



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(October 25, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-16-15 & C/DS-16-45 (Bartholomews on Sycamore)
Staff: Melissa Begley
Applicant: The Woda Group
Property Size: 1.27 Acres
Zoning: RE (Residential: Established)/MX-OL (Mixed Density Neighborhood Overlay)
Location: The northeast corner of 7th Street & Sycamore Street, in the City of Columbus

Background Summary:

In 2015, the applicants received conditional use approval for the construction of an apartment complex with 30 units on the site of the former St. Bartholomew Catholic Church and school. The applicants are presently requesting to include an additional 3 parcels to the south to create an apartment complex with a total of 4 buildings and 60 units. The request includes 3 development standards variances.

1. From Zoning Ordinance Section 3.12(C) to allow a primary structure to be setback 3 feet from the property line along Sycamore Street, 4 feet less than the 7 foot minimum.
2. From Zoning Ordinance Section 3.12(C) to allow a primary structure to be placed 5 feet into the planned right-of-way, 8.6 feet less than the 3.6 foot minimum setback from the planned right-of-way on 7th Street.
3. From Zoning Ordinance Table 7.1 to allow 57 on-site parking spaces, 34 less than the 91 space requirement.
4. From Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (Sycamore St.) to be 29.5 feet, 70.5 feet less than the required separation of 100 feet, from the centerline of an alley.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is multi-family with increased proposed density appropriate at this location?

Preliminary Staff Recommendation:

Conditional Use: Approval, all criteria have been met. The approval shall 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 and all landscaping.
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 alley adjacent to the project site consistent with the specifications of the City Engineer.

- The overall design of the buildings shall be consistent with the example provided by the applicant and shall include entrances facing the public streets. The building shall have 360 degree architecture.

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

Variance #2 (7th Street Setback): Approval, all criteria have been met.

Variance #3 (Reduced Parking): Approval, all criteria have been met.

Variance #4 (Driveway Separation): Approval, all criteria have been met.

Zoning District Intent:

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:

- Section 3.3(C)(6) *Front Setback Measurement:* Front setback shall be measured as the shortest horizontal distance between the street or road right-of-way specified by the applicable Thoroughfare Plan and the foundation of the nearest structure. The specified right-of-way shall be measured with 1/2 of the required distance on either side of the centerline of the street/road.
- 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.
- Section 7.1(Table 7.1) *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.
- Section 7.3(Part 1)(C)(3)(c): No two entrances from a public street or road to a property shall be permitted within 100 feet on a local street or road.

Current Property Information:	
Land Use:	Vacant worship facility and school, single family residential and 2 multi-family residential structures (homes converted to apartments)
Site Features:	A former church sanctuary, a former school and parking lot, a single family residence and 2 multi-family dwellings.
Flood Hazards:	No flood hazards exist on the property.

Vehicle Access:	8 th Street (Collector, Residential, Urban) Sycamore (Local, Residential, Urban) 7 th Street (Collector, Residential, Urban)
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Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single family residential
South:	P (Public / Semi-Public Facilities)	Central Middle School campus
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:	
Fire Department:	Columbus Fire Department does not have any issues with this request at the present time. Water supply, sprinkler requirements, and alarm requirements will be addressed in the future.
Code Enforcement:	Code Enforcement does not have any issues with the conditional use or development standards variance proposals
Transit:	No comments received.
City Engineer:	No comments received.
City Utilities:	No comments received.

History of this Location:

The relevant history of this property includes the following:

1. Conditional Use approval was received on December 15, 2015 (C/CU-15-15) from the City Board of Zoning Appeals to allow a 30 unit apartment complex at 845 8th Street and 745 Sycamore Street. There were associated development standards variances 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 and from Zoning Ordinance Table 7.1 to allow 30 on-site parking spaces, 20 less than the 50 space requirement. The approval included 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.
2. An Alley Vacation request was received on September 12, 2016 (VAC-16-04) requesting to vacate the east-west alley on this site between 7th & 8th Streets.

