

# ZONING VARIANCE

# 754 BANK STREET

COLUMBUS, OHIO 43026

**PROJECT DATA**

PROPERTY ADDRESS	754 BANK STREET
PROPERTY ID	010-026514
ZONING CLASSIFICATION	M-MANUFACTURING
BREKERY DISTRICT COMMISSION SOUTH FRONT STREET/SOUTH HIGH STREET URBAN COMMERCIAL OVERLAY (50% EXPANSION OF EXISTING BUILDING)	
DISTRICT HEIGHT	60'
PROPOSED VARIANCE	TO PERMIT ONE (1) DWELLING UNIT IN CONJUNCTION WITH COMMERCIAL USE OF THE BUILDING
SITE AREA	3,745.95 SF
EXISTING BUILDING AREA	1,512 SF
PROPOSED SECOND FLOOR ADDITION	450 SF
PROPOSED COMMERCIAL OCCUPANCY AREA	856 SF
PROPOSED SINGLE FAMILY RESIDENTIAL AREA	1,106 SF
PARKING -	
ONE (1) DWELLING UNIT @ 2 SPACES EACH	2 SPACES
COMMERCIAL @ 1 SPACE/250 SF	4 SPACES
LESS: UGO REDUCTION OF COMMERCIAL PARKING	1 SPACE
REQUIRED PARKING	5 SPACES
PARKING PROVIDED	2 SPACES

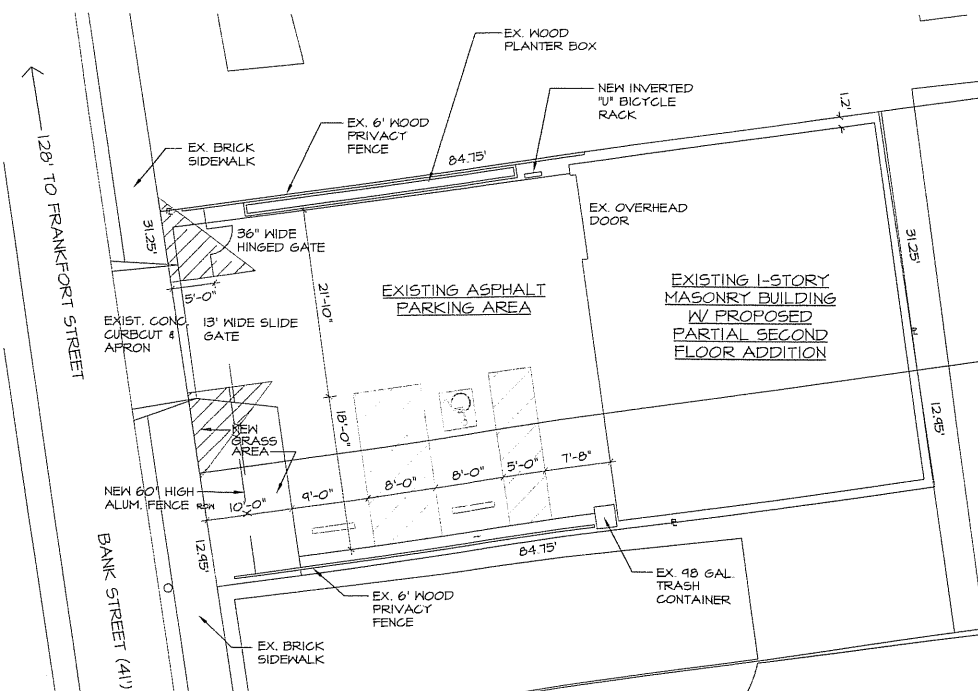


LOCATION MAP  
1" = 200'

