

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Jun 4 2015

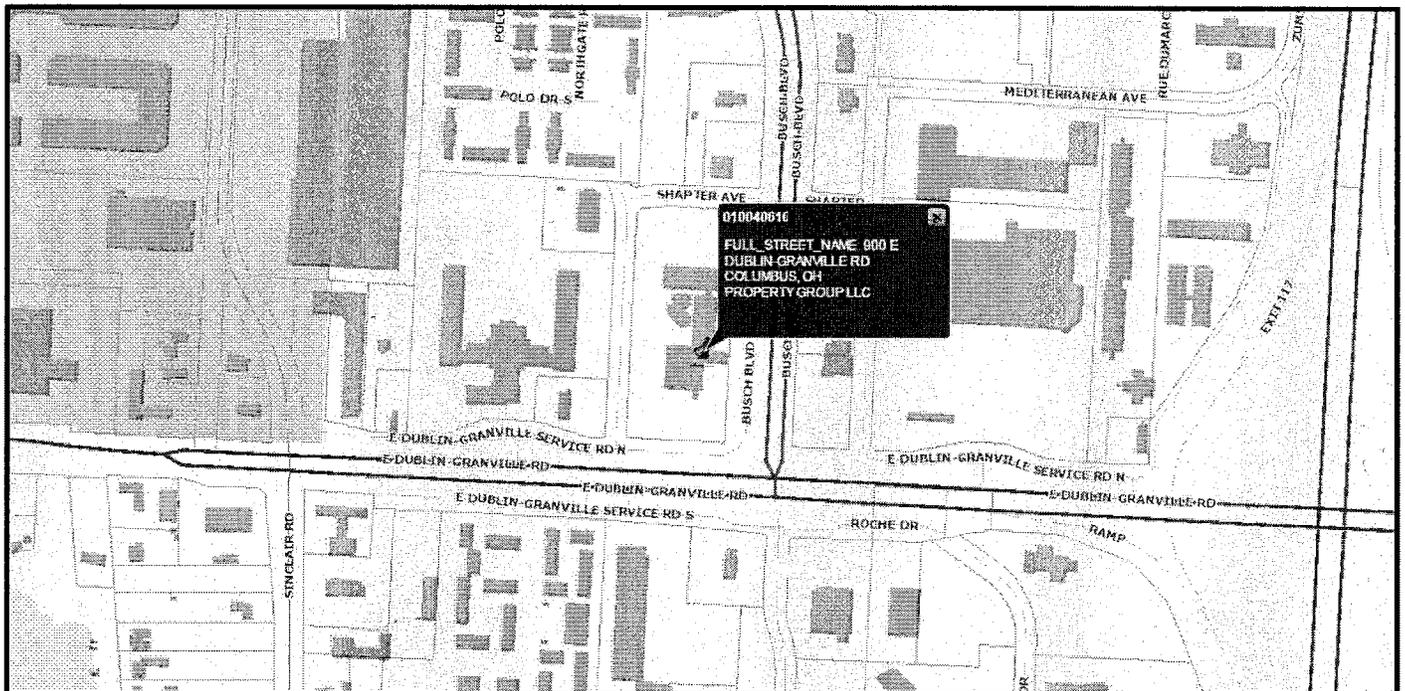
General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 900 E DUBLIN-GRANVILLE RD COLUMBUS, OH**Mailing Address:** 12685 BENTLEY DR

PICKERINGTON OH 43147

Owner: GOVIND HOSPITALITY GROUP I**Parcel Number:** 010040610**ZONING INFORMATION****Zoning:** Z66-040, Commercial, C4

effective 6/2/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A**Commercial Overlay:** N/A**Graphic Commission:** N/A**Area Commission:** N/A**Planning Overlay:** N/A**Historic District:** N/A**Historic Site:** No**Council Variance:** N/A**Flood Zone:** OUT**Airport Overlay Environs:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Board of Zoning Adjustment (BZA):** N/A**Council Variance:** N/A**Graphic Commission:** N/A



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: BZA15-068 Date Received: 18 MAY 2015
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic:
Existing Zoning:
Comments:

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

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

Parking - 3312.49 "Minimum number of parking spaces required, Table 2 - Hospital". Reduction in required parking spaces from 360 to 290.

