Mayor Michael B. Coleman

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: 13310-0-00336
Date Received: 5/13/13
Commission/Civic: Near East
Existing Zoning: ARLD Application Accepted by: D. Reiss Fee: $1,900.00
Comments: 7/23/13

TYPE(S) OF ACTION REQUESTED
(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.
C.C. 3333.11 Variance to reduce ALRD Area District requirements from 2,500 s.f. per d.u. to 1,500 s.f. per d.u.
C.C. 3333.24 Variance to reduce rear yard requirements from 25% of the total lot area to allow 15% of lot area.

LOCATION

1. Certified Address Number and Street Name 237 N. Champion Avenue
City Columbus State Ohio Zip 43203
Parcel Number (only one required) 010-000357-00

APPLICANT: (IF DIFFERENT FROM OWNER)
Name Columbus Metropolitan Housing Authority, c/o Tom Williamson (see below)
Address City/State Zip
Phone # Fax # Email

PROPERTY OWNER(S):
Name Columbus Metropolitan Housing Authority
Address 880 E. 11th Avenue City/State Columbus, OH Zip 43211
Phone # (614) 421-6077 Fax # (614) 421-8012 Email twilliamson@chmanet.com
☐ *Check here if listing additional property owners on a separate page.*

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent
Name Catherine Cunningham, c/o Kegler, Brown, Hill & Ritter Co. LPA
Address 65 E. State Street, Suite 1800 City/State Columbus, OH Zip 43215
Phone # (614) 228-5486 Fax # (614) 464-2634 Email: ccunningham@keglerbrown.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE J S Williamson, VP CMHA
PROPERTY OWNER SIGNATURE J S Williamson, VP CMHA
ATTORNEY / AGENT SIGNATURE Catherine A Cunningham

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

Revised 11/12 tmt

Mayor Michael B. Coleman

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

AFFIDAVIT

13310-00336
237 N. Champion Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Catherine Cunningham, Attorney for Applicant
of **(1)** MAILING ADDRESS Kegler, Brown, Hill & Ritter, 65 E. State St., Ste. 1800, 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)** _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) Columbus Metropolitan Housing Authority
880 E. 11th Avenue
Columbus, OH 43211

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Columbus Metropolitan Housing Authority
(614) 421-6077

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Near East Area Commission
Annie Ross-Womack, Zoning Chair
874 Oakwood Ave., Columbus, OH 43206

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.		

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

SIGNATURE OF AFFIANT **(8)** Catherine A. Cunningham

Subscribed to me in my presence and before me this 13th day of May, in the year 2013

SIGNATURE OF NOTARY PUBLIC **(8)** Kathy L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013

My Commission Expires:

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

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

Revised 11/12 tmt

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
C/O THOMAS S. WILLIAMSON
880 E 11TH AVE
COLUMBUS, OH 43211

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

ROLANDA R. WARREN
1210 E. RICH STREET
COLUMBUS OH 43205

LOIS JOHNSON
5970 LITTLE BROOK WAY
COLUMBUS OH 43232

ARMANDO CAMPA
PO BOX 30823
COLUMBUS OH 43230

JAMES MOTEN
5316 PRATER DR
GROVEPORT OH 43125

FIVE BROTHERS MARKET
CORP
1228 E LONG ST STE 30
COLUMBUS OH 43203

NATHAN OBRIEN
43819 CRONES NEST
WOODSFIELD OH 43793

JONATHAN V ROBINSON
1457 BRIARWOOD AVE
COLUMBUS OH 43211

NEAR EAST AREA COMMISSION
C/O ANNIE ROSS-WOMACK,
ZONING CHAIRPERSON
874 OAKWOOD AVENUE
COLUMBUS, OH 43206

CHAD L. BROWN, SR.
DORITA J. BROWN
6315 FREEMAN ROAD
WESTERVILLE, OH 43082

BOARD OF EDUCATION OF
COLUMBUS CITY SCHOOLS
REAL ESTATE COORDINATOR
270 ESTATE ST
COLUMBUS, OH 43215

KHARI ENAHARO
1433 LINWOOD AVE
COLUMBUS OH 43206

WILLA M HARRIS
169 N OHIO AVE
COLUMBUS OH 43203

L&N-UP ALUM CREEK LLC
3540 E FULTON ST
COLUMBUS, OH 43227

PEOPLES INVESTMENT GROUP
LLC
479 FAIRFIELD AVE.
CAMBRIDGE OH 43725

JANICE THOMAS
2920 BERWICK BLVD
COLUMBUS OH 43209

DAISY A FLOWERS
46 N OHIO AVE
COLUMBUS OH 43203

STEVEN NAPPER
128 HAWKES AVE
COLUMBUS OH 43222

CATHERINE A. CUNNINGHAM
KEGLER, BROWN, HILL & RITTER
65 E. STATE STREET, STE 1800
COLUMBUS, OH 43215

CENTRAL OHIO COMMUNITY
IMPROVEMENT CORP.
PO BOX 6355
COLUMBUS, OH 43206

PAUL A. CRAFT
LAURA CRAFT
195 N. OHIO AVENUE
COLUMBUS, OH 43203

JOAN ROBINSON
62 N 17TH ST
COLUMBUS OH 43203

MONEY-LINE MORTGAGE LLC
717 N UNION ST
WILMINGTON DE 19805

TYRIKE DAVIS
157 N. OHIO AVENUE
COLUMBUS, OH 43203

M. ORINDA SMITH
C/O JANET ODRISCOLL
PO BOX 127
TWINSBURG OH 44087

BETTYE J. BEIM
GAROLD BEIM
C/O BEIM & GRUNDSTEIN
PO BOX 09743
COLUMBUS OH 43209

UNION GROVE BAPTIST
CHURCH
266 N CHAMPION AVE
COLUMBUS, OH 43203

WEST SIDE & OHIO AVE DAY
NURSERIES ASSN
40 N GRUBB ST
COLUMBUS OH 43215

MARK LARRIMER, PE
MOODY NOLAN
300 SPRUCE STREET, STE 300
COLUMBUS, OH 43215

13310-00336
237 N. Champion Ave.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 16 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1239 METRO AVE Unit I COLUMBUS, OH

Mailing Address: 880 E 11TH AVE
COLUMBUS, OH 43211

Owner: COLUMBUS METROPOLITAN HOUSING

Parcel Number: 010000357

ZONING INFORMATION

Zoning: Z73-197, Multi-family, ARLD
effective 4/11/1974, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Near East Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

