



Mayor Michael B. Coleman

## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 11310-0-00669  
Date Received: 11/14/11  
Commission/Group: University  
Existing Zoning: \_\_\_\_\_ Application Accepted by: \_\_\_\_\_ Fee: \$1,900.00  
Comments: Hearing date: 1/24/12

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Please refer to Hardship Statement for information.

### LOCATION

1. Certified Address Number and Street Name 150 W. Lane Ave (see attached information)  
City Columbus State Ohio Zip 43201  
Parcel Number (only one required) 010-020095

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Edwards Companies Attn/Ryan Szymanski  
Address 495 S. High St. City/State Columbus, Ohio Zip 43215  
Phone # 614.241.2070 Fax # 614.241.2080 Email ryan.szymanski@edwardscdc.com

### PROPERTY OWNER(S):

Name Doric Properties Attn: Chris Yessios  
Address 52 E. 15th Ave City/State Columbus, Ohio Zip 43201  
Phone # 614.205.9794 Fax # 614.488.0848 Email cyessios@formy.com  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Michael T. Shannon c/o Crabbe, Brown & James, LLP  
Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215  
Phone # 614.229.4506 Fax # 614.229.4559 Email: mshannon@cbjlawyers.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



**General Zoning Inquiries: 614-645-8637**

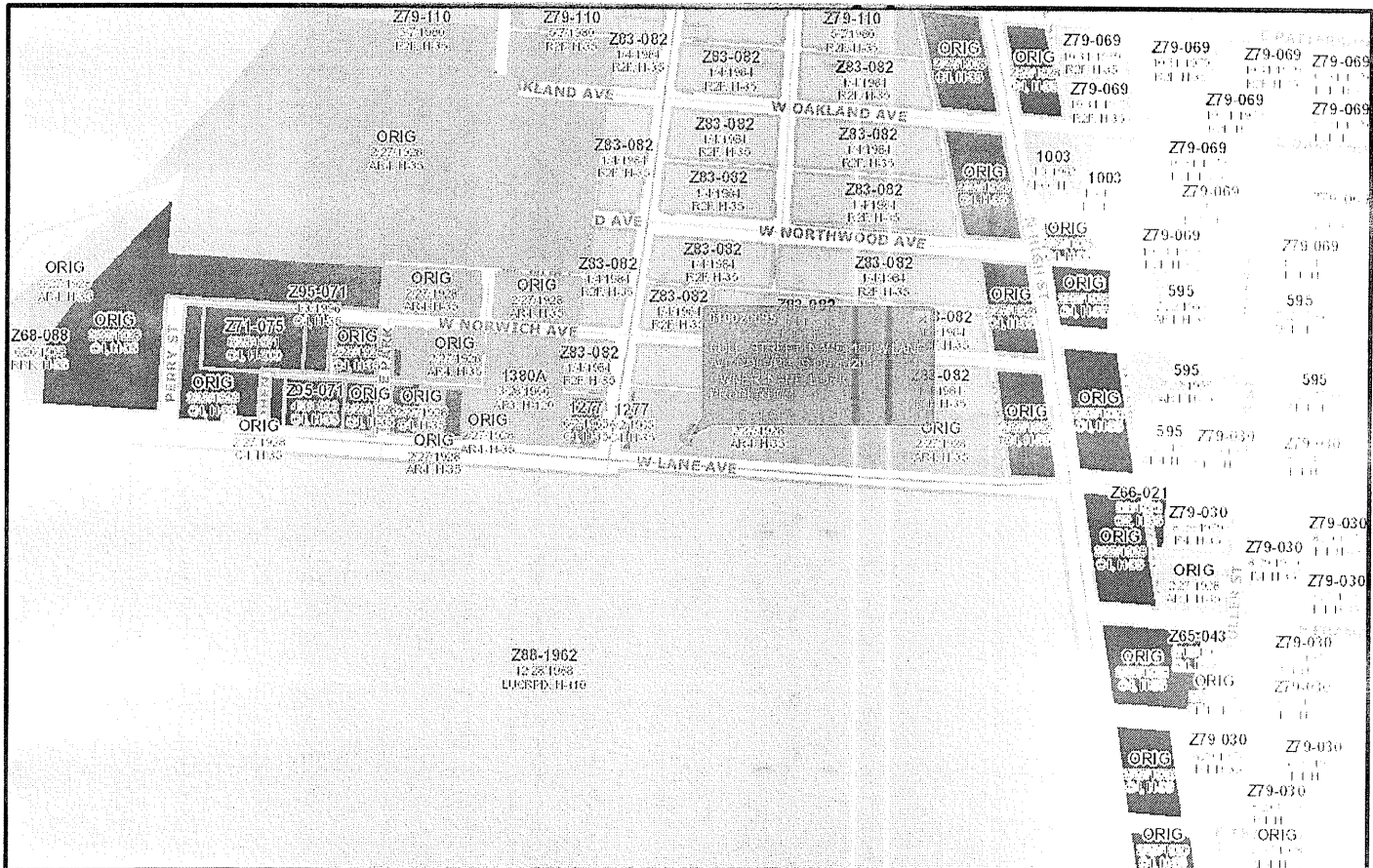
**Parcel Number:** 010020095

**Planning Overlay: University**

Airport Overlay Environs: N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



# **STATEMENT IN SUPPORT OF VARIANCES REQUESTED**

## **West Lane Avenue - Student Housing Applicant - Edwards Companies**

This Statement is filed in support of Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed student housing development in the University Area, with very close proximity to the OSU Main Campus.

### **Site Background:**

The site is zoned AR-4, which permits the proposed multi-unit student housing development. The site lies within the University Area Planning Overlay. Applicant will obtain recommendations from the University Area Commission.

The parcels are currently developed multi-family residential buildings, all of which are dated. The existing conditions of the properties render them economically infeasible to restore and modernize.

### **Proposal - Overview:**

Edwards Companies, the Applicant herein, proposes a unique student housing opportunity for the University area, to be located on Lane Avenue, west of North High Street. The site is within short walking distance of Ohio State University's Main Campus and athletic events, as well as various amenities along West Lane Avenue and North High Street.

There are many unique features and amenities that students will benefit from, including:

- ▶ Onsite, ground-level parking (both secured garage and open lot) for vehicles and bicycles
- ▶ Restricted Access for residents only
- ▶ Fully furnished units, including a private bedroom and bathroom for each student
- ▶ Units are rented by the bed, not the entire unit
- ▶ Rent includes cable television, internet access, and water/sewer.

