



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: CV13-011 - 13315-00000-00090
Date Received: 2/5/13
Application Accepted By: S. Pine Fee: \$1760
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST: 90 N. 17th St., Columbus, OH and

Certified Address (for Zoning Purposes) 108 N. 17th St., Columbus, OH Zip 43203

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: 010-001544, 010-0014343, 010-031982, 010-040872 and 010-015189

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2-F and CPD

Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: Apartments

Acreage: 0.675 and 0.599

APPLICANT: Name Columbus Scholar House I, LLC

Address 88 E. Broad St., Ste 1800 City/State Columbus, OH Zip 43215

Phone # 614-224-8446 Fax # 614-224-8452 Email: Blong@OCCH.org

PROPERTY OWNER(S): Name The Affordable Housing Trust for Columbus and Franklin County

Address 110 N. 17th Street City/State Columbus, OH Zip 43203

Phone # 614-278-6488 Fax # 614-228-6439 Email: Steven@HZTrust.org

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

ATTORNEY / AGENT ☒ Attorney ☐ Agent

Name James V. Maniace

Address 65 E. State St., Suite 1000 City/State Columbus, OH Zip 43215

Phone # 614-221-2007 Fax # 614-221-2838 Email: jmaniace@taftlaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

CV13-011

COUNCIL VARIANCE APPLICATION – ADDITIONAL PROPERTY OWNER

The Affordable Housing Trust for Columbus and Franklin County

Capital City Holdings, LLC
88 East Broad Street, Suite 1800
Columbus, OH 43215
Phone Number: 614-224-8446
Facsimile Number: 614-224-8452
Email address: Blong@OCCH.org

CV13-011

STATEMENT OF HARDSHIP

This application is for a project to be known as “Columbus Scholar House”. It is sponsored by an arm of the foremost low income housing tax credit syndicator in Ohio, the Ohio Capital Corporation for Housing. Scholar House will provide 28 residences for single parents who have demonstrated the commitment and aptitude for scholastic achievement. It will assist these parents in their quest for employability, self-sufficiency and independence.

Higher density residential development along Livingston Avenue is contemplated by the North East Area Plan and the King-Lincoln District Plan. Scholar House will be reminiscent of and architecturally compatible with the acclaimed “The Charles” project constructed by the Affordable Housing Trust of Columbus and Franklin County (the “Trust”) at the southeast corner of Long Street and Seventeenth Street. Six units of the Scholar House will be co-located with The Charles on the Trust’s property.

This Council Variance application covers property owned by two different owners, the Trust and Capital City Holdings, LLC.

The Trust parcels are as follows:

010-001544
010-031982
010-040872
010-014343

(The Applicant understands that these parcels will need to be combined during this application process). The Capital City Holdings, LLC parcel is 010-015189.

For the purpose of convenience, the various Trust parcels will be referred to as the “Trust Parcel” as if combined. The Trust Parcel is zoned R-2F. The Capital City Holdings, LLC parcel will be referred to as the “Capital City Parcel”. It is zoned CPD. This application is accompanied by a companion rezoning application to reinstate the R-2F zoning status to the Capital City Parcel, in conformance with the other parcels which are to be part of Scholar House. Therefore, variances will be called out for the Capital City Parcel as if it were zoned R-2F, its ultimate classification.

VARIANCES ON THE TRUST PARCEL

The following variances which permitted the construction of The Charles need to be repeated in this application. Because they were fully described and adopted in previous legislation (CV11-016), we will simply list them without further justification.

USE: To vary the standards of 3332.037 R-2F District, to permit a mixed use office/retail/ten-unit apartment building with reduced development standards in the R-2F, residential district.

To vary the standards of Section 3332.037, R-2F, to permit an office/retail/apartment building with 971 square feet of retail space and 2,616 square feet of office space on the first floor, and a maximum of 10 apartment units on the second and third floor.