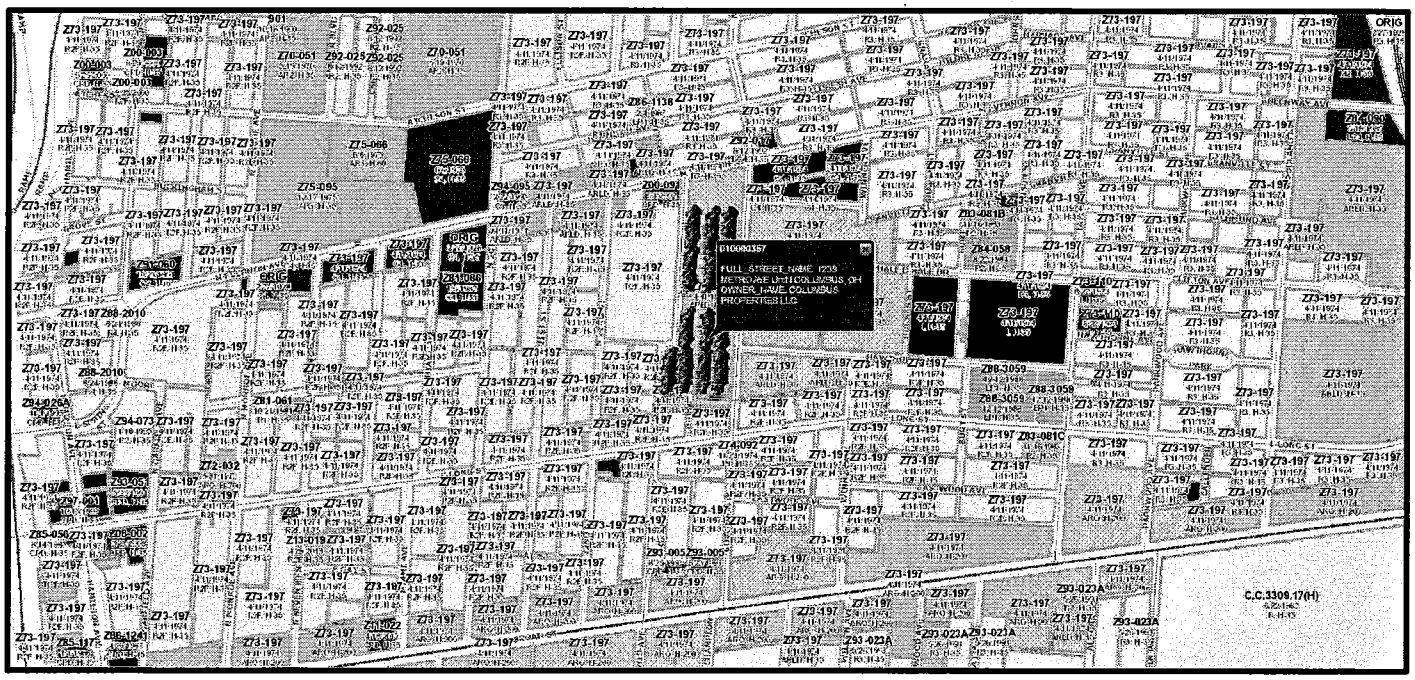
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): 13310-00172

Graphic Commission: N/A



13310-00336
237 N. Champion Ave.

Statement of Hardship

Background

The applicant, Columbus Metropolitan Housing Authority ("CMHA"), requests two variances that would permit it to subdivide or split current parcel number 010-000357-00 into three separate parcels to facilitate the financing and construction of "Poindexter Place," a 104 unit public housing apartment building for low-income seniors (62 and older). The street address of the property is 237 N. Champion Avenue. The current parcel (010-00357-00) is approximately 8.377 acres. If the variances are granted and the subdivision is permitted, Poindexter Place would be developed on a newly subdivided parcel of approximately 3.88 acres. It is anticipated that the other two parcels split from the current parcel which would be north and south of Poindexter Place would be redeveloped with the redevelopment of Poindexter Village. CMHA is processing an application for a lot split at the same time as this variance application so that it can meet its deadlines and funding obligations for the subdivision of the parcel and construction of Poindexter Place.

CMHA recently filed an application with the BZA requesting several variances (setback, height and parking) to permit the development of Poindexter Place on the current parcel. No change is being requested to the building or site being developed that was shown or proposed in that application. The need for additional variances arises from the necessity to split the current parcel into a smaller parcel for the development and financing of Poindexter Place. The location of Poindexter Place on the current parcel requires the current parcel to be subdivided into three smaller parcels with Poindexter Place occupying the center parcel.

CMHA applied for public funds for the construction of Poindexter Place as an affordable housing development from the Ohio Housing Finance Agency (OHFA) (through tax credits) and the Department of Housing and Urban Development (HUD). As part of the public funding process, CMHA will need to split the current 8± acre parcel into three smaller parcels (one 2.5± acre southern parcel, one 3.9± acre center parcel, and one 1.7± acre northern parcel). This will allow deed covenants and restrictions and mortgages to be placed only upon the 3.9± acre site (center parcel) where Poindexter Place will be constructed and assure that it must be used for affordable housing. The remaining parcels (north and south) could then be redeveloped as permitted by the ordinances and regulations of the city of Columbus and any future funding obligations or development plans for the remaining two undeveloped parcels.

As the Board may recall, CMHA, the City of Columbus, and The Ohio State University formed a partnership called Partners Achieving Community Transformation (PACT) to formulate a master plan, redevelop and revitalize over 800 acres on the near east side of Columbus. This area includes the redevelopment of Poindexter Village, a 26± acre public housing development constructed in the 1940s. (The 8± acre parcel that is the subject of this application is located in the western portion of Poindexter Village.) Goody Clancy, an urban planning and design group from Boston specializing in urban revitalization, creation and design, has prepared the first draft of that master plan. Select pages of that master plan relating to Poindexter Village are attached.

The construction of Poindexter Place, redevelopment of Poindexter Village, and PACT master plan are all factors in the variances requested in this application. The master plan recommends establishing an efficient street grid in Poindexter Village. It identifies several streets for future connectivity and shows the extension Hawthorne and Phale D. Hale Avenues across Champion Avenue and the existing parcel to Ohio Avenue by the city of Columbus. The location of Poindexter Place on the current parcel and proposed lot split allows for the financing and development of Poindexter Place while retaining the maximum flexibility for the redevelopment and revitalization of the remainder of the area and Poindexter Village and the connection of streets as envisioned by the PACT community plan.

Variances Requested

ALRD District Development Standard:

Rear Yard (C.C. 3333.24): Each dwelling, apartment house or other principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

A legally sufficient perimeter yard shall satisfy the rear yard requirement for an apartment complex or multiple dwelling development only.

Rear Yard Variance Requested: Reduction of the rear yard requirement from 25% to 15%

A reduction in the rear yard requirements along Ohio Avenue will allow the parcel to be split to accommodate the proposed building and its residents and the financing and restrictive covenants assuring affordable housing on the portion of the parcel actually being developed with improvements. The attached site plan shows the anticipated location of the new parcel lines, subject to final survey and lot split approval. The estimated location of lot lines indicates the rear yard will be 18% of the total proposed lot area. The applicant is requesting a variance to allow for a 15% rear yard to accommodate any adjustments that may be made by the surveyor, city or county officials in the lot split process.

Considerable greenspace and trees are being provided throughout the site, particularly in the northeast and southeast corners of the proposed new parcel. The rear yard is across the street from Beatty Park which also provides green and open space in the area and is accessible to the tenants and visitors of Poindexter Place. The irregular "Z" shape of the building and location of the parking lot near the rear entrance (to shorten the distance from motor vehicles to the building and accommodate its senior residents and visitors) support the site layout and reduction of the rear yard. Other green features of the new building, such as the vegetative rooftop, resident gardens and the rain garden support the reduction in rear year area.

ARLD Area District Requirements (C.C. 3333.11): In an ARLD area district no building shall be erected or altered except on a lot of record with an area which equals or exceeds 2,500 square feet in area per dwelling unit if an interior lot or

1,500 square feet per dwelling unit if a corner lot for an apartment house, dwelling containing three or more dwelling units, town house development, apartment complex, or multiple-dwelling development, each as defined in Chapter 3303, C.C. A multiple-dwelling development or an apartment complex shall be on a single lot of 20,000 square feet or more in area.

Area District Variance Requested: Reduce the lot area required for each dwelling unit from 2,500 s.f. per dwelling unit to 1,500 s.f. per dwelling unit.

The reduction in density allows the lot to be split, financing obtained and the entire current parcel (proposed three smaller parcels) to be redeveloped with Poindexter Place along with other complementary development north and south of Poindexter Place site (on the newly created parcels). There is no change to the proposed building or development site previously considered by this Board. The attached site plan shows the anticipated location of the new parcel lines, subject to final survey and lot split approval. The estimated location of lot lines indicates the lot area will be 1,628 s.f. per dwelling unit of the total proposed lot area (169,267 s.f.). The applicant is requesting a variance to allow for 1,500 s.f. per dwelling unit area district requirement to accommodate any adjustments that may be made by the surveyor, city or county officials in the lot split process.

The variance for district area requirements is necessary to accommodate the proposed building, its financing and the potential extension of Hawthorne and Phale D. Hale Avenues by the city of Columbus consistent with the master plan for the PACT geography. The proposed variances and related lot split will allow flexibility for future development north and south of Poindexter Place, and the construction of public improvements a nd infrastructure. It will also accommodate flexibility in the revitalization and redevelopment of Poindexter Village and the opportunity for improved vehicular and pedestrian circulation and connectivity in the area.

Facts and Conditions Supporting Variances

1. **Special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.**

The revitalization and redevelopment of public housing is unique and does not generally apply to other properties in the ARLD zoning district. Poindexter Village is a special circumstance. It is a large public housing project that has aged and fallen into disrepair. Its redevelopment for senior housing by CMHA in collaboration with the City of Columbus, The Ohio State University, the community and consultants specializing in urban redevelopment is vital to the sustainability of the community and affordable housing for seniors.

The proposed lot splits and associated variances are to permit the construction of Poindexter Place with the use of funding from OFHA and HUD only on the limited portion of the existing parcel that will actually be developed. The lot split would allow only the central portion of the site to be limited to and encumbered by the covenants and restrictions guaranteeing affordable

housing project. The remaining 4± acres of the site would be available for redevelopment with more affordable housing or some other use.

2. **The special circumstances or conditions are not the result of the actions of the property owner or applicant.**

The circumstances and condition that require CMHA to request the variances are the lot splits that are necessary in order to secure public financing for the construction of Poindexter Place and to impose the restrictions necessary to assure it will remain public housing as required by that financing. In addition, the PACT master plan ("Columbus Near East Side Blueprint for Community Investment") calls for the extension of public roads by the city of Columbus north and south of Poindexter Place and redevelopment of the remaining portions of the current parcel north and south of the site. While CMHA is one of three partners in the PACT (with Columbus and OSU), CMHA did not control the development of the master plan or its recommendations with regard to this parcel or the redevelopment and revitalization of Poindexter Place. Whether or not these roadway extensions are actually constructed is the decision of the city of Columbus, not CMHA.

3. **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.**

As the owner of the property, CMHA has a substantial property right to use its property and to redevelop it with public housing in the area, a use permitted in the ARLD district. The variances requested are to accommodate the construction and financing of Poindexter Place, the required covenants to guarantee public housing on the site, and flexibility for the possible extension of existing roads and public improvements by the city of Columbus. None of the variances are substantial, and all accommodate the redevelopment and revitalization of Poindexter Village with the construction of 104 senior apartments at Poindexter Place.

4. **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.**

The variances requested will not be injurious to neighboring properties. CMHA owns the various parcels of land that comprise the 26-acre area known as Poindexter Village. Most of the neighboring properties adjacent to the current parcel and the proposed Poindexter Place site are community, institutional or religious uses that are complimentary to the proposed Poindexter Place and development site. Other neighboring properties are vacant ground positioned for redevelopment. Most will benefit from the redevelopment, infrastructure improvements and potential future road extensions planned for the area. The applicant is not aware of any injurious affect that would be caused by splitting the parcel to facilitate the redevelopment of this area and Poindexter Village. Neighboring property owners include the City of Columbus and The Ohio State University who are partners with CMHA in the revitalization and redevelopment of the

area and may participate in the area improvements which contribute to the configuration of the lots that will be subdivided.

The variances are not contrary to the public interest or the intent and purpose of the Zoning Code. Rather, it is in the public interest to provide new affordable housing to residents in this area and to maximize the redevelopment potential of Poindexter Village and the area through the construction of new housing and subdivision of lots to accommodate it. It is also in the public interest to: allow the maximum flexibility possible in the redevelopment and revitalization of the area; provide for the implementation of the PACT master plan; and not to unduly restrict the use and development of large parcels of land with the covenants and encumbrances necessary for the development of the limited site of the Poindexter Place public housing project.

13310-00336
237 N. Champion Ave.

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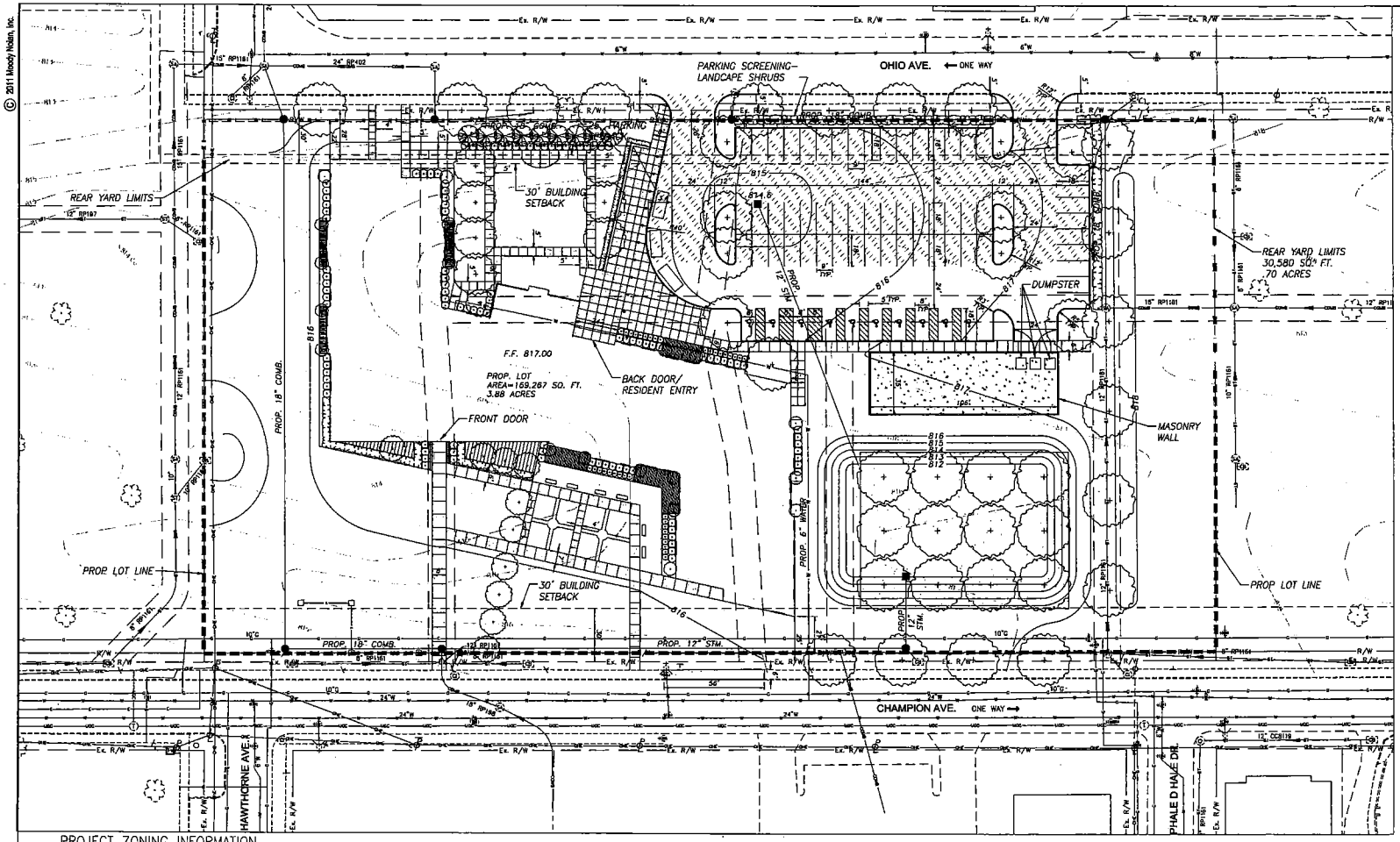
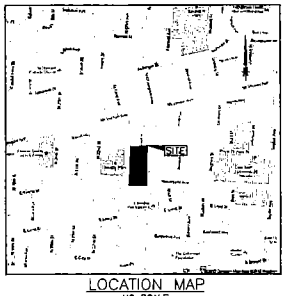


0 30 60
SCALE: 1"=30'



LOCATION MAP
NO SCALE

PROJECT ZONING INFORMATION

Project: Poindexter Place

Owner: Columbus Metropolitan Housing Authority

Architect/Civil Engineer: Moody-Nolan, Inc.

A. SITE PLAN: As Shown

B. SITE LOCATION MAP: As Shown

C. ZONING DISTRICT: Z73-197 4/11/1974 ARLD, H-35

D. SITE AREA: Approximately 3.88 Acres

E. PROPERY AREA: 3.88 Acres (After Lot Split) FROM 8.337 ACRE Parent Tract

F. PARCEL NUMBER: 010-00357 (Parent Tract)

G. AREA PER USE:
-Residential-Apartment=109,370SF

H. BUILDING HEIGHTS:
-Prop. 4 Story Building= 49'-10"

I. FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency Flood Insurance Rate Map, No. 39049C0327K.

J. DUMPSTER SCREENS: Dumpster Screening to be masonry wall.

K. The proposed project will comply with sections of the Columbus City Code, 3321.01 Dumpster; 3201.07 Landscape, 3321.03 Lighting; 3312.21 Screens; 3312.39 Striping/Marking; 3312.43 Surface; and 3312.45 Wheel Stops/Curbs.

L. REZONING: Does not apply.

M. BUILDING FACADE/LANDSCAPING/LIGHTING: To be supplied in future.

N. PARKLAND DEDICATION ORDINANCE: Does Not Apply

SITE DATA TABLE

TOTAL SITE AREA:	3.88 AC
TOTAL DISTURBED AREA:	3.80 AC
PRE-DEVELOPED IMPERVIOUS AREA:	2.26 AC
POST-DEVELOPED IMPERVIOUS AREA:	1.15 AC

DENSITY DATA

DENSITY REQUIREMENT
104 UNITS X 2500 SF/UNIT= 260,000 SF (5.97 ACRES)

DENSITY PROPOSED
104 UNITS ON 169,267 SF (3.88 ACRES) = 1628 SF/UNIT

REAR YARD DATA

REAR YARD REQUIREMENT
25% OF 169,267 SF=42,316 (.97 ACRES)

REAR YARD PROVIDED
30,580 SF (.70 ACRES) = 18% of total lot area

PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIMITS OF PROPOSED SITE
- PROPOSED TREES

#	Date	Change Description

Poindexter Place
Columbus Ohio
for
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

MOODY·NOLAN
architecture | civil engineering | interior architecture
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

STATE OF OHIO MARK A. LARRIMER 69331 REGISTERED PROFESSIONAL ENGINEER

Dwg. Coord.: Tech. Coord.: M/N #12369

ZONING LOT SPLIT VARIANCE

Z2.1

Z73 Lot Split Variance 5/13/2013

INC: P:\12369 Creek Palisades Redevelopment\CADD\12369 Z2.1 Zoning Lot Split Plan.dwg
12, 2013, 1:05pm

13310-00336
237 N. Champion Ave.