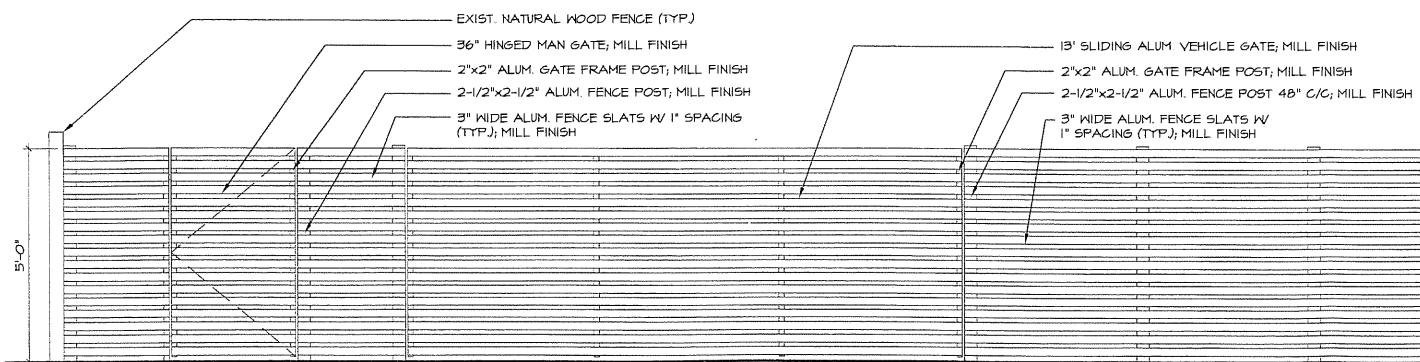
*Donald Plank*  
DONALD PLANK, ATTORNEY  
6/26/2012  
DATE

THIS "SITE PLAN" DEPICTS EXISTING AND PROPOSED SITE DEVELOPMENT. THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO ANY OF THE DRAWINGS SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

THE "PARTIAL FRONT FENCE/GATE ELEVATION" DEPICTS A PROPOSED FENCE. THE FENCE HAS BEEN APPROVED BY THE BREKERY DISTRICT COMMISSION. DEPICTION OF THE PROPOSED FENCE ON THIS DRAWING SHALL NOT PRECLUDE THE CURRENT OR FUTURE PROPERTY OWNER(S) FROM CONSTRUCTING A DIFFERENT FENCE, SUBJECT TO BREKERY DISTRICT COMMISSION APPROVAL AND ANY APPLICABLE PERMIT, IF ANY.



SITE PLAN  
1" = 10'



PARTIAL FRONT FENCE / GATE ELEVATION  
1/2" = 1'-0"

This Document Is Original Only If Embossed or Sealed in Red and Signed in Blue Ink

David C. Hughes, License No. 3394  
Expiration Date December 31, 2013  
Issue Date JUNE 26, 2012  
Revision Date Mark

General Notes

NOT FOR CONSTRUCTION

**DCH**  
**DCH ARCHITECTS, LLC**  
4625 Tremont Club Drive  
Hilliard, Ohio 43026  
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614.452.7550 Fax  
dcharchitect@sbccglobal.net  
www.dcharchitects.com

Project 21207

ZONING VARIANCE  
754 BANK STREET  
COLUMBUS, OHIO 43206

Sheet Title

SITE PLAN  
CV12-024

Sheet Number

AI

1 of 1

CV12-024 Final Received 6/26/2012



### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See Exhibit B

Signature of Applicant Donald Plank Attorney Date May 21, 2012

Brianne E. DeRolph  
BY: Donald Plank, Attorney

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

**Exhibit B**  
**754 Bank Street**  
**CV12-024**

**Statement of Hardship**

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The 0.086 +/- acre site is located on the east side of Bank Street, 128' +/- south of Frankfort Street. The site is developed with a 1,512 +/- sq. ft. one (1) story block commercial building built in approximately 1982. The existing building is located at the rear (east) of the 44.2 feet wide by 84.75 feet deep parcel. Parking is located in front of the building, between the building and Bank Street. The property is zoned M, Manufacturing, as is much of the Brewery District. The site is also located in the South Front Street/South High Street Urban Commercial Overlay, although little of the Overlay specifically applies to this particular project since the building is existing, the proposed addition is less than a 50% expansion and the site is within the Brewery District Commission, an architectural review commission to which standards of the Overlay are deferred.

