

Date 4/29/10 Application # CV10-022
10315-00000-00232

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



Fee: \$1600-

COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:
Planning Area: South Side Received By: S. Pine

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 30 E. Woodrow Ave. Columbus OH Zip 43207

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 010-003776

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) R2F

Recognized Civic Association or Area Commission Columbus Southside Area Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Relief FROM on-site parking requirement

Proposed Height District: 35 Acreage .113

(Columbus City Code Section 3309.14)

APPLICANT: Name Serenity Housing Foundation
Address 79 S. Front St. City Columbus Zip 43215

PROPERTY OWNER(S) Name Serenity Housing Foundation
Address 79 S. Front St. City Columbus Zip 43215

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT Attorney Agent

Name Michael D. Bridges
Address 65 E. State St., Ste 2100 City Columbus Zip 43215
Phone # 614-462-4775 Fax # 614-462-2616
Email mbridges@bakerlaw.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature [Signature] Board Member

Property Owner Signature [Signature] Board Member

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.

Planner: Shannon Pine, 645-2200, spine@columbus.gov

CW10-003



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael D. Bridges
of (1) MAILING ADDRESS 65 E. State St., Ste 2100, 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 30 E. Woodrow
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) 6/29/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Serenity Housing Foundation
79 S. Front St.
Columbus, OH 43215
Attention: Roger Jones

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

Serenity Housing Foundation
614-358-4321

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

(5) Columbus Southside Area Commission
580 Woodrow Ave.
Columbus, OH 43207
Debra Diggins 614-444-1997

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)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 29th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



TODD D. YAROSS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Cv10-022

SURROUNDING PROPERTY OWNERS

ALBANY GROUP HOLDINGS LLC P O BOX 600 NEW ALBANY OH 43054	STITH SUSAN D 210 RICHARDS RD COLUMBUS OH 43214	SIGMAN BEVERLY F. SIGMAN GORDON E. 34 E WOODROW AVE. COLUMBUS OH 43207
COLEMAN CYNTHIA L. COLEMAN JOHN R. 37-39 E WOODROW AVE. COLUMBUS OH 43207	SERENITY STREET FOUNDATION 31 E WOODROW AVE COLUMBUS OH 43207	JOSEPH PAUL 25 E WOODROW AVE COLUMBUS OH 43207
COOK MABEL M. 1661 S THIRD ST. COLUMBUS OH 43207	PAUL JOANN 25 E WOODROW AVE COLUMBUS OH 43207	RICHARD A. PUSECKER, JR. 54 E WOODROW AVE COLUMBUS OH 43207
EICHHORN STEPHEN H. 3880 REFUGEE RD. COLUMBUS OH 43232	N O Y B LTD 1214 JAEGER ST COLUMBUS OH 43206	MARCUM GEORGE F & HELEN I 35 E WOODROW AVE COLUMBUS OH 43207
EROS LOUIS P. DICKERSCHIED ROBERT K . 22 E. Woodrow Ave. Columbus, OH 43207	MALONEY METRO PROPERTIES LLC PO BOX 3422 DUBLIN OH 43016	LANEY BILLY G & MAXINE 7410 RIVERSIDE DR DUBLIN OH 43016
F & R INVESTMENT LLC 1690 S HIGH ST COLUMBUS OH 43207	HOLLEY EMMA L HOLLEY DELMON G 46 E WOODROW AVE COLUMBUS OH 43207	HINDS PROPERTIES LTD 1162 OXFORD RD DEERFIELD IL 60015

CY10-022

<p>Applicant/Property Owner SERENITY HOUSING FOUNDATION 79 S. FRONT ST. COLUMBUS, OH 43215</p>	<p>Agent MICHAEL D. BRIDGES, ESQ. 65 E. STATE ST., SUITE 2100 COLUMBUS, OH 43215</p>

