



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

OFFICE USE ONLY

Application Number: # 12310-00000-00547

Date Received: 17 SEP. 2012

Commission/Group: _____

Existing Zoning: _____

Application Accepted by: [Signature]

Fee: \$1900

Comments: _____

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.

CHN is requesting the following parking code variances for an already-development apartment building: (1) reduce the number of parking spaces required to 22; (2) reduce the parking setback line to 0'; (3) eliminate the landscaping and screening requirements along two property lines; (4) reduce the driveway width requirement to 18.7' along the building; and (5) permit the required maneuvering area to be located in the parking set back area.

LOCATION

1. Certified Address Number and Street Name 4181 Livingston Avenue

City Columbus

State OH

Zip 43227

Parcel Number (only one required) 010-118527

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Community Housing Network, Inc.

Address 1680 Watermark Drive

City/State Columbus/OH

Zip 43215

Phone # 614-487-6756

Fax # 614-487-0405

Email sshuler@chninc.org

PROPERTY OWNER(S):

Name Community Housing Network, Inc.

Address 1680 Watermark Drive

City/State Columbus/OH

Zip 43215

Phone # 614-487-6756

Fax # 614-487-0405

Email sshuler@chninc.org

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Samantha A. Shuler

Address 1680 Watermark Drive

City/State Columbus/OH

Zip 43215

Phone # 614-487-6756

Fax # 614-487-0405

Email: sshuler@chninc.org

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

APPLICANT SIGNATURE

[Signature] Samantha A. Shuler, Atty and Dev'p Director

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

[Signature] Samantha A. Shuler, Attorney

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 all checks payable to the Columbus City Treasurer



12310-00000-00547
4181 LIVINGSTON AVE.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Oct 5 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 205 E LIVINGSTON AVE COLUMBUS, OH

Mailing Address: 1680 WATERMARK DR
COLUMBUS, OH 43215

Owner: COMMUNITY HOUSING NETV

Parcel Number: 010118527

ZONING INFORMATION

Zoning: 1340, Multi-family, ARO
effective 11/17/1965, 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





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AFFIDAVIT

12310-00000-00547
4181 LIVINGSTON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Samantha A. Shuler

of (1) MAILING ADDRESS 1680 Watermark Drive, Columbus, OH 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) 4181 Livingston Avenue

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Community Housing Network, Inc.

AND MAILING ADDRESS

1680 Watermark Drive

Columbus, OH 43215

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

Community Housing Network, Inc. 614-487-6756

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

(5) Thunderbird Acres Neighborhood Association

Sharon Ware, Public Information Officer

4229 Ellery Drive, Columbus, OH 43227

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 Exhibit B

☒ (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

SEPTEMBER

, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

10/8/13

Notary Seal Here

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Revised 05/9/12



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STATEMENT OF HARDSHIP

12310-00000-00547
4181 LIVINGSTON AVE.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does 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.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Exhibit A attached hereto.

Signature of Applicant _____ Date _____

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Exhibit A
Statement of Hardship
4181 E Livingston Avenue

The applicant Community Housing Network, Inc. (CHN) is seeking several off-street parking variances for an already-developed 24-unit apartment building located at 4181 E Livingston Avenue. CHN intends to completely rehab the building, add a small one-story addition to serve as common space for the residents, and add an elevator to the building so that it can be fully ADA accessible. Because the addition eliminates two of the existing 24 parking spaces, the “grandfathered” parking lot must comply with the current parking requirements. However, the site has been developed for over 50 years, so such compliance would cause a hardship and CHN must request the variances.

CHN is a nonprofit company that develops, owns, and manages supportive housing. As a contract agency to the Franklin County ADAMH Board, CHN has been providing housing for people disabled by mental illness and other special needs in the Columbus community since 1987. In CHN’s supportive housing, residents live independently by holding their own leases and paying their own rents. In addition, CHN works in partnership with community-based supportive service agencies to link residents to the services they need. These supportive services enable residents to find work, maintain their health, and give back to the community. Success is measured by length of stay in housing and by increased income through employment.

The apartment building at 4181 E Livingston Avenue currently serves CHN residents with special needs. Allowing the variances so that CHN can add common space and an elevator will greatly benefit the tenants. The common space will allow some socialization and service delivery to occur on site. In addition, the elevator will allow CHN to make the units fully ADA accessible, thereby adding 24 units to CHN’s portfolio that can serve residents with physical disabilities. To accommodate this important proposed addition, CHN respectfully requests the following variances:

1. **Number of Parking Spaces** (CCC 3312.49): Reduce the required number of parking spaces from 36 to 22. In CHN’s experience operating over 1,200 other units for disabled individuals, meeting the City’s minimum parking space requirements is unnecessary because only a very small minority of tenants own cars. At the Livingston property, current residents use less than 10% of the 24 spaces existing spaces. In addition, because the Livingston lot is already developed, adding parking to the current lot would be very difficult.
2. **Parking Set Back Line** (CCC 3312.27): Reduce the parking setback line from 25’ to 0’. As described above, the already-developed lot makes adding green space very difficult. CHN commits to landscaping the existing setback area shown on the site plan submitted with this application.