LOCATION

Certified Address: 900 E. Dublin Granville Road City: Columbus Zip: 43229
010-040610-00
Parcel Number (only one required):

APPLICANT (If different from Owner):

Applicant Name: SUN Behavioral Health Incorporated Phone Number: 732-747-1894 Ext.:
Address: 12 Broad Street, Suite 403 City/State: Red Bank, NJ Zip: 07701
Email Address: emedeiros@sunbehavioral.com Fax Number: 732-747-1818

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

Name: Columbus Behavioral Health LLC Phone Number: 732-747-1894 Ext.:
Address: 12 Broad Street, Suite 403 City/State: Red Bank, NJ Zip: 07701
Email Address: emedeiros@sunbehavioral.com Fax Number: 732-747-1818

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

Name: James V. Maniace Phone Number: 614-221-2838 Ext.:
Address: 65 E. State St., Suite 1000 City/State: Columbus, OH Zip: 43215
Email Address: jmaniace@tafflaw.com Fax Number: 614-221-2007

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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

900 EAST DUBLIN-GRANVILLE ROAD



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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James V. Maniace
of (1) MAILING ADDRESS 65 E. State St., Suite 1000

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 900 E. Dublin Granville Road, 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)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Columbus Behavioral Health LLC
12 Broad Street Suite 403
Red Bank, NJ 07701

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

SUN Behavioral Health Incorporated
732-747-1894

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

(5) The Northland Community Council
Emmanuel Remy, President
P. O. Box 297836, Columbus, OH 43229

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like Lin Mei Y, APC Properties LLC, BMP Apartments LLC, 2089 Webster LLC, and Marcus Sam J Inc.

(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 18th day of MAY, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC (Signature of Cindy D. Fischer)

My Commission Expires 6/20/16



Notary Seal Here
CINDY D. FISCHER
Notary Public, State of Ohio
My Commission Expires 6/20/16

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

900 EAST DUBLIN-GRANVILLE ROADAffidavit
Section Six

(6) Property Owner Name	(6a) Property Address	(6b) Property Owner Mailing Address
Lynsco Properties	6079 Northgate Road	6079 Northgate Rd, Columbus, Ohio 43229
HPRS Busch Properties LLC	6161 Busch Bl	1900 Polaris Parkway Ste 201 Columbus, OH 43240
Fairlane Apartments	Dublin Granville Road	Dead File No Valid Address
Fairlane Apartments	Northgate Road	Dead File No Valid Address

Taft Stettinius & Hollister LLP
65 East State Street, Suite 1000 / Columbus, OH 43215-4213 / Tel: 614.221.2838 / Fax: 614.221.2007 / www.taftlaw.com
Cincinnati / Cleveland / Columbus / Dayton / Indianapolis / Northern Kentucky / Phoenix

JAMES V. MANIACE
614.334.6151
jmaniace@taftlaw.com

May 18, 2015

James Friese
Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224

Dear Mr. Friese:

This office represents SUN Behavioral Health, Inc. ("SUN"), the parent company of Columbus Behavioral Health, LLC (a Delaware limited liability company), which is the applicant in the subject variance request. SUN will operate the subject property, and only desires one variance, a reduction of required parking under Section 3312.49 of the Columbus City Code.

The project SUN is undertaking which necessitates the variance request is an innovative repurposing of an underutilized asset, a motel, into a modern psychiatric hospital that will represent an approximate \$25 million investment in the facility and bring 200 jobs to Columbus. It will help revitalize an area which has been beset by criminal activities at motels in the immediate vicinity. SUN is a national operator of behavioral health facilities and is currently completing a project in Cincinnati.

