



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(December 15, 2015 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-15-15 & C/DS-15-28 (St. Bartholomew Apartments)
Staff: Melissa Begley
Applicant: The Woda Group
Property Size: 36,067 square feet
Zoning: RE (Residential: Established)/ MX-OL (Mixed Density Neighborhood)
Location: 845 8th Street and 745 Sycamore Street, in the City of Columbus

Background Summary:

The applicants are requesting conditional use approval to construct apartments with a total of 30 units on the subject property. 24 of the units will be one bedroom units and 6 will be two bedroom units. The property will retain the existing church building as an amenity area for the residents and construct 2 new 3 story apartment buildings on the site. Further, the applicant is requesting the following 2 development standards variances.

1. From Zoning Ordinance Section 3.12(C) to allow a primary structure to be setback 1.5 feet from the property line along 8th Street, 6.5 feet less than the 8 foot minimum.
2. From Zoning Ordinance Table 7.1 to allow 30 on-site parking spaces, 20 less than the 50 space requirement.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is multi-family with the proposed density appropriate at this location?
2. Is the reduced setback along 8th Street appropriate at this location?
3. Is the reduced number of parking spaces going to negatively affect the surrounding properties?

Preliminary Staff Recommendation:

Conditional Use: Approval, all criteria have been met. The approval shall also include the following conditions:

1. The development shall meet the standards that would be required for a multi-family development in the RM (Residential: Multi-family) zoning district in regards to the parking lot design standards and all landscaping standards.
2. The amenity space shall be limited to use by the apartment residents and shall not be used by any other entities or the public.
3. The applicant shall repair and repave the north/south and east/west alleys adjacent to their property consistent with the specifications of the City Engineer.

Variance #1 (Setback): Approval, all criteria have been met.

Variance #2 (Parking): Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the RE (Residential: Established) zoning district is as follows: To ensure the continued viability of neighborhoods and developments in existence on the effective date of this Ordinance. This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards in a manner consistent with the Comprehensive Plan. This district should not be applied to new development.

The intent of the MXOL (Mixed Density Neighborhood) overlay zoning district is to maintain the investment potential of specific neighborhoods in the City of Columbus in a manner consistent with regulations established by the previous zoning ordinance. The Zoning Ordinance adopted on August 30, 1971 included these neighborhoods in zoning districts that permitted single, two, and multi-family residential uses. These are urban neighborhoods with a long history of mixed-density residential uses. These neighborhoods contain primarily single-family homes, but have experienced conversion of many such homes to multi-family apartment houses since the 1940s. These neighborhoods are provided with a full range of urban infrastructure and are presumed to be capable of supporting this mixture of density. The MX-OL district is intended to provide property investors with the continued ability to create two and multi-family apartment homes. This district is further intended to facilitate future discussion of the issues associated with this variety of residential uses, including parking, trash removal, and other side effects of increased density.

Development Standards:

1. Section 3.12(C) Minimum Front Setback: equal to the average setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property.
2. Section 7.1(Table 7.1) for residential parking standards: Multi-family residential 1.5 spaces per dwelling unit, plus 1 space per non-resident employee in multi-family development, plus 1 space per 6 persons of seating capacity in any accessory community center, meeting hall, or similar facility.

Current Property Information:	
Land Use:	Vacant worship facility and school.
Site Features:	A former church sanctuary, a former school building and a parking lot.
Flood Hazards:	No flood hazards exist on the property.
Vehicle Access:	8 th Street (Collector, Residential, Urban) Sycamore Street (Local, Residential, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single family residential
South:	RE (Residential: Established)	Single family residential, multi-family residential (homes converted to apartments)
East:	RE (Residential: Established)	Single family residential, a parking lot
West:	RE (Residential: Established)	Single family residential, multi-family residential (homes converted to apartments)