The proposed project will include a total of 40 Units (112 beds), on 35,928 sq ft. This building is urban in design, fronting West Lane Avenue.

The building creates a diverse and architecturally prevalent student housing development, by reducing the redundancy of boilerplate building facades as might be found in a traditional apartment buildings.

The building will have a podium parking and a surface lot on ground level. A four story apartment building will rise above the garage. Every aspect of the development will be as secure as possible for the students. The parking garage and surface lot will be accessed via an alley that currently exists behind the lot. In the future, the improved urban nature of this site and the redevelopment of West Lane Avenue will facilitate a wide-spread renewal effort in the area.

### **Project Benefits vs. Existing Conditions:**

As outlined herein, this proposal is unique to the University Area in terms of privately-developed student housing. Continued growth of Ohio State University dictates a need for increasingly dense student housing. The traditional single-family and low-density properties today simply do not fit the future plans for the area. This project will serve to accommodate the ever increasing student body and its need for safe and convenient off campus housing. For these reasons, Applicant asks that the following factors be weighed in consideration of the requested variances:

- 1). The Ohio State University has the second largest university campus in the United States, and is a Top 20 public university. US News and World Reports has, in the past, ranked OSU among the top "Up and Coming" colleges, which list includes the top colleges in the nation "that are making improvements in academics, faculty, students, campus life, diversity, and facilities. These schools are worth watching because they are making promising and innovative changes."
- 2). A top-ranked university in Ohio's capital city with continued growth necessitates dense student housing.
- 3). Much of the existing student housing in the area consists of single and two-family homes, many of which have been further split to accommodate as many renters as possible. The proposed units here will provide modern, safe, and private sleeping quarters for each and every student, as well as invaluable proximity to the OSU Main Campus. Off-street parking and endless amenities will make this a choice location for prospective students, and help continue to make OSU a top University.
- 4). Parents of the students will take ease in knowing their children and belongings are more safe at this location than they might be elsewhere.

### **Variances Requested:**

In order to make this project possible, the following variances are necessary:

- 1.) **3372.563 - Maximum lot coverage.**

*A project replacing a noncontributing building not original to the lot shall cover no more than 40 percent of the lot area.*

The lot is 35,928 sq ft and the lot coverage of the building is 15,445 sq ft. The building covers 42.99% of the lot and, therefore, a variance is requested to permit the increased lot coverage.