To evaluate the appropriate development standard for a psychiatric hospital, it is important to understand how it functions. This is not a residential care facility for long term or permanent residence. It is a facility into which patients enter for the purpose of treatment to eventually reintegrate with the community.

The Columbus Zoning Code requires a parking ratio of 2.5 parking spaces for each bed in a general hospital. There is no creation of or distinction among categories of hospitals. This creates a standard which requires an overwhelming amount of unnecessary parking for a psychiatric hospital.

At a general service hospital, visitors are encouraged to celebrate births or support patients recovering from disease, surgery or trauma. There are many parts of a general service hospital which are open to the general public to enter unaccompanied. There are established visiting hours, but family visits are often permitted after the visiting hours and sometimes family

900 EAST DUBLIN-GRANVILLE ROAD

Mr. James Friese
May 18, 2015
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members may even sleep in a hospital room. Therefore it is understandable that a high parking space to bed ratio is appropriate for a general service hospital.

A psychiatric hospital's parking needs are dramatically less than a typical, general service hospital. Psychiatric hospitals have a completely different visitor profile and frequency. Although psychiatric hospitals desire that patients have the support of family and friends, care is provided in a carefully controlled environment. Care must be provided in an environment of privacy and security.

Access to the facility is extremely limited due to the need for privacy. Psychiatric patients may be dealing with traumas and stresses which have not yet been completely revealed to family and friends. Group and individual therapy will involve the sharing of difficult circumstances. Patients may have concerns about being identified as an individual in need of behavioral services. Privacy is paramount, unlike a general service hospital. Very simply, visitors cannot walk the halls of a psychiatric hospital; their access is extremely limited.

Access to the facility is also extremely limited due to the need for security. Patients overwhelmingly are not threats to the public, but may be a threat to their own safety until stabilized. Patients taking the step to walk away from addiction may need to be separated from family members and friends who may still be abusing substances. Again, access to the patients from the general public and even family members is greatly limited as compared to a general service hospital. The facility is locked and secured 24 hours a day, seven days a week with no exceptions.

SUN's management collectively has built 5 psychiatric hospitals and recently managed a portfolio of 9 other psychiatric hospitals. Based on this previous experience, a ratio of 1.5 parking spaces per bed was used and found to be appropriate. SUN understands, however, that no matter its sincerity, this statement could appear self-serving and that the Board needs an objective standard from which to work.

The National Association of Psychiatric Health Systems ("NAPHS") provides such an objective standard. NAPHS was founded in 1933 and is the flagship national membership and advocacy organization for behavioral facilities. It supports the provision of behavioral health services, and provides expertise to its members and the public regarding all activities in which a behavioral health provider may engage. One particular area of expertise it has developed is in the construction and maintenance of facilities.

NAPHS periodically issues a comprehensive document entitled "Guidelines for Design and Construction of Health Care Facilities" ("Guidelines"). The Guidelines are authored and updated by architects with specific expertise and experience with behavioral health facilities. The last version of the Guidelines which addressed the parking needs of psychiatric hospitals was the 2006 version, under Section 2.3 "Psychiatric Hospitals", 1 General Considerations, 1.6 Site, 1.6.1 Parking. The pertinent provision is attached to this statement of hardship and states as follows:

900 EAST DUBLIN-GRANVILLE ROAD

Mr. James Friese
May 18, 2015
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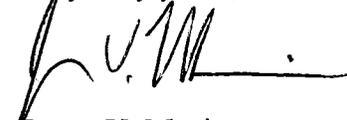
“In the absence of a formal parking study, the facility shall provide at least one space for each employee normally present during one weekday shift plus one space for every five beds, or a total of 1.5 spaces per patient. This ratio may be reduced when justified by availability of convenient public transportation and public parking. Additional parking may be required for outpatients or other services.”