Applicant proposes a 450 +/- sq. ft. second floor addition to the existing building. There will be no change to the building foot print. The addition is a 30% expansion of the existing building. Applicant proposes to remodel approximately 1,100 sq. ft., of the expanded building, a total of 1,962 +/- sq. ft. after construction of the addition, for a dwelling unit, with the balance of the building (856 +/- sq. ft.) to be used for an art studio/professional office. The art studio/professional is a presently a permitted use of the property in the M, Manufacturing District. Applicant proposes a fence and gate located parallel to the west property line (Bank Street) but setback 2 – 3 feet to enclose the property.

The site is located in the “Southern Tier” of the Brewery District Plan. Residential and mixed-use land uses are recommended for the “Southern Tier”. Applicant’s proposed introduction of a single dwelling unit to the site is consistent with recommendations of the Brewery District Plan. The 1992 Brewery District Plan proposed an area rezoning for the “Southern Tier” to reflect the desired residential and mixed-use developments as well as the predominant residential use of the “Southern Tier”, but the “Southern Tier” hasn’t been rezoned.

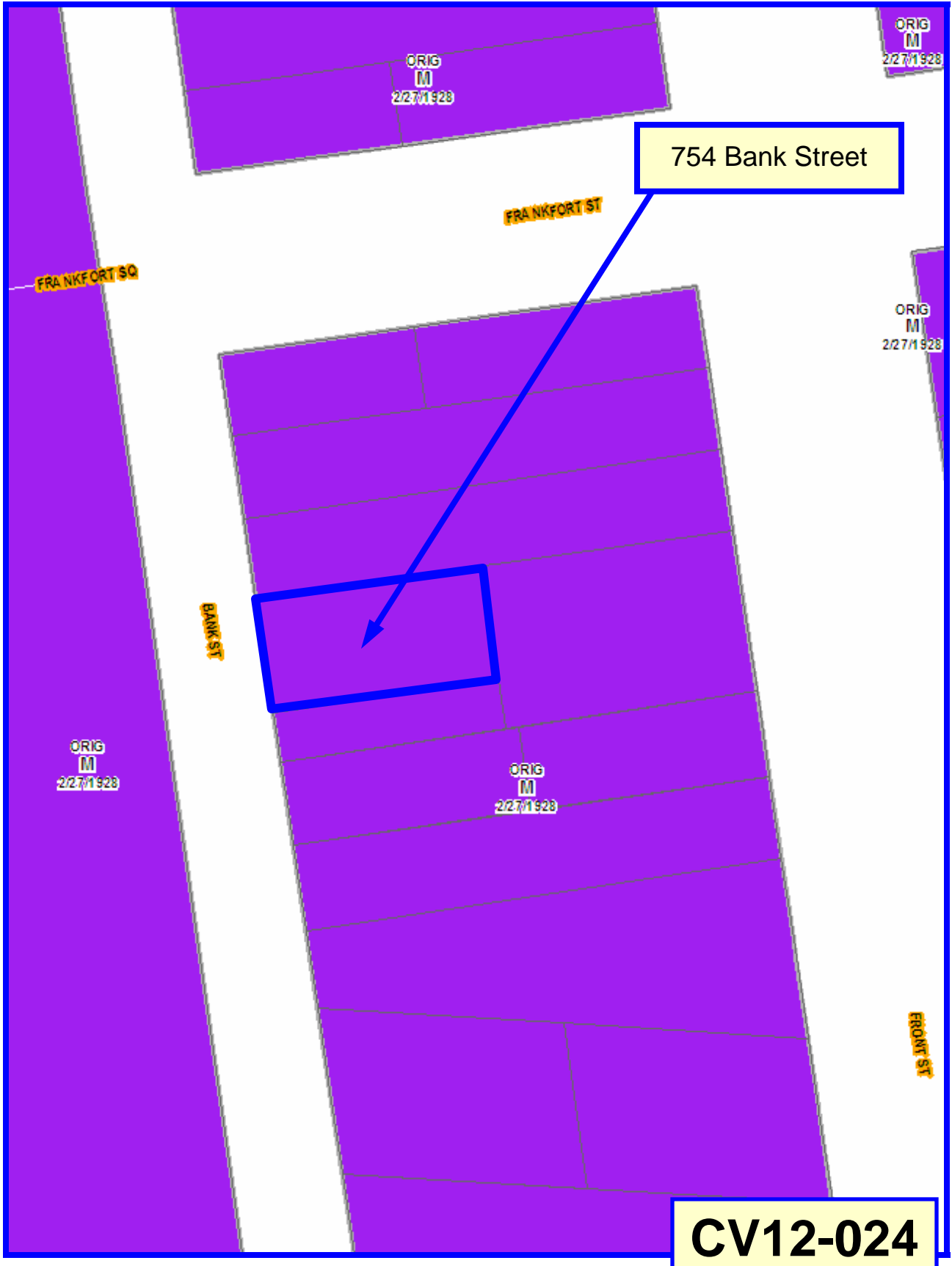
Applicant requests the following variances:

