



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: CV11-016
Date Received: 6/17/11
Application Accepted By: OH Fee: N/A
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 905 E. Long Street, Columbus, Ohio 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: 010-049313-00

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

Current Zoning District(s): R-2F

Recognized Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: Permission for use of office, retail and multifamily

Acreage: 0.668 acres

APPLICANT: Name City of Columbus, Ohio

Address 50 W. Gay St., 3d Floor City/State Columbus, Ohio Zip 43215

Phone # 614-645-7795 Fax # _____ Email: algoodwin@columbus.gov

PROPERTY OWNER(S): Name City County Holding Company

Address 185 South Fifth Street, Suite 201 City/State Columbus, Ohio Zip 43215

Phone # 614-222-6488 Fax # _____ Email: Steven@thehousingtrust.org

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

ATTORNEY / AGENT Attorney Agent

Name James V. Maniace

Address 65 E. State Street, Suite 1000 City/State Columbus, Ohio Zip 43215

Phone # 614-334-6151 Fax # 614-221-4012 Email: jmaniace@cwslaw.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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Additional Parcel Numbers:

010-038048-00
010-035014-00
010-031982-00
010-014343-00
010-001544-00
010-040872-00

Additional Property Owner:

City of Columbus, Ohio
% Boyce Safford
Department of Development
50 West Gay Street, 3rd Floor
Columbus, OH 43215
algoodwin@columbus.gov
(614) 645-7795

Additional Applicant:

Affordable Housing Trust for Columbus and Franklin County
c/o Steven Gladman
185 South Fifth Street, Suite 201
Columbus, Ohio 43215
Steven@thehousingtrust.org
(614) 222-6488

STATEMENT OF HARDSHIP

This application for a Council variance is to permit the construction of a mixed use building in a style consistent with historic neighborhood design, reminiscent of a former mixed use structure known as "The Charles" located at 905 E. Long Street. This construction will cause the infill of an important gap in the streetscape of Long Street, in an area of priority for community revitalization, in close proximity to the Lincoln Theatre in the King-Lincoln District.

The proposed project consists of 971 square feet of retail space and 2,696 square feet of office space on its first floor, and 10 apartments on the second and third floors. We seek a variance to R-2F zoning (3332.037), which otherwise would prevent the office and retail uses and also prevent more than two dwelling units. The use restrictions of R-2F zoning are incompatible with the nature of the King-Lincoln District and would actually prevent restoration of much of the historic design of "The Charles," which shares multi-family and office uses in a multiple story building. The uses contemplated by this application are compatible with the area and more in keeping with current uses found in the King-Lincoln District.

Beyond the use variance, several other area and design variances are necessary to construct the project. First we will address area standards.

The building will be constructed on a zero setback line. Due to a desire to install window treatments and eaves which are representative of the era of "The Charles," the bay window and turret eaves at the third floor will encroach the right of way by 30 inches on the Long Street side and 30 inches on the Seventeenth Avenue side. Therefore, the project requires a variance to 3372.604 (setback) to permit the encroachments. Further, the building requires a variance for its height. The construction includes a turret which was a feature of "The Charles," which necessarily must extend above the roof line, and has a parapet which, for aesthetic reasons, extends slightly above the allowable height in the District. Therefore, a variance to 3332.29 (R-2F height district) to increase the allowable height for a structure from 35 feet to 38 feet is requested. Finally, the applicant requests a variance to 3312.49 (minimum number of parking

spaces) to reduce the minimum number of parking spaces required from 25 to 20. The project is in an urban area where City policy already recognizes a policy need for parking reduction (urban commercial overlay) and the relatively small size of the retail portion of the project is unlikely to generate significant traffic. There is on-street parking which is readily available on Long Street and North Seventeenth Avenue. Most importantly, strict conformance with 3312.49 would greatly diminish one of the project's strongest points, a relatively extensive portion of greenspace which covers nearly 50% of the site.

Other variances requested concern building design standards. Before addressing these individually, it is important to note the impetus behind the requested variances. Strict application of building design standards would make it impossible to capture the historical design of "The Charles" and to permit its eye-pleasing greenspace. This design and site plan has been endorsed by the Near East Area Commission, which has participated in two charettes with the developer open to the entire community. There is substantial public support for these variances.

The applicant requests a slight variance to 3372.655(E) (building design standards) to permit window glass reduction from 25% to 17½% for the second and third story windows. As a review of the enclosed elevations make obvious, larger windows would cause an unsightly "bunched" appearance. Further, due to the historically influenced design, the bay window trim occupies areas which would normally be glazed in a flat glass window treatment. The aesthetics of the design speaks for itself and justifies this minor variance.

Variances are requested to 3372.607(A)(1) and (2), (B), and (D), and 3312.21(B), (C), and (D) (landscaping and screening) to permit the features of the natural greenspace design and discreet fencing to eliminate parking lot landscape and ground mounted mechanical equipment screening requirements. The bulk of the normal screening requirements relate to the westerly boundary of the parking lot. Unlike most developments, where a parking lot boundary may be at a zero to 20 feet setback from the street, this boundary sets 178 feet from Seventeenth Avenue as measured from the southernmost boundary of the property. This considerable distance allows the applicant to create a partially wooded greenscape with an "organic" appearance as opposed to

the mechanical application of fencing or shrubbery. Screening along the westerly boundary line is similarly dysfunctional; it would "screen" the public from an expanse of greenspace and make the greenspace less accessible. The requirement of trees within a parking lot is normally justified, but in this development insets at three edges of the parking lot permit trees to be planted at close proximity. The wide expanse of greenspace permitted by not planting trees within the narrow parking area is preferable to expanding the paved area by inserting trees within. Finally, although typically the ground-mounted mechanical equipment would be required to be mounted behind the building, site condition prevents this and the proposed 6' 0" high wood privacy fence provides complete screening from Long Street and the neighboring property.

In summary, the requested variances permit the further revitalization of the King-Lincoln District in a historically sensitive manner after consultation with and support of community stakeholders.

CITY OF COLUMBUS, OHIO



By: Boyce Safford
Director of Development

AFFORDABLE HOUSING TRUST FOR COLUMBUS AND FRANKLIN COUNTY
(CITY COUNTY HOLDING COMPANY)



Steven Gladman
President



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 # CV11-016

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 Permission for use of office, retail and multifamily
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) 6/17/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) City of Columbus, Ohio	City County Holding Company
50 E. Gay St., Third Floor	185 South Fifth St., Suite 201
Columbus, Ohio 43215	Columbus, Ohio 43215
c/o Boyce Safford	

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

City of Columbus, Ohio
614-645-7795

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

(5) Near East Area Commission
c/o Annie Ross-Womack
847 Oakwood Avenue, Columbus, Ohio 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

(8) [Signature]

Subscribed to me in my presence and before me this 17th day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
07/17/13

My Commission Expires:



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

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For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

APPLICANT

PROPERTY OWNER(S)

City of Columbus, Ohio
50 E. Gay St., Third Floor
Columbus, Ohio 43215

City of Columbus, Ohio
c/o Boyce Safford
50 E. Gay St., Third Floor
Columbus, Ohio 43215

City County Holding Company
185 South Fifth St., Suite 201
Columbus, Ohio 43215

ATTORNEY

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

James V. Maniace
65 E. State St., Suite 1000
Columbus, Ohio 43215

Near East Area Commission
c/o Annie Ross-Womack
847 Oakwood Avenue
Columbus, Ohio 43206