C/10-022

AREA COMMISSION OR NEIGHBORHOOD GROUP

COLUMBUS SOUTHSIDE AREA COMMISSION BARACK RECREATION CENTER 580 WOODROW AVENUE COLUMBUS, OH 43207 ATTENTION: DEBRA DIGGS	HUNGARIAN VILLAGE SOCIETY HUNGARIAN REFORMED CHURCH 365 E. WOODROW ST. COLUMBUS, OH 43207 ATTENTION: TOM LINZELL, PRESIDENT
P.O.C. Debra Diggs (614) 444-1997 Meeting Dates – 4 th Tuesday of the month at 7:00 p.m.	Meeting Dates – 2 nd Monday of the month

SOLICITORS, 009900, 000010, 102955785.1, Surrounding Property Owners

CV10-022



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

Signature of Applicant *[Handwritten Signature]* Date 6/29/10

STATEMENT OF HARDSHIP

The Serenity Housing Foundation is an Ohio not-for-profit corporation and is the housing arm of The Serenity Street Foundation, an Ohio not-for-profit corporation. The Serenity Street Foundation offers a residential and employment program for men in recovery from alcohol and drug addiction through a Christian-based recovery program that provides a home, a job, and a network of support that promotes recovery, health, and responsible living. The Serenity Street Foundation was originally founded in 1996 and is currently operating a residential care facility at 31 E. Woodrow Avenue, Columbus, Ohio which is across the street from the subject property. The assistance offered the men who complete the recovery program has resulted in positive outcomes. More than 90% of the residents find and maintain permanent housing and employment and over 80% continue to participate in recovery at least one year after leaving the program.

The subject property and surrounding properties were re-zoned by the action of City Council to an R2F classification to maintain the residential character of the neighborhood. The applicant is seeking Council Variances to eliminate the existing requirement that it improve the alley behind the subject property and construct parking for four (4) vehicles.

With respect to the requested parking variance, Serenity Housing Foundation will be constructing an approximately 2,878 square foot residence that will accommodate up to sixteen individuals. Under the previously approved Council Variance, Serenity Housing Foundation agreed to improve the existing alley to allow for ingress and egress to the subject property. Under current City of Columbus Code requirements there is insufficient right of way to improve the alley and the adjacent property owner has constructed a garage over a portion of the existing alley. Additionally, the alley has been blocked at both ends with concrete barriers.

Given that it has been determined to be impossible to construct the improvements to the existing alley required by applicable City of Columbus Code requirements, access to a public street has been blocked by both concrete barriers and an encroaching garage, and residence of the property are prohibited from owning private vehicles while participating in the our program, it is respectfully requested that the requirement to improve the alley and construct four (4) parking spaces to the rear of the residence be waived.

The Serenity Housing Foundation has secured financing in the amount of \$200,000 for the construction of the new residence from the Mellville Trust. The improvement to be constructed will permit The Serenity Street Foundation to serve additional men in a critical area of need. The use of the subject property will not result in a burden on existing utilities; nor disrupt the residential nature of the neighborhood. The subject property offers The Serenity Street Foundation the unique ability with existing staff and volunteers to expand its mission, to offer additional transitional housing, and continue the involvement of these men in a Christian-based recovery program wherein they are not only receiving help, but also helping one another to transition their lives.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 010-022

Being first duly cautioned and sworn (NAME) Michael D. Bridges
of (COMPLETE ADDRESS) 65 E. State St., Ste 2100, 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Serenity Housing Foundation
179 S. Fourth St.
Columbus, OH 43215
Attention: Roger Jones
614-358-0615
of Employees - 0

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT *[Signature]*

Subscribed to me in my presence and before me this 29th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires: _____

This Project Disclosure Statement expires six months of TODD D. FAROSS, ATTORNEY AT LAW

Notary Seal Here



TODD D. FAROSS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.



