



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV12-043 / 12315-00000-00511
Date Received: 8/31/12
Application Accepted By: S. Pine Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 340 West Goodale Street Zip 43215
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010-227935, 010-227936
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): AR-1 and AR-3
Recognized Civic Association or Area Commission: Harrison West
Proposed use or reason for Council Variance request: AR-1 Does not allow parking, and setback/height requirements
Acreage: 10.25

APPLICANT: Name Ken Kemper

Address 1001 Kingsmill Parkway City/State Columbus, Ohio Zip 43229
Phone # 614-888-7800 Fax # 614-885-1201 Email: kkemper@corp.oprs.org

PROPERTY OWNER(S): Name Ohio Presbyterian Retirement Services

Address 1001 Kingsmill Parkway City/State Columbus, Ohio Zip 43229
Phone # 614-888-7800 Fax # 614-885-1201 Email: kkemper@corp.oprs.org

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name Jim Churski (JMM Architects)
Address 4685 Larwell Drive City/State Columbus, Ohio Zip 43220
Phone # 614-326-5565 Fax # 614-326-5566 Email: james@jmmarch.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE

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.
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Please make all checks payable to the Columbus City Treasurer

CV12-043



Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lot 1 and Reserve A, as designated and delineated on the subdivision plat entitled "Resubdivision of Westminster Thurber and Vacation of Part of Thurber Drive East" of record in Plat Book 80, Page 4, Recorder's Office, Franklin County, Ohio.

Permanent Parcel Numbers:

010-227935

010-227936

A legacy of **experience**. A reputation for **excellence**.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

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CV12-043

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.

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 requested as detailed below:

SEE ATTACHED STATEMENT OF HARDSHIP

Signature of Applicant

James L. Church

Date

8/31/12

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C12-043
JAMES MICHAEL MILLIGAN
STEPHEN A. BUSCH

4685 LARWELL DRIVE COLUMBUS, OHIO 43220
(614) 326-5565 FAX: (614) 326-5566
WEB SITE: WWW.JMMARCH.COM

Project Description- The Goodale Landing project consists of providing a revised parking configuration, 4 detached garages and an 8 story building which will consist of 67 new resident units and a covered drop off area along with 2 interior parking areas. One at grade level and one below grade level. This building will also have a 1 story connector to Thurber Tower. Thurber Tower will received a new pool and patio area located on the south side.

Statement of Hardship

1. 3312.03(D)- Administrative.

The adjacent lot parking on the west side of Thurber Drive is not located on the same lot as the intended use it is serving. A variance is being requested to allow for parking on the adjacent lot (010-227936).

2. 3312.13- Driveway

The maximum driveway width at the right of way is 35 feet. A proposed driveway width of 43 feet is proposed, for adequate truck access. A variance is being requested to allow the 43 foot driveway width at Goodale Street.

3. 3312.27- Parking setback line

The front setback is 25 feet and the perimeter setback is 25 feet. The adjacent parking is unable to comply with this section due to the depth of the property is under 50 feet. A variance is being request to allow for 0 feet for the front setback and 7 feet for the rear setback.

4. 3312.49 - Minimum number of parking spaces required

The table 1 for required parking has eliminated the housing for the Elderly option, which was a ratio of .75 spaces per unit required. The new table indicates that Elderly apartments will now fall under the 4 or more units for apartments. This parking ratio is 1.5 spaces per unit. The required number of spaces is 472 and the provided number of spaces is 354. A variance is being requested to allow for a parking count of .75 spaces per unit count. 311 spaces are required under this criteria with 354 spaces being provided.

5. 3333.02 – AR-1 Apartment residential district use

The AR-1 district does not allow for parking. The adjacent parking lot located on Parcel 010-227936 does not comply with this section. A variance is being requested to allow for adequate parking to server the Thurber Tower, Goodale Landing, Westminster Terrace, Healthcare Center and Pathway home located on parcel 010-227935.

6. 3333.18 –Building Lines

A variance for the 25 foot building setback is being requested for the western corners of the Goodale Landing building. The existing 96 inch diameter combination sewer and associated easement has created a hardship to be able to fit Goodale Landing on the site within the building setback limits and keep an adequate distance from the existing combination sewer. A variance is being requested for 15 feet along Goodale Street and 13 feet along Collins Avenue.

