



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: CV13-02 13315-00000-00091
Date Received: 2/5/13
Application Accepted By: S Pine Fee: \$1600
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 48 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: 010-055325 and 010-035363

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

Current Zoning District(s): R2-F

Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: Apartments

Acreage: 0.225

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 Community Properties of Ohio Management Services, LLC

Address 910 East Broad Street City/State Columbus, OH Zip 43205
Phone # 614-545-3922 Fax # 614-224-8452 Email: IToth@CPOMS.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

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 property is the southern most of three parcels comprising the project. It consists of tax parcels 010-055325 and 010-035363, which will be combined during the application process. The variances will be expressed on an "as combined" basis. It is zoned R-2F.

The following variances are necessary to construct this portion of the Scholar House project. The Scholar House improvements on this parcel will be a four unit rowhouse style apartment building with the frontage stepped for each unit.

USE: To vary the standards of 3332.037 R-2F District to permit a four family dwelling on the parcel.

To vary the standards of Section 3332.21 Building Lines, which requires a ten (10) foot building line. The applicant proposes a four (4) foot building line which is nearly identical to that of the other parcels which are part of the project. This site should conform to the appearance of the balance of the project. The building line variance also helps the project preserve green space for the children who will be residents.

To vary the standards of Section 3332.25 maximum side yards, which would require the side yard to be 20% of the lot width. The applicant proposes a side yard width of 13% of the lot width. The standard to be varied may be appropriate for low density housing but is completely inappropriate for the stepped, row house units on this parcel. Permitting a shorter side yard also eliminates the need to build the parcels at a greater depth, which in turn preserves the rear yard green space for the children who will reside at the project.

To vary the standards of Section 3312.29 Parking Space. This section does not permit stacked parking. The applicant proposed stacked parking for the eight spaces provided. Stacked parking has proven effective at a number of projects and is increasingly sought by applicants and granted by the Board of Zoning adjustment, for example. The traditional objection to stacked parking, the failure of residents to cooperate, is unlikely in this case with a carefully selected resident population and with only four residential units on the parcel. This parcel contains an ADA adaptable unit and it is possible that a resident may have a handicapped van. By having one parcel with more than sufficient code parking, the applicant can better manage unusual cases where a resident may have a handicapped van or light truck.

To vary the standards of Section 3312.21, landscaping, which would require screening of the parking area and a four (4) foot landscaping buffer strip. The applicant proposes the elimination of the landscaping buffer strip. Historically adjacent to this alley there is very little screening in the area. This parking parcel is very "tight" and a four foot landscaping buffer and set screening would "box in" the vehicles and make maneuvering very difficult. Some of the required screening would screen this portion of the project from another portion of the same project, which is not necessary. A pre-existing garage on an adjacent parcel helps screen this parking lot from properties which are not part of the project.

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 #

CV13-012

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 48 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) Community Properties of Ohio Management
Services, LLC

910 East Broad Street

Columbus, OH 43205

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

4th (8)

day of

February

in the year

2013

SIGNATURE OF NOTARY PUBLIC

(8)

Rosemary L. Cullison

My Commission Expires:

07/17/13



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
COMMUNITY PROPERTIES OF OH
MANAGEMENT SERVICES LLC
910 E. BROAD ST
COLUMBUS OH 43205

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

JAMES E. ALLEN
BARBARA J ALLEN
909 E. GAY ST.
COLUMBUS OH 43203

BOARD OF EDUCATION OF
COLUMBUS CITY SCHOOLS
270 E. STATE ST.
COLUMBUS OH 43215

STEPHANIE BLAND
907 E GAY ST
COLUMBUS OH 43203

JOHN R. EARLY SR
40 N 17TH ST
COLUMBUS OH 43203

JUANITA FREEMAN
901 E. GAY ST.
COLUMBUS OH 43203

CHRISTY MORGAN
2134 TREMONT RD
COLUMBUS OH 43221

GWENDOLYN E PORSHINSKY
283 S. STATE ST.
WESTERVILLE, OH 43081

JOAN ROBINSON
62 N 17TH ST
COLUMBUS OH 43203

KELTON D WALLER
ARYCA D WALLER
32 17TH ST
COLUMBUS OH 43203

JOAN ROBINSON
6273 POST RD
COLUMBUS OH 43017

CW13012



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 #

CV13-012

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. Community Properties of Ohio Management Services, LLC 910 E. Broad St. Columbus, OH 43205 Isabel Toth, Telephone 614-545-3922	2. OEF Investment Fund 88 E. Broad St., Suite 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446
3. Columbus Scholar House I, LLC 88 E. Broad St., Suite 1800 Columbus, OH 43215 Elizabeth Long 614-224-8446	4.