**2.) 3372.564 - Parking.**

*B. Required parking spaces shall be provided as determined by utilizing the following formula:*

$$\frac{[Total\ Calculated\ Floor\ Area - (Units\ X\ 300)]}{200} \times .66 = Parking\ Spaces$$

The required parking spaces required by this building shall be determined by utilizing the following formula:

$$\frac{[57,808\ sq.\ ft. - (40\ X\ 300)]}{200} \times .66 = 151.17\ Parking\ Spaces$$

The building will provide a total of 68 parking spaces: 41 garage and 27 surface lot. The parking ratios are 1.70 parking spaces per unit and 0.58 spaces per bed.

A variance is requested to permit 68 onsite parking spaces, in consideration of the following factors:

- ▶ Bicycle parking will also be provided
- ▶ Accessibility to the University and commercial district increases the probability that many students will not maintain vehicles at this location
- ▶ Open street and metered parking options are available in the immediate area
- ▶ The parking to be provided exceeds onsite parking available for many of the area properties

It should be noted that the total parking required for a development with this number of units outside of the University Area would be 60 spaces (1.5 spaces per unit). It is the planning overlay for this site that increases the required parking exponentially to 151 spaces, which is more than double that of the standard parking requirement for multi-family housing within the City of Columbus.

**3.) 3372.565 - Building lines.**

*A. Front Setback.*

*(1) Minimum Setback. The minimum distance from any building to the street right-of-way line shall established by averaging the setbacks of the nearest building on each side of the subject lot.*

The setback of the neighboring building to the west is about 25 ft. The setback of the neighboring building to the east is about 11 ft.

A variance is requested to permit a setback of 11 ft 4 in from the West Lane Avenue right of way. The requested variance will align the building with setback of the neighboring apartment building directly to the east, as well as many other apartments along West Lane Ave. Please note that the setback of the neighboring restaurant directly to the west is large and does not conform to the Code. Should the neighboring restaurant redevelop the property, its setback will become significantly shorter and closer in line to this proposed variance.

**4.) 3372.566 - Building separation and size.**

*C. No building shall exceed 10,200 square feet of calculated floor area.*

A variance is requested to permit a building size of 57,808 sq ft.

The traditional single-family housing prototype contemplated by the Overlay is not utilized as a part of this development, and a variance to this standard is therefore requested.

**5.) 3372.567 - Maximum floor area.**

*A. The maximum total calculated floor area permitted for any lot shall be:*

*(b) For a project that replaces a noncontributing building not original to the lot: 0.80.*

The formula for floor area ratio is:

$$\frac{\text{Total Calculated Floor Area}}{\text{Lot Area}} = \text{Floor Area Ratio (not to exceed 0.80)}$$

The floor area ratio of this building is:

$$\frac{57,808 \text{ sq. ft.}}{35,928 \text{ sq. ft.}} = 1.61$$

The building's floor area ratio of 1.61 exceeds the maximum floor area ratio of .80 and, therefore, a variance is requested to permit a floor area ratio of 1.61.

It should be noted that the project does not exceed the maximum density (based on number of units) as permitted by §3372.561. A property of this size permits a maximum of 51.33 units (1 unit per 700 sq. ft. of property). Applicant is proposing 40 units.

**6.) 3372.568 - Height.**

- A. The mean between the cornice/eave and the highest roof point of a building shall be no higher than 35 feet from the finished grade line of the lot. Other than a chimney, no portion of a building shall be higher than 40 feet from the finished grade line of the lot.*
- B. The majority of the front principal cornice/eave of a building shall be either at a height between 17 to 23 feet above the finished grade line; or at a height within ten percent of the average cornice/eave height, as defined in C.C. 3372.502(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.*

This building has a mean height of 60 feet and, therefore, a variance is requested.

Due to the site's proximity to the OSU's Main Campus and its multi-story buildings along West Lane Avenue, this variance is appropriate for the proposed development.

**Standard of Review:**

C.C.C. §3307.09 provides the following standards be considered in the Board's review of any variance request.

- 1). That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
- 2). That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
- 3). That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
- 4). That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

The proposed student housing in such close proximity to the OSU Main Campus is a unique opportunity for the neighborhood, the University, and certainly the students. While it is true that the existing housing could remain as-is on the site and continue to serve their purpose, the Board should consider the continued and accelerated growth of the area. Student housing options are increasingly limited in proportion to the number of OSU students. In the years to come, dense urban student housing will be a necessity, not an exception.

The University Planning Overlay is an exceptional tool that helps guide and improve development in the University area. There are several variances necessary for this development, but that is because the current Code simply does not contemplate dense, urban development. The nature and intent of the Code must be weighed against the uniqueness and multiple benefits of the proposed development, and it is then clear that the opportunity should not be lost on the necessary variances.

The development will not be injurious to neighboring properties, nor will it be contrary to public interest or the intent of this Code. The University Planning Overlay was designed because the area is unique, and as growth continues in the area, so too will unique projects that may deviate from the status quo.

For the reasons detailed herein, Applicant respectfully requests approval of the variances necessary to make this project possible.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon", is written over a horizontal line.

Michael T. Shannon, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 S. Front Street, Suite 1200  
Columbus, Ohio 43215  
Ph: (614) 229-4506; Fax: (614) 229-4559  
[MShannon@cbjlawyers.com](mailto:MShannon@cbjlawyers.com)  
*Counsel for Applicant*





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### AFFIDAVIT

11310-00669  
150 W. Lane Ave.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman, Esq.  
of (1) MAILING ADDRESS 200 S. Front St., Ste. 1200, Columbus, Ohio 43215  
deposed 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  
for which the 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

(4) Doric Properties

AND MAILING ADDRESS

52 E. 15th Ave  
Columbus, Ohio 43201

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

Edwards Companies  
614.241.2070

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

(5) University Area Commission  
Susan Kenny, Zoning Chair  
358 King Ave., Columbus, Ohio 43201

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Attached List

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 14th day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Carol A. Stewart  
CAROL A. STEWART  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

Notary Seal Here

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

**Please make all checks payable to the Columbus City Treasurer**

Revised 02/01/11

Korh Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

The Ohio State University  
Real Estate Property Mgmt.  
53 W. 11<sup>th</sup> Avenue  
Columbus, Ohio 43201

Diane L. Endicott  
157 W. Norwich Ave.  
Columbus, Ohio 43201

Doric Properties  
c/o Pella Co.  
52 E. 15<sup>th</sup> Avenue  
Columbus, Ohio 43201

Kohr Royer Griffith, Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

139 Norwich LLC  
1480 Dublin Road  
Columbus, Ohio 43215

125 Norwich LLC  
c/o Kohr Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

Iacono Family LP  
1350 W. Lane Avenue  
Columbus, Ohio 43221

143 Norwich LLC  
c/o Kohr Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

2222 Neil Ave LLC  
c/o Kohr Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

Talbott Real Estate  
Inn-Town Homes & Apts.  
442 E. Northwood Ave  
Columbus, Ohio 43201

West Norwich Ltd.  
16374 Township Road 51  
Mount Cory, Ohio 45868

130 West Lane Avenue LLC  
c/o Kohr Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215

## **OWNER**

## **APPLICANT & COUNSEL**

## **AREA COMMISSION**

Doric Properties  
52 E. 15<sup>th</sup> Avenue  
Columbus, Ohio 43201

Edwards Companies  
Attn: Ryan Szymanski  
495 S. High Street  
Columbus, Ohio 43215

University Area Commission  
Susan Kenny, Zoning Chair  
358 King Avenue  
Columbus, Ohio 43201

Michael T. Shannon, Esq.  
Crabbe, Brown & James, LLP  
500 S. Front Street, 12<sup>th</sup> Floor  
Columbus, Ohio 43215

**11310-00669**  
**150 W. Lane Ave.**

# Site Plan

## Development Data:

Site:  
Parcel Area: 0.78 Acres (34,248 sf)

| Building   | Unit Type | Units | Beds |
|------------|-----------|-------|------|
|            | 4 BR      | 16    | 64   |
|            | 3 BR      | 0     | 0    |
|            | 2 BR      | 24    | 48   |
|            | 1 BR      | 0     | 0    |
| Total Res. |           | 40    | 112  |

## Parking

|               |      |
|---------------|------|
| Surface       | 27   |
| Garage        | 41   |
| Parking Ratio |      |
| Spaces/Unit   | 1.70 |
| Spaces/Bed    | 0.61 |

|              |    |
|--------------|----|
| Total Spaces | 68 |
|--------------|----|



11310-00669  
150 W. Lane Ave.





# Existing Conditions



Figure Ground Existing



Figure Ground Proposed







# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 11/9/11



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the Please notify the Franklin County GIS Division of any discrepancies.

11310-00669  
150 W. Lane Ave.



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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 #

**11310-00669**  
**150 W. Lane Ave.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.  
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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

Edwards Companies

c/o Crabbe, Brown & James, LLP

500 S. Front St., Ste. 1200

Columbus, Ohio 43215

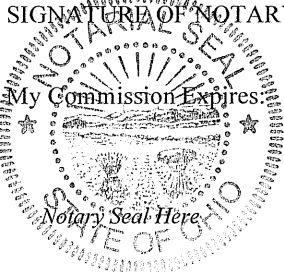
SIGNATURE OF AFFIANT

*Michael T. Shannon*

Subscribed to me in my presence and before me this 14th day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*Carol A. Stewart*



**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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