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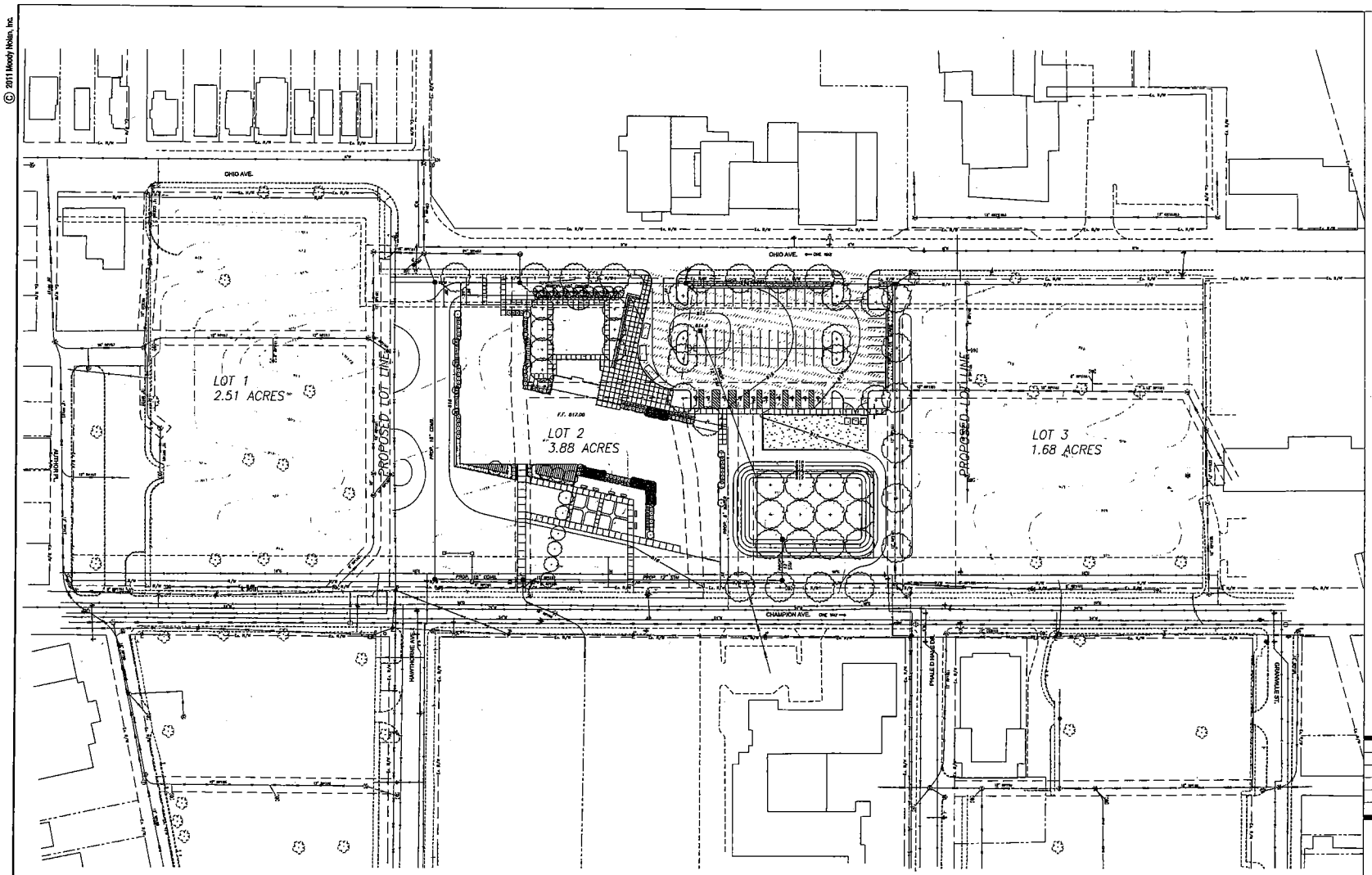


NOTES:

1) LOT AREAS INDICATED ANTICIPATE EXPANSION OF THE PUBLIC RIGHT OF WAY ON CHAMPION AVENUE AND OHIO AVENUE TO 60' OF RIGHT OF WAY. (APPROXIMATE 0.267 ACRES)

#	Date	Change Description

Poindexter Place

Columbus Ohio

for

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

MOODY·NOLAN
architecture | civil engineering | interior architecture
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 481-4884
Fax: (614) 280-8881
www.moodynolan.com

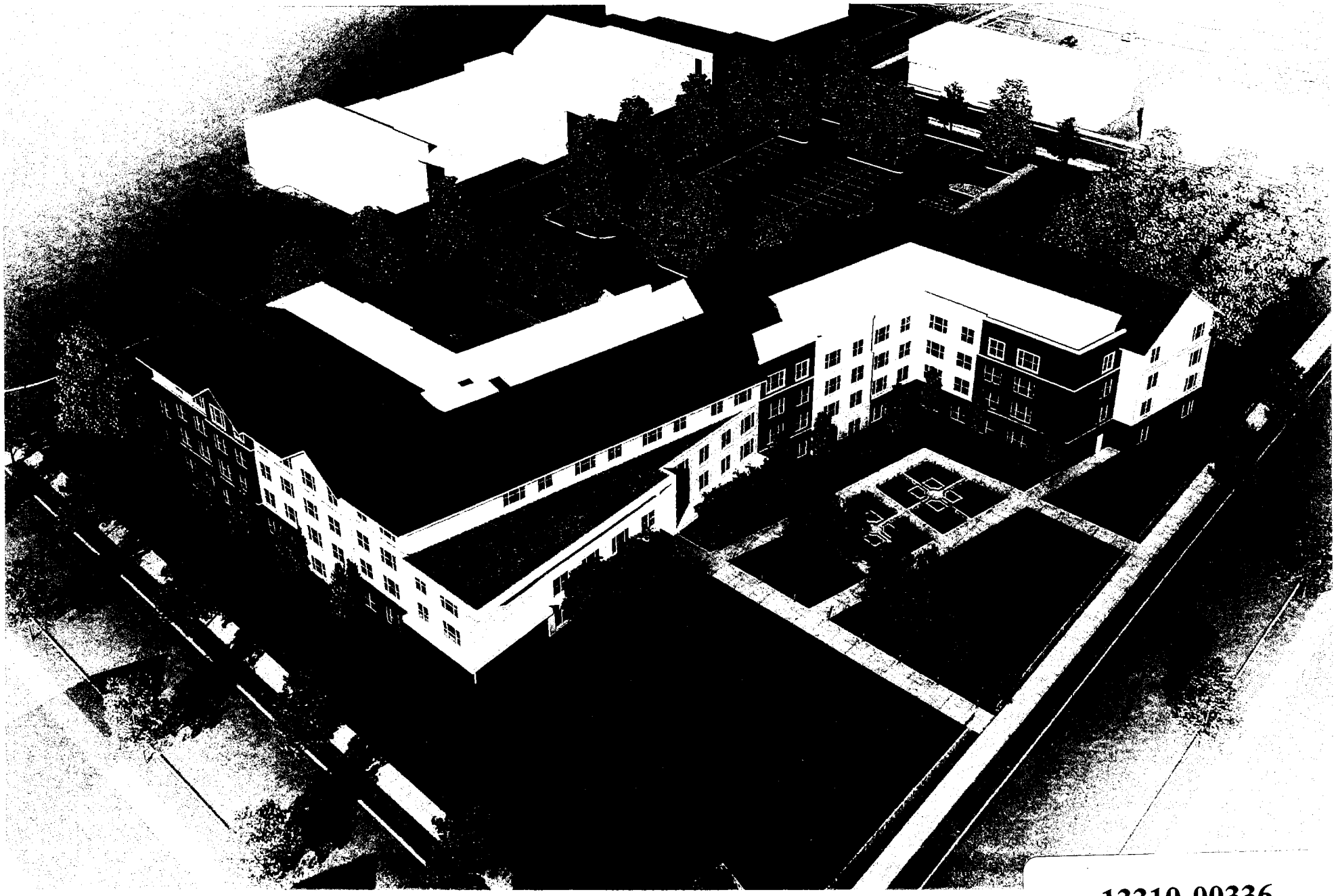
STATE OF OHIO MARK LARRIMER 69331 REGISTERED PROFESSIONAL ENGINEER

Dwg. Coord.: Tech. Coord.: MN #12369

ZONING LOT SPLIT VARIANCE

Z2.2

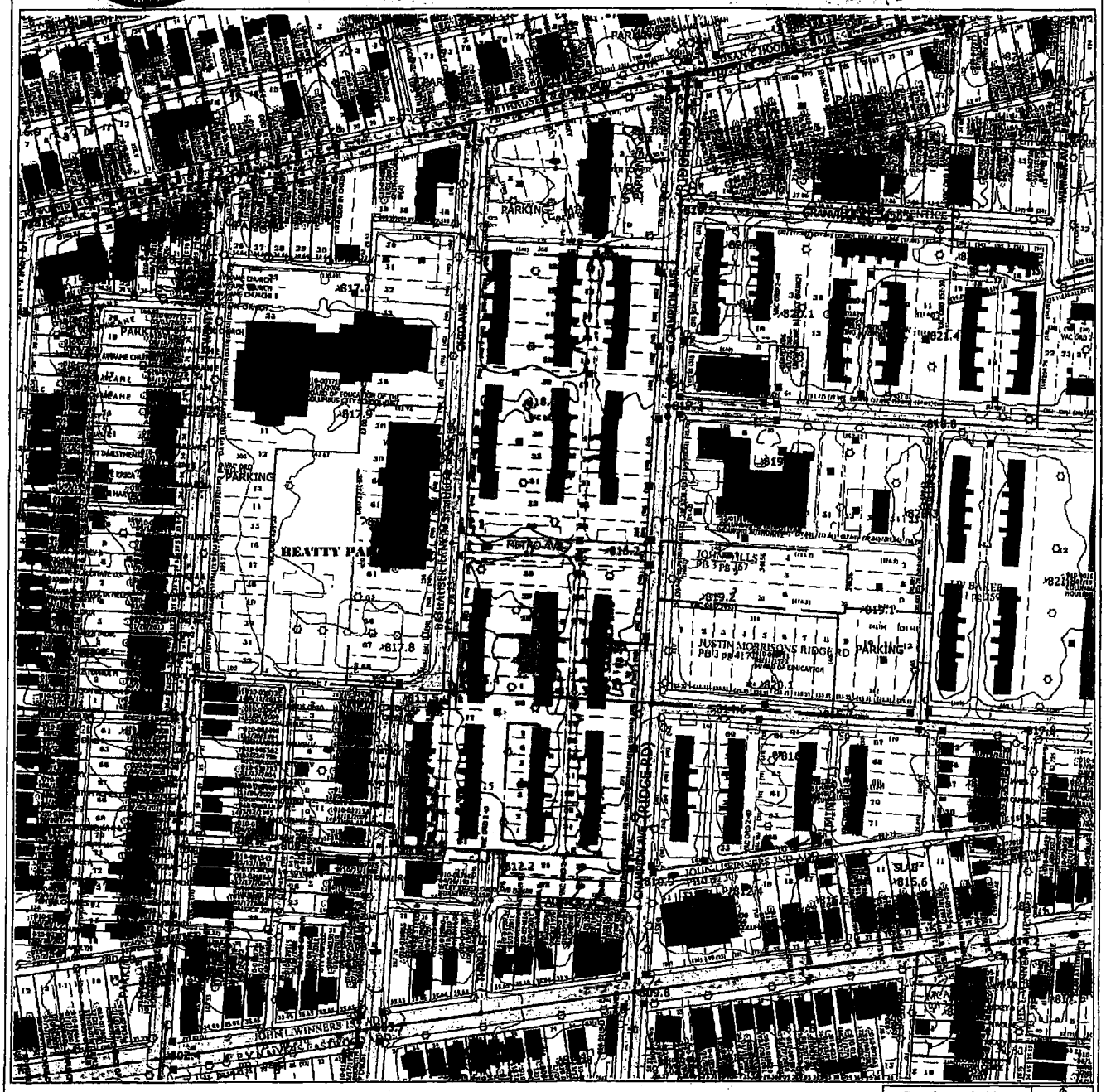
BZA Lot Split Variance 5/13/2013



13310-00336
237 N. Champion Ave.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 2/8/13**



Scale =250

Grid North

Disclaimer

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.