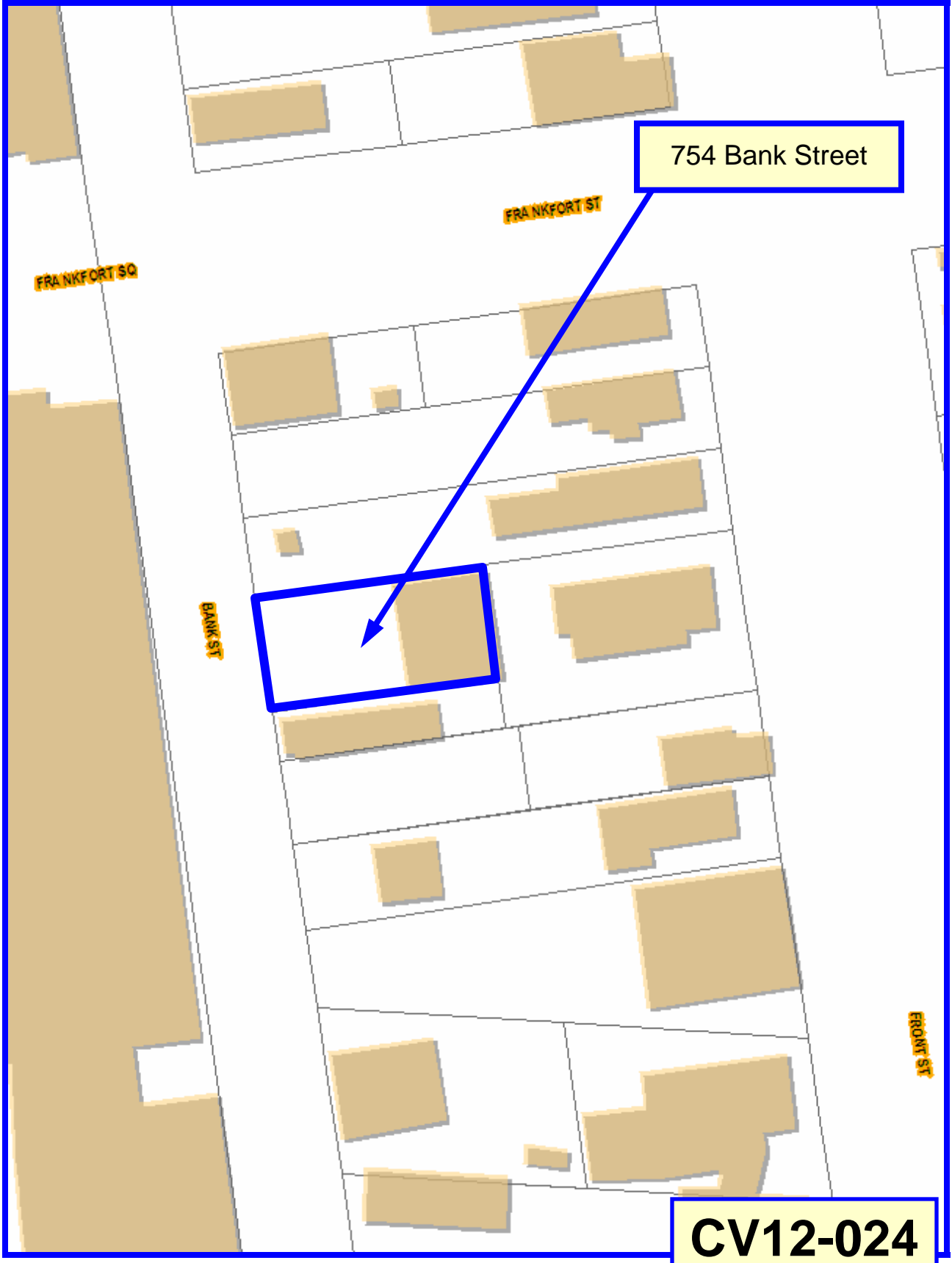
- 1) 3363.01, M, Manufacturing Districts, which Section prohibits residential use other than for a resident security person associated with a Manufacturing District use, while there are residential uses in all directions from the subject site, residential use is the predominant existing land use and applicant proposes to build a 450 +/- sq. ft. addition