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 in to an apartment complex. This application is an expansion of a previously approved request submitted by the applicant in 2015. Three parcels to the south are being added to the application, which are currently single family residential structures, two of which have been converted to multi-family dwellings. The previous use of the remainder of the site was the St. Bartholomew Catholic Church and school, which has now been vacant for several years. The applicant is planning to retain the existing church building and demolish the school and the dwellings and construct 3 new 3 story apartment buildings for a total of 60 dwelling units. The church structure will be converted into amenity space for the tenants of the apartments.
2. Multi-family residential may be allowed by conditional use in the RE (Residential: Established) zoning district. For comparison, the maximum density permitted in the RM (Residential: Multi-Family) zoning district is 25 units per acre. This site is 1.27 acres and would allow for 32 units if it were zoned RM (Residential: Multi-Family). The applicants are proposing 60 units or 47 units per acre. The average density in the existing neighborhood averages 17 units per acre.
3. This site is surrounded by single family structures to the north, east and west. In this area there is a mix of one and two story homes. In addition, several of the adjacent structures have been converted into 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. The Central Middle School campus is located directly to the south of the subject property.
4. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. A portion of this property has been identified in the Planning Department's Infill Site Profiles, with one of the most suitable land uses being multi-family residential. The Profiles further state 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 90 parking spaces for the proposed 60 dwelling units and 1 spaces for the non-resident employee for a total of 91 parking spaces. The applicant has indicated that there will be 57 on-site parking spaces provided that would gain access from an entrance located on Sycamore Street. The applicant has indicated there are 15 on-street parking spaces along the west side of Sycamore Street, 8 spaces along the north side of 8th Street and 5 parking spaces directly adjacent to the subject property along 7th Street. All of these parking spaces 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 these apartments will be affordable housing units and tenants of affordable housing 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. The proposed design for this location provides 57 on-site parking spaces, which is 8 fewer than what would typically be provided by this developer. Including all 28 on-street parking spaces along Sycamore, 7th and 8th Streets, results in 5 spaces less than the zoning ordinance requirement but 20 more spaces than a 1 to 1 ratio plus 5 spaces typically used by the applicant.
10. Although the applicants have indicated these apartments will be affordable housing units, there is no guarantee that the apartments will be low income residents with limited access to vehicles, other than the applicant has stated intent to use low income housing tax credit financing for the project. If that financing is used, occupancy of the units by low income individuals is guaranteed for only 30 years.
11. The properties located on Sycamore Street, directly across from the subject property, all have on-site parking provided with detached garages that are accessed from the alley. With new on-street parking spaces being added along Sycamore Street, competition for on-street parking will be minimal in this area.
12. 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 district these requirements to not apply.
13. 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 Sycamore Street was 7 feet. The setback provided for the proposed apartment building along Sycamore Street is 3 feet, which is 4 feet less than required. Of the structures measured to determine the average setback, the smallest setback was 0 feet and the largest setback was 12 feet. The structure will be setback approximately 17 feet from the back of the curb and approximately 6 feet from the back of the sidewalk along Sycamore Street.
14. Per Zoning Ordinance Section 3.3(C)(6) the front setback shall be measured as the shortest horizontal distance between the street right-of-way specified by the Thoroughfare Plan and the foundation of the nearest structure. The specified right-of-way shall be measured with $\frac{1}{2}$ of the required distance on either side of the centerline of the street/road. 7th Street is classified by the Thoroughfare Plan as a Collector street and the minimum right-of-way width for a Collector street is 70 feet. The existing right-of-way is 50 feet; therefore, the front setback is measured from the planned right-of-way line. The proposed building will be setback 5 feet from the right-of-way, which is 5 feet into the planned right-of-way. The average setback of the other structures on the same side of the street within 300 feet of the subject property from the planned right-of-way is 11.6 feet. The building setbacks of the existing structures along 7th Street range from 0 feet to 22 feet from the centerline.
15. Sycamore Street is identified on the Thoroughfare Plan as a Local Street. Per Zoning Ordinance Section 7.1(Part 1)(C)(3)(c)(iii), no two entrances from a public street to a property shall be permitted within 100 feet on a local street. The drive entrance on Sycamore Street is proposed to be 29.5 feet from the centerline of an alley, 70.5 feet less than the required separation of 100 feet. The applicants are also proposing to utilize the existing north-south alley to the east of the subject property to access the site. No other driveways are proposed on 7th or 8th Streets.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Residential.

The Comprehensive Plan includes this property in the Columbus Central Neighborhood character area. The following planning principles for that character area 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.

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.

