, IA 50328

Khari Enaharo
1433 Linwood Ave
Columbus, OH 43206

Joan Robinson
62 N 17th St
Columbus, OH 43203

Lois Johnson
5970 Little Brook Way
Columbus, OH 43232

Greater Mt Calvary Holy Church
610 Rhode Island Ave NE
Washington, EDC 20002

Mount Calvary Holy Church Of America
PO Box 83254
Columbus, OH 43203

Ahmad Salamah Rawahneh
1432 Mount Vernon Ave
Columbus, OH 43203

Willa M Harris
169 N Ohio Ave
Columbus, OH 43203

Gospel Tabernacle Church
PO Box 13554
Columbus, OH 43213

Armando Campa
PO Box 30823
Columbus, OH 43230

IRA Nutis Su Tr
3540 E Fulton St
Columbus, OH 43227

Paul & Laura Craft
195 N Ohio Ave
Columbus, OH 43203

Peoples Investment Group LLC
479 Fairfield Ave
Columbus, OH 43203

Five Brothers Market Corp
1228 E Long St., Ste 30
Columbus, OH 43203

Janice Thomas
2920 Berwick Blvd
Columbus, Oh 43209

Bettye and Garold Beim
PO Box 9743
Columbus, OH 43209

Joseph L Valentine and Tyrike Davis
479 Fairfield Ave
Columbus, OH 43203

Daisy A Flowers
46 N Ohio Ave
Columbus, OH 43203

Orinda Smith
2242 Bildad Dr
Henderson, NV 89044-8784

Rolonda R Warren
1208-210e Long St
Columbus, OH 43203

Jonathan V Robinson
1457 Briarwood Ave
Columbus, OH 43211

Lucita Ferris
1727 E Long St
Columbus, OH 43219

Steven Napper
128 Hawkes Ave
Columbus, OH 43222

SIJ Partnership LLC
3540 E Fulton St
Columbus, OH 43227

Janet Odriscoll
PO Box 127
Twinsburg, OH 44087

L&N-Up Alum Creek LLC
3540 E Fulton St
Columbus, OH 43227

Union Grove Baptist Church
266 N Champion Ave
Columbus, OH 43203

West side & Ohio Ave Day Nurseries
Assn
40 n Grubb St
Columbus, OH 43215

Columbus Metropolitan Housing Authority
880 E 11th Ave
Columbus, OH 43211

City of Columbus
Land Bank
50 W Gay Street, 4th Floor
Columbus, OH 43215

SR 2006 LLC
C/O States Resource Corp
4848 S 131st St
Omaha, NE 68137

City of Columbus
Real Estate Management
90 W Broad St, Room 425
Columbus, OH 43215

Diane Brown
4229 E. Broad Street
Apt 18
Columbus, OH 43213

Buckeye Investors LLC
1272 E. Long Street
Columbus, OH 43203

David Hartgrove
1276 E. Long Street
Columbus, OH 43203

Karen Williams
1280 E. Long Street
Columbus, OH 43203

Kollie Sorsor
1290 E. Long Street
Columbus, OH 43203

Kollie Dweh-Nah
1290 E. Long Street
Columbus, OH 43203

JLP Investments LLC
4621 E. Karsten Drive
Chandler, AZ 85249

Edward and Stephanie Cahill
710 S. Cassingham
Bexley, OH 43209

Grace Hunter
8083 Running Fox Road
Apt 1 B
Columbus, OH 43235

Carol Johnson, Lois Weaver,
Betty Littleton
1859 Clifton Avenue
Columbus, OH 43219