7. 3333.255 – Perimeter Yard

Requirement is 10 percent of the average lot width. With a minimum of 10 feet and a maximum of 25 feet. 10 percent of the adjacent parcel (010-227936) frontage is 53 feet. This puts the perimeter yard setback at 25 feet. A variance is being requested to allow for a minimum setback of 7 feet, the adjacent lot (010-227936) depth is less than 50 feet.

8. 3333.26 – Height district

The AR-3 apartment district does not allow any building or structure to exceed 35 feet. Therefore a variance is being requested to allow for a maximum mean height of 110 feet on parcel 010-227935.

9. 3333.35 (F)&(G)– Private Garage

F- The maximum square footage for a garage is 720 square feet. A variance is being requested to allow for a maximum square footage of 2800 square feet.

G- A maximum allowable height is 15 feet. A variance is being requested to allow for a maximum height of 22 feet.



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AFFIDAVIT

(See next page for instructions)

APPLICATION #

W12-043

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kenneth A. Kemper

of (1) MAILING ADDRESS 1001 Kingsmill Parkway, Columbus OH 43229

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 340 W. GOODALE STREET

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) 8/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) OHIO PRESBYTERIAN RETIREMENT SERVICES
1001 KINGSMILL PARKWAY
COLUMBUS, OHIO 43229

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

KEN KEMPER, EXEC. VICE PRESIDENT
614-888-7800

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

(5) HARRISON WEST
JACOB SUKOSD 614-975-9977

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)

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

SIGNATURE OF AFFIANT

(8)

Kenneth A. Kemper

Subscribed to me in my presence and before me this

14th

day of

August

in the year

2012

SIGNATURE OF NOTARY PUBLIC

(8)

Cheryl Fleck

My Commission Expires:

7-22-2016

Notary Seal Here



Cheryl Fleck
Notary Public, State of Ohio
My Commission Expires 07-22-2016

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CUIA-043

Mark R. Rittner
698 Neil Avenue
Columbus, Ohio 43215

Sip II LTD
1228 Wyandotte Rd
Columbus, Ohio 43212

Harrison West Society
c/o Jacob Sukosd
1153 Pennsylvania Avenue
Columbus, Ohio 43215

Marshall R McPeck
PO Box 1614
Columbus, Ohio 43216

Shirley M Schafer
1326 Lincoln Rd
Columbus, Ohio 43212

Thurber Village Market LLC
12574 Lake Rd
Millersport, Ohio 43046

Keylight Co LTD
736 Neil Ave
Columbus, Ohio 43215

Donald L Miller
2343 Valleyview Dr
Columbus, Ohio 43204

Armburst Properties LTD
11 Buttles Ave
Columbus, Ohio 43215

Betsy S. Sturdevant
694 Neil Avenue
Columbus, Ohio 43215

Shirley Schafer
622 Neil Ave
Columbus, Ohio 43215

Melissa Ricksecker
716 Neil Avenue
Columbus, Ohio 43215

Donna L Richey
682 Neil Ave
Columbus, Ohio 43215

William J Gainer
2729 S Ives St
Arlington, VA 22202

Thurber Village Market LLC
12574 Lake Rd
Millersport, Ohio 43046

Paul T Khoury
704 Neil Ave
Columbus, Ohio 43215

Walter F. Thieman
676 Neil Avenue
Columbus, Ohio 43215

Bahram Hashemi
710 Neil Avenue
Columbus, Ohio 43215

Shirley M Schafer
1326 Lincoln Rd
Columbus, Ohio 43212

Ohio Presbyterian Homes
1001 Kingsmill Pkwy
Columbus, Ohio 43229

Ethiopian Orthodox
Tewahdo Church Cols
618 Neil Ave
Columbus, Ohio 43215

Flytown Properties
404 West Thurber Drive
Columbus, Ohio 43215

City of Columbus
Real Estate Management
90 W Broad St; RM 425
Columbus, Ohio 43215

Casto Cmty Residential
Ste 200
191 W Nationwide Blvd.
Columbus, Ohio 43215



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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 # CV12-043

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Kenneth A. Kemper

Of [COMPLETE ADDRESS] 1001 Kingsmill Parkway, Columbus OH 43229
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 formats

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>O.P.R.S.</u> <u>1001 KINGSMILL PARKWAY</u> <u>COLUMBUS, OH 43229</u>	2.
3.	4.