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 buildings will not block sight visibility for traffic and the new structures will be required to meet all applicable building codes. The site will not generate traffic that would cause congestion or place additional vehicles on roads that cannot support the additional traffic. Therefore this proposal will 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 exceptions of the variances requested for the front building setbacks, reduction of the minimum parking lot requirement, and the driveway separation, the development will meet all other required development standards in the RE (Residential: Established) zoning district. *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 context of the area is urban in nature and averages 17 units per acre with smaller lot sizes and structures located closer to the road. The proposed development is in close proximity to downtown Columbus and is well served by nearby commercial areas, parks, and transit. 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.*

Board of Zoning Appeals Options (Conditional Use):

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.

Provisional Findings of Fact/Decision Criteria – (Variance #1 - Sycamore Street Setback):

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:

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

Provisional Findings: The proposed 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 ranges from 0 to 12 feet along Sycamore 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 4 feet to the east would create a practical difficulty in providing a minimum number of parking spaces behind the building. 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.*

Board of Zoning Appeals Options – (Variance #1 - Sycamore Street Setback):

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.

Provisional Findings of Fact/Decision Criteria – (Variance #2 - 7th Street Setback):

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:

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

Provisional Findings: The proposed 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 from the centerline of 7th Street is consistent with front setbacks in the surrounding area that range from 0 to 22 feet along 7th 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 6.6 feet to the north would create a practical difficulty in providing a minimum number of parking spaces on-site. 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.*

Board of Zoning Appeals Options – (Variance #2 - 7th Street Setback):

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.

Provisional Findings of Fact/Decision Criteria – (Variance #3 – Reduces Parking):

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:

- 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 34 fewer on-site parking spaces than required by the Ordinance. On-street parking is available along Sycamore, 8th and 7th Streets and can satisfy a portion of this need. Many of the properties in this area utilize detached garages or other off street parking spaces and therefore on street parking is not utilized. 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: 57 parking spaces are provided on-site, 34 fewer parking spaces than required or just below a one space per unit parking ratio. The additional parking 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, 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 averages 17 units per acre with 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 – (Variance #3 – Reduced Parking):

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.

Provisional Findings of Fact/Decision Criteria (Variance #4 – Driveway Separation):

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:

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

Provisional Findings: The property can gain and is proposing also access off of the north/south alley to the east of the property. Sycamore Street is a low volume road and the drive will not create a public safety issue with the proximity to the alley. *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: Sycamore Street is a low volume street. Having a driveway access point onto Sycamore will provide little conflict. *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: This site represents infill development where an existing building (former church sanctuary) is being preserved and additional buildings are being constructed. The increased density of a multi-family complex 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 ingress and egress in an urban neighborhood. This property is close to many services and amenities and can accommodate the density and support the reduced driveway separation. *This criterion has been met.*

Board of Zoning Appeals Options (Variance #4 – Driveway Separation):

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.

ST. BARTHOLOMEW APARTMENTS COLUMBUS, INDIANA

SITE DEVELOPMENT DATA

BLDG. TYPE	NO.	1 BR	1 BR HC	2 BR	2 BR HC	TOTAL	REMARKS
A	1	18	0	0	0	18	3 STORY BLDG.
B	1	8	4	4	2	18	3 STORY BLDG.
C	1	12	0	12	0	12	3 STORY BLDG.
TOTAL	2	38	4	16	2	60	

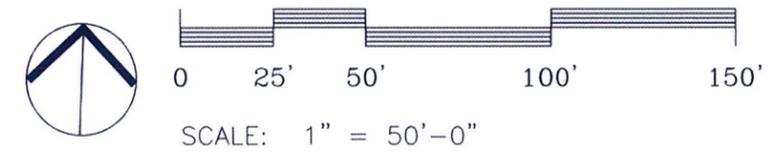
TOTAL UNITS = 60

SQUARE FOOTAGE

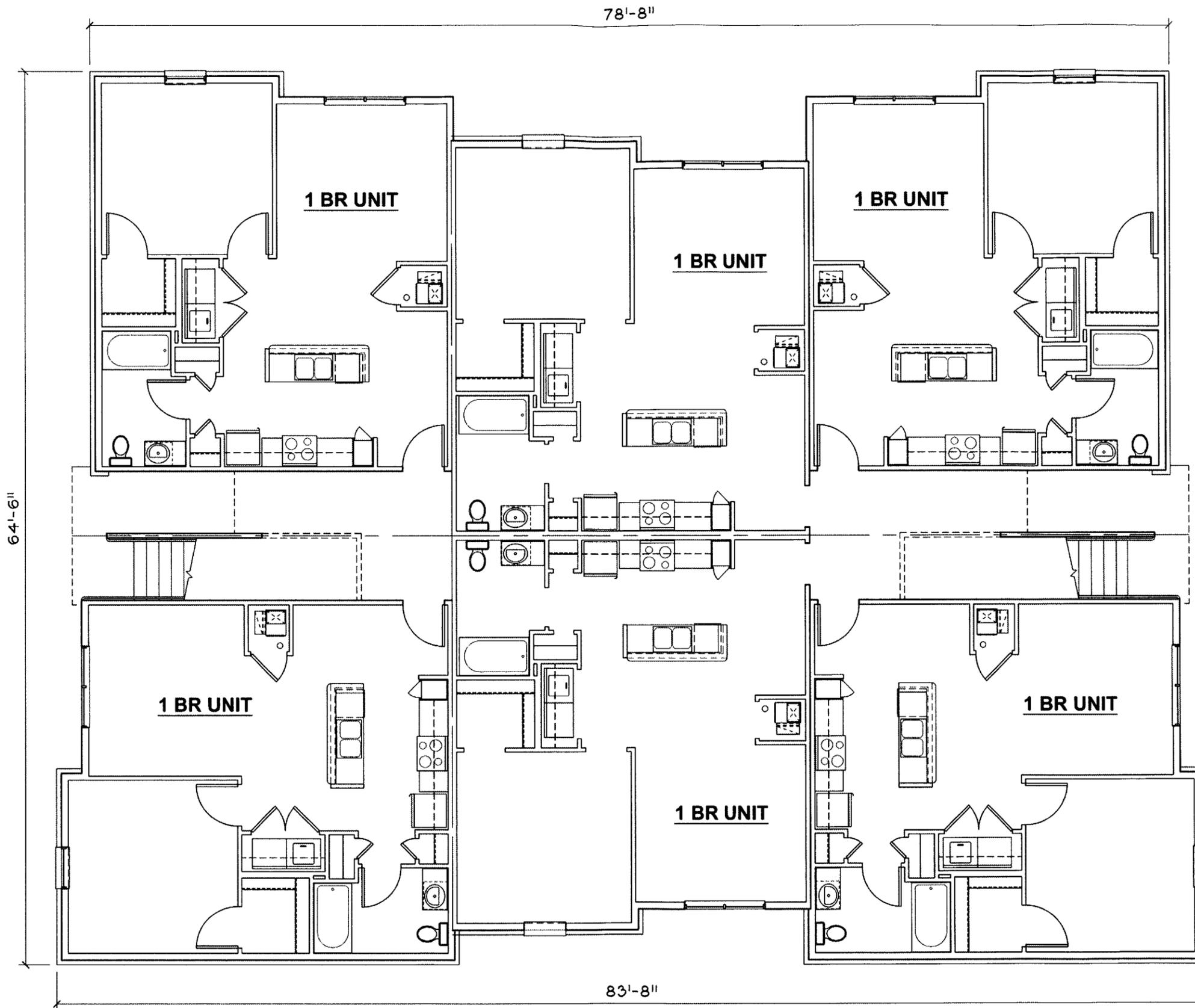
BUILDING A	14,477 S.F.
BUILDING B	15,747 S.F.
BUILDING C	21,790 S.F.
TOTAL RESIDENTIAL	52,014 S.F.
COMMUNITY SPACE	5,770 S.F.
TOTAL PROJECT SPACE	63,554 S.F.