☐ 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

My Commission Expires:

07/17/13



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

This Project Disclosure Statement expires six 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



CV13-012

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: 010055325, 010035363

Zoning Number: 48

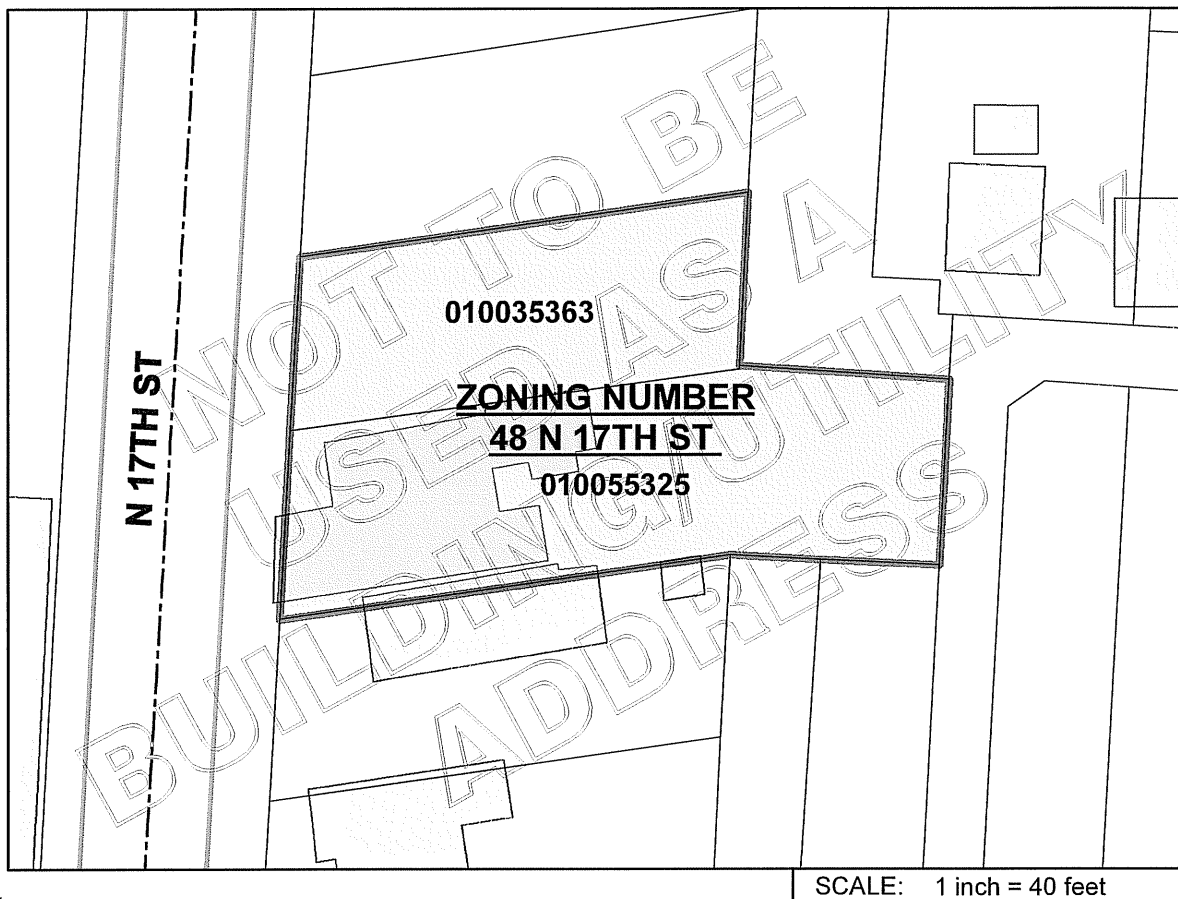
Street Name: N 17TH ST

Lot Number: N/A

SUBDIVISION: N/A

Requested By: TAFT STETTINIUS & HOLLSTER LLP

Issued By: *Adyana Amarion* 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: 12745

Building Gross: 4,550 s.f. Total
3 - Two Bedroom 1,103 s.f.
Townhouses
1 - Two Bedroom 1,241 s.f.
ADA Adaptable
Townhouse

hurry dwelling on the parcel.