City of Columbus Zoning Plat

C10-022

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: 010003776

Zoning Number: 30

Street Name: E WOODROW AVE

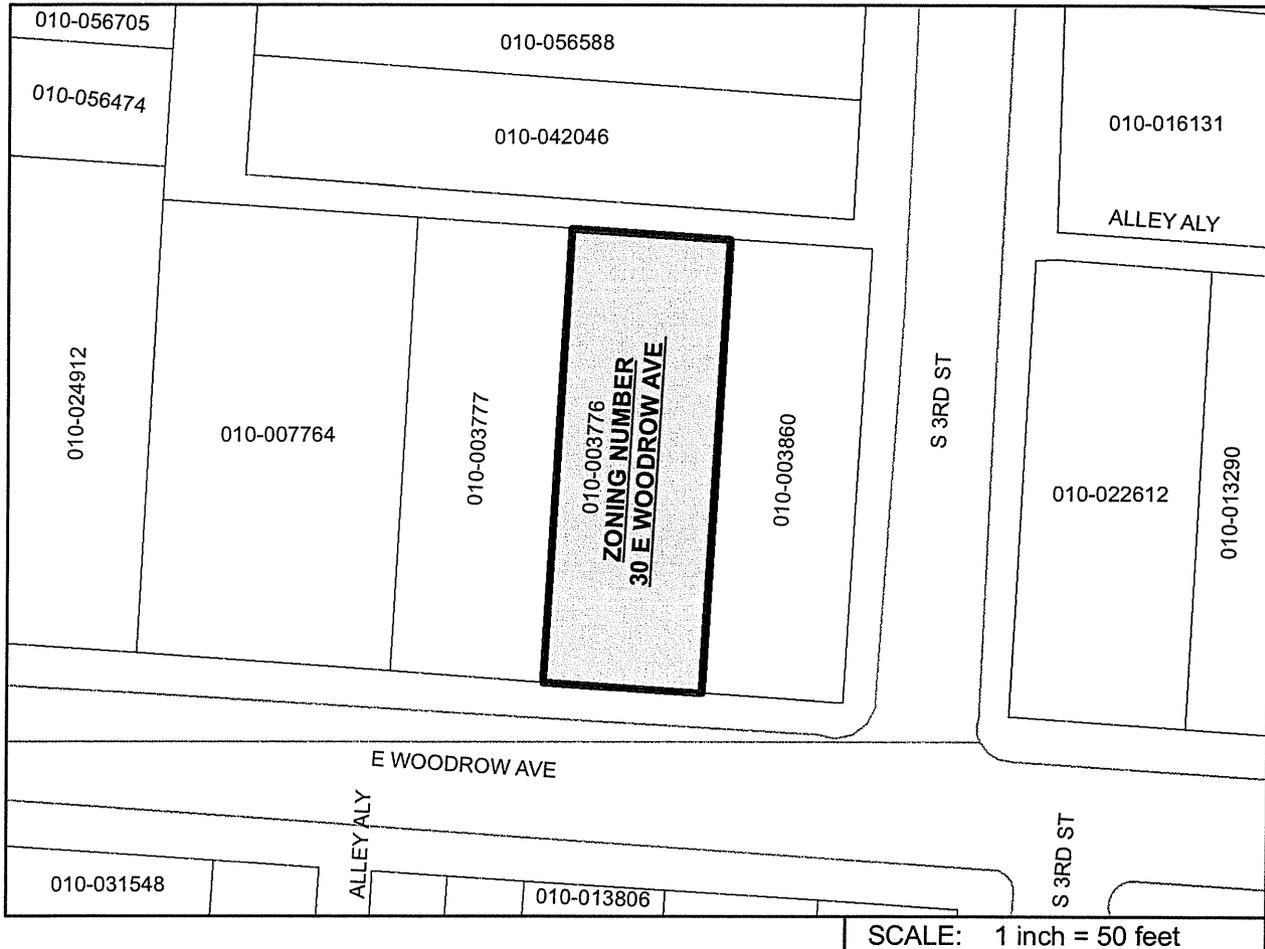
Lot Number: N/A

Subdivision: N/A

Requested By: SERENITY STREET HOUSING FOUNDATION

Issued By: *Patricia Austin*

Date: 11/2/2009



SCALE: 1 inch = 50 feet

GIS NOS FILE NUMBER: 1607



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

C10-022



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 6/29/10



Disclaimer

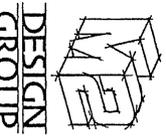
Scale = 60



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.

SERENITY HOUSE - A New Boarding House

30 - 32 E. Woodrow Ave., Columbus, OH 43207



DESIGN GROUP

1440 NORTH HIGH ST. SUITE 230
COLUMBUS, OH 43206
614.844.5895

SERENITY HOUSE
OF MARION VILLAGE
30-32 E WOODROW AVE

BUILDER
TK CONTRACTORS

PROJECT NO. 09-008
DATE
DRAWN
CHECKED
APPROVED

CONSTRUCTION SET
DATE
SEPTEMBER 30, 2009

TITLE SHEET
SITE PLAN
1440 N HIGH ST SUITE 230
COLUMBUS OH 43206
614.844.5895
SERENITY HOUSE
TK CONTRACTORS

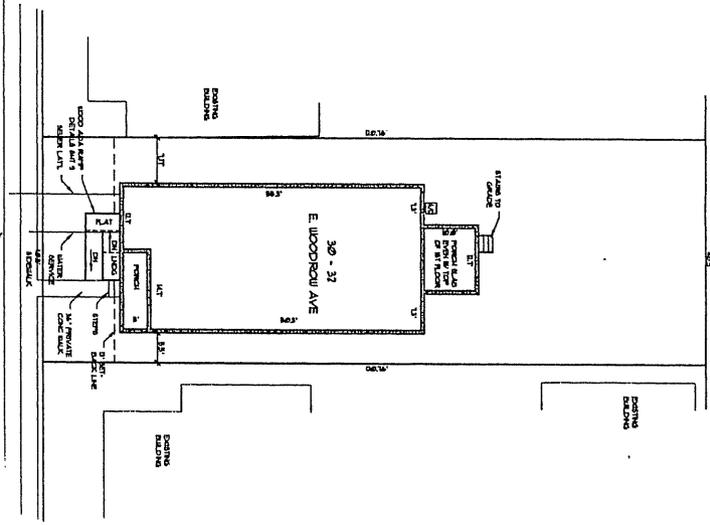
BUILDING CODE REQUIREMENTS & DESIGN ASSUMPTIONS

DESIGN DATA	ASSUMPTIONS
ANNOUCTION	CONSTRUCTION OF NEW CONSTRUCTION
AREA OF BUILDING	1250 sq ft
DATE OF WORK	NEW TWO STORY, 1000 SQUARE FEET BOARDING HOUSE
LOADS	AS PER LOCAL CODES
FOUNDATION	AS PER LOCAL CODES
ROOFING	AS PER LOCAL CODES
MECHANICAL	AS PER LOCAL CODES
ELECTRICAL	AS PER LOCAL CODES
PLUMBING	AS PER LOCAL CODES
HEATING	AS PER LOCAL CODES
Cooling	AS PER LOCAL CODES
WIND	AS PER LOCAL CODES
SEISMIC	AS PER LOCAL CODES
SOIL	AS PER LOCAL CODES
ADDITIONAL ASSUMPTIONS	SEE PROJECT NOTES



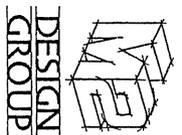
GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SHEET	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	FOUNDATION PLAN
4	FLOOR PLAN
5	MECHANICAL PLAN
6	ELECTRICAL PLAN
7	PLUMBING PLAN
8	HEATING PLAN
9	COOLING PLAN
10	WIND PLAN
11	SEISMIC PLAN
12	SOIL PLAN

C110-022



7405 NORTH HIGH ST, SUITE 200
 DORNBACH AND ASSOCIATES
 614.844.5955
 PROJECT

SERENITY HOUSE
 OF MARION VILLAGE
 3637 E. LOCKWOOD AVE

BUILDER
 TK CONTRACTORS

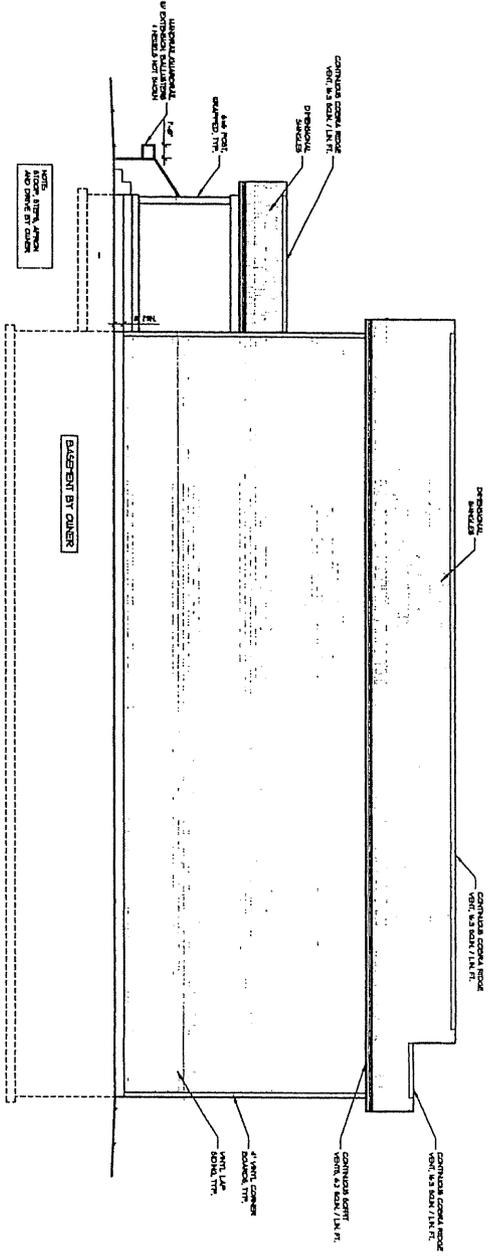
PRODUCT NO.	PR-018
DRAWN	GLT
CHECKED	AM
REVISED	

CONSTRUCTION SET
 DATE
 SEPTEMBER 30, 2009

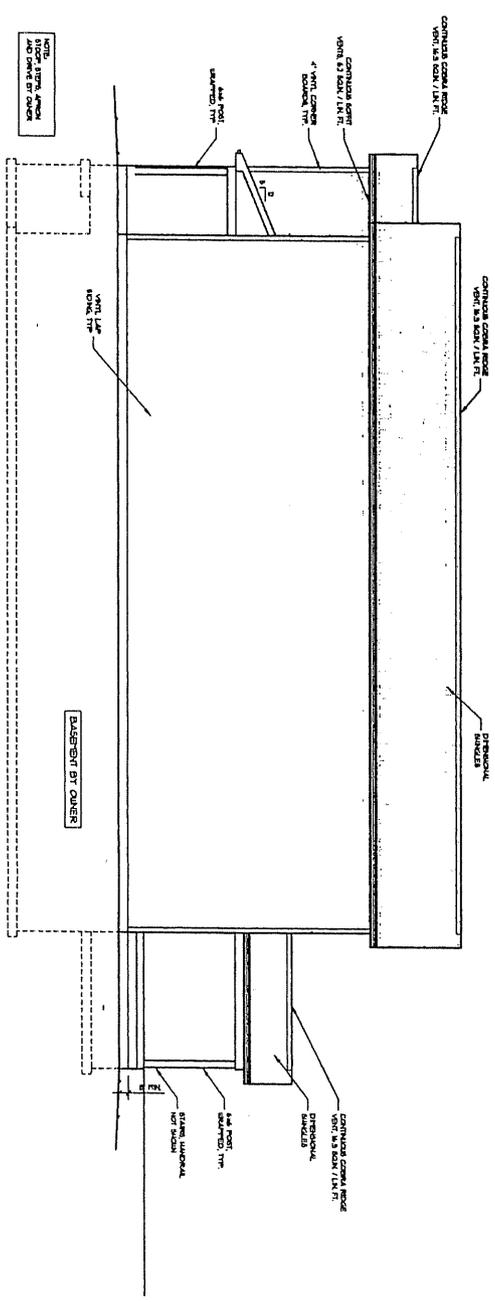
LEFT & RIGHT
 ELEVATIONS

© 2009 TK DESIGN GROUP, LLC
 ALL RIGHTS RESERVED. THIS SET OF
 DRAWINGS IS THE PROPERTY OF
 TK DESIGN GROUP, LLC AND IS TO
 BE USED ONLY FOR THE PROJECT
 IDENTIFIED HEREON.
 SHEET NUMBER

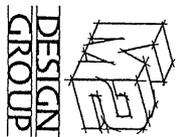
C:\11111-01



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



1140 NORTH HIGH ST., SUITE 230
 WASHINGTON, D.C. 20005
 614 - 844 - 5855
 PROJECT

SERENITY HOUSE
 OF VARIAN VILLAGE
 16-29 E WOODROW AVE

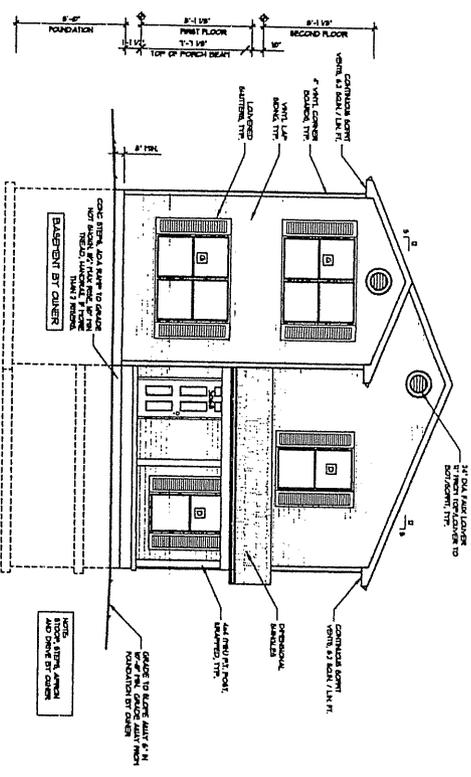
BUILDER
 TK CONSTRUCTORS

PROJECT NO.	8-008
DRAWN	GLT
CHECKED	203
REVISIONS	

CONSTRUCTION SET
 DATE
 SEPTEMBER 30, 2009

FRONT & REAR
 ELEVATIONS

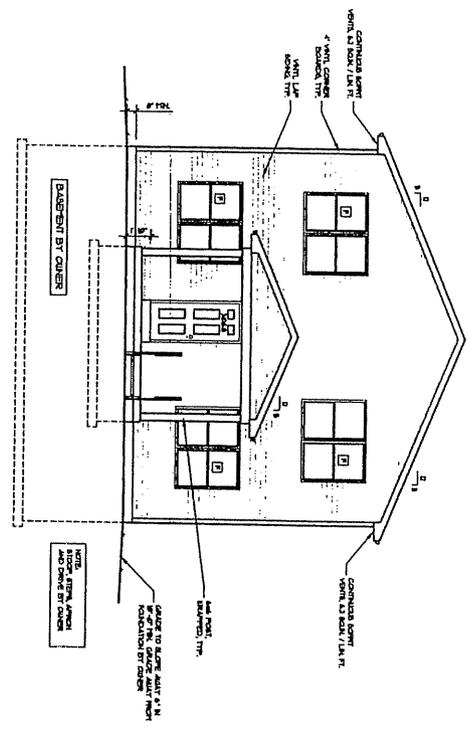
DESIGN BY DESIGN GROUP, LLC
 1140 NORTH HIGH STREET, SUITE 230
 WASHINGTON, D.C. 20005
 614-844-5855
 WWW.DESIGNGROUP.COM
 ALL RIGHTS RESERVED
 SHEET NUMBER



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	140 SF
SECOND FLOOR LIVING AREA	110 SF
REAR PORCH	10 SF
FRONT PORCH	80 SF



REAR ELEVATION
 SCALE: 1/8" = 1'-0"

30 East Woodrow Avenue

Z05-022
R2F
2/9/2005

Z05-022
R2F
2/9/2005

CRIG
C4
2/27/1928

S 3RD ST

ALLEYALY

Z05-022
R2F
2/9/2005

Z05-022
R2F
2/9/2005

23

E WOODROW AVE

Z05-022
R2F
2/9/2005

Z05-022
R2F
2/9/2005

CRIG
C4
2/27/1928

ALLEYALY

S 3RD ST

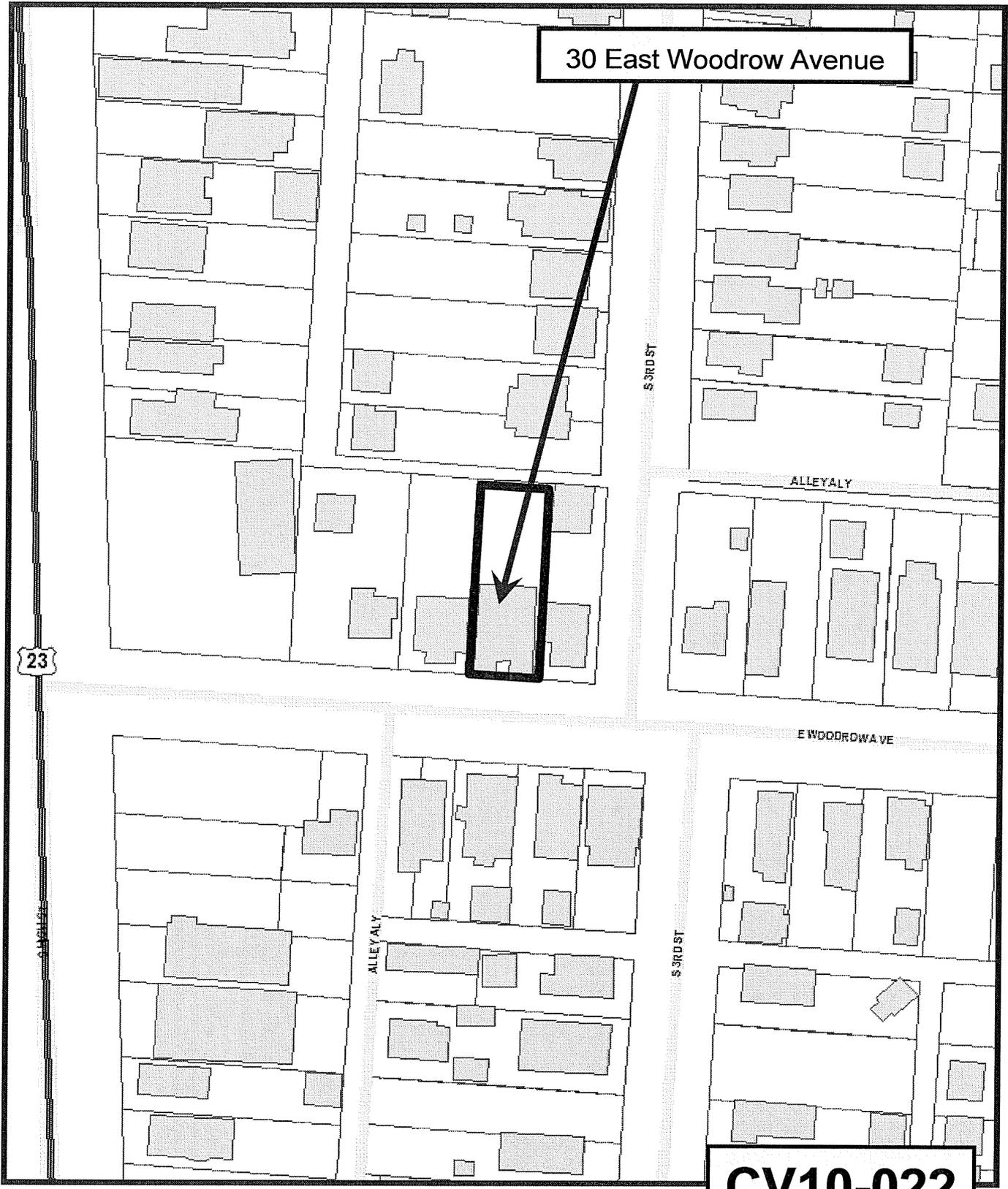
CRIG
C4
2/27/1928

Z05-022
R2F
2/9/2005

Z05-022
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2/9/2005

Z05-022
R2F
2/9/2005

CV10-022



30 East Woodrow Avenue

23

CV10-022

30 East Woodrow Avenue



CV10-022