LAND AREA	57,450 +/- S.F.	1.32 ACRES
DENSITY	957.5 S.F./UNIT	45.45 U/A

PARKING	6 H.C. SPACES (1 VAN ACCESSIBLE)
	51 STANDARD SPACES
	57 TOTAL SPACES
	.95 SPACES PER UNIT



SITE PLAN



BUILDING A 1ST FLOOR PLAN

SCALE $\frac{1}{8}" = 1'-0"$

2ND & 3RD FLOOR SIMILAR



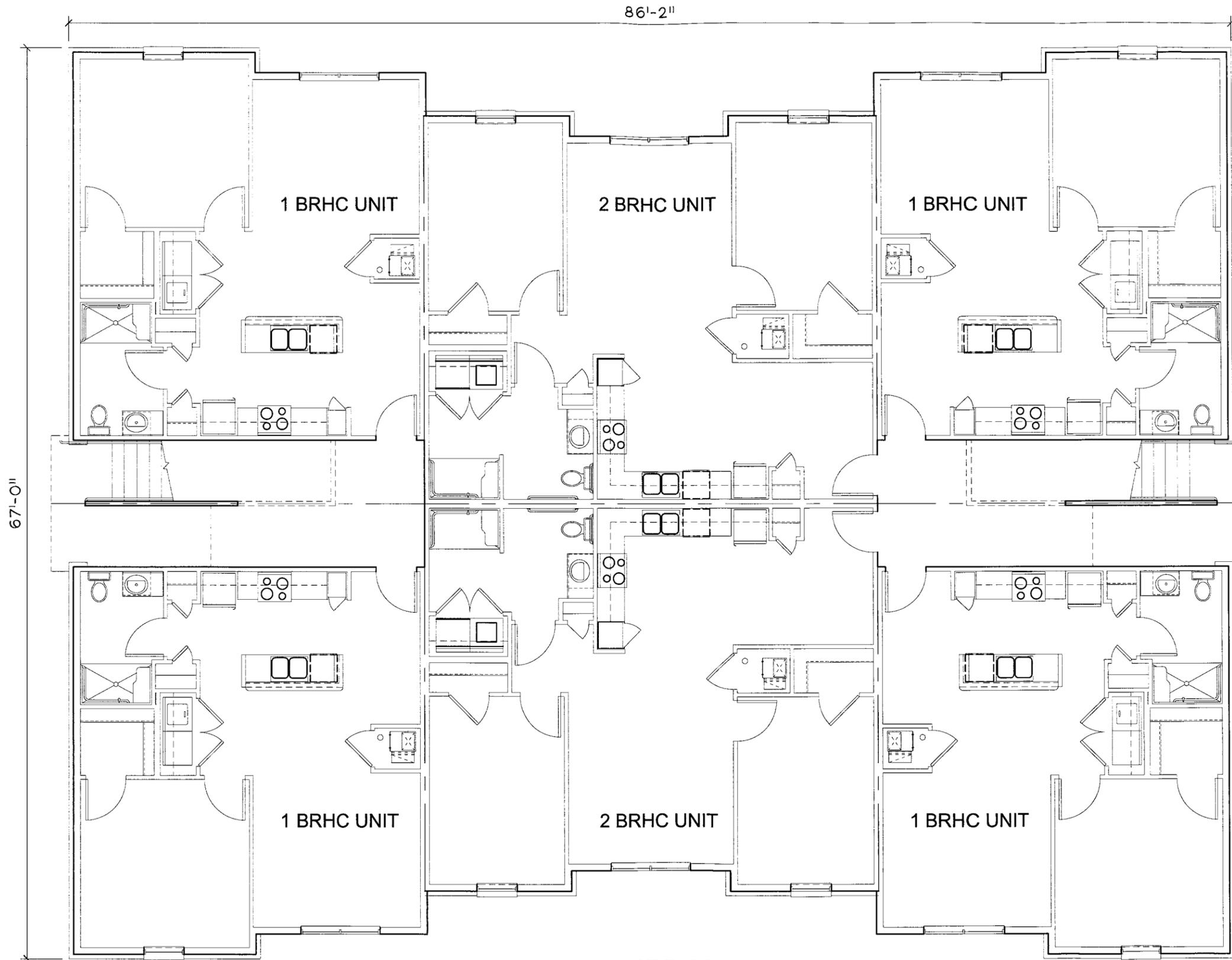
BUILDING A 8TH STREET ELEVATION

SCALE $\frac{1}{8}" = 1'-0"$



BUILDING A SYCAMORE STREET ELEVATION

SCALE $\frac{1}{8}" = 1'-0"$



BUILDING B 1ST FLOOR PLAN

SCALE $\frac{1}{8}'' = 1'-0''$
 2ND & 3RD FLOOR SIMILAR



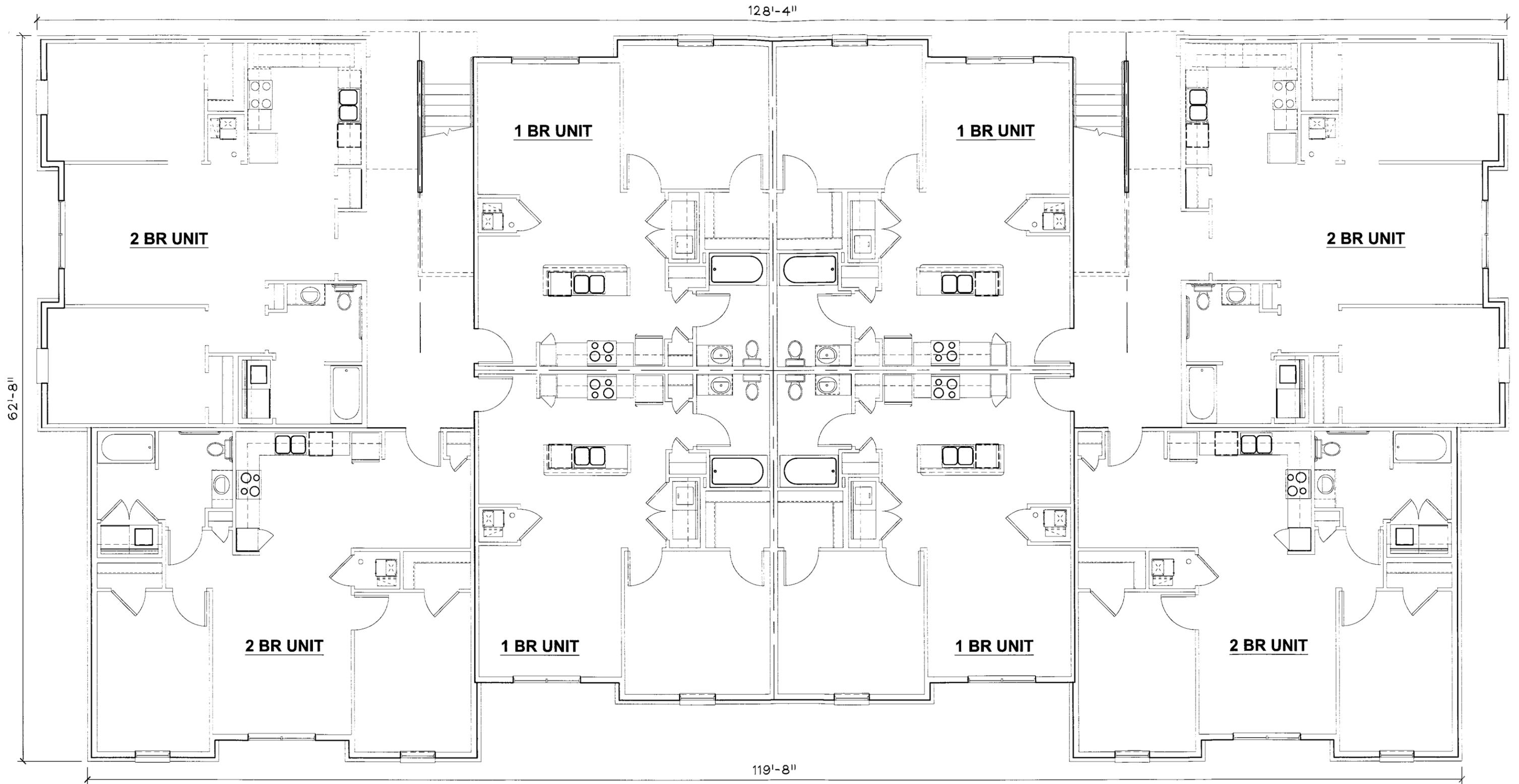
BUILDING B PARKING LOT ELEVATION

SCALE $\frac{1}{8}"=1'-0"$



BUILDING B SYCAMORE STREET ELEVATION

SCALE $\frac{1}{8}"=1'-0"$



BUILDING C 1ST FLOOR PLAN

SCALE $\frac{1}{8}'' = 1'-0''$
 2ND & 3RD FLOOR SIMILAR



BUILDING C SYCAMORE STREET ELEVATION

SCALE $\frac{1}{8}" = 1'-0"$



BUILDING C 7TH STREET ELEVATION

SCALE $\frac{1}{8}" = 1'-0"$



BUILDING C PARKING LOT ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$

Columbus – Bartholomew County Planning Department
Conditional Use Application

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: PE
Docket No.: C/O-16-15

Hearing Procedure: Board of Zoning Appeals Hearing Officer



Conditional Use Application:

Note: It is recommended that all conditional use applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that meeting.