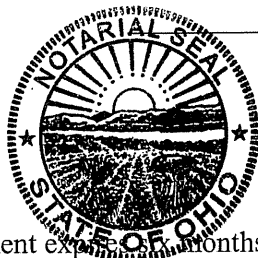
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



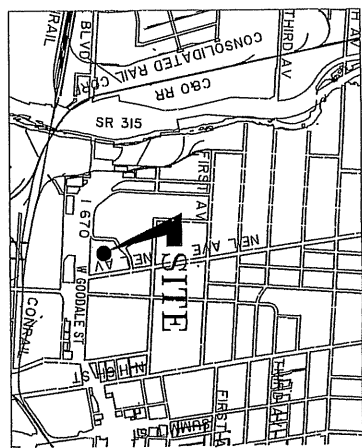
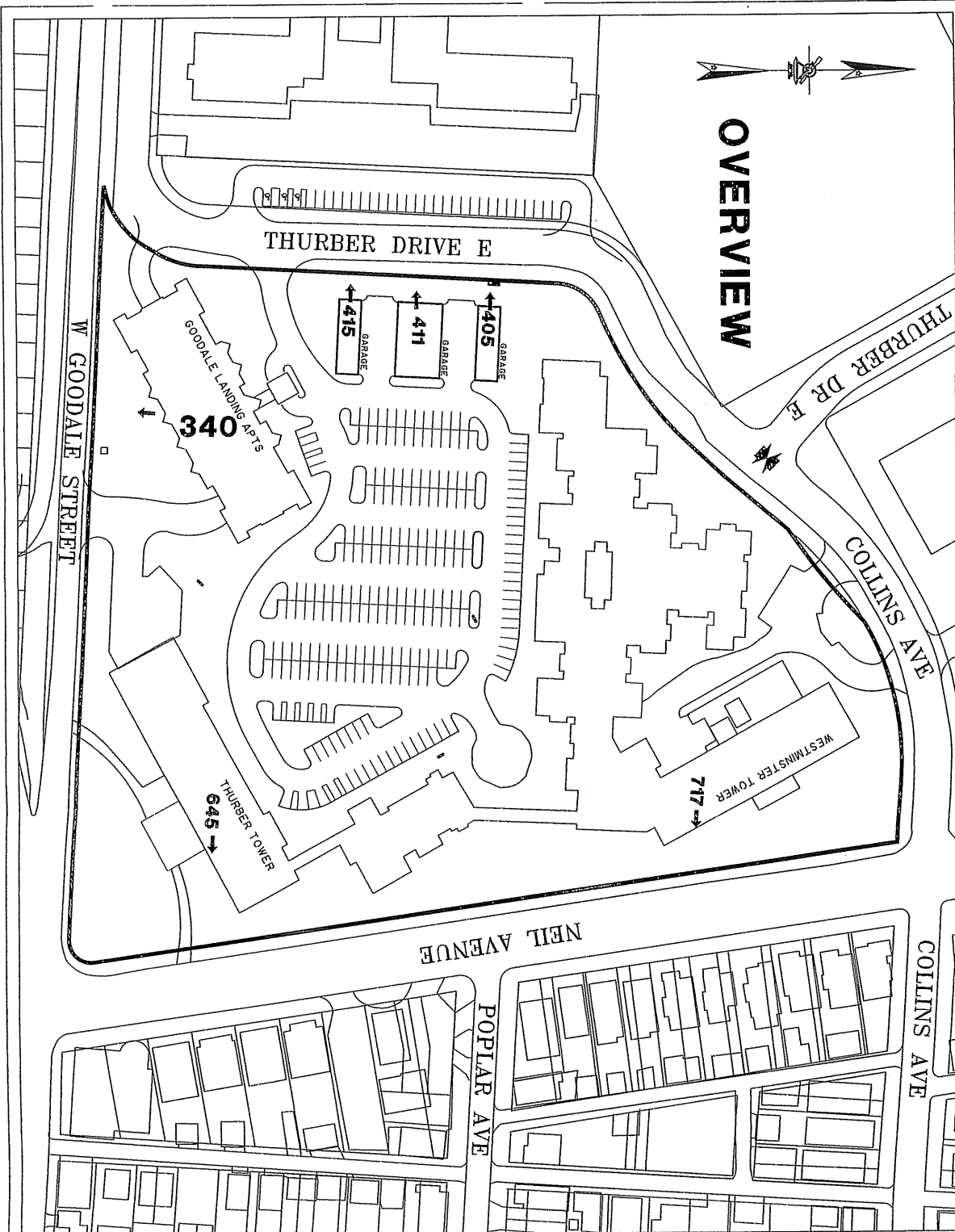
Notary Seal Here

Cheryl Fleck
Notary Public, State of Ohio
My Commission Expires 07-22-2016

This Project Disclosure Statement expires 12 months after date of notarization.

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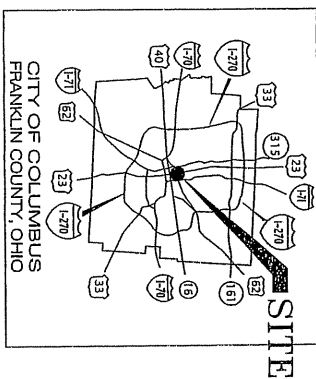
ASSIGNMENT OF APARTMENT ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES

CITY LAND USE MAP:	27-D
GIS FACET NUMBER:	182357200

GIS FACET NUMBER:	182357200
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CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY, OHIO

[illegible]

HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

BUILDING & UTILITY PERMITS

BUILDING & UTILITY PERMITS

issued by John J. [Signature] Date 8/2/2012

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
109 N. FRONT ST.
COLLEGE PARK, MD 20745

109 N. FRONT ST.
COLUMBUS OH 43215

109 N. FRONT ST.
COLUMBUS OH 43215

109 N. FRONT ST.
COLUMBUS OH 43215

ADDRESS FILE NUMBER - 02-085

DEVELOPED BY:	THURBER VILLAGE LIMITED
ENGINEERING CONSULTANT:	JMM ARCHITECTS, INC.

ENGINEERING CONSULTANT:	JMM ARCHITECTS, INC.
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**WESTMINSTER-THURBER
RETIREMENT COMMUNITY**