To vary the standards of Section 3312.21(B), (C) and (D), landscaping and screening, to permit no interior parking lot landscaping, no parking lot landscaping, and no screening along the west side of the parking lot, but instead provide the landscaping and screening as shown on the Site Plan.

To vary the standards of Section 3321.05(B)(2), vision clearance, to allow an encroachment into the vision clearance triangle at the intersection of East Long Street and North Seventeenth Street as shown on the Site Plan.

To vary the standards of Section 3332.29, height district, to permit a maximum building height of thirty-eight (38) feet for The Charles building turret.

To vary the standards of Section 3372.605(E)(3) building design standards, to permit 17.5% window glass on the second and third floor of The Charles Building frontages.

To vary the standards of Section 3372.607(A), (B) and (D), landscaping and screening, to permit no perimeter parking lot landscaping, no screening along the west side of the parking lot, a wood privacy fence that is six (6) feet in height, and partially screened ground-mounted equipment located to the side of The Charles building as shown on the Site Plan.

The following variances are either unique to the Scholar House project, or are a variance required under The Charles project whose intensity has been affected by the Scholar House project. The Scholar House improvements on the Trust parcel will be six units of row-house style apartments.

USE: To vary the standards of Section 3332.037 R-2F District, to permit a six unit apartment house with reduced development standards in the R-2F, residential district, along with an existing mixed use office/retail/ten-unit apartment building.

To vary the standards of Section 3332.21 – Set back, requires the set back along Seventeenth Street to be ten (10) feet. The applicant proposes five (5) feet. The proposed variance is justified as supporting the architectural style of The Charles

project, as well as conforming with the “urban density” philosophy of the North East Area Plan and the Lincoln King District Plan. Further, this minimal variance preserves green space existing on The Charles parcel which will be an amenity for the families residing at the Scholar House.

To vary the standards of Section 3312.49 – Minimum Number of Parking Spaces Required. The Charles project required a variance for reduction of two (2) parking spaces and provided a total of twenty (20). The applicant proposes to add no further parking spaces on the Trust parcel. 1.5 parking spaces per dwelling unit is required for the Scholar House improvement, so the necessary variance for the site with both buildings would be from thirty-one (31) required spaces (9 Scholar House required parking spaces and 22 The Charles required parking spaces) to twenty (20), a reduction of eleven (11) spaces. This variance is justified by the particular use of the Scholar House as housing for economically challenged single parents who are very unlikely to own vehicles but rather use public transit. There is also ample on-street parking along Seventeenth Street. Requiring more parking on site would diminish the green space presently enjoyed by the residents of The Charles and the future families of Scholar House. Finally, the fact that the property owner, the Trust, has consented to this application is an indication that the most directly affected property owner does not believe that there will be an impact on parking in the immediate area.

Capital City Parcel

The following variances are necessary for the Scholar House project on the Capital City parcel. The Scholar House improvements on the Capital City parcel will be a three story apartment building with eighteen (18) dwelling units.

USE: To vary the standards of Section 3332.037 R-2F District, to permit an eighteen (18) unit apartment building (assuming ultimate rezoning to R-2F district).

To vary the standards of Section 3332.21 – Building Setback. This provision requires that the set back along Seventeenth Street to be ten (10) feet. The applicant proposes five (5) feet. The proposed variance is justified as supporting the architectural style of The Charles project, as well as conforming with the “urban density” philosophy of the North East Area Plan and the Lincoln King District Plan. Further, this minimal variance enhances green space behind the building which will be an amenity for the families residing at the Scholar House.

To vary the standards of Section 3312.21 - Landscaping. This provision would require the screening of the parking area, and a four foot landscaping buffer strip. The applicant proposes eliminating screening of a parking area from the north and south directions, and to reduce the landscaping buffer strip to zero (0) feet. The applicant is providing a six foot high privacy fence as part of this project which provides screening of the parking lot from the adjacent property owner not involved in the project. Otherwise,

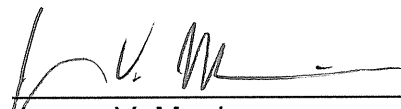
the screening requirement would compel this portion of the project to screen itself from other portions of the same project. The landscaping shown on the Site Plan is consistent with the successful ambiance of the landscaping on the Trust parcel and sufficient to meet the general aesthetic goals of 3312.21.