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

Name: The Woda Group, Inc.
Address: 6500 Westfield Blvd, Suite 100 Indianapolis Indiana 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/Joseph and Lisa Connor, Clara Claycamp, Ethel Jeffries
Address: Properties and 8th and Sycamore, 715 Sycamore, 705 Sycamore, 822 7th Street, Columbus, IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-372-9391 Fax No.: _____ E-mail Address: belindagraber@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, Suite 100 Indianapolis Indiana 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 official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used. E-mail Fax Mail

Property Information:

Address: the eastern half of the 700 block of Sycamore Street Columbus, Indiana 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):
See above for exact addresses

Conditional Use Requested:

I am requesting a conditional use as listed by Section 3.12 B of the Zoning Ordinance to allow the following:
Construction of a 60 unit multifamily community in the RE zoning district.

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.

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

Several existing structures on these properties are in an advanced state of disrepair or vacant. The proposed conditional use would redevelop the site into new high quality affordable housing and have a positive impact on the community.

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

the RE district contemplates multifamily use, provided a conditional use permit is approved. Development of the property conforms to the uses contemplated by the zoning ordinance.

- 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.**

The conditional use fits the general purposes of the zoning ordinance, and will improve the conditions and values of the community.

- 4. **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 conditional use will complement the character of the zoning district it is in, and fits with the recommendations of the Comprehensive plan to support both infill development and affordable housing development.

Applicant's Signature:

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

Mark Gurok
(Applicant's Signature)

9-19-16
(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.

Richard Sprague
(Owner's Signature)

9-19-16
(Date)

Richard L. Sprague, Member, Bartholomews on Sycamore LLC
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Applicant's Signature:

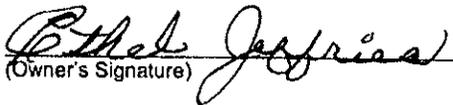
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

(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.



(Owner's Signature)

9-20-2016
(Date)

(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Applicant's Signature:

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

(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.

For 705 Sycamore

Joseph W. Conner Lisa M. Conner
(Owner's Signature)

9/20/16
(Date)

Joseph W. Conner Lisa M. Conner
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Applicant's Signature:

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

(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.

Clara Claycamp
(Owner's Signature)

9/19/2016
(Date)

CLARA CLAYCAMP
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

RECEIPT COLUMBUS PLAN COMMISSION

№ 9075

GENERAL FUND

COLUMBUS IN., SEPT 20 2016

RECEIVED FROM THE WOODA GROUP \$ 125⁰⁰

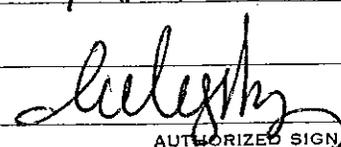
THE SUM OF ONE HUNDRED TWENTY FIVE & ¹⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF 8 THE BARTHOLOMEWS ON SYCAMORE COND. USE

PAYMENT TYPE & AMOUNT CHECK

CASH _____ CHECK 23495 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____



AUTHORIZED SIGNATURE

Variance Requested: 7.1 Table 7.2

I am requesting a variance from Section 3-12 C of the Zoning Ordinance to allow the following:

~~A reduction in parking required for a 60 unit project to 57 on-site spaces, or 0.95 per unit.~~

Allow 57 onsite parking spaces, 34 fewer than the 91 space requirement.

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.

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

The applicant previously applied for and received a variance for reduced parking on half of this site in 2015, and is simply requesting that the same reduction be applied to the expanded site. The site is lightly populated at present and on-site parking combined with that available on the street is sufficient for a project of this type.

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.

The proposed project will greatly improve the value of the surrounding area as it will involve a \$9.7 million project on properties that currently have a collective assessed value of about \$500,000, including several that are vacant or in disrepair.

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.

The project could not be built as proposed without a variance from the parking requirements, as it would consume a large amount of land area for new construction buildings. In addition, experience at other comparable locations has shown that the parking ratio dictated by the Zoning Ordinance is more than will realistically be utilized by residents.

Variance Requested: 3.12 (C)

I am requesting a variance from Section ~~7.1 Table 7.2~~ of the Zoning Ordinance to allow the following:

Reduced front and side yard setbacks on Sycamore and 7th Street:

Allow a 3 foot front setback on Sycamore. 3 feet less than the 7 foot minimum setback.

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.

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

The applicant has already received approval for a similar variance for two buildings to the north that would be part of this project.

This request is simply to allow a third building to be constructed with the same relationship to the street as the other structures.

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.

This project would constitute a major investment in an area with vacant and poorly maintained properties and would increase property values and the taxable value of the existing land.

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.

Strict application would reduce the buildable area on the site, and since the other buildings in this project have already been approved for this variance, would result in an asymmetrical and oddly-designed appearance. All of the buildings on this site should have a consistent appearance and relationship to the street.

Variance Requested:

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

Allow the front building setback to be 30 feet from the centerline of 7th Street, 6.6 feet less than the 36.6 minimum setback requirement.

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.

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

The applicant has already received approval for a similar variance for two buildings to the north that would be part of this project.

This request is simply to allow a third building to be constructed with the same relationship to the street as the other structures.

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.

This project would constitute a major investment in an area with vacant and poorly maintained properties and would increase property values and the taxable value of the existing land.

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.

Strict application would reduce the buildable area on the site, and since the other buildings in this project have already been approved for this variance, would result in an asymmetrical and oddly-designed appearance. All of the buildings on this site should have a consistent appearance and relationship to the street.

Variance Requested:

I am requesting a variance from Section __7.3(C)(3)(c)(i)_____ of the Zoning Ordinance to allow the following:

A driveway to the property that is 20.5 feet from the nearest alley rather than the 100 feet required by the code.

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.

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

The property already has a driveway that does not meet the requirements of the code. The applicant is only seeking to move the driveway entrance to allow better circulation in a to-be-built parking lot. There is no additional impact to public health or safety than are already present.

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.

This project would constitute a major investment in an area with vacant and poorly maintained properties and would increase property values and taxable value of the existing site.

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.

The site is an entire side of the 700 block of Sycamore and it is important that both the north and south ends have improved structures on them, leaving the center of the property for parking. As such, there is no place that the driveway could be and conform to this portion of the code and provide access to the parking lot.

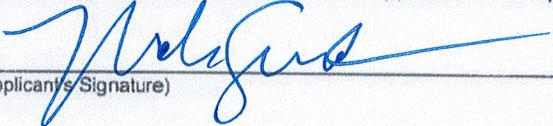
Application Fee Refund Information:

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: 6500 WESTFIELD BLVD SHELTON INDIANAPOLIS IN 46220
(number) (street) (city) (state) (zip)

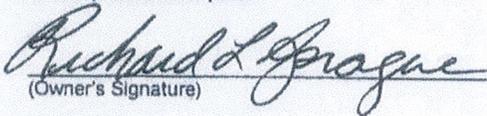
Applicant's Signature:

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

 (Applicant's Signature) 9-19-16 (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.

 (Owner's Signature) 9-19-16 (Date)

Richard L. Sprague, member, Bartholomews on Sycamore LLC
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

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Name: The Woda Group, Inc.
Address: 6500 Westfield Blvd, Suite 100 Indianapolis Indiana 46220
(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.

(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.

Ethel Jeffries
(Owner's Signature)

9-28-2016
(Date)

ETHEL SEFFRIES
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Application Fee Refund Information:

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Name: The Woda Group, Inc.
Address: 6500 Westfield Blvd, Suite 100 Indianapolis Indiana 46220
(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.

(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. *For 705 Sycamore:*

Joseph W. Conner Lisa M. Conner 9/20/16
(Owner's Signature) (Date)
Joseph W. Conner Lisa M. Conner
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Application Fee Refund Information:

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Name: _____

Address: _____
(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.

(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.

Clara Claycamp
(Owner's Signature)

9/19/2016
(Date)

CLARA CLAYCAMP
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

RECEIPT

COLUMBUS PLAN COMMISSION

No 9076

GENERAL FUND

COLUMBUS IN., SEPT 20 2016

RECEIVED FROM THE WODA GROUP \$ 500⁰⁰

THE SUM OF FIVE HUNDRED & ⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF PARKING & SETBACK VARIANCES

PAYMENT TYPE & AMOUNT CHECKS

CASH _____ CHECK 23498 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____

[Handwritten Signature]
AUTHORIZED SIGNATURE

RECEIPT

COLUMBUS PLAN COMMISSION

No 9095

General FUND

COLUMBUS IN., October 11 2011

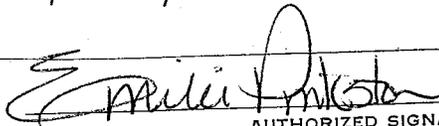
RECEIVED FROM The Woda Group \$ 500.00

THE SUM OF Five hundred and 00/100 DOLLARS

ON ACCOUNT OF St. Bartholomew Apts C/DS-10245 (2 Variances)

PAYMENT TYPE & AMOUNT

CASH _____ CHECK 23585 M.O. _____
E.F.T. _____ C.C./BC _____ OTHER _____


AUTHORIZED SIGNATURE