Naima Amatur-Rahman
1312 E. Long Street
Columbus, OH 43203

Pauline Jackson
Gina Green
PO Box 307791
Columbus, OH 43230

Clearview Property Management LLC
PO Box 248263
Columbus, OH 43224

Lee and Gloria Carter
153 N. Winner Avenue
Columbus, OH 43203

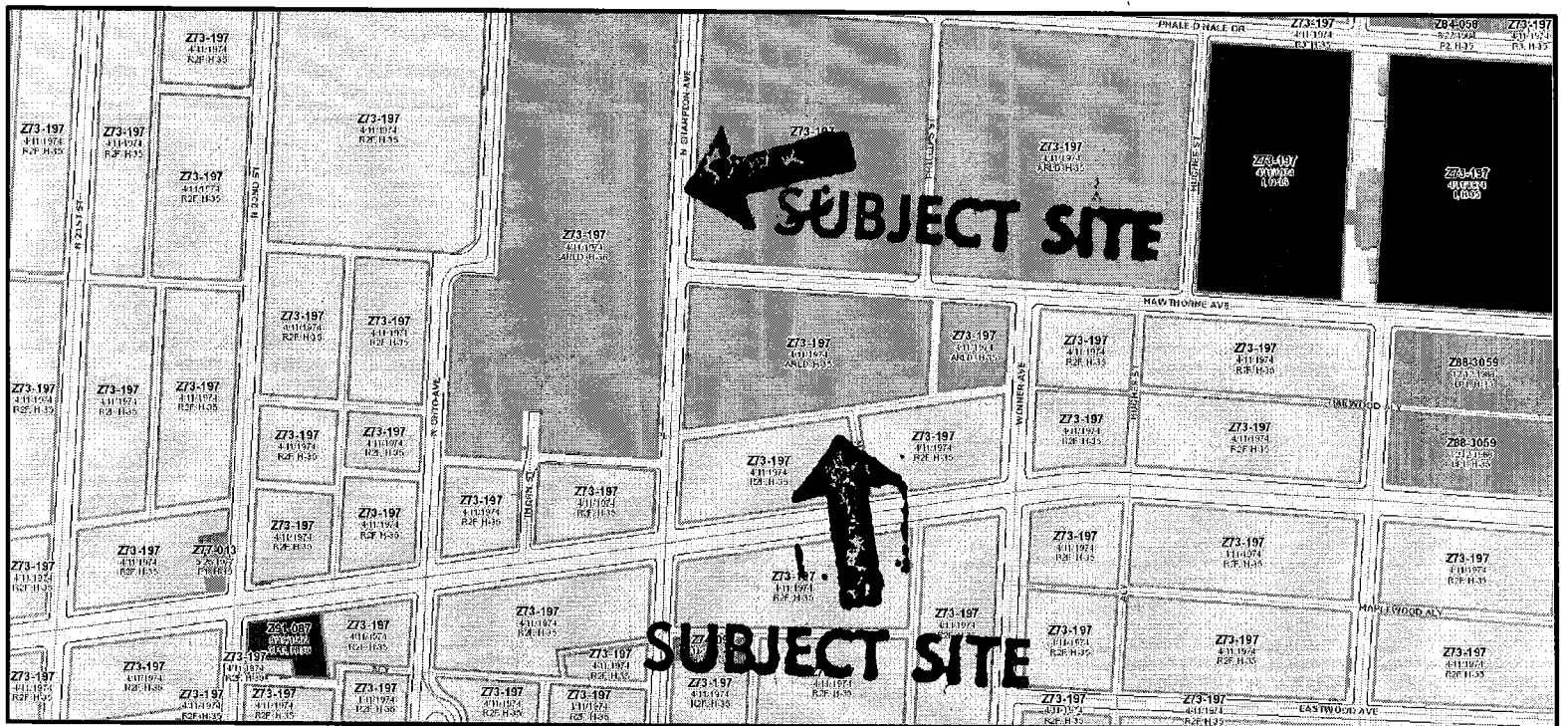
Benjamin Goodman
1847 ½ Mildred Road
Upper Arlington, OH 43221

James Krancevic
36624 Ridge Road
Willoughby, OH 44094

Deborah Neff
6199 Emberwood Road
Dublin, OH 43017

BZA15-058
275 N. Champion Ave.

Zoning Map
City of Columbus, Ohio



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BZA15-058
275 N. Champion Ave.