To vary the standards of Section 3312.49 – Minimum Number of Parking Spaces Required. With eighteen units, twenty seven (27) spaces would be required under this section. The applicant proposes to provide ten (10) spaces, requiring a reduction of seventeen (17) spaces. Given the socioeconomic status of the residents, the provision of parking spaces for this many residents is liberal. There is ample on-street parking in this area. The parking reduction is also critical to provide sufficient onsite green space for the children who will be residents.

To vary the standards of Section 3322.29 Height District. This Height District imposes a limitation of thirty-five (35) feet and applicant proposes that this portion of the Scholar House project will be thirty-eight (38) feet in height after construction. The variance sought is minimal and does not materially impact neighboring properties, which are incorporated into the overall project. The massing of this portion of the project is intentionally designed to be reminiscent of The Charles (also a 38 foot high structure), and therefore the variance is helpful in carrying on the aesthetics of The Charles along Seventeenth Street.

The proposed variances requested are necessary to create a multifamily project which is in conformance with general plans development for the area and to allow a project on a scale. The proposed variances are well justified and we would appreciate council support.

Respectfully submitted,



James V. Maniace
Attorney for Applicant



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CW13-011

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, 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 108 N 17th St. and 90 N. 17th St., Columbus, OH 43203
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) 2/5/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) The Affordable Housing Trust for Columbus
and Franklin County
110 N 7th Street
Columbus, OH 43203

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

Columbus Scholar House I, LLC
614-224-8446

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

(5) Near East Area Commission
Attn: Annie Ross-Womack
874 Oakwood Avenue
Columbus, OH 43206

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

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

(8)



ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires 07-17-13

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

APPLICANT
COLUMBUS SCHOLAR HOUSE I
LLC
88 E BROAD ST STE 1800
COLUMBUS OH 43215

PROPERTY OWNER 1
THE AFFORDABLE HOUSING
TRUST
185 S 5TH ST STE 201
COLUMBUS OH 43215

ATTORNEY
JAMES V. MANIACE
TAFT STETTINIUS & HOLLISTER
LLP
65 E STATE ST STE 1000
COLUMBUS OH 43215

AREA COMMISSION
NEAR EAST AREA COMMISSION
ATTN: ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE
COLUMBUS OH 43206

SURROUNDING PROPERTY
OWNERS

AHT HOLDINGS LL
107 N. 17TH ST
COLUMBUS OH 43203

CAPITAL CITY HOLDINGS LLC
88 E BROAD ST STE 1800
COLUMBUS OH 43215

CAVLIERS CLUB INC
89 N 17TH ST
COLUMBUS OH 43203

CITY OF COLUMBUS
ATTN: 115 N 17TH ST
109 N. FRONT ST
COLUMBUS OH 43203

CITY OF COLUMBUS
ATTN: 113 N 17TH ST
109 N. FRONT ST
COLUMBUS OH 43203

JAMES B. FLYNN
KEVIN E. WYNNE
64 MIAMI AVE
COLUMBUS OH 43203

CITY OF COLUMBUS
ATTN: 117 N. 17TH ST
109 N. FRONT ST
COLUMBUS OH 43203

ALPHA INVESTMENTS I LLC
885-93 E LONG ST
COLUMBUS OH 43203

SECOND BAPTIST CHURCH
914-916 E LONG ST
COLUMBUS OH 43203

C13-011

APPLICANT
COLUMBUS SCHOLAR HOUSE I,
LLC
88 E BROAD ST STE 1800
COLUMBUS OH 43215

AREA COMMISSION
NEAR EAST AREA COMMISSION
ATTN: ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE
COLUMBUS OH 43206

PROPERTY OWNER 2
CAPITAL CITY HOLDINGS LLC
88 E BROAD ST STE 1800
COLUMBUS OH 43215

ATTORNEY
JAMES V. MANIACE
TAFT STETTINIUS & HOLLISTER
LLP
65 E STATE ST STE 1000
COLUMBUS OH 43215

SURROUNDING PROPERTY
OWNERS

THE AFFORDABLE HOUSING
TRUST
110 N. 17th ST
COLUMBUS OH 43203

CAPITAL CITY HOLDINGS LLC
90 N 17TH ST
COLUMBUS OH 43203

CAVLIERS CLUB INC
89 N 17TH ST
COLUMBUS OH 43203

COLUMBUS CAVALIERS
FOUNDATION
89 N 17TH ST
COLUMBUS OH 43203

MICHAEL A FINCH
BELINDA J. GILBERT
73 N 17TH ST
COLUMBUS OH 43203

JAMES B. FLYNN
KEVIN E. WYNNE
64 MIAMI AVE
COLUMBUS OH 43203

MICHAEL A FINCH
BELINDA J. GILBERT
1053 E 18TH AVE
COLUMBUS OH 43203

CJ13-011



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

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 # CV13-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] James V. Maniace

Of [COMPLETE ADDRESS] 65 E. State St., Ste 1000, 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 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. The Affordable Housing Trust for Columbus and Franklin County 110 N 17th St. Columbus, OH 43203 Steven Gladman / 614-228-6488 | 2. Capital City Holdings, LLC 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446 |
| 3. OEF Investment Fund 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446 | 4. Columbus Scholar House I, LLC 88 E. Broad St., Ste 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446 |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC Rosemary L. Cullison

My Commission Expires: 07/17/13



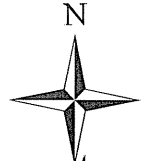
ROSEMARY L. CULLISON
Notary Public, State of Ohio

This Project Disclosure Statement expires 07/17/13 months after date of notarization.

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



City of Columbus Zoning Plat



CV13-011

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010001544, 010014343, 010031982, 010040872

Zoning Number: 108

Street Name: N 17TH ST

Lot Number: N/A

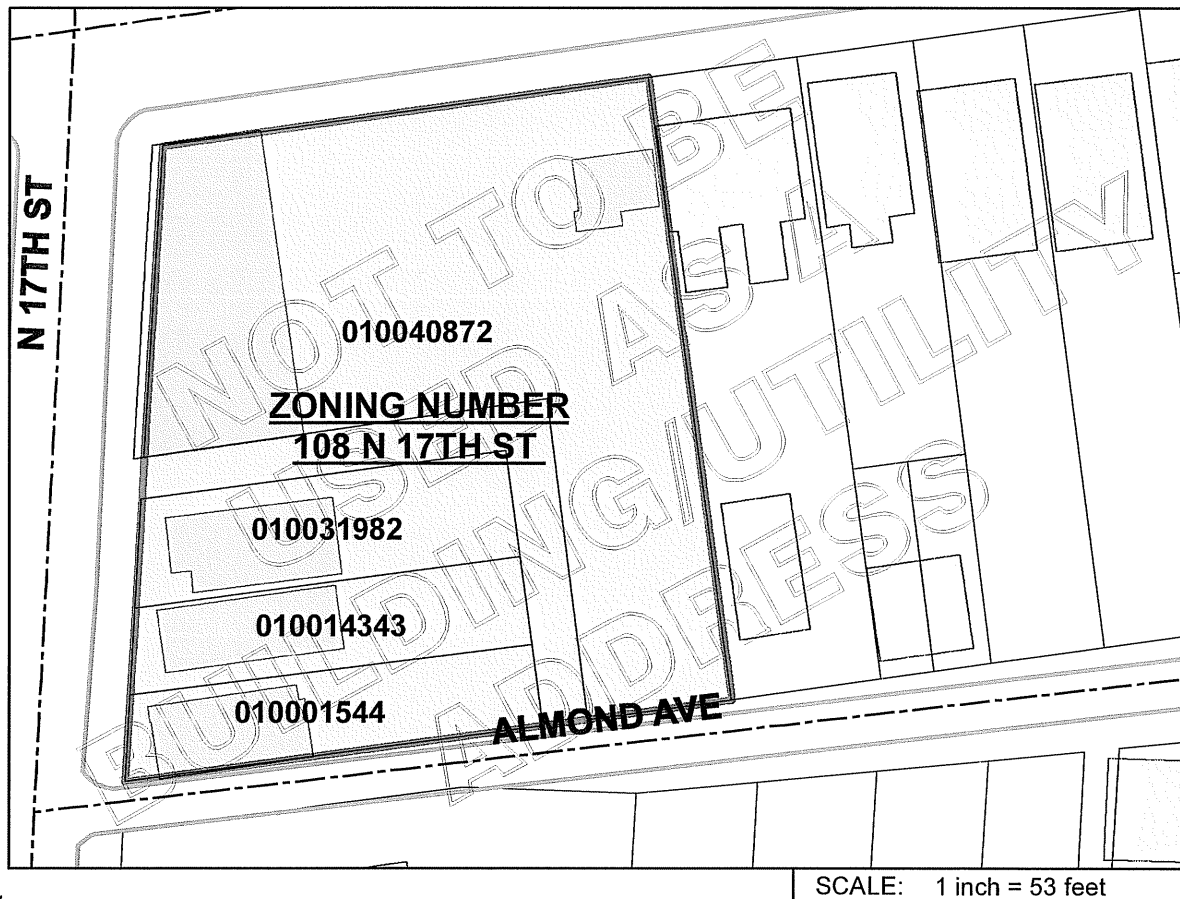
SUBDIVISION: N/A

Requested By: TAFT STETTINIUS & HOLLSTER LLP

Issued By:

Adyana Amarian

Date: 2/1/2013



SCALE: 1 inch = 53 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 2329



City of Columbus Zoning Plat



CV13-011

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010015189

Zoning Number: 90

Street Name: N 17TH ST

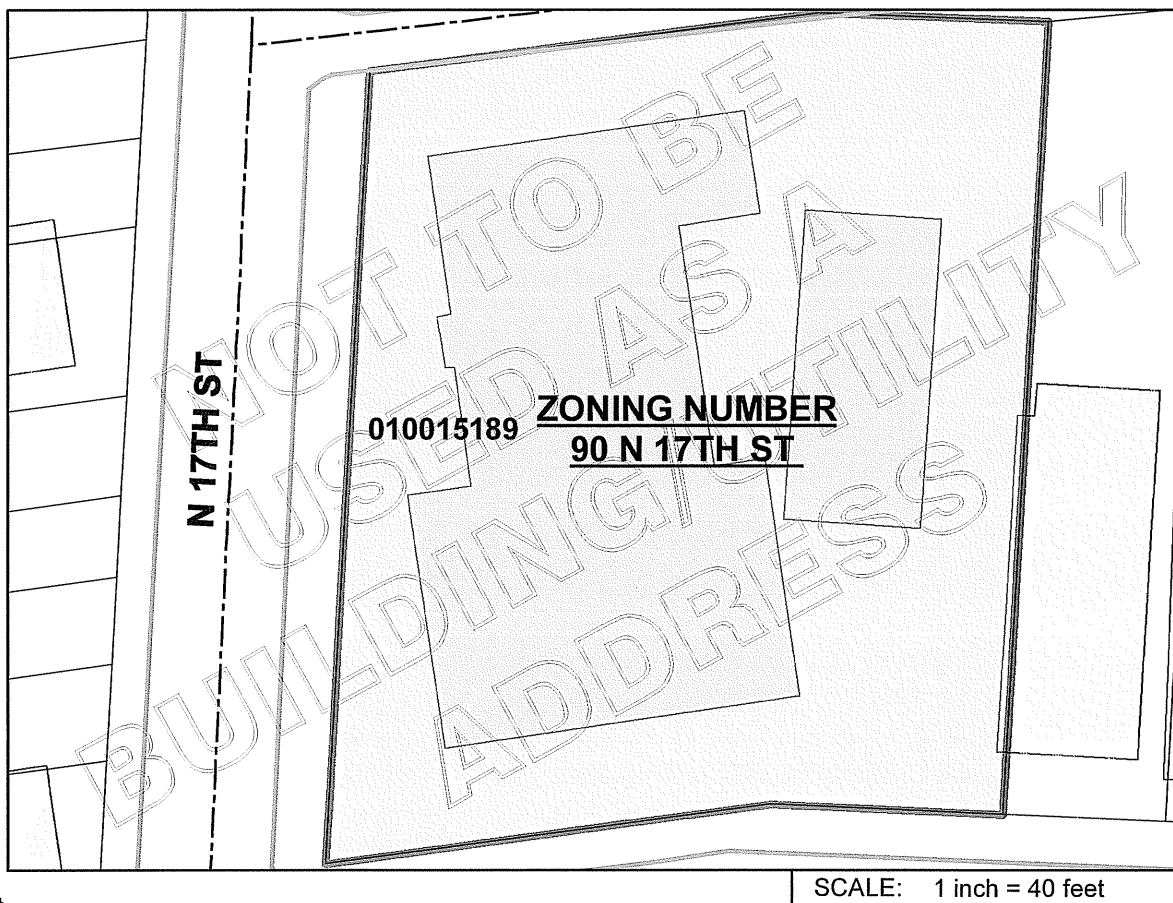
Lot Number: 13-17

SUBDIVISION: BAKER

Requested By: TAFT STETTINIUS & HOLSTER LLP

Issued By: *Adyana Umarian*

Date: 2/1/2013

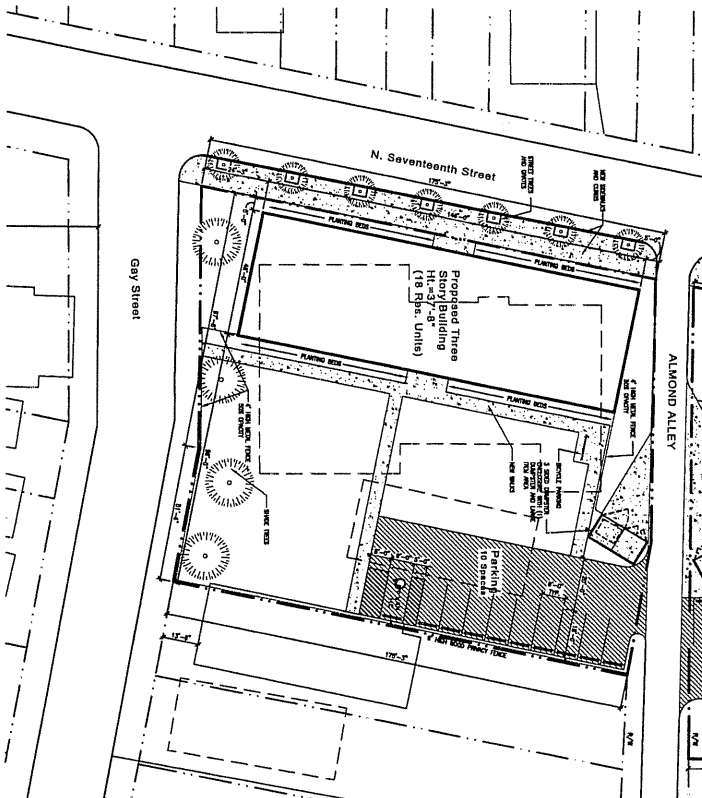
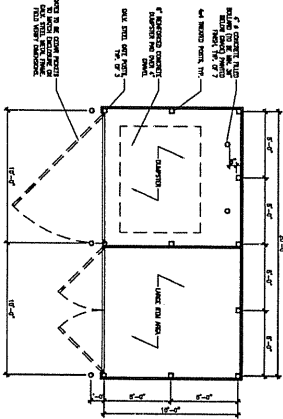
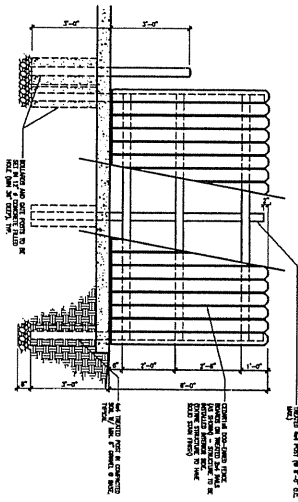
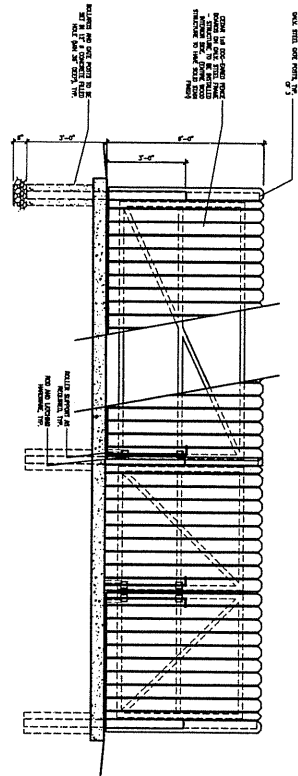


SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 12747



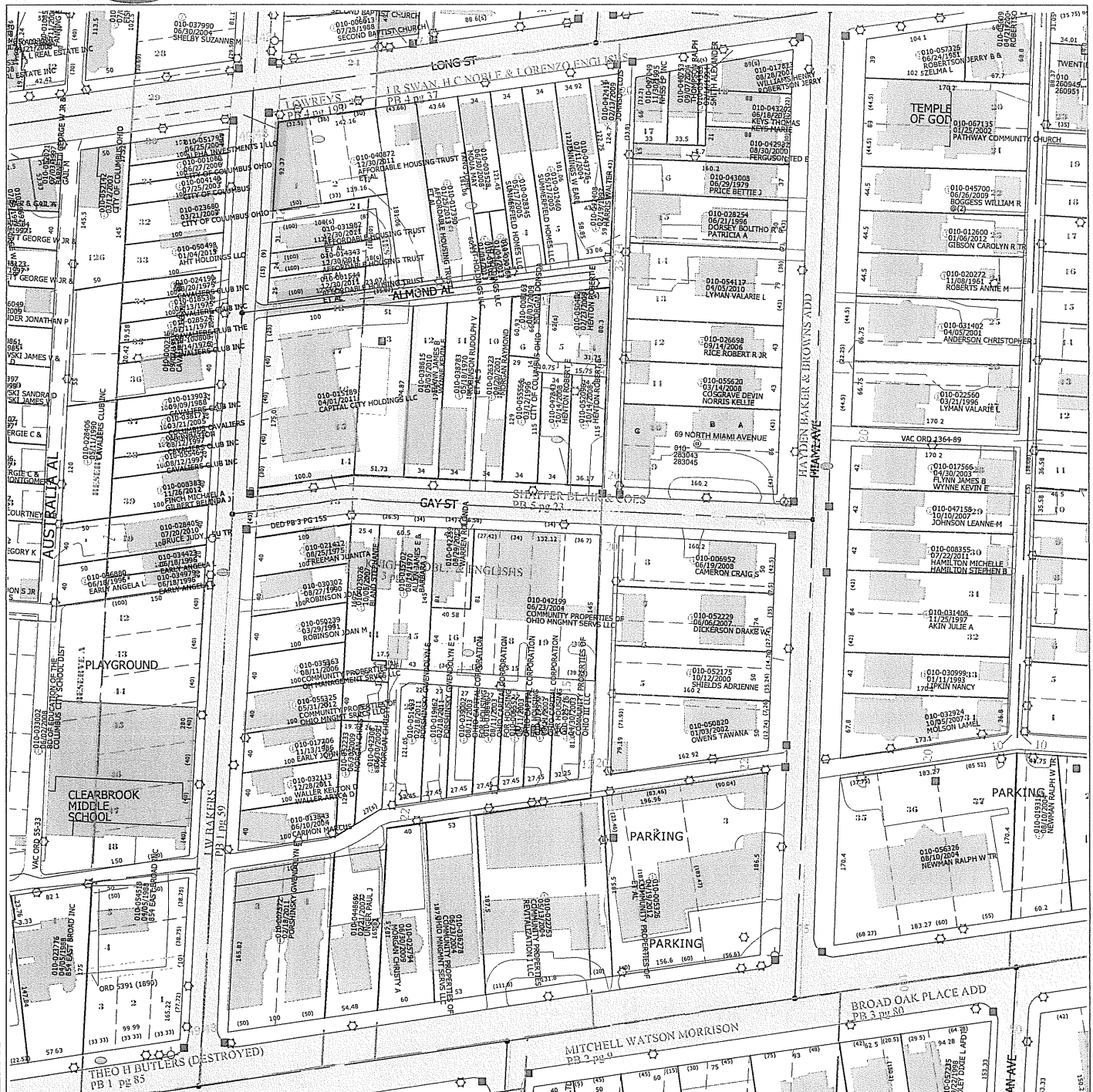
| | | |
|---|---|---|
| <p>1st Floor:</p> <p>6,592 s.f.</p> <p>6 - Two Bedroom</p> | <p>2nd/3rd Floors:</p> <p>6,592 s.f.</p> <p>5 - Two Bedroom</p> <p>1 - Three Bedroom</p> | <p>Lower Level:</p> <p>6,592 s.f.</p> <p>2,865 Community Space</p> <p>838 s.f. Rental Office Space</p> <p>808 s.f. Kid Play Area</p> <p>1,106 s.f. Mech. Space</p> |
|---|---|---|

