



STATEMENT OF HARDSHIP

City of Columbus & The University Area Commission,

The City of Columbus is experiencing an unprecedented increase in housing demand, necessitating a strategic and thoughtful utilization of our land to accommodate the growing need for residential dwelling units. The current constraints of the City of Columbus Zoning Code significantly limit our ability to meet this demand, with restrictions on the volume of residential units that can be developed on a given parcel of land no longer aligning with our community's needs and aspirations.

The push towards sustainable building practices has become more critical than ever, with the construction of high-density housing serving as a cornerstone of these initiatives. Such housing significantly reduces environmental impacts through more efficient use of resources and energy, lower emissions due to reduced vehicular dependence, and the conservation of natural lands by curbing urban sprawl.

Economic conditions have made the pursuit of development projects under the existing zoning framework increasingly challenging due to the prohibitive cost of construction. High-density solutions, such as our proposed project, not only respond to the urgent need for affordable housing but also represent a financially viable approach for designers and developers. These solutions maximize the use of available land, resources, and infrastructure, contributing to a development model that is both sustainable and economically feasible.

In light of these considerations, and with the backing of surrounding residents who seek a better building-to-pedestrian relationship through our inclusion of ground-level residential units, we respectfully request that the Board of Zoning Adjustment consider our application for the necessary variances. This adjustment is vital for addressing the intertwined challenges of housing affordability, environmental sustainability, and economic viability. We believe that through thoughtful planning and design, we can achieve a development that respects the character and needs of our community while paving the way for a more resilient and inclusive future.

We are committed to engaging with the community, stakeholders, and the Board throughout this process to ensure that our proposal aligns with the broader goals of the City of Columbus. We welcome the opportunity to discuss our application in further detail and to explore how we can collectively work towards a solution that meets our shared objectives.

VARIANCE LIST

Allowed Use – Variance Required

- According to Section 3356.03 of the City of Columbus Zoning Code, residential dwelling units are not permitted on a ground floor in a C-4 District.
 - The project integrates a total of six (6) residential dwelling units on the ground floor.
- Request for a variance to allow a total of six (6) residential dwelling units on the ground floor

Allowed Use – Variance Required

- According to Section 3356.05 of the City of Columbus Zoning Code, required adjoining uses specified in subsection (E)(1) must occupy the entire length of at least one property frontage as defined in C.C. 3303 except



STATEMENT OF HARDSHIP

that driveways and pedestrian entrances to the parking lot or garage are permitted provided that said driveways and pedestrian entrances occupy no more than 20 percent of the length of that frontage.

- The project integrates a mixture of residential, utilitarian, and commercial uses along primary frontages on both Properties A and B.
- Request for a variance to wave the ground floor commercial requirements along at least one property frontage.

Parking – Variance Required

- According to Section 3312.49 and the modifications to this provided in Section 3325.281 of the City of Columbus Zoning Code, the number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables.
 - The project (Properties A and B combined) is currently designed to require a total parking space count of 134. A total of 15 parking spaces are provided on Property A, while a total of 119 parking spaces are provided on Property B.
- Request for a variance to allow the excess parking provided on Property B to satisfy the parking requirements of Property A.

Parking – Variance Required

- According to Section 3312.29 of the City of Columbus Zoning Code, every parking and loading space shall have sufficient access and maneuvering area. Sufficient access and maneuvering area is equivalent to the minimum aisle widths presented in C.C. 3312.09, Aisle. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line. The maneuvering area may include an aisle, circulation area, or improved alley.
 - In certain areas, structural members intermittently interrupt the total clear width of the 0-degree parking two-way drive aisles.
- Request for a variance to allow for a minimum two-way drive aisle width for 0-degree parking of 17'-4" within the structured parking garage in the building located on Property B.

Parking – Variance Required

- According to Section 3312.09 of the City of Columbus Zoning Code, a parking space shall be a rectangular area of not less than nine feet by 18 feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle.
 - To maintain an adequate parking count, the project intersects the building structure with the striping of certain parking spaces within the structured parking in the building on Property B. This encroachment into the minimum required parking space dimension of 9' by 18' clear is encroached on no more than 12" throughout the structured parking. At the point of most encroachment, the parking space dimension will be 8' x 18'.
- Request for a variance to allow for a minimum parking space dimension of 8' x 18' within the structured parking garage in the building located on Property B.

Vision Clearance – Variance Required

- According to Section 3321.05 of the City of Columbus Zoning Code, minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space that uses a driveway leading to a public street shall maintain vision clearance at the intersection of such driveway and street right-of-way line.
 - At the request of the community, the project team has made efforts to consolidate incoming and outgoing vehicular traffic to N 4th St. This pursuit has required us to place a one-way exit drive along the northern



STATEMENT OF HARDSHIP

edge of Property B with a curb cut that leads to N 4th St. The 10' vision triangle on the northeastern most edge of Property B falls outside of the boundary of Property B.

- Request for a variance to wave the requirement for a 10' vision triangle at the northeastern most point of Property B.

Building Height – Variance Required

- According to Section 3325.223 of the City of Columbus Zoning Code, the maximum building height is limited to 45' feet. In those NC subareas not located on High Street or on 5th Avenue, a rear setback of 20 feet shall apply for any portion of the structure exceeding 35' in height.
 - The project is currently designed to a height of 84'-11 1/2".
- Request for a variance to allow a building height of 85'-0" and wave rear setback requirements where required when exceeding 35'.

FAR Standards – Variance Required

- According to Section 3325.213 of the City of Columbus Zoning Code, the maximum standard FAR is 0.8 with a bonus of 0.6 FAR applying to new construction which replaces a non-contributing building or vacant lot. In such cases, the total maximum FAR is 1.4.
 - The project is currently designed with a FAR of 3.90.
- Request for a variance to allow a FAR of 3.9.

Building Design Standards – Variance Required

- According to Section 3325.241(D) of the City of Columbus Zoning Code, for each primary building frontage, at least sixty percent (60%) of the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four (4) feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten (10) feet.
 - The project incorporates less than 60% clear/non-tinted window glass between two (2) and ten (10) feet above the nearest sidewalk or shared-use path grade along a portion of one (1) frontage.
- Request for a variance to reduce the area requirement of clear/non-tinted glass on a primary building frontage from 60% to 20%. Additionally, wave the requirement for the pattern of window glass continuing a minimum distance of ten (10) feet along a secondary frontage.