13310-00336

237 N. Champion Ave.

City of Columbus
Zoning Plat

N

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

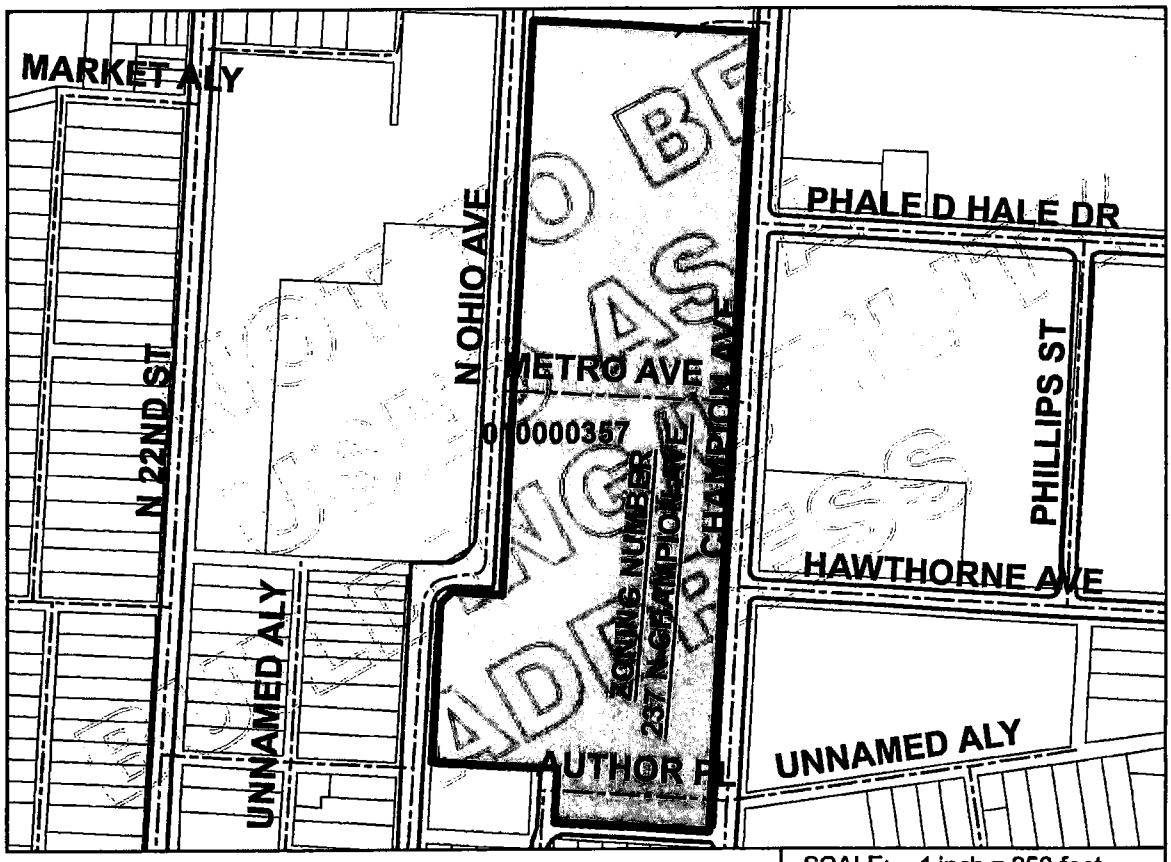
Parcel ID: 010000357

Zoning Number: 237 **Street Name: N CHAMPION AVE**

Lot Number: 32 EX TRI & AL **SUBDIVISION: BETHAUSER ETAL**

Requested By: MOODY NOLAN, Inc. (MARK LARRIMER)

Issued By: Adugna Amsalu **Date: 2/11/2013**



SCALE: 1 inch = 250 feet

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

GIS FILE NUMBER: 12766

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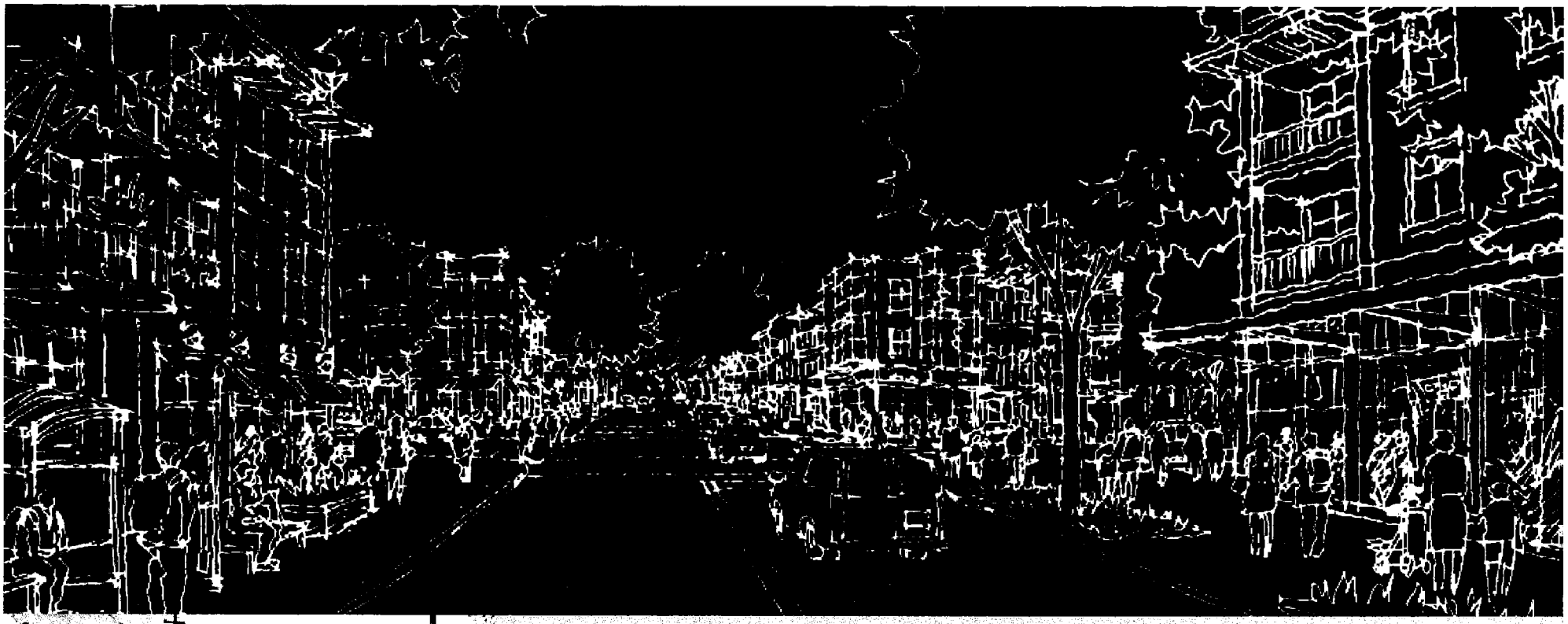