3. **Landscaping and Screening** (CCC 3312.21): Eliminate the landscaping and screening requirements for the parking setback area on the east and west sides of the property. Planting in these areas would be unsuccessful because the area is too small and too sloped to support landscaping. In addition, because the adjacent neighbors have already erected fences on the property line, CHN has no room to erect a fence on its site.
4. **Driveway Width** (CCC 3312.13): Reduce the required driveway width from 20 feet to 18.7 feet between the west lot line and the building. The current driveway along the building cannot be widened because the building is already developed.
5. **Maneuvering Area** (CCC 3312.25): Permit the maneuvering area to be located in the parking setback area for parking spaces in front of the existing building. The area between the existing building and property line is not large enough to accommodate a separate parking setback and the maneuvering area .

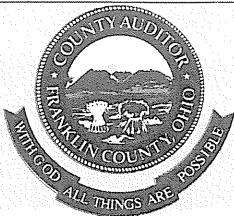
Community Housing Network, Inc.

Signature of Applicant: _____


Samantha A. Shuler, Esq.

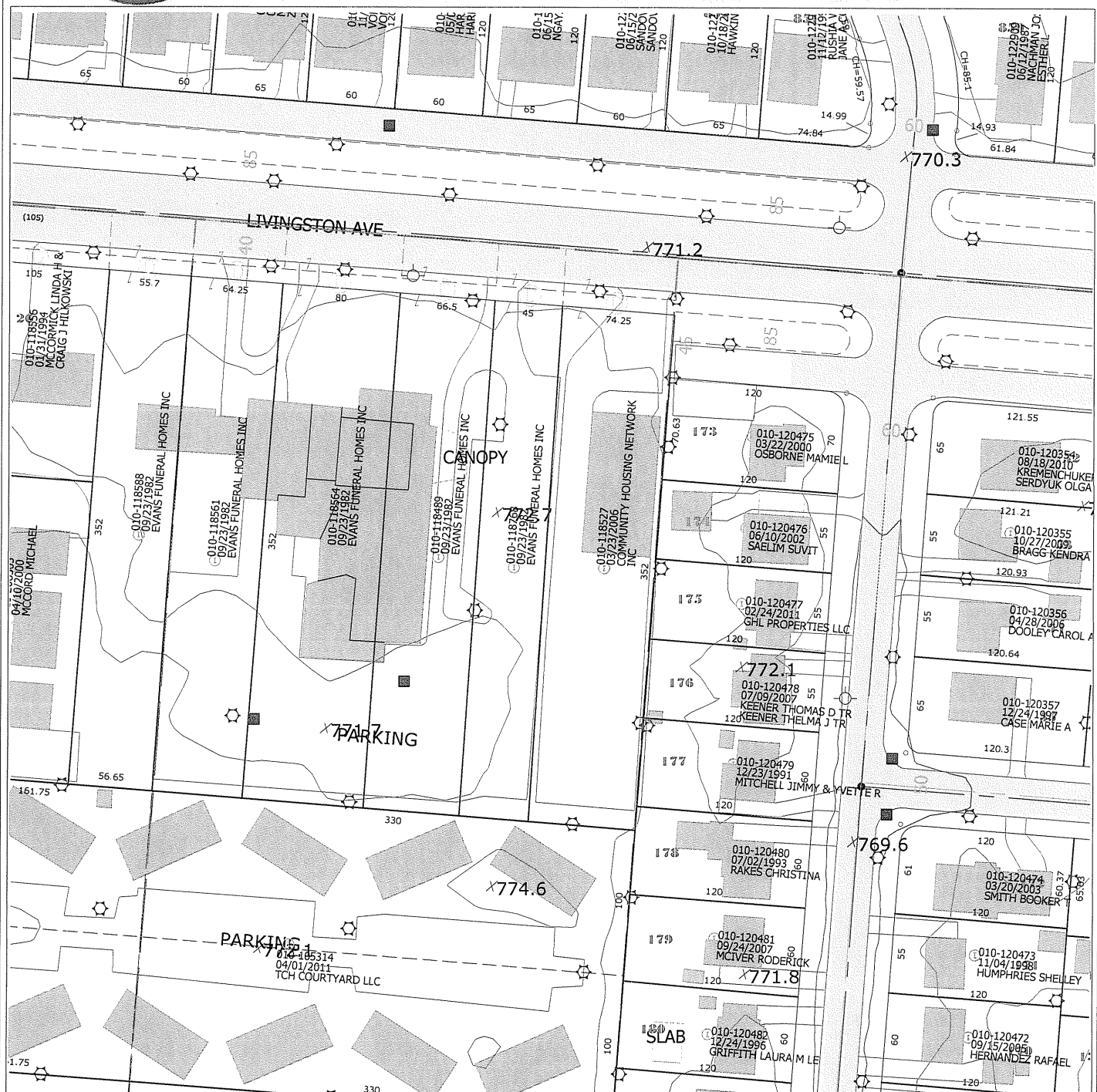
Date: 9/14/2012

12310-00000-00547
4181 LIVINGSTON AVE.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 9/5/12



Disclaimer

Scale = 100



This map is prepared for the real property inventory survey plats, and other public records and data. Use information sources should be consulted for verification. The county and the mapping companies assume no legal liability. Please notify the Franklin County GIS Division of any errors.

