

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

9. **Application No.:** **11310-00670**
 Location: **264 WEST NORWICH AVENUE (43201)**, located on the north side of W. Norwich Ave. at the terminus of Tuttle Park Pl.
- Area Comm./Civic:** University Area Commission
 Existing Zoning: AR-4, Apartment Residential District
 Request: Variances to Sections:
 3321.05, Vision clearance.
 To not provide a 10 ft. clear vision triangle at the driveway which accesses the lower garage.
 3333.24, Rear yard.
 To reduce the required rear yard from 25% of the total lot area (10,089.75 sq. ft.) to 3.34% of the total lot area (1,350 sq. ft.).
 3372.562, Landscaped area and treatment.
 To reduce the rear lot area required to have landscaping from 5% of the total lot area (2,0179.95 sq. ft.) to 3.34% of the total lot area (1,350 sq. ft.).
 3372.563, Maximum lot coverage.
 To increase the allowable lot coverage of a building from 40% of the lot area to 74.70% of the lot area.
 3372.564, Parking.
 To reduce the required number of parking spaces from 206 to 140 (66 spaces).
 3372.565, Building lines.
 To reduce the required building setback from 40 ft. to 3 ft. 6 in. (36.5 ft.)
 3372.566, Building separation and size.
 To increase the allowable building size from 10,200 sq. ft. of calculated floor area to 79,259 sq. ft.; an increase of 69,000 sq. ft.
 3372.567, Maximum floor area.
 To increase a building's floor area ratio from .80 to 1.96; an increase of 1.16.
 3372.568, Height.
 To increase the mean height of a building from between the cornice/eave and the highest roof point from 35 ft. from the finished grade line of the lot to 60 ft. and to increase the allowable height of other portions of the building from 40 ft. to 60 ft.
- Proposal:** To construct a 56 unit apartment building.

Applicant(s): Edwards Companies; c/o Michael T. Shannon; Crabbe,
Brown & James, L.L.C.
500 S. Front St., Suite 1200
Columbus, Ohio 43201

Property Owner(s): Evelpis Properties; c/o George Bavelis
52 E. 15th Ave.
Columbus, Ohio 43201

Case Planner: Dave Reiss, 645-7973

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RELEVANT DATA

- The site is developed with two apartment buildings and two other residential structures on four separate parcels by the same owner. Tuttle Park borders the property, to the north. Other apartments and residential uses are in the surrounding area, with a commercial corridor a block away, on Lane Ave.
- The applicant proposes the construction of a 3-story, 56 unit apartment building.
- Most of the variances requested are relative to the regulations for the University Area Planning Overlay found in Section 3372. These include variances to landscaping, maximum lot coverage, parking, building lines, building separation and size, maximum floor area and height. Two other variances reduce the clear vision triangle from the driveway of the lower garage and the other reduces the required rear yard from 25% of the lot area to 3.5% of the lot area.
- The University Area Commission recommends disapproval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

The applicant proposes to raze 4 existing buildings and replace them with a 56 unit apartment building. To achieve this, the building needs to be more densely populated resulting in a greater floor area ratio, greater lot coverage, reduced building lines, greater height and a reduction in required parking.

Staff believes that overall the project is a good one and it replaces some older housing stock with something new and more efficient. Almost 70% of the required parking will be provided.

This case was postponed from the January, 2012 hearing, at the applicant's request.

CONDITION(S) RECOMMENDED:

1. The tax parcels shall be combined.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. agenda

STAFF REPRESENTATIVE: Dave Reiss, 645-7973
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