(second floor) to the existing 1,512 sq. ft. building and use the resulting building in whole or in part for one (1) dwelling unit.

- 2) 3312.49(C), Minimum Numbers of Parking Spaces Required, which Section requires a total of five (5) parking spaces for one (1) dwelling unit and 856 +/- sq. ft. of art studio/professional office area, including the 25% reduction of code required parking permitted by the South Front Street/South High Street Urban Commercial Overlay, while applicant proposes to provide two (2) parking spaces, including one (1) ADA van accessible space, as depicted on the site plan.
- 3) 3321.05 (A), Vision Clearance, which Section requires a 10' by 10' clear vision triangle at the intersection of a public street and a driveway to a parking lot, while applicant proposes a fence and gate located five (5) feet east of and parallel to the west property line along Bank Street, and the fence will be partially located in the clear vision triangle.

Applicant has a hardship warranting a variance in that the area is largely zoned M, Manufacturing, an adopted area plan (The Brewery District Plan, 1992, "Plan") noted the predominance of residential uses in the "Southern Tier" of the Plan and recommends the area be rezoned to a district that permits residential uses and numerous variances have been granted for both existing residential uses and new construction of residential uses within the Plan area.





## THE SOUTHERN TIER

### *Current Conditions*

#### *Historic Character*

A large percentage of the Southern Tier's historic structures have been preserved, exhibiting outstanding examples of predominantly late 19th century architecture. The tier reflects the history and character of nearby German Village.

Along High Street, the popular Italianate style prevails, along with examples of Second Empire and Gothic Revival. Slightly smaller homes line Front Street, examples of the Gabled Ell, and Italianate. The side streets contain a number of story-and-a-half cottages with gabled roof-lines. Architectural details exhibited throughout the district include carved stone lintels, hoodmoulds, decorative porches, bracketed cornices and arched window. Completing the picture of a late 19th century neighborhood are brick sidewalks and side streets, and numerous mature trees.

A number of homes have been identified as outstanding examples of the area's architecture and history. Built in 1885, the Krumm House at 979 South High Street is already listed on the National Register of Historic Places. In 1990, a historic property survey was conducted within the 1950 corporate limits of the City of Columbus by the consulting firm of Benjamin D. Rickey & Company. The purpose was to begin to identify historic properties that are eligible for listing on the Columbus or National Register of historic properties. The following properties were identified by the study as outstanding examples of Italianate architecture: 715, 755, 895, 955, 961, 967, and 999 on High Street, and 903 and 907 on Front Street. In the course of the Brewery District planning process, existing building footprints were compared with the footprints on a 1920 Baist Atlas, producing a map identifying other potential historic resources--this map is located on page 17. Further study is necessary to develop a complete and accurate listing of the historic properties in the Southern Tier and the remainder of the Brewery District.

#### *Zoning and Land Use*

Reflecting the zoning found in the remainder of the Brewery District, the High Street corridor, with the exception of a small parcel of apartment residential/offices (ARO) at the southeast corner of High and Kossuth, is zoned for commercial use. The remainder of the subarea is within a manufacturing zone. These zoning classifications, because they do not permit single family residential, are not an accurate representation of the land uses within the tier and may have played a role in redevelopment activity.