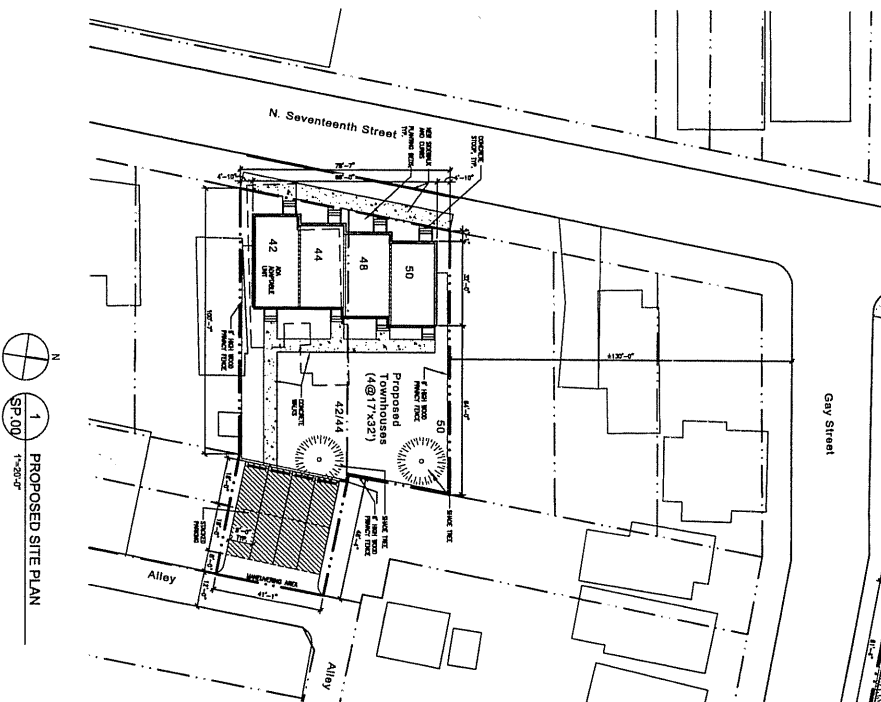
To vary the standards of Section 3332.21 Building Lines, from ten (10) foot to four (4) foot.

To vary the standards of Section 333.25 maximum side yards, from 20% of the lot width to 13%.

To vary the standards of Section 33.12.28 Parking Space. To permit stacked parking.

To vary the standards of Section 33.1221, landscaping, to estimate screening of the parking area and reducing a four (4) foot landscaping buffer with a seven (7) foot

Please refer to the correspondence:
 010-65233500, 010-65233500
 Zongfang District R2-F
 Lot Size = 8,005 SF (223 sqm)
 Density = +17.4 units/acre
 Use = (7) Student Townhouses, 4,352 SF
 Parking Provided: 8 spaces
 Parking Provided: 8 spaces (4 Student)
 Building Height: 27'
 Building Zone: F1-B, 390170 020-R, June 17, 2008
 Note: The proposed project will comply with sections 3321.01 (Design)
 3321.07 (Landmarks), 3321.02 (Lighting), 3312.23 (Access), 3312.25
 3312.45 (Signage), 3312.45 (Surface), and 3312.45 Wheel Stops/Chairs.



1
SP.00
1"=20'-0"

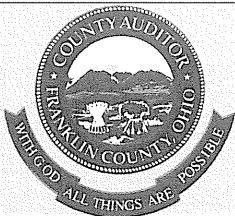
urbanorder
architecture
797 summit street columbus ohio 43215
tel. 614.299.9028 fac. 614.299.8205
info@urbanorder.com www.urbanorder.com