Interdepartmental Review:	
City Engineering:	No concerns.
Code Enforcement:	I do not see any issues with these proposals.
City Fire Department:	No comments received.
City Utilities	No comments received.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to redevelop the subject properties. The previous use was the St. Bartholomew Catholic Church and school, however the site has now been vacant for several years. The applicant is planning to retain the existing church building and demolish the school to construct 2 new 3 story apartment buildings, one on each side of the church, for a total of 30 dwelling units. The church structure will be converted into amenity space for the tenants of the apartments.
2. Multi-family apartments are permitted by conditional use in the RE (Residential: Established) zoning district. The applicants are proposing 30 units. In comparison, the maximum dwelling units permitted in the RM (Residential: Multi-Family) zoning district is 25 units per acre. This site is .82 acres and would allow for 20 units if it were zoned for RM (Residential: Multi-Family).
3. This site is surrounded primarily by single family structures, however several of those adjacent structures have been converted into multi-family apartment homes. This site is located in the MX-OL Mixed Density Neighborhood Overlay District which permits the conversion of single family homes into multi-family apartment houses.
4. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. Additionally, these properties have been identified in the Planning Department’s Infill Site Profiles, with having one of the most suitable land uses being multi-family residential. The profile further states that “a multi-family facility would benefit from its proximity to several public facilities as well as being within proximity of the Cummins Plant 1 industrial facility”.
5. The subject property is in close proximity to an abundance of goods and services. The site is just over a quarter mile walking distance from downtown Columbus, which includes the public library, several restaurants, banking, employment and other retail services. The #3 bus route passes by the subject property along 8th Street and the #2 bus route passes a half of a block to the east along Chestnut Street, which provides excellent transit access to the site. The closest public park is the 9th Street Park that is approximately a quarter of a mile to the east and Mill Race Park is located just over a half of a mile to the west.
6. The subject property is located within an urban neighborhood that is characterized by higher density and smaller lot sizes. Urban areas reflect a stronger presence of pedestrian traffic. An urban layout for this site would provide safer and convenient access to buildings for pedestrians, as well as fit in to the context of an urban neighborhood.
7. Per Section 7.1(Table 7.1) of the Zoning Ordinance, 1.5 parking spaces are required per dwelling unit, plus 1 space per non-resident employee in multi-family development, plus 1 space per 6 persons of seating capacity in any accessory community center, meeting hall, or similar facility. This site requires 45 parking spaces for the proposed 30 dwelling units and 5 spaces for the accessory amenity area for a total of 50 parking spaces. The applicant has indicated on the site plan that there will be 30 on-site parking spaces provided that would gain access from the north/south and east/west alleys on the east side of the property. The applicant has indicated there are 11 new on-street

parking spaces along Sycamore Street directly in front of the subject property. Currently the east side of Sycamore Street is painted yellow to indicate no parking, but there is no posted sign indicating a no parking zone. The City Engineer's office has indicated that it was likely created in the past per the church's request and is not required for traffic safety reasons. There are an additional 11 spaces along the west side of Sycamore Street and 8 spaces along the north side of 8th Street that would be shared with the adjoining residences. Sycamore Street has a pavement width of 30 feet, which provides adequate space for on-street parking on both sides.

8. The applicants have indicated that the former church sanctuary will be used as an amenity area and is intended to be used as creative space for the tenants and will not be available as general gathering space for public events. Further, under the rental housing tax credit program (which will be used to fund the development), this space cannot be rented out to 3rd parties or the public and is only available for the tenants.
9. The applicants have stated that tenants of affordable housing (which this development is proposed to be) are substantially less likely than market rate tenants to own multiple cars in infill locations and in urban areas; it is common for tenants to forego the cost of a car entirely. In comparable urban locations with smaller properties and units that are predominantly single bedrooms the parking ratio used by the applicants is 1 to 1 parking plus 5 spaces, which is what has been provided at this location with the combination of on-site parking and new Sycamore Street on-street spaces.
10. In this area, many of the properties have on-site parking provided with detached garages that are accessed from the alley. There are a few properties that do not have on-site parking and would need to utilize on-street parking.
11. For similar properties that are zoned RM (Residential: Multi-Family), standards for parking lot design are required to be met per Zoning Ordinance Section 7.2(Part 4) and include, parking area surface, pavement markings, back out areas, curbing and wheel stops, parking lot setbacks and driveway width requirements. Landscape requirements also apply to these developments per Zoning Ordinance Section 8.1(C) and include parking lot public street frontage landscaping, parking lot interior landscaping, front setback landscaping and lot interior landscaping. In the RE (Residential: Established) zoning ordinance these requirements to not apply.
12. Zoning Ordinance Section 3.11(C) provides standards for building setbacks in the RE (Residential: Established) zoning district. The minimum front setback is equal to the average setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property. It was determined that the average setback along 8th Street was 8 feet. The setback provided for the proposed apartment building along 8th Street is 1.5 feet, which is 6.5 feet less than required. Of the structures measured to determine the average setback, the smallest setback was 0 feet and the largest setback was 18 feet. The structure will be setback approximately 25 feet from the back of the curb and approximately 6 feet from the back of the sidewalk along 8th Street.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-1-1:** Encourage mixing of housing prices in all geographic areas of the city.
2. **POLICY A-2-1:** Strive to eliminate blighted areas.
3. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
4. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
5. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
6. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
7. **GOAL D-2:** Encourage development of sufficient supply of diverse housing types, sizes, and price ranges in the community.
8. **GOAL D-3:** Provide high-quality residential neighborhood environments.
9. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. Infill development that complements existing neighborhoods should be encouraged.
2. The city should develop a strategy for encouraging reuse or replacement of empty buildings.

Provisional Findings of Fact/Decision Criteria (Conditional Use):

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

- 1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The new structures will not block sight visibility for traffic and the new structures and renovated structure will be required to meet all applicable building codes. The site will not generate significant traffic in the area that would cause congestion or place additional vehicles on roads that cannot support the additional traffic. Therefore this proposal not be injurious to the public health, safety and welfare of the community. *This criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: With the exception of the variances requested for the front building setback and reduction of the minimum parking lot requirement, the development will meet all other required development standards for the RE (Residential: Established) zoning district. Although the applicant is requesting these variances the site is an infill development in an urban area that can support the multi-family development. *If the variances are approved, this criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The proposed development is consistent with the development in the area which is a mix of single family and multi-family residential. This area is more urban in context with higher density and structures are closer to the road. The proposed multi-family development will not injure other properties in the area. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The Comprehensive Plan encourages infill development, a mix of housing types, and neighborhoods which contain a diverse socioeconomic mix. Additionally, this project will improve and revitalize a site that is currently underutilized. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria (Development Standards Variances):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

Variance Request 1 (Setback): Zoning Ordinance Section 3.12(C) to allow a primary structure to be setback 1.5 feet from the property line along 8th Street, 6.5 feet less than the 8 foot minimum.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The location of the structure will not create a sight visibility issue for traffic and will not be injurious to the public health and safety of the community. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The setback is consistent with front setbacks in the surrounding area that range from 0 to 18 feet along 8th Street and will blend with the existing setback variations along the street frontage. This setback will not negatively impact the adjacent property. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: Moving the building 6.5 feet to the south would create a practical difficulty in providing appropriate egress between the new building and the existing building that the applicants would like to retain. Considering the context of the area is urban in nature with higher density and smaller lot sizes, the increased density and smaller setbacks of a multi-family building are not out of context with the area. *This criterion has been met.*

Variance Request 2 (Parking): Section 7.1(Table 7.1) for residential parking standards: Multi-family residential 1.5 spaces per dwelling unit, plus 1 space per non-resident employee in multi-family development, plus 1 space per 6 persons of seating capacity in any accessory community center, meeting hall, or similar facility.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: With the new multi-family buildings, the subject property would have 20 fewer on-site parking spaces than required by the Ordinance. On-street parking is available along Sycamore and 8th Streets and can satisfy a portion of this need. Many of the other residential properties in the area have access to off-street parking. Further the applicant has indicated that tenants of affordable housing (which is intended here) are less likely to own multiple cars, further reducing the parking need. The amenity area will be used for creative space for the tenants and not for large gatherings or for public use. As a result, the on-street parking generated from the multi-family development will not create congestion in the area and will not be injurious to the public health and safety of the community. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: With a large portion of the parking spaces being located on-site and with 11 newly added on-street parking spaces there will be a deficit of 9 parking spaces. That demand will be likely accommodated by the existing on-street parking spaces. Many of the properties in this area utilize detached garages or other off street parking spaces and therefore the additional use of on street parking will not negatively impact the adjacent properties. Further the applicant has indicated that tenants of affordable housing are less likely to own multiple cars, further reducing the parking need and the amenity are will not be used for creative space for the tenants and not for large gatherings or for public use. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The context of the area is urban in nature that has higher density and smaller lot sizes. The increased density of a multi-family building is not out of context with the area. In these areas there is a need to balance the demands of contextually appropriate construction and adequate parking in an urban neighborhood. This property is close to many services and amenities and can accommodate the density and support the reduced number of on-site parking spaces. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department
Conditional Use Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County
Zoning: RE
Docket No.: C/CU-15-15
Hearing Procedure: Hearing Officer Board of Zoning Appeals

Conditional Use Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: THE WODA GROUP (NICK SURAK) (St. Bartholomew Apts)
Address: 6500 WESTFIELD BLVD INDIANAPOLIS IN 46220
(number) (street) (city) (state) (zip)
Phone No.: 202 489 8537 Fax No.: _____ E-mail Address: nsurak@wodagroup.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: BARTHOLOMEWS ON SYCAMORE LLC
Address: 6951 W 300 SOUTH COLUMBUS IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812 603 2536 Fax No.: _____ E-mail Address: jnbush@sbcglocal.net

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: NICK SURAK (THE WODA GROUP INC)
Address: 6500 WESTFIELD BLVD STE 100 INDIANAPOLIS IN 46220
(number) (street) (city) (state) (zip)
Phone No.: 202 489 8537 Fax No.: _____ E-mail Address: nsurak@wodagroup.com
How would you prefer to receive information (please check one): E-mail Phone Fax Mail

Property Information:

Address: 845 8th ST COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Conditional Use Requested:

I am requesting a conditional use as listed by Section 3.12(B) of the Zoning Ordinance to allow the following:

DEVELOPMENT OF THE SITE AS MULTIFAMILY DWELLINGS

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.

THE CONDITIONAL USE WILL PERMIT REDEVELOPMENT OF VACANT PROPERTY INTO NEW MULTIFAMILY. PROPERTY IS LISTED BY THE CITY AS A TARGET FOR REDEVELOPMENT INTO MULTIFAMILY USE.

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

DEVELOPMENT STANDARDS CONTEMPLATE MULTIFAMILY USE AS A CONDITIONAL PRIMARY USE. INDICATES IT IS VIEWED AS APPROPRIATE FOR THIS ZONE.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

MULTIFAMILY USE IS CONSISTENT WITH THE RESIDENTIAL NATURE OF THIS ZONE. IT WILL ALSO REPRESENT A SIGNIFICANT INVESTMENT INTO A NEIGHBORHOOD WITHOUT MUCH NEW HOUSING.

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

THE USE FITS THE CHARACTER — RESIDENTIAL — OF THE DISTRICT AND THE RECOMMENDATION FOR INFILL DEVELOPMENT OF THE COMP PLAN.

BUILDING B

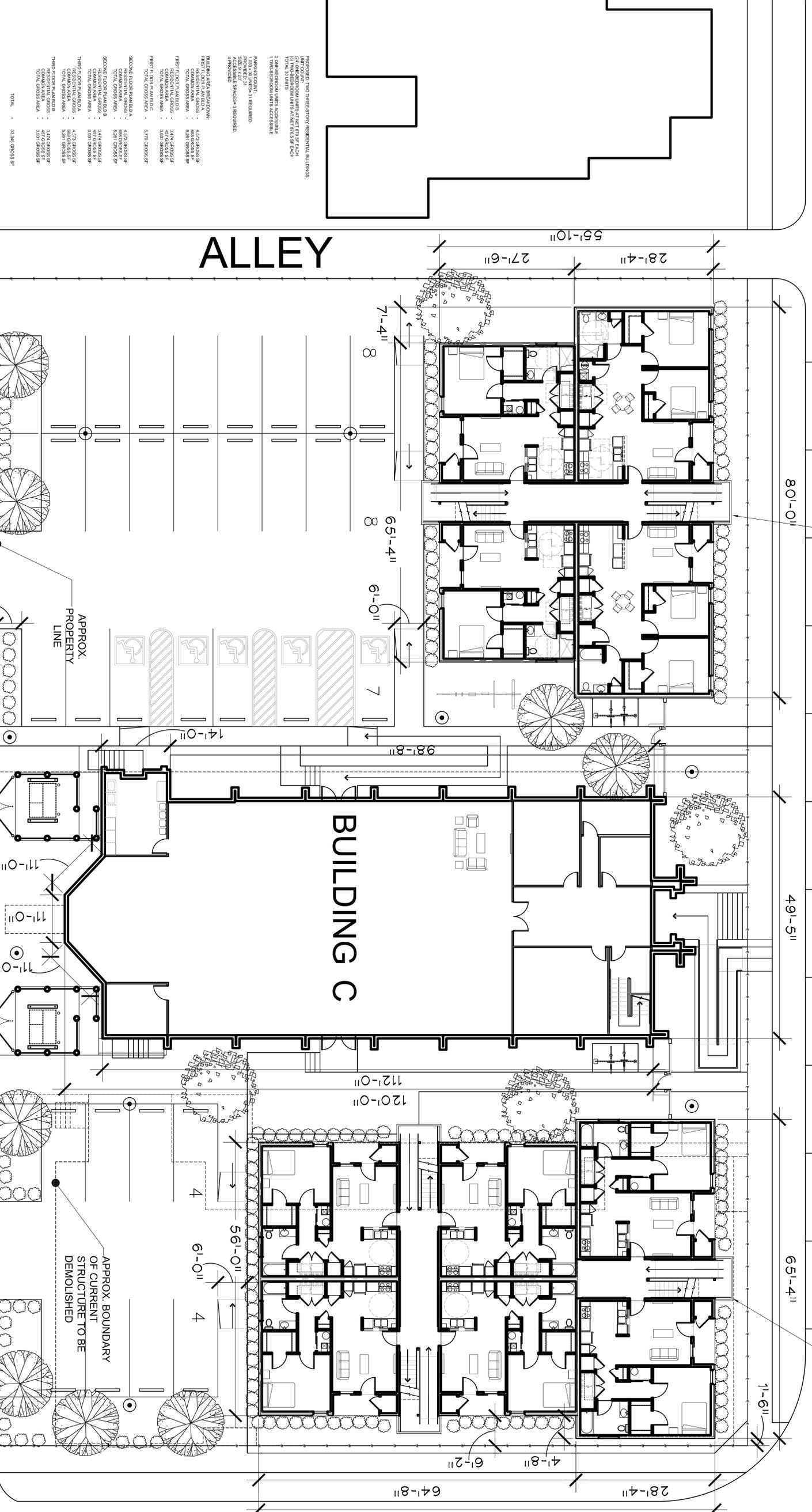
SYCAMORE STREET

BUILDING A

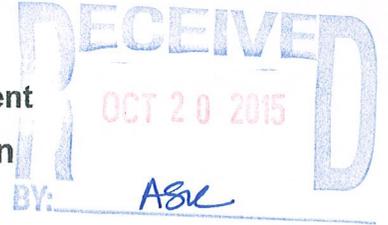
EIGHTH STREET

ALLEY

ALLEY



Columbus – Bartholomew County Planning Department
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: RF
Docket No.: C/DS-15-28

Hearing Procedure: Hearing Officer Board of Zoning Appeals

Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: THE WODA GROUP, INC (NICK SURAK) (St. Bartholomew Apts.)
Address: 6500 WESTFIELD BLVD STE 100 INDIANAPOLIS IN 46220
(number) (street) (city) (state) (zip)
Phone No.: 202 489 8537 Fax No.: _____ E-mail Address: nsurak@wodagroup.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: BARTHOLOMEWS ON SYCAMORE LLC
Address: 6951 W 300 SOUTH COLUMBUS IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812 603 2536 Fax No.: _____ E-mail Address: jbush@sbcglobal.net

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: NICK SURAK (THE WODA GROUP INC)
Address: 6500 WESTFIELD BLVD STE 100 INDIANAPOLIS IN 46220
(number) (street) (city) (state) (zip)
Phone No.: 202 489 8537 Fax No.: _____ E-mail Address: nsurak@wodagroup.com

How would you prefer to receive information (please check one): E-mail Phone Fax Mail

Property Information:

Address: 845 8th ST COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 3.12 (c) of the Zoning Ordinance to allow the following:

REDUCED FRONT AND SIDEYARD SETBACKS

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

THE APPROVAL WILL ALLOW NEW CONSTRUCTION ON THE SAME FOOT PRINT AND SETBACKS OF AN EXISTING STRUCTURE TO BE DEMOLISHED AT THE NORTH END. IT WILL ALSO ALLOW NEW CONSTRUCTION ON THE SOUTH END THAT WILL MIRROR THAT ON THE NORTH FOR A SYMMETRICAL APPEARANCE.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

THE APPROVAL OF VARIANCES WILL PERMIT REDEVELOPMENT OF THE SITE WITH APPROXIMATELY \$3.5M IN NEW CONSTRUCTION. THIS SHOULD INCREASE THE VALUE OF NEIGHBORING PROPERTIES

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

DOE TO EXISTING CONDITIONS AT THE SITE - WHICH HAS VACANT AND UNUSEABLE IMPROVEMENTS - STRICT APPLICATION WOULD MAKE REDEVELOPMENT IMPOSSIBLE.

Variance Requested:

I am requesting a variance from Section 7.1 TABLE 7.1 of the Zoning Ordinance to allow the following:

REDUCTION IN REQUIRED PARKING RATIO. ORDINANCE
WOULD REQUIRE 45 ON-SITE SPACES, PROPOSED DEVELOPMENT
WOULD PROVIDE 35 SPACES AND THERE ARE 11 ON-STREET
SPACES DIRECTLY IN FRONT OF PROPERTY

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

THE PROPOSED RATIO OF ONSITE PARKING ADEQUATELY
MEETS THE NEEDS OF THE PROPOSED DEVELOPMENT.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

THE DEVELOPMENT WILL ADD VALUE TO THE NEIGHBORHOOD

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

THE AMOUNT OF PARKING REQUIRED WOULD RESULT IN AN
UNDERUTILIZATION OF THE SITE AS MULTIFAMILY AND IS
MORE THAN EXPERIENCE SHOWS IS NECESSARY

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: THE WODA GROUP, INC
Address: 229 HUBER VILLAGE BLVD WESTERVILLE OH 43081
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

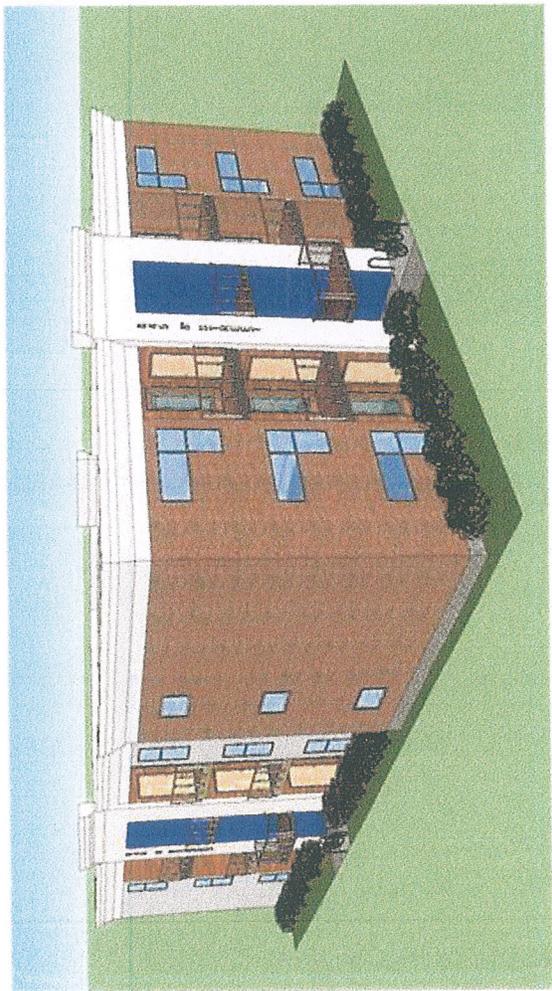
 10-19-15
(Applicant's Signature) (Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

 10-20-15
(Owner's Signature) (Date)

(Owner's Signature) (Date)



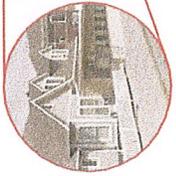
LOCAL CONTEXT



751 Pearl St.



626 7th St.



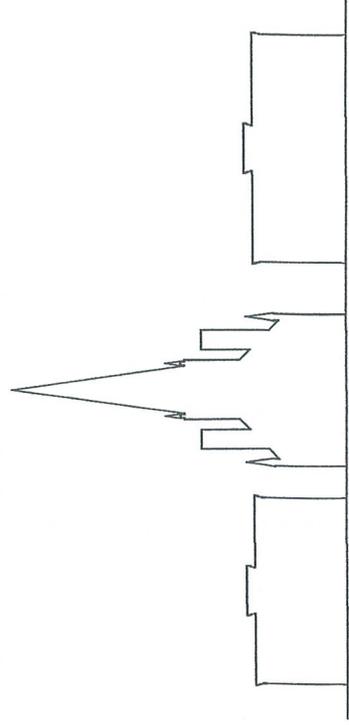
703 Pearl St.



677 Sycamore St.

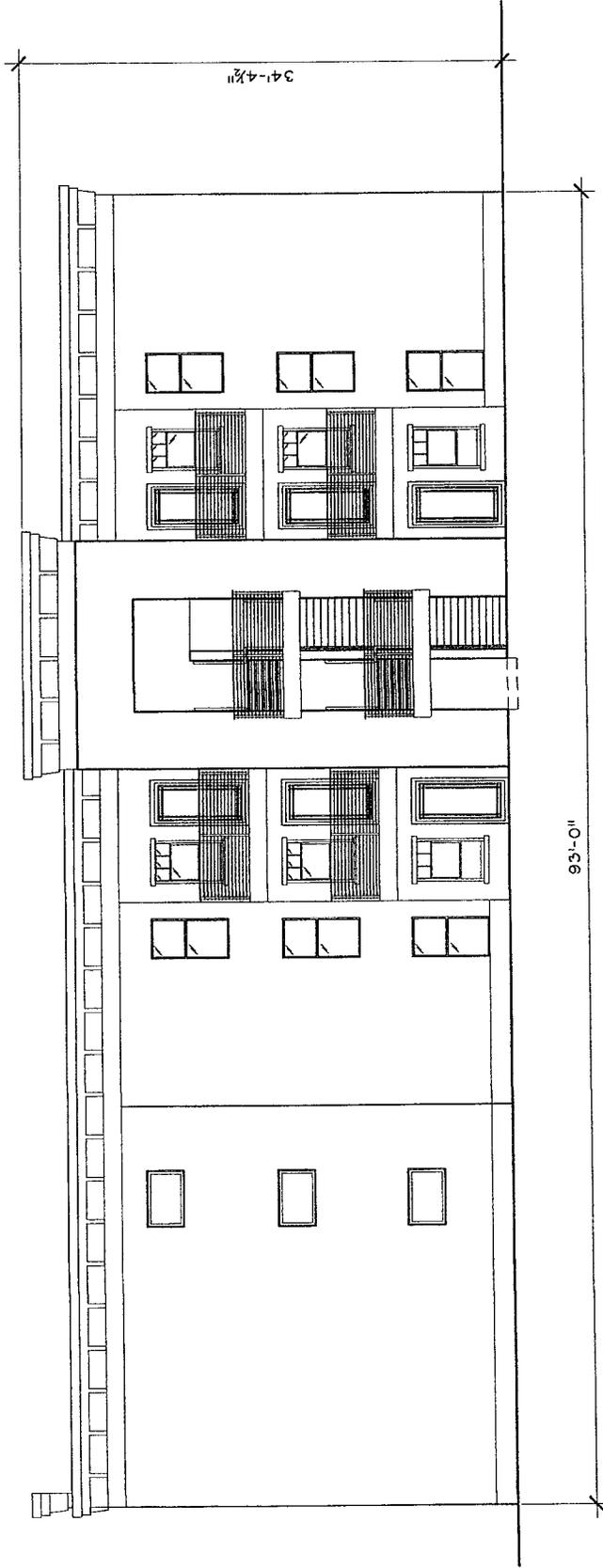


705 Chestnut St.



SYCAMORE STREET SCALED ELEVATION

PRELIMINARY
 THIS DRAWING IS FOR
 INFORMATION ONLY
 NOT FOR BIDDING
 OR CONSTRUCTION



PROJECT:

PROJECT NAME:
 ST. BARTHOLOMEW APARTMENTS
 SYCAMORE AND 8TH STREETS
 COLUMBUS, IN

DATE:
 10/20/20
 DRAWN BY:
 TC

PRELIMINARY ELEV:
 BLDG 'A' - EIGHTH ST

PROJECT TYPE:
 FAMILY
 COMMUNITY

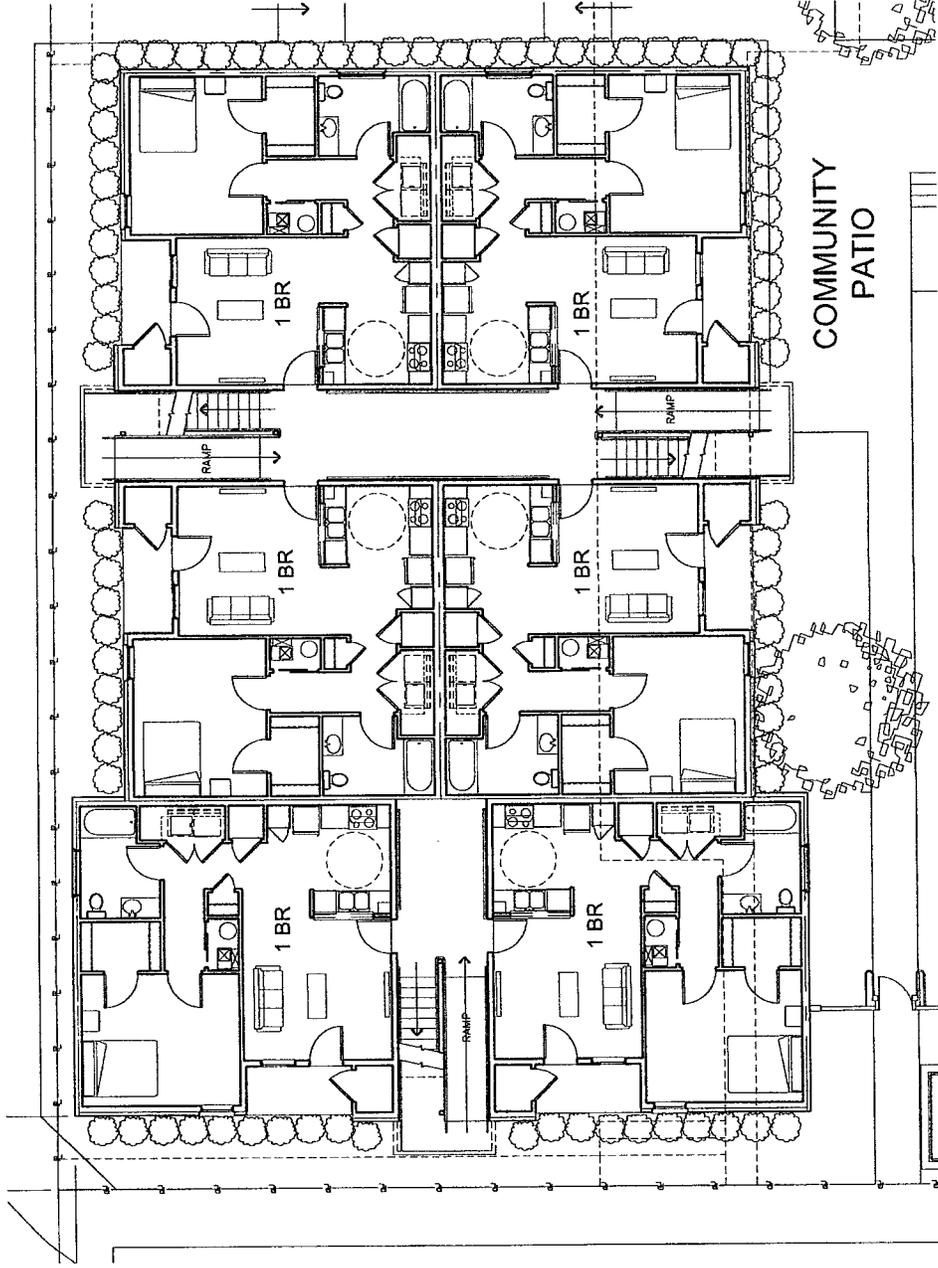
SCALE 1/8" = 1'0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 229 HUBER VILLAGE BLVD, SUITE 230
 WESTERVILLE, OH 43081

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PRELIMINARY

THIS DRAWING IS FOR
INFORMATION ONLY
NOT FOR BIDDING
OR CONSTRUCTION



BRIEF:

PROJECT NAME
**ST. BARTHOLOMEW APARTMENTS
SYCAMORE AND 8TH STREETS
COLUMBUS, IN**

DATE:
10/22/2019
DRAWN BY:
TC

**PRELIMINARY BLDG
'A' PLAN - 1ST LEVEL**

PROJECT TYPE:
**FAMILY
COMMUNITY**

SCALE 3/32" = 1'0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
228 HUBER VILLAGE BLVD, SUITE 230
WESTERVILLE, OH 43081

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