**SURROUNDING PROPERTY
OWNERS**

Cavalaiers Club Inc
89 N 17th St
Columbus OH 43203

City of Columbus
Land Bank
109 N Front St
Columbus, OH 43215-9006

City County Holding Co
185 S 5th St., Ste. 201
Columbus, OH 43215

May Moua
John Yang
7162 W. San Ramon Ave.
Fresno, CA 93723

Second Baptist Church
186 N. 17th St.
Columbus, OH 43203-1418

Donsoa Morgan
9240 Ruston Ln.
Reynoldsburg, OH 43068

Amy D. Klaben
562 East Main St.
Columbus, OH 43215

Capital City Holdings LLC
88 E. Broad St., Ste. 1700
Columbus, OH 43215

Alisa L. Hillmon
925 E. Long St.
Columbus, OH 43203

Raymond Morgan
924 E. Gay St.
Columbus, OH 43203

Marcus Hannah
2941 Ivenhoe Dr.
Columbus, OH 43209

James E. Young
1591 Hawthorne Park
Columbus, OH 43203

Columbus Cavaliers
Foundation
89 N. 17th St.
Columbus, OH 43203

James B. Flynn
Kevin E. Wyne
64 Miami Ave.
Columbus, OH 43203

Randolph V. Robinson
4468 Landmark Rd.
Groveport, OH 43125

Louis Matthews
223 N. 20th St.
Columbus, OH 43203

Cleyma Matthews
223 N. 20th St.
Columbus, OH 43203

Robert E. Henton
943 Almond Alley
Columbus, OH 43203

Martha Curry
107 N. 17th St.
Columbus, OH 43203

Alpha Investments I LLC
5157 Aspen Pine Blvd.
Dublin, OH 43016



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV11-016

STATE OF OHIO
COUNTY OF FRANKLIN

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

Of [COMPLETE ADDRESS] 65 E. State St., Suite 1000, Columbus, Ohio 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. City of Columbus, Ohio 50 W. Gay St., 3rd Floor Columbus, Ohio 43215	2. City County Holding Company 185 South Fifth St., Suite 201 Columbus, Ohio 43215 <i>222-6488</i>
3.	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17th day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC Rosemary Cullison

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.

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Please make all checks payable to the Columbus City Treasurer

C11-016
N



City of Columbus Zoning Plat

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

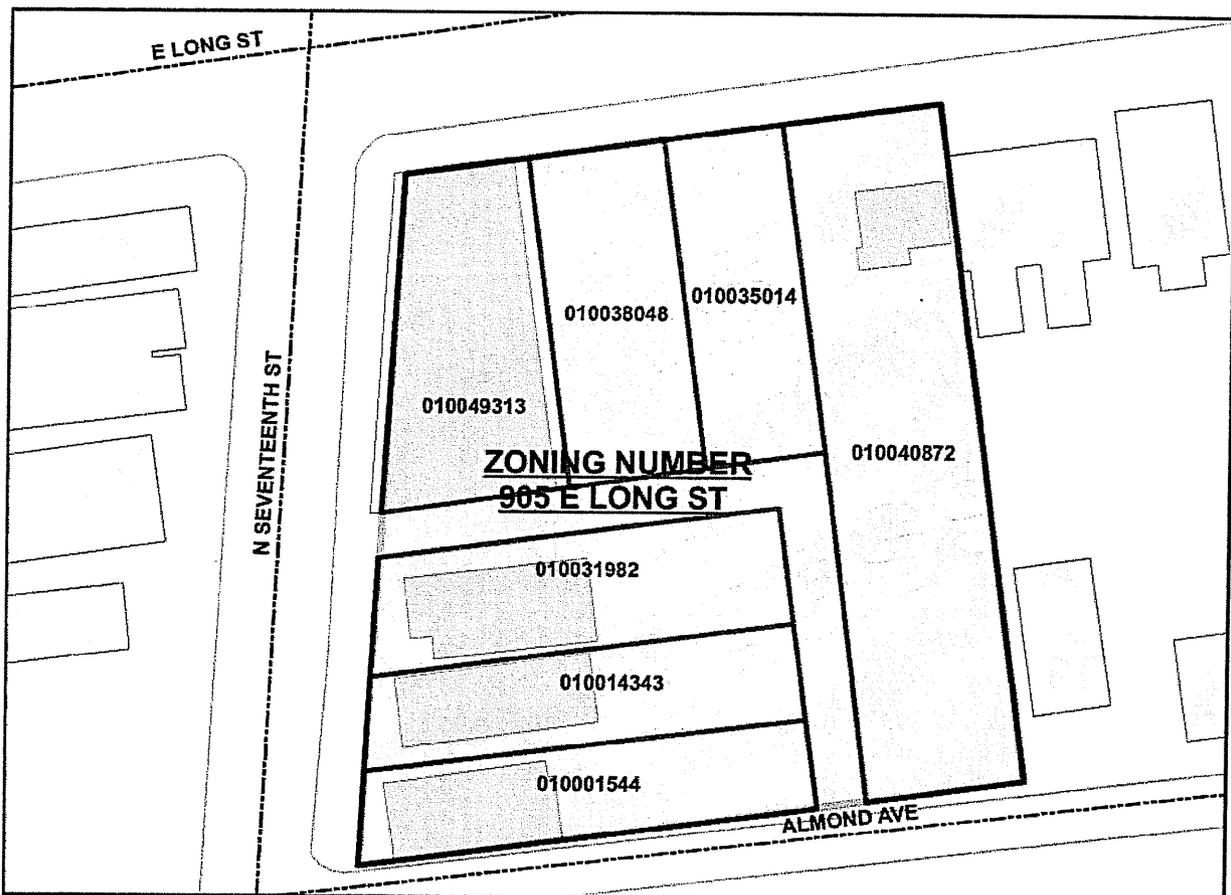
Parcel ID: 010049313, 010035014, 010038048,
010031982, 010014343, 010001544, 010040872

Zoning Number: 905 Street Name: E LONG ST

Lot Number: 27-28-29 Subdivision: H HOLTZMAN

Requested By: URBAN ORDER ARCHITECTURE

Issued By: Patricia A. Austin Date: 5/17/2011



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 2329



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

CV11-016



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/16/11

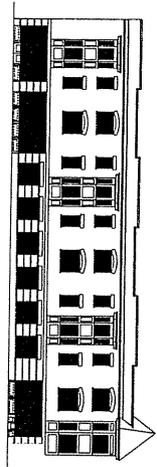


Disclaimer

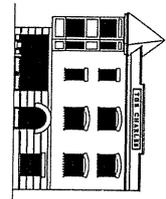
Scale = 100

Grid North

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.



Long Street
Location: Mill Area, Downtown, X. Downtown
2'-10" 1,008 s.t. 632' s.t. 64,732
10'-above 3,324 s.t. 628 s.t. 17,628



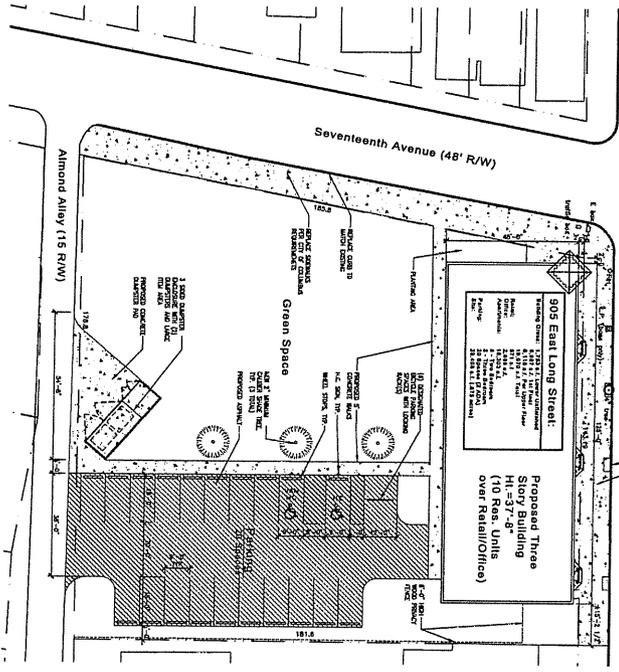
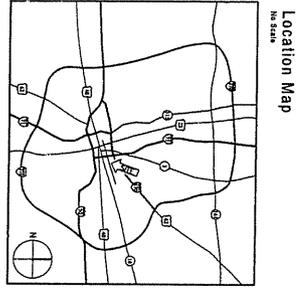
Seventeenth Street
Location: Mill Area, Downtown, X. Downtown
2'-10" 354 s.t. 217' s.t. 56,528
10'-above 1,399 s.t. 245 s.t. 17,628

3 URBAN COMMERCIAL OVERLAY
SP.00 NO SCALE

Owner:
City County Holding Company
165 South Fifth Street, Suite 201, Columbus Ohio 43215
Phone 614.239.8488

Architect:
urbanorder architecture, inc.
797 Summit Street, Columbus, Ohio 43215
Phone 614.239.9028

Contractor:
MCR Services, Inc.
636 East 9th Avenue, Columbus, Ohio 43201
Phone 614.421.0880



2 PROPOSED SITE PLAN
SP.00 1"=20'0"

Project Information
New 3-story masonry structure with First Floor Retail and Office uses and 10 apartment units on the Second & Third Floors.

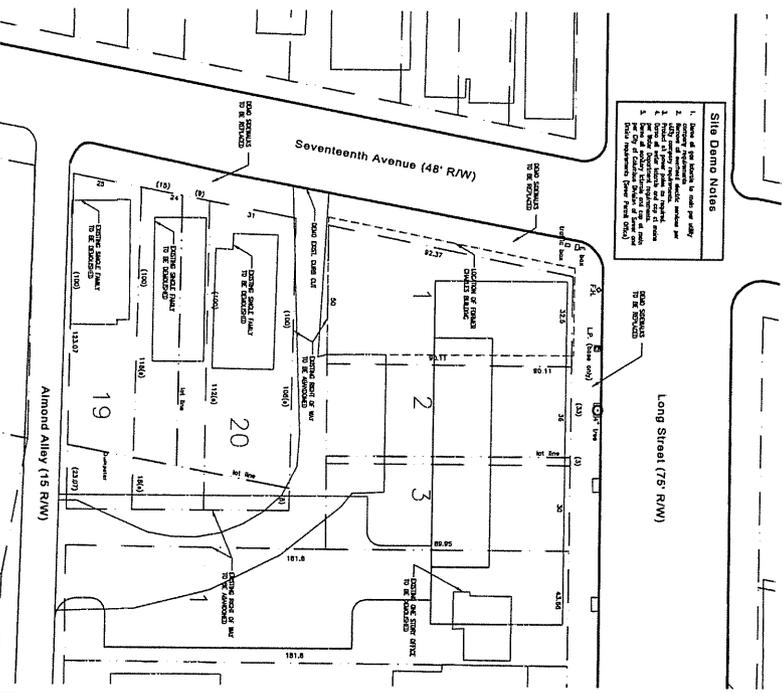
Zoning Information
The total site is currently made up of 7 distinct parcels. Addresses include 905-919 East Long Street and 102-105 North Seventeenth Street.

Parcel Numbers	Address
010-049313-00	905 East Long Street Columbus, Ohio 43203
010-03896-00	R-2F - Urban Commercial Overlay
010-035914-00	R-2F
010-0406572-00	Zone X (Not in Flood Plain)
010-031882-00	F.I.R.U.M. 350170 0238X
010-014433-00	Effective Date
010-011544-00	June 17, 2008

Parking Requirement

Retail	971 Gross SQ FT 1 space per 250 SQ FT	3.9
Office	2696 Gross SQ FT 1 space per 450 SQ FT	6
Residential	10 Apartment Units 2 per Unit	20
Total	Urban Commercial Overlay Reduction: 50% at office and retail	30
Total		25

Total spaces provided 20



1 EXISTING/DEMO SITE PLAN
SP.00 1"=20'0"

CV11-016

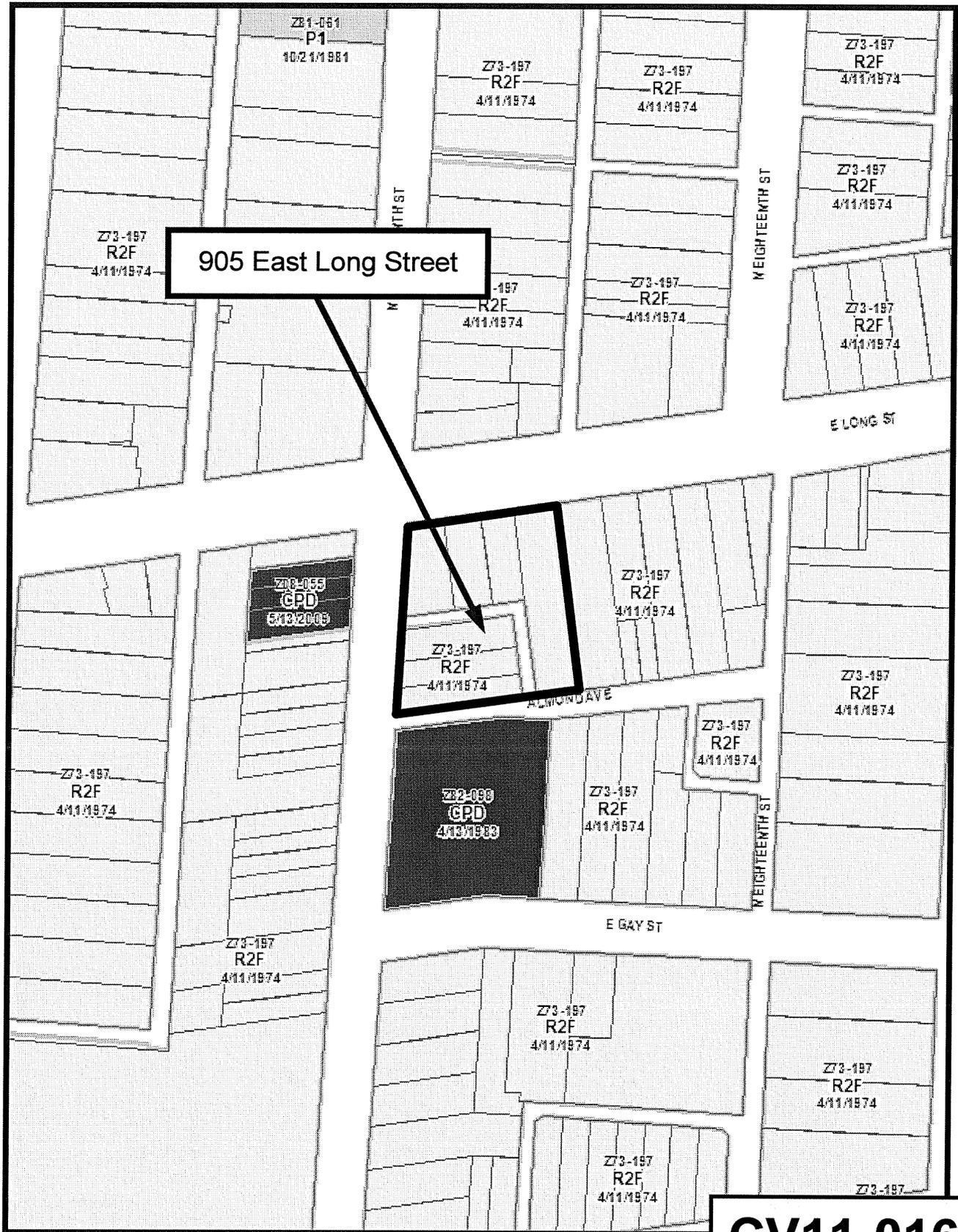
The Charles
905 East Long Street
Columbus, Ohio 43203

797 Summit Street Columbus Ohio 43215
614.239.9028 Fax. 614.239.8205
info@urbanorder.com www.urbanorder.com

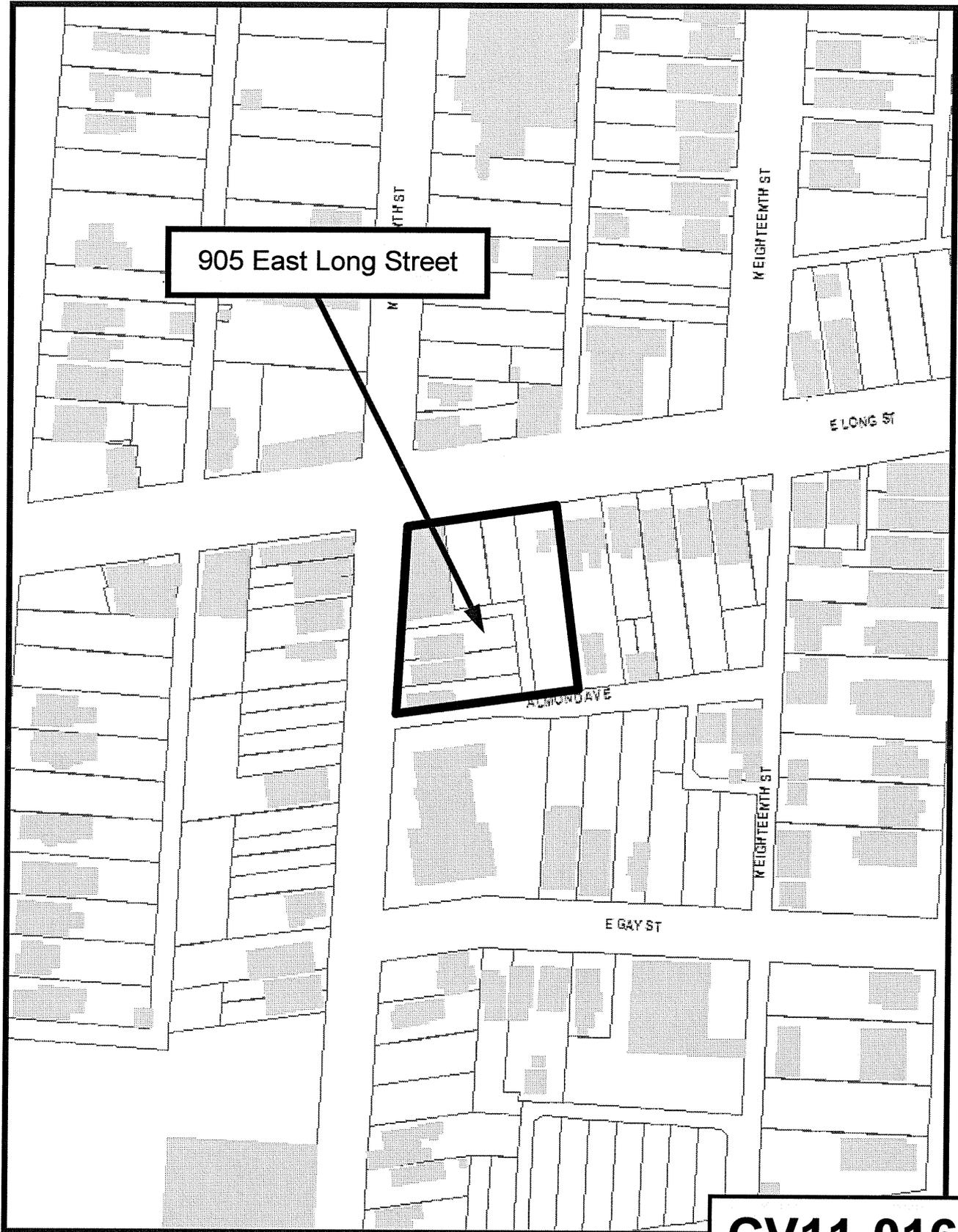
PRELIMINARY 01/16/11

CONSTRUCTION

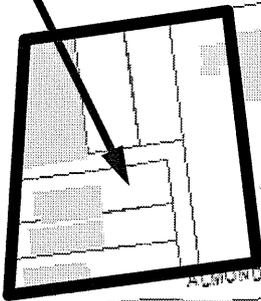
SP.00



CV11-016



905 East Long Street



CV11-016



905 East Long Street

CV11-016