SP.00

☒ PRELIMINARY 2/4/13

☐ CONSTRUCTION

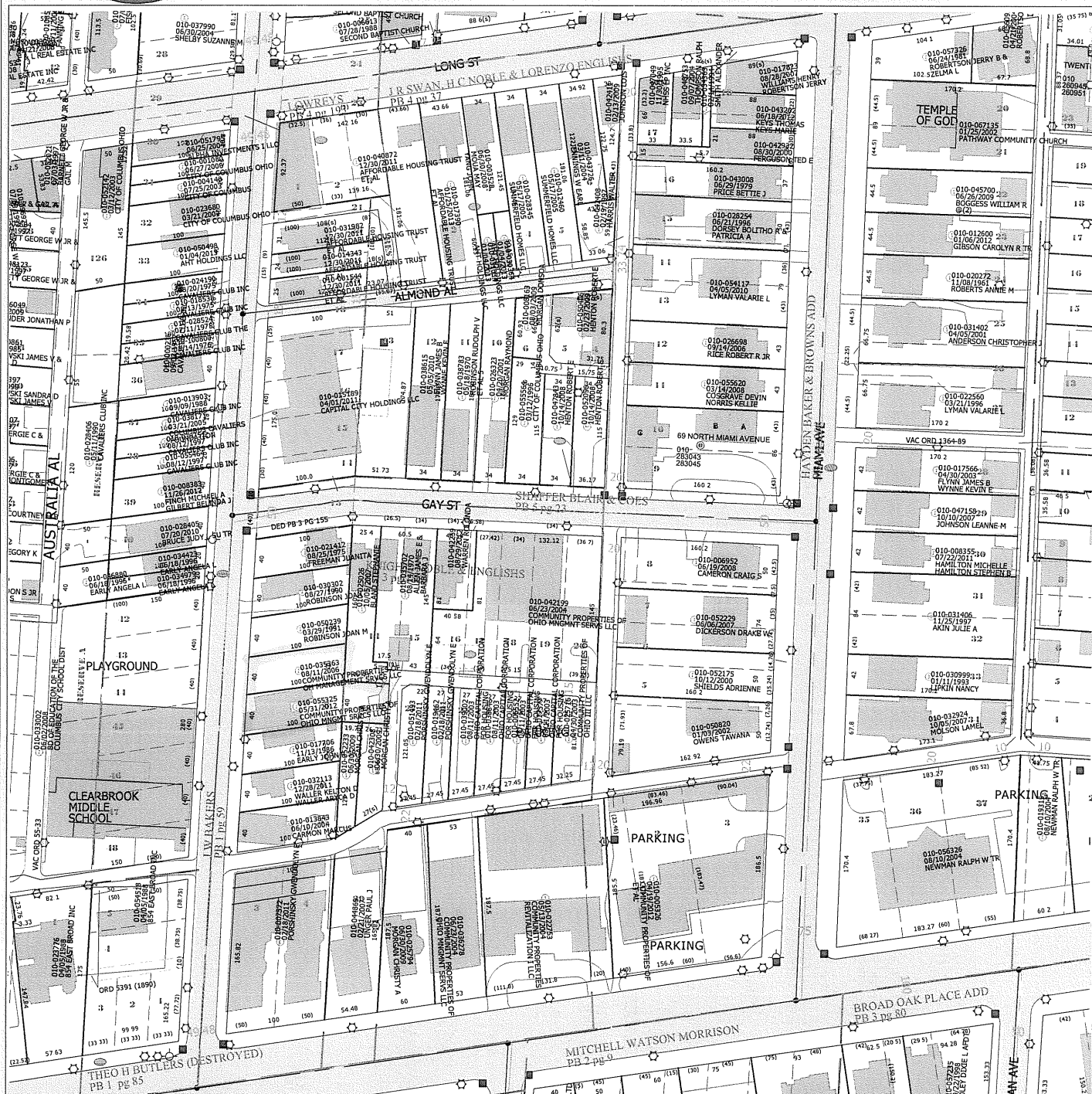
Cv13-012



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/1/13

CW13-012



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

Z32-498
GPD
4/13/1983

Z73-197
R2F
4/11/1974

17TH ST

48 North Seventeenth Street

GAY ST

Z73-197
R2F
4/11/1974

Z73-197
R2F
4/11/1974


Z73-197
R2F
4/11/1974

AVON PL

Z73-197
ARO
4/11/1974

Z73-197
ARO
4/11/1974

CV13-012



48 North Seventeenth Street

The image is an aerial photograph of a residential neighborhood. A blue outline highlights a specific property, and a blue arrow points from a text box to this property. The property is located on a street that runs vertically. To the left of the property is a large, paved area, possibly a sports field or parking lot. To the right is a large parking lot filled with cars. The surrounding area includes various houses, some with large lawns, and a few commercial buildings. The streets are labeled with yellow text: '17TH ST' at the top, 'GAY ST' to the right, and 'AVON PL' at the bottom right.

CV13-012