Under a 1.5 space per bed standard, the required parking at the subject property would be **216** parking spaces. That is based upon 144 licensed patient beds. That number presumes 100% occupancy, of course. The Columbus Zoning Code requires **360** parking spaces. **That is a requirement of 144 more spaces by the Columbus Zoning Code than recommended by the nationally recognized authority on such facilities.**

SUN proposes to provide 290 parking spaces for the subject facility. According to the standards of the Guidelines, this is **74 more spaces than necessary**. The site utilizes the existing footprint of the improvements and there is no more space on the site to provide parking (which is completely unnecessary). The Columbus Zoning Code requirement is wasteful and discourages the rehabilitation of surplus motels in a challenged area into productive health facilities. As it is physically impossible to develop this site with its existing improvements to hold the code required parking, there is a practical difficulty to meeting the Code requirement.

We respectfully request your permission to vary the requirements of Section 3312.49 to reduce by 70 spaces the number of parking spaces required by Code.

Very truly yours,



James V. Maniace

cc: SUN Behavioral Health, Inc.

2.3 Psychiatric Hospitals

Appendix material, which appears in shaded boxes at the bottom of the page, is advisory only.

1 General Considerations

1.1 Applicability

This section covers a psychiatric hospital intended for the care and treatment of inpatients and outpatients who do not require acute medical/surgical care services. See Section 2.1-3.8 for psychiatric units within acute care hospitals.

1.2 Functional Program

See Section 1.2-2.

1.3 Shared Services

Where the psychiatric facility is part of another facility, services such as dietary, storage, pharmacy, and laundry should be shared insofar as practical. In some cases, all ancillary service requirements will be met by the principal facility. In other cases, programmatic concerns and requirements may dictate separate services.

1.4 Swing Beds

Change to the occupancy of a group of rooms within the facility shall be permitted to accommodate different patient groups based on age, sex, security level, or treatment programs.

*1.5 Environment of Care

1.5.1 Therapeutic Environment

The facility shall provide a therapeutic environment appropriate for the planned treatment programs.

1.5.2 Security

The design shall provide the level of security appropriate for the planned treatment programs.

1.5.3 Details and Finishes and Equipment

Special design considerations for injury and suicide prevention shall be given to details, finishes, and equipment as specified in Sections 2.3-6.2 and 2.3-8.

1.6 Site

1.6.1 Parking

In the absence of a formal parking study, the facility shall provide at least one space for each employee normally present during one weekday shift plus one space for every five beds, or a total of 1.5 spaces per patient. This ratio may be reduced when justified by availability of convenient public transportation and public parking. Additional parking may be required for outpatients or other services.

APPENDIX

A1.5 Environment of Care

A safe environment is critical; however, no environment can be entirely safe and free of risk. The majority of persons who attempt suicide suffer from a treatable mental disorder or a substance abuse disorder or both. Patients of inpatient psychiatric treatment facilities are considered at high risk for suicide; the environment should avoid physical hazards while maintaining a therapeutic environment. The built environment, no matter how well it is designed and constructed, cannot be relied upon as an absolute preventive measure. Staff awareness of their environment, the latent risks of that environment, and the behavior risks and needs of the patients served in the environment are absolute necessities. Different organizations and different patient populations will require greater or lesser tolerance for risk.

a. The facility should provide a therapeutic environment appropriate for the planned treatment programs. The environment should be characterized by a feeling of openness with emphasis on natural light. In every aspect of building design and maintenance it is essential to make determinations based on the potential risk to the specific patient population served.

b. Consideration should be given to visual control (including electronic surveillance) of nursing unit corridors, dining areas, and social areas such as dayrooms and activity areas. Hidden alcoves or blind corners or areas should be avoided.

c. The openness of the nurse station will depend on the planned treatment program. Consideration should be given to patient privacy and also to staff safety.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 5/7/15



Disclaimer

Scale = 120



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

900 EAST DUBLIN-GRANVILLE ROAD

SUN Behavioral Health
Solving Street Needs

DEAN LEE ARCHITECT
25 WASHINGTON STREET
MORISTOWN, NJ 07960
(973) 841-1122



APPROVED FOR THE LOCAL HEALTH DEPARTMENT
BY THE LOCAL HEALTH DEPARTMENT
ON 05/12/2015
FOR THE PROJECT AND THE PROPOSED
CONSTRUCTION OF THE BEHAVIORAL
HEALTH FACILITY.