Columbus Near East Side

BLUEPRINT FOR COMMUNITY INVESTMENT

PARTNERS
ACHIEVING
COMMUNITY
TRANSFORMATION

Honoring Our Heritage, Building Our Future

13310-00336

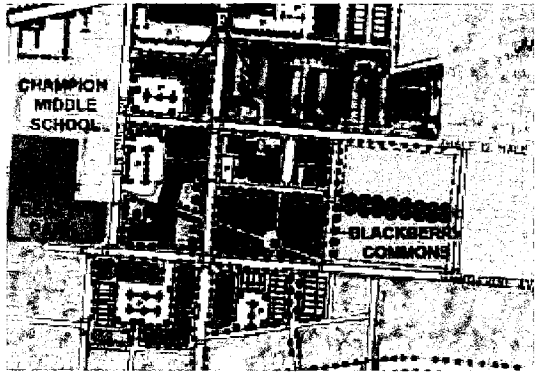
237 N. Champion Ave.

OHIO STATE

Proposed Site Plan: Poindexter Village

PARTNERS
ACHIEVING
COMMUNITY
TRANSFORMATION

Poindexter Village



USES	LEVELS	PHASING (YEARS)	COST
Senior housing	100 units	1–2	$16,000,000
Mixed income housing (rental)	200 units	3-5	$30,000,000 (est.)
Mixed income housing	200 units	5-10	$30,000,000 (est.)
Intergenerational Day Care Center	20,000gsf	0-2	TBD
Permanent green space (Blackberry Commons)	3 acres	0-2	TBD (land donation by City of Columbus)

Area Boundaries: N. Ohio Avenue on the west, Author Place on the south, Granville Street on the north, and Hughes Street on the east.

Project Description: Poindexter Village is a housing development owned by the Columbus Metropolitan Housing Authority (CMHA). The site is currently vacant but historically consisted of 426 units of low income housing. Constructed in the 1940s, the site has been designated historical and is completing a Section 106 Historic Review process. As part of the review, CMHA has agreed to commission a group of local preservationists and architects to study the viability of preservation of up to 10 buildings. The remaining buildings will be demolished during the spring of 2013.

Importantly, the Poindexter Village Site—with its central location within the study area—represents the single most significant opportunity to develop mixed-income housing. The site is over 23 acres. Even with additional uses including permanent green space, day care facilities for both children and seniors, and potential expansion opportunities for UHE, the site could support up to 500 mixed income housing units representing a diverse unit size. One hundred of these units would be targeted to seniors, particularly former senior residents of Poindexter Village itself. While highly competitive, the site is a strong candidate for up to $30,000,000 in Choice Neighborhoods Implementation funding.

In addition to the Poindexter redevelopment, the plan also calls for the conversion of N. Ohio and N. Champion Avenues back into two-way streets.

Total Investment: $75+ million

Development Partner(s): CMHA, to-be-identified developer partners with demonstrated development capacity

Financing Partner(s): CMHA; HUD (through Choice Neighborhoods Implementation funding); Low Income Housing Tax Credit (LIHTC) financing; local banks.

Neighborhood

	INITIATIVE	ACTION STEPS	POTENTIAL PARTNERS	TIMEFRAME
TRANSPORTATION	▶ POINDEXTER VILLAGE CDA			
	Efficient Street Grid Study possible street adjustments and additions to improve auto and pedestrian circulation.	City to initiate a traffic study to explore: > Aligning Champion at Mt. Vernon. > Converting Champion to two-way. > Converting other one-way pairs into two-way streets. > Connecting streets with new segments to promote a more walkable street grid.		1–2 years
	Safe, Comfortable, and Effective Transit Strengthen transit connections and improve transit facilities.	City to identify opportunities to improve transit service and enhance bus stops and shelters.		1–2 years
	Connected Bike Network Strengthen transit connections and improve transit facilities.	City to initiate a study to help establish a network of bike connections to schools, parks, the I-670 Bikeway, and other potential and existing bike facilities in the area.		1–2 years
INFRASTRUCTURE	▶ POINDEXTER VILLAGE CDA			
	Poindexter Stormwater Management Integrate stormwater-management systems into Poindexter redevelopment.	CMHA to include a stormwater-management strategy as part of Poindexter redevelopment, integrating passive technologies and techniques to minimize run-off and reduce pressure on surrounding infrastructure.		2–5 years
	Integrate Neighborhood Infrastructure Needs Consider integrating planned or needed water/sewer improvements into the Poindexter redevelopment.	City to assess area infrastructure plans and needs and consider integrating any needed or planned neighborhood-serving improvements or new facilities into the Poindexter redevelopment project.		2–5 years
	▶ AREA-WIDE			
	Neighborhood Stormwater Management Improve storm water management area-wide.	City to encourage responsible and sustainable stormwater-management strategies as an integral part of future redevelopment throughout the planning area.		1–2 years
	Address Overhead Power Lines Consider burying or rerouting overhead power lines within key commercial/retail areas.	> On a site-by-site basis, City to encourage burying or relocating overhead power lines as part of future redevelopment to reduce their visibility. > CMHA to include a utility-management plan with Poindexter redevelopment to minimize overhead utility lines' negative visual impact.		2–5 years

Mayor Michael B. Coleman

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

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 # **13310-00336**
237 N. Champion Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas Williamson, Columbus Metropolitan Housing Authority
of (COMPLETE ADDRESS) 880 E. 11th Avenue, Columbus, OH 43211
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
Columbus Metropolitan Housing Authority	880 E. 11th Avenue., Columbus, OH 43211

SIGNATURE OF AFFIANT T S Williamson VP, CMHA

Subscribed to me in my presence and before me this 13th day of May, in the year 2013

SIGNATURE OF NOTARY PUBLIC Kelly L Ackley

My Commission Expires:

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-201

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

Revised 11/12 tmt