12310-00000-00547
4181 LIVINGSTON AVE.

ordered deeds, primary map. The map on this map.

Real Estate / GIS Department



Columbus, OH

the 1990s, the U.S. economy has been able to maintain a high rate of growth, despite the fact that the economy has been hit by a number of major shocks, including the Gulf War, the Asian financial crisis, and the Russian financial crisis. The U.S. economy has been able to maintain a high rate of growth, despite the fact that the economy has been hit by a number of major shocks, including the Gulf War, the Asian financial crisis, and the Russian financial crisis. The U.S. economy has been able to maintain a high rate of growth, despite the fact that the economy has been hit by a number of major shocks, including the Gulf War, the Asian financial crisis, and the Russian financial crisis.

BID
SET

DATE:	07/16/12
PROJECT #:	11132
COPYRIGHT:	2011
ISSUE DATE	09/14/12

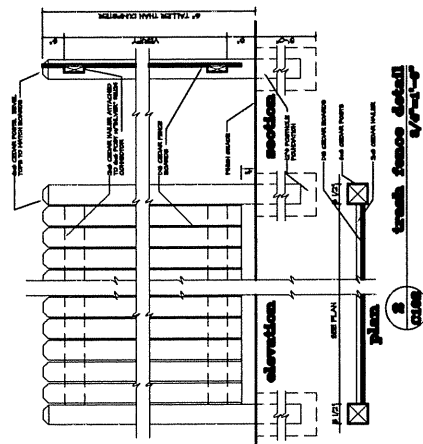
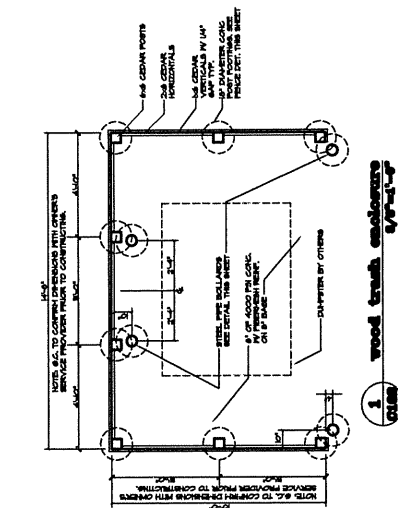
ZONING
SITE
PLAN

C100

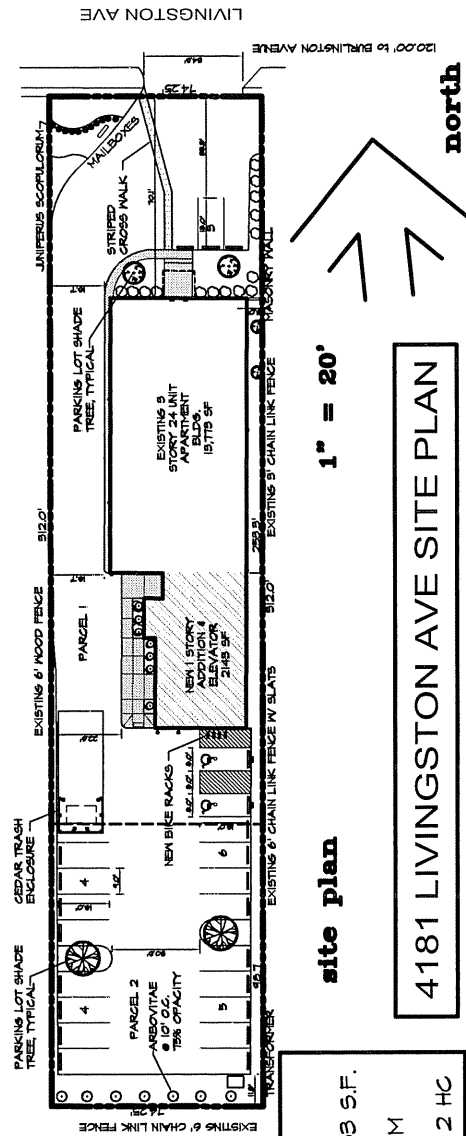
David

$$\frac{H}{F}$$

LOCATION MAP
NO SCALE



12310-00000-00547
4181 LIVINGSTON AVE.



DEVELOPMENT SUMMARY

AREA: .60 ACRES. 26153 S.F.
GREEN SPACE: .47
UNITS: 24 ONE BEDROOM
DENSITY: 39.3 UNITS/ACRE
PARKING: 22 SPACES, INC. 2 HC

				AB 0347
				AB 0450
AB 0451	075	070	050	050



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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 leave blank space provided.

APPLICATION# **12310-00000-00547**
4181 LIVINGSTON AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Samantha A. Shuler
of (COMPLETE ADDRESS) 1680 Watermark Drive, Columbus, OH 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

Community Housing Network, Inc. 1680 Watermark Drive, Columbus, OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of SEPTEMBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

OCTOBER 8, 2013

Notary Seal Here

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