Variance Information

| | |
|--|--|
| To vary the standards of Section 3332.21 - Building Science. From ten (10) feet to ten (8) feet. | |
| To vary the standards of Section 3312.21 - Landmarks. To enhance accuracy of a survey, read from the north and south directions, and to eliminate the ambiguity of other text. | |
| To vary the standards of Section 3312.48 - Minimum Number of Parking Spaces Required. From twenty seven (27) spaces to ten (10) spaces. | |
| To vary the standards of Section 3322.28 Higher Density. From thirty-four to thirty-eight feet. | |

Zoning Information

Parcel 010045189
The proposed building (20,000 SF) will be rezoned R2-F.
Lot Area: 1.00 Acres (1.00 acre)
Density: ~ 20 units/acre
Use: ~ 18 Residential Apartments, 20,000 SF, Common Space 4,000 SF
Parking Required: 72 Spaces
Parking Provided: 10 Spaces (1 ADA)
Bike Parking Provided: 2 Spaces
Building Height: 35'
Floor Zoning: R2-F, PLM, S99170 0228X, June 11, 2008
Note: The proposed project will comply with Ordinance 332.101 Duplicates
332.101 Landmarks, 332.101 Lighting, 33172.2 Signs, 33172.3
332.107 Landmarks, 332.101 Lighting, 33172.2 Signs, 33172.3
332.107 Landmarks, 332.101 Lighting, 33172.2 Signs, 33172.3
332.107 Landmarks, 332.101 Lighting, 33172.2 Signs, 33172.3



Disclaimer

Scale = 150



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

90 & 108 North Seventeenth Street

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

LONG ST

Z08-055
GPD
5/13/2009

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

ALMONDAVE

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

AUSTRALIA AVE

Z02-098
GPD
4/13/1983

Z73-197
R2F
4/11/1974

15TH ST

Z73-197
R2F
4/11/1974

GAY ST

17TH ST

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974

CV13-011

90 & 108 North Seventeenth Street



CV13-011