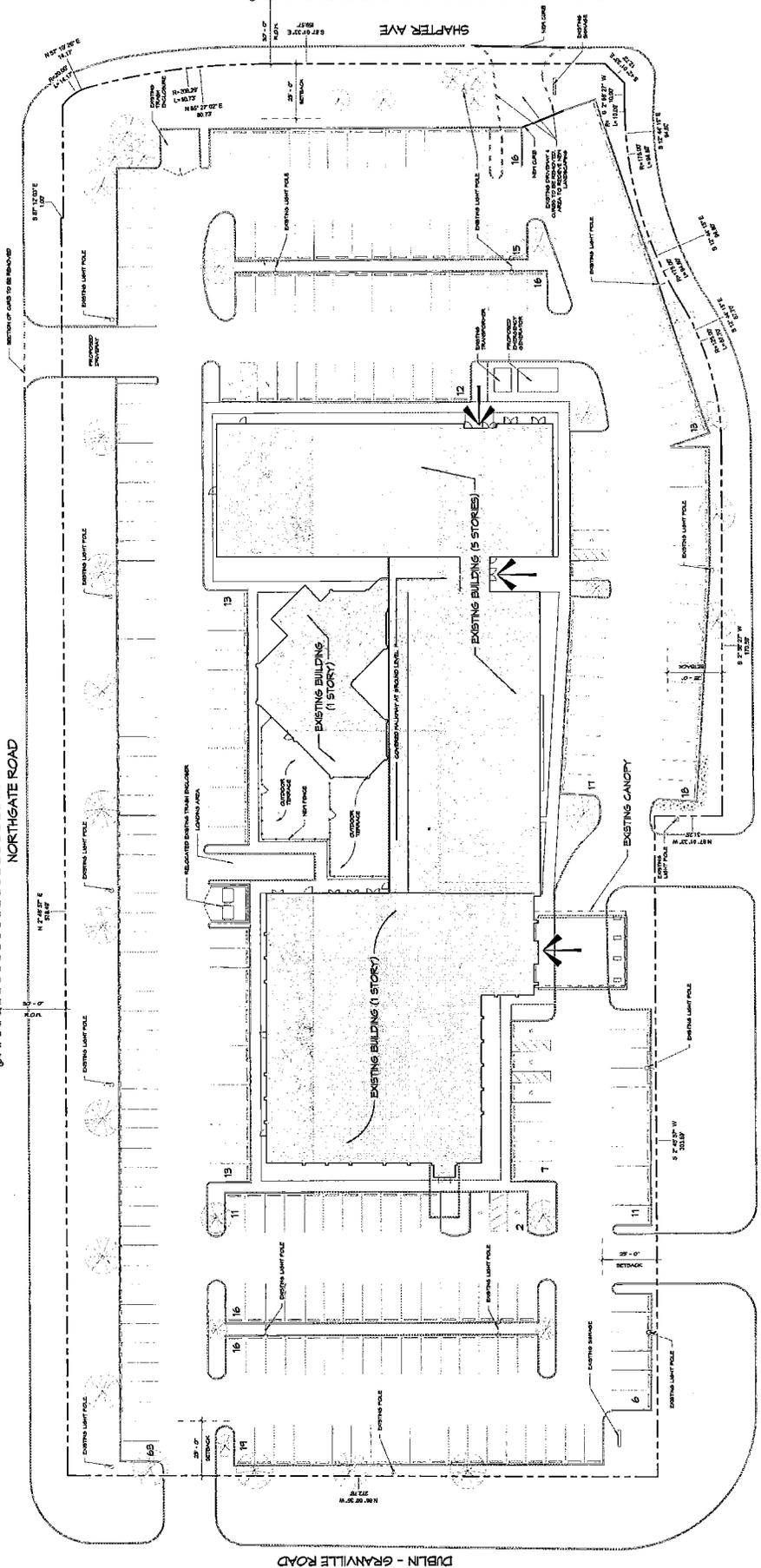
BEHAVIORAL HEALTH FACILITY
900 EAST DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO

DATE	DESCRIPTION
5/12/2015	PREPARED
5/12/2015	CHECKED
5/12/2015	APPROVED

SITE PLAN

DATE: 5/12/2015
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED: JH
APPROVED: JH
PROJECT NUMBER: 2122-01

A0.0S



1 SITE PLAN
T-125-27



BUSCH BOULEVARD

BUILDING INFORMATION

PATIENT CENTER: 12 Units, 144 beds
1st Floor: 16,444 SF
2nd Floor: 16,444 SF
3rd Floor: 16,444 SF
4th Floor: 16,444 SF

BUILDING AREA: 65,776 SF

CONSTRUCTION TYPE: 100% Full Steel, 8" CMU, 10" ULS Safety
all

BUILDING HEIGHT: 5 stories, 48'-0" to permit

LOBBY, DRIVING, LEGISLATION, Accessory Use, 1 story, Type IIB Fully Sprinklered.

SITE INFORMATION

LOCATION: 900 E. Dublin-Granville Rd., Columbus, OH
Franklin County, OH - Section 1, Township 2, Range 18

LOT SIZE: 4.201 Acres

ZONE: C4 Regional Scale Commercial District
C4-Permitted Use: Hospital

SETBACKS: 25 feet

FABRICS: 2 1/2 Spaces per 144 x 144 beds = 500 spaces required
(Reference to 331.249 parking)
Accessible Spaces for 301-400: 8 Required, 9 Provided

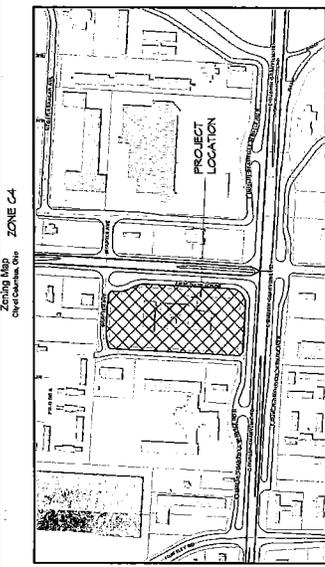
LOADINGS: 1 Loading Bay 12 x 50 feet Required, 1 Bay Provided

LANDSCAPE: 2 Enclosed Dumpster Provided will comply w/ Section 3302.01
Existing Landscaping will comply w/ Section 3302.03

SCREENS: Buffer screens will comply w/ Section 3312.21

SURFACE: Existing Driveway / Marings will comply w/ Section 3312.29
Existing pavement surface will comply w/ Section 3312.43

WHEEL STOP/ CURB: Existing Wheel Stops and Curb will comply w/ Section 3312.45



Site plan prepared by Thomas D. Shisler, Registered Surveyor No. 5598 - Revised May 12, 1989
and the plan prepared by MacLean & Appel Architects, Inc. Sept. 18, 1989

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace
of (COMPLETE ADDRESS) Taft Stettinius & Hollister LLP, 65 E. State St., Suite 1000, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>SUN Behavioral Health Incorporated</u>	<u>12 Broad Street, Suite 403, Red Bank, NJ 07701</u>

SIGNATURE OF AFFIANT *JVM*

Sworn to before me and signed in my presence this 18TH day of MAY, in the year 2015

Cindy D. Fischer
SIGNATURE OF NOTARY PUBLIC

6/20/16
My Commission Expires



Notary Seal Here
CINDY D. FISCHER
Notary Public, State of Ohio
My Commission Expires 6/20/16

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