RETIREMENT COMMUNITY

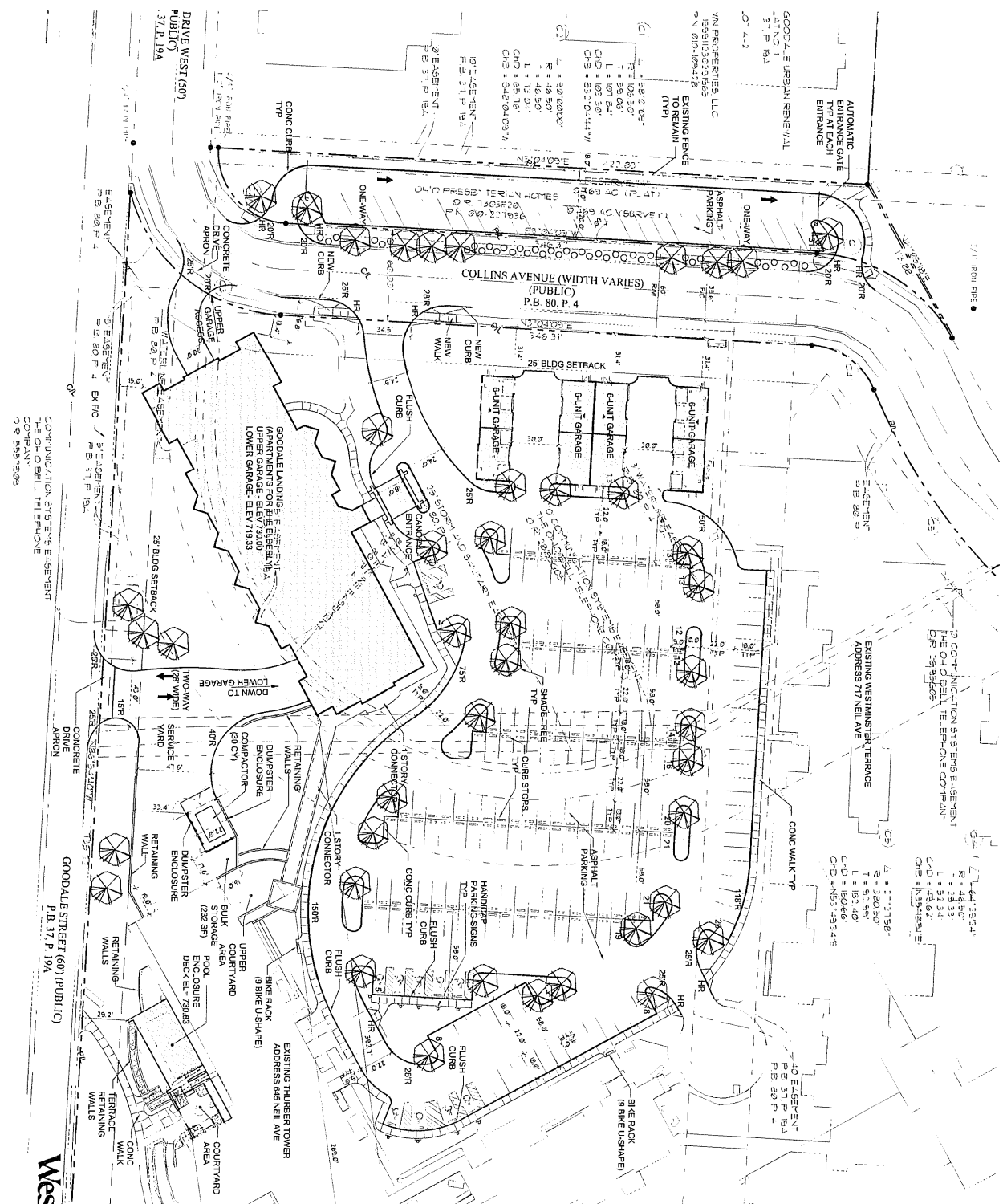
SHEET 1 OF 3

ORIGINAL PARCEL NUMBER:	N/A
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DRAWN BY: LOM
CHECKED BY: AC

CV12-073

C112-043



BUILDING INFORMATION

UNITS:
 THURBER TOWER = 148 UNITS (EXISTING)
 WESTMINSTER TERRACE = 105 UNITS (EXISTING)
 WESTMINSTER TERRACE = 82 UNITS (EXISTING)
 GOODALE LANDING = 412 UNITS (NEW)
TOTAL UNITS = 335 UNITS

GOODALE LANDING:
 1ST FLOOR: 19,416 S.F.
 2ND FLOOR: 19,416 S.F.
 3RD FLOOR: 19,416 S.F.
 4TH FLOOR: 19,416 S.F.
 5TH FLOOR: 19,416 S.F.
TOTAL AREA: 97,680 S.F.

POOL ENCLOSURE:
 1ST FLOOR: 22,816 S.F.
 2ND FLOOR: 22,816 S.F.
TOTAL AREA: 45,632 S.F.

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TOTAL AREA: 45,632 S.F.

PARKING INFORMATION

REQUIRED PARKING: 148 UNITS x 1.75 = 259 SPACES
 THURBER TOWER: 148 UNITS x 1.75 = 259 SPACES
 WESTMINSTER TERRACE: 105 UNITS x 1.75 = 184 SPACES
 WESTMINSTER TERRACE: 82 UNITS x 1.75 = 143 SPACES
TOTAL REQUIRED PARKING: 586 SPACES

PROVIDED PARKING: 586 SPACES
 251 SPACES PROVIDED
 335 UNITS x 1.75 = 586 SPACES
 251 SPACES PROVIDED
 335 UNITS x 1.75 = 586 SPACES
 251 SPACES PROVIDED

SITE DIMENSION PLAN

0' 30' 60'

SCALE: 1"=30'

N

SITE COMPLIANCE PLAN

GOODALE LANDING
 COLUMBUS, OHIO

DATE: 10/1/2020
 DRAWN BY: JLC
 CHECKED: JLC
 REVISIONS:

1-2

Westminster-Thurber
 Community

MAP ID: S

DATE: 8/8/12

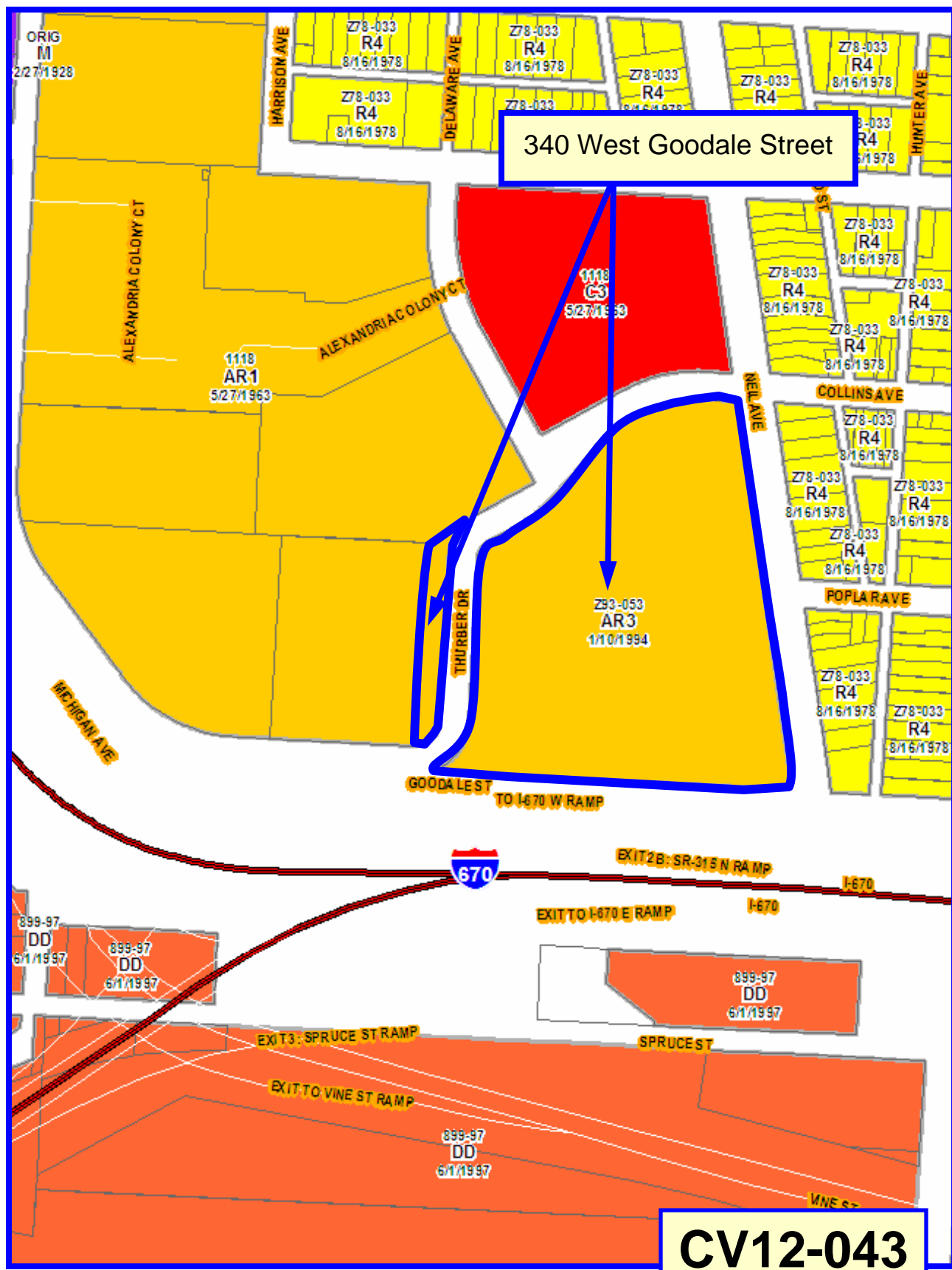


Scale = 200

Grid
North

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.

Real Estate / GIS Department





340 West Goodale Street

CV12-043