STATEMENT OF HARDSHIP

The 5.4 +/- acre site located south of Mt. Vernon Avenue between N. Ohio Avenue and Champion Avenue and East of Champion Avenue, between Hawthorne Street and Author Place is zoned ARLD, Apartment Residential Low Density District. The applicant proposes to redevelop the site with apartments and townhomes. Variances, itemized as follows are requested to modify underlying code standards to permit the development. The applicant intends to invest in and revitalize the neighborhood with the proposed development as shown on the attached site plan. The applicant has a practical difficulty in using the site for the intended use without variance from the itemized code sections.

The following variances are requested:

1. 3333.18 Building Lines in an ARLD, Apartment Residential Low Density District: to reduce the required building setback line along the south side of Mt. Vernon Avenue from 30 feet to 10 feet, along both sides of Champion Avenue between Hawthorne Street and Author Place from 27.5 feet to 15 feet.
2. 3333.26 Height District: To increase the building maximum height from 35 feet to 42 feet for the Multi-use building at Mt. Vernon Avenue to remain as three stories. # 1 ONLY
3. 3312.49 Table 1 parking Requirements for Residential Uses: To reduce the parking requirements for 1, 2, and 3 dwelling units from 2 spaces per unit to 1.5 spaces per unit for both sites between Champion and Ohio. ALL OF NEW BUILDS EXCEPT PDG. #1

BZA15-058
275 N. Champion Ave.

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO FINAL SITE COMPLIANCE PLAN FOR **POINDEXTER - PHASE 2A** 2015

PROJECT ZONING INFORMATION

Address: TBD
 Tax Parcel No.: 015-236683-00
 015-232488-00
 015-232487-00
 ARLD
 Zoning Case No.: Z73-187
 Version: TBD
 Total Site Area:
 North = 3,169 Ac.
 South = 2,122 Ac.

PROJECT DATA TABLE

Maximum Building Height:
 Proposed Building Height:
 No. of Buildings:
 No. of Dwelling Units:
 Parking Required:
 Parking Provided:
 Handicap Parking Required:
 Handicap Parking Provided:
 Bicycle Parking Required:
 Bicycle Parking Provided:
 Trees Required:
 Trees Provided:
 Total Site Area:
 Disturbed Area:
 Pre-Developed Impervious Area:
 Post-Developed Impervious Area:

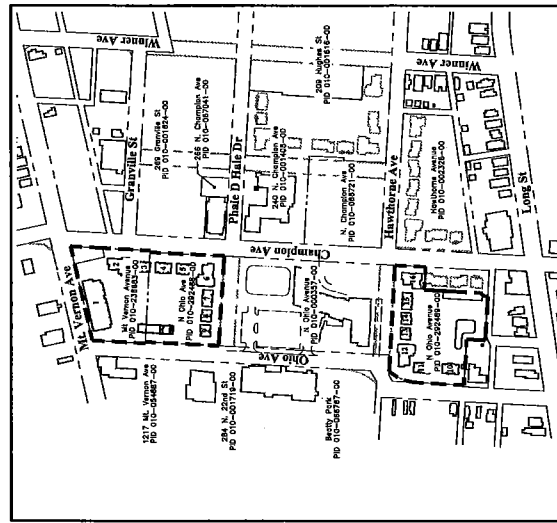
42'
 North = 35' - 40'-8"
 South = 7 Buildings
 87 Dwelling Units
 South - 104 Spaces
 South - 84 Spaces
 South - 81 Spaces
 North - 4 Spaces
 South - 4 Spaces
 North - 2 Spaces
 South - 2 Spaces
 North - 2 Spaces
 South - 3 Spaces
 North - 18 Trees
 South - 10 Trees
 South - 15 Trees
 North = 3,169 Ac.
 North = 2,122 Ac.
 South = 2,122 Ac.
 North = 1.95 Ac.
 South = 1.81 Ac.

GENERAL PROJECT DEVELOPMENT TEXT

All aspects of the development shall conform to the Columbus Zoning Code and limitation text on sheet 2.
 All site roads, drives, road and means of access shall conform to the rules and regulations of the Division of the published June 11, 1988. Unless otherwise specified in Section 3320 of City of Columbus Zoning Code.
 Site Lighting shall conform to the City of Columbus Zoning Code Section 3312.10.
 Dumpster pad screening shall conform to City of Columbus Zoning Code, Section 3312.15.
 Signage and graphics shall conform to City of Columbus Zoning Code.
 Parking space striping/markings shall conform to City of Columbus Zoning Code, Section 3312.18.
 Vision Clearance shall conform to City of Columbus Zoning Code, Section 3321.05.
 Pavement surfaces shall conform to City of Columbus Zoning Code, Section 3312.43.
 Wheel stops/curbs shall conform to City of Columbus Zoning Code, Section 3312.45.
 Dumpster shall conform to City of Columbus Zoning Code, Sections 3312.15 & 3321.01. See Architectural Plans for Details.
FEMA NOTE
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 2013), the subject parcel shown herein lies within Zone **X**, Community Panel No. **2**.

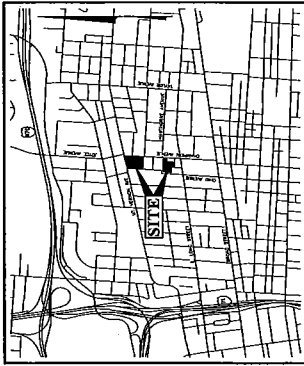
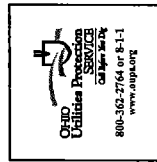
NOTES:

Sealwater Provided by
 Stormwater Service Provided by
 Water Service Provided by



Public Improvement Plan No.: **FILE**
 Storm Sewer Plan No.: **33C-4311E**
 Water Service Plan No.: **WSP-4337**

SANITARY SEWER NOTE
 Connection to sanitary sewer cannot be guaranteed. Applicant to verify sewer capacity with Sewer Permit Office, 810 Dublin Road, 3rd Floor, 614-940-7400.



SHEET INDEX

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DEVELOPER/OWNER

McCormack Baron Salazar
 720 Ohio Street, Suite 2500
 Columbus, Ohio 43215
 Tel: (614) 821-3400
 Fax: (614) 775-4618

ENGINEER

Sean Shale
 6555 Oberlin Road
 Columbus, Ohio 43235
 Tel: (614) 775-4618
 Fax: (614) 775-4606

ARCHITECT

Yonice Brongers-Harrod
 300 Columbus Blvd, Suite 300
 Columbus, Ohio 43215
 Tel: (614) 461-4684
 Fax: (614) 2805861

Date of Expiration: This Plan is valid for one (1) year from date of approval.

PREPARED BY:



The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text standards reflected herein.



Registered Engineer No. _____ Date _____

MCCORMACK BARON SALAZAR

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 FINAL SITE COMPLIANCE PLAN
 FOR
POINDEXTER - PHASE 2A
 TITLE SHEET

EMHIT
 ENGINEERING
 MANAGEMENT
 INCORPORATED
 6555 OBERLIN ROAD
 COLUMBUS, OHIO 43235
 TEL: (614) 775-4618
 FAX: (614) 775-4606

DATE: April 23, 2015
 SCALE: As Noted
 DRAWN: 2014-10-17
 SHEET: 1/11

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AND 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 # .

BZA15-058
275 N. Champion Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Julie DeGraaf

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 720 Olive Street, Suite 2500, St. Louis, MO 63101

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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
	Central Ohio Community Improvement Corp, 373 High Street Flr 15, Columbus, OH 43215 Columbus, OH 43215
	City of Columbus, 50 W. Gay Street, Columbus, OH 43215
	Columbus Metropolitan Housing Authority, 880 E. 11th Ave., Columbus, OH 43211

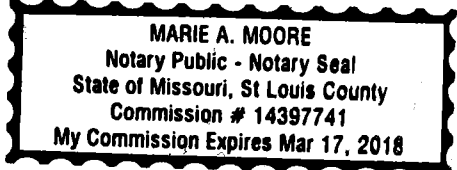
SIGNATURE OF AFFIANT *Julie DeGraaf*

Sworn to before me and signed in my presence this 23rd day of April, in the year 2015

Marie A. Moore
SIGNATURE OF NOTARY PUBLIC

3/17/18
My Commission Expires

Notary Seal Here



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