The Southern Tier developed primarily as a residential neighborhood, providing housing in close proximity to the nearby breweries and other industries. This residential character prevails in the one- to two-and-a-half story, closely spaced structures, front yard setbacks, and rear yard parking. A few multi-family structures are interspersed throughout the predominantly single family homes. While a significant number of conversions have occurred on High Street, Front Street has experienced less pressure and remains approximately 50% residential. With a few exceptions, structures found on the tier's side streets have remained residential.

Many of the residential structures have been converted to office and retail uses. In most instances, the conversions have been compatible with the surrounding environment, both in architecture and in land use intensity. The low-intensity uses generate minimal traffic and require less parking, largely limiting the impacts to the site. High Street, however, has experienced more pressure to redevelop. Many buildings have been demolished to make room for higher intensity land uses, such as fast food restaurants and other automobile-oriented land uses, or for surface parking for existing land uses.

The southern tip of the district, near Greenlawn Avenue, has experienced the greatest

deterioration of character. In addition to the auto-oriented uses that have been established, the few remaining original structures are surrounded by large expanses of surface parking. The area, almost void of trees, portrays a sterile environment.

Historic land uses remaining in the Southern Tier include the Zion Evangelical Lutheran Church and the Columbus Maennerchor. Two large historic industrial complexes, located at the corner of Whittier and Front and at Deshler and Front, are currently occupied by Schell Scenic Studios and Columbus Jack Corporation, respectively. Other land uses include several motels and private clubs, and a three acre open space park at the corner of Front and Greenlawn.

#### *Circulation*

High Street and Front street, both major arterials, provide north-south access through the district and into downtown Columbus. On-street parking is available throughout most of the tier, with time restrictions in some areas. Parking for area land uses have, for the most part, been contained on site and a need for public or private for-pay lots has not yet developed.





Department of Development

Boyce Safford III, Director



City of Columbus  
Mayor Michael B. Coleman

HISTORIC DISTRICT COMMISSION  
RECOMMENDATION

COPY

BREWERY DISTRICT COMMISSION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 754 Bank Street

**APPLICANT'S NAME:** Plank Law Firm (Applicant) Brianne DeRolph (Owner)

**APPLICATION NO.:** 12-6-7

**COMMISSION HEARING DATE:** 6-7-12

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

- |  |   |
|--|---|
| <input type="checkbox"/> Rezoning                    | <input type="checkbox"/> Special permit   |
| <input checked="" type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks         |
| <input checked="" type="checkbox"/> Change of Use    | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split                   |   |

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend Approval of Variance Application #12-6-7, 754 Bank Street, as submitted:

- Council variance for change of use for non-historic commercial building for use as a dwelling and art studio within the M-Manufacturing District.
- CC3363.01: M-Manufacturing District - to allow residential use within the manufacturing district.
- CC3312.49 (C): Minimum Number of Parking Spaces Required - to reduce the number of parking spaces from five (5) spaces to two (2) spaces.
- CC3321.05 (A): Vision Clearance - to allow a proposed fence and gate to be located approximately 2-3 feet east off and parallel to the west property-line and thereby within the 10' clear vision triangle.

MOTION: Hunt/Pongonis (6-0-0) RECOMMEND APPROVAL.

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black  
Historic Preservation Officer



### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

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

APPLICATION # CV12-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215  
deposes and states that he is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY  
FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having  
a 5% or more interest in the project which is the subject of this application in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Brianne E. DeRolph 10620 Township Road 500 Thornville, OH 43076 Number of City of Columbus Based Employees: 0 Contact: Brianne E. DeRolph, (740) 438-4535	2. DriftIndustry, LLC 10620 Township Road 500 Thornville, OH 43076 Number of City of Columbus Based Employees: 0 Contact: Brianne E. DeRolph, (740) 438-4535
3. <hr/>	4. <hr/>

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

*Donald Plank*

Subscribed to me in my presence and before me this 21st day of MAY, in the year 2012

**SIGNATURE OF NOTARY PUBLIC**

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

This Project Disclosure Statement expires six months after date of notarization.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer