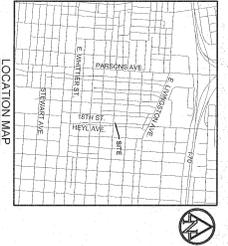


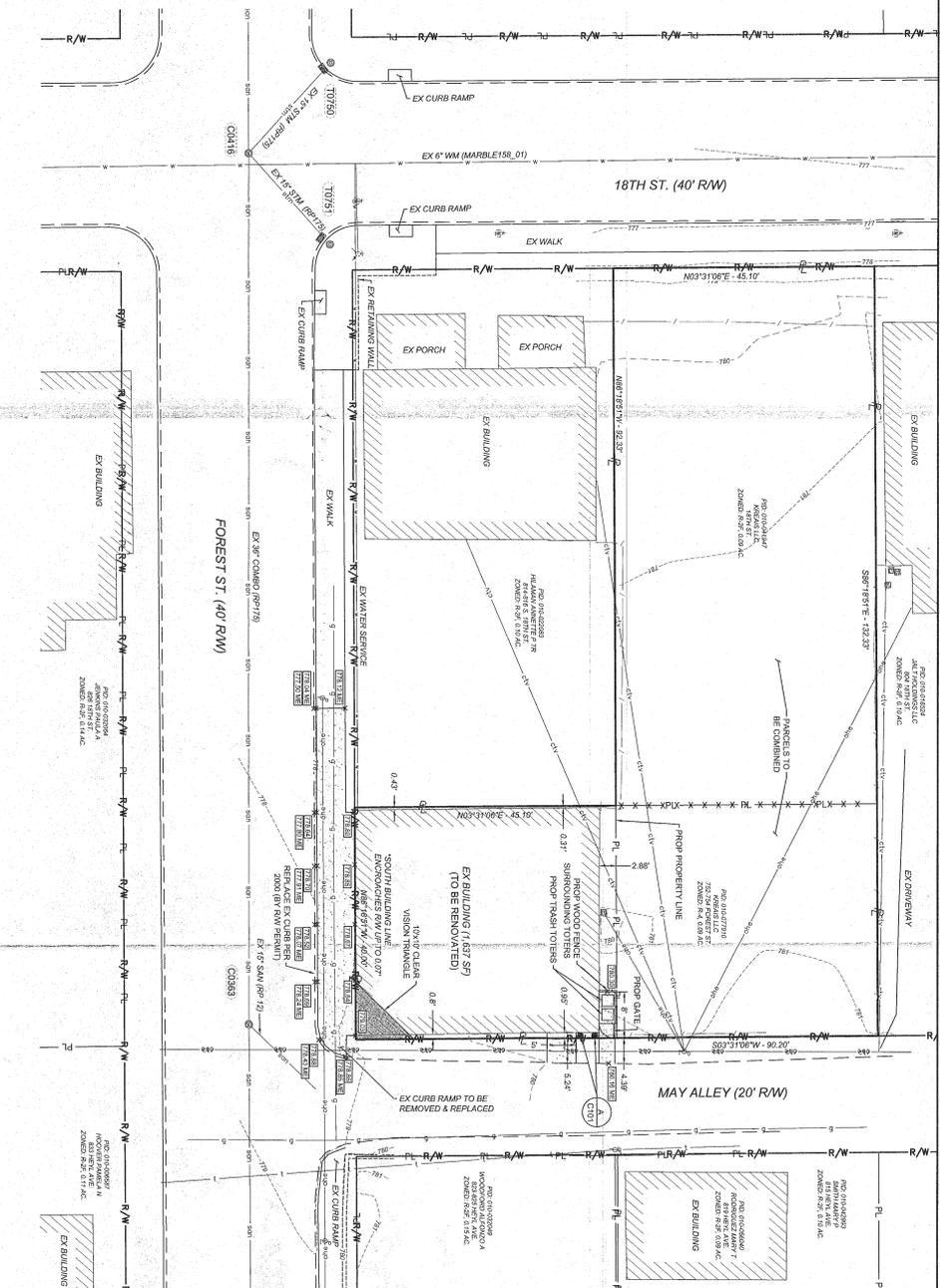
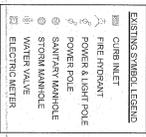
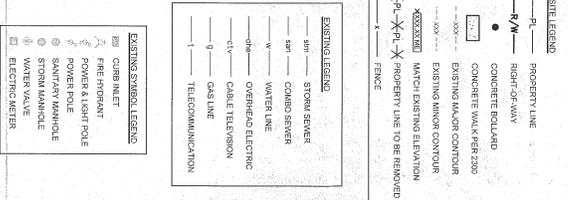
PLOT SCALE: 11 EMT DATE: 10/18 - 5:14 PM EDITED BY: BSCHELLING DRAWING FILE: D:\2019\0229RD.DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\SITE CONSTRUCTION\2019 0229 CD SITE DWG



**OWNER/DEVELOPER**  
 6818 STONINGTON LOOP  
 COLUMBUS, OH 43229  
 PHONE: 614-865-9020  
 EMAIL: AMONG@RENS.COM

**STANDARD CONSTRUCTION DRAWINGS**  
 THE STANDARD CONSTRUCTION DRAWINGS SET FOR THESE PROJECTS SHALL BE THE STANDARD CONSTRUCTION DRAWINGS SET FOR THE CITY OF COLUMBUS.  
 1441 (10/20/17)S  
 1442 (10/20/17)S  
 2200 (04/20/18)S

- SITE LAYOUT NOTES**
1. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT, FACE OF CURB, AND/OR FACE OF BUILDING WHERE APPLICABLE.
  2. SANICUT FILL DEPTH SIDEWALK AND PAVEMENT (WHEN NEW WORK) AS/US EXISTING CONSTRUCTION TAKE CARE TO PROTECT NEW STREET LIGHTS PROVIDE EMBLEM SEALANT NEAREST JOINT PROVIDE 1/2" PREPARED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
  3. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHO REGISTERED SURVEYOR AND SCANNERS PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT.
  4. REMOVE SOUL TOY JOINTS WHERE NEW CONCRETE ADJUTS EXISTING AND PROPOSED STRUCTURES OR ROAD OBJECTS.



**Call 814**  
 before you dig



REGISTERED ENGINEER  
 SHAWN L. GOODMAN E-7732, DE  
 DATE: 1/25/19



REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED DATE

**SITE & UTILITY PLAN**  
 752 FOREST ST.  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**AMERICAN STRUCTUREPOINT INC.**  
 2500 Corporate Exchange Drive | Suite 300  
 Columbus, OH 43221  
 TEL 614.901.2255 | FAX 614.991.2256  
 www.structurepoint.com

**SHEET 1**  
 CV18-091; Final Received 1/8/19

**C100**





DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-091

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See Attached.

Multiple horizontal lines for providing details on variances.

Signature of Applicant [Handwritten Signature]

Date 10-22-18

### Statement of Hardship

**Property Address:** 752 Forest St.  
**Owner/Applicant:** Kreais LLC  
8518 Stonechat Loop  
Dublin, Ohio 43017  
**Attorney:** David Hodge  
Eric Zartman  
Underhill & Hodge, LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
**Date of Text:** January 16, 2019  
**Application:** CV18 - 091

The Subject Site, PID: 010-077910, is situated northwest of the intersection of Forest Street and May Alley. The Site is currently zoned R-4. The Site is bounded on all sides by property zoned R-4.

The Site is within the Southern Orchards neighborhood of the Columbus South Side Area Commission. The Site is not subject to a commercial overlay, planning overlay, nor is it a historic site. The Site is not within the boundary of the South Side Plan.

This property historically has been everything from a bar and a church, and many things in between. The Applicant proposes rehabilitation of the Site with approximately 1,700 square feet of general office space, primarily for use as a real estate office.

The Applicant proposes a lot split as shown on the submitted Site Plan. This subdivision was originally platted so that the properties ran west to east from 18<sup>th</sup> Street to May Alley. At some point the parcel for the subject site was created and it ran north to south along May Alley. The Applicant proposes the lot split for two reasons. First, the lot split will allow the office to be located on its own parcel. Second, the remainder of the split will be reunited with PID: 010-041947 and it will reestablish the parcel's original platting and make the property more attractive for residential development.

To accommodate the proposed development, the Applicant respectfully requests the following variances:

1. 3332.039(A), R-4 permitted uses. The Applicant requests a variance to permit general office uses.
2. 3312.49(C), Minimum number of parking spaces required. This section requires 1 parking space for every 450 square feet of general office space. The Applicant requests a variance to reduce the required parking spaces from 4 to zero.

3. 3321.05(B)(1), Vision clearance. This section requires a clear vision triangle of 10 feet at the intersection of Forest Street and May Alley. The Applicant requests a variance to reduce the clear vision triangle from 10 feet to zero feet. This variance is requested to legitimize the existing vision clearance blockage at the corner of Forest Street and May Alley.
4. 3332.05(A)(5), Area district lot width requirements. This section requires a minimum lot width of 50 feet. The Applicant requests a variance to reduce the minimum lot width from 50 feet to approximately 40 feet. This lot width is an existing condition and this variance is requested to legitimize the existing condition.
5. 3332.15, R-4 area district requirements. This section requires a principal building to be situated on a lot of no less than 5,000 square feet in area. The Applicant requests a variance to reduce the minimum lot area from 5,000 square feet to approximately 1,840 square feet which will in turn allow the lot to the north to be returned to the original platted subdivision lot.
6. 3332.18(D), Basis of computing area. This section requires that no building shall occupy greater than 50 percent of the lot area. The Applicant requests a variance to allow an increased lot coverage of 94% percent of the lot area of the newly created parcel.
7. 3332.21, Building lines. This section requires a minimum building line of 10 feet. The Applicant requests a variance to reduce the minimum building line from 10 feet to zero feet. The building wall will maintain its existing three-foot setback from the Forest Street right-of-way, but the requested reduction is to zero feet to allow an awning over the existing setback.
8. 3332.25, Maximum side yards required. This section requires the sum of the widths of each side yard to equal or exceed 20 percent of the width of the lot width, here approximately 8 feet. The Applicant requests a variance to reduce the maximum side yards required from 8 feet to zero feet. These side yards are existing conditions and this variance is requested to legitimize the existing conditions.
9. 3332.26, Minimum side yard permitted. This section requires a minimum side yard of 3 feet. The Applicant requests a variance to reduce the minimum side yard from 3 feet to zero feet. These side yards are existing conditions and this variance is requested to legitimize the existing conditions.
10. 3332.27, Rear yard. This section requires a rear yard totaling no less than 25 percent of the total lot area. The Applicant requests a variance to reduce the minimum rear yard from 25 percent of the total lot area to zero percent, again this will allow the lot to the north to be returned to its original platted subdivision lot condition.

This property, with the underlying R-4 zoning district, has operated historically either illegally or as a legal nonconforming use. Its development form demonstrates commercial corner commercial development in a residential neighborhood, probably predating the adoption of zoning. Both a hardship and practical difficulty exist because the Applicant cannot develop the Site as proposed while still conforming to the underlying zoning district established by the City's Zoning Code.

The requested parking variance is not substantial nor will it cause significant detriment to the neighbors. The total requested reduction is only four parking spaces. This is such a small number

of required parking that Forrest Street provides ample street parking to accommodate the proposed office uses.

Notably, many of the requested variances are existing, non-conforming conditions. The Applicant's requested use variances will not adversely affect the surrounding property or surrounding neighborhood. The requested use variances will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. Further, the Applicant's requested area variances will not seriously affect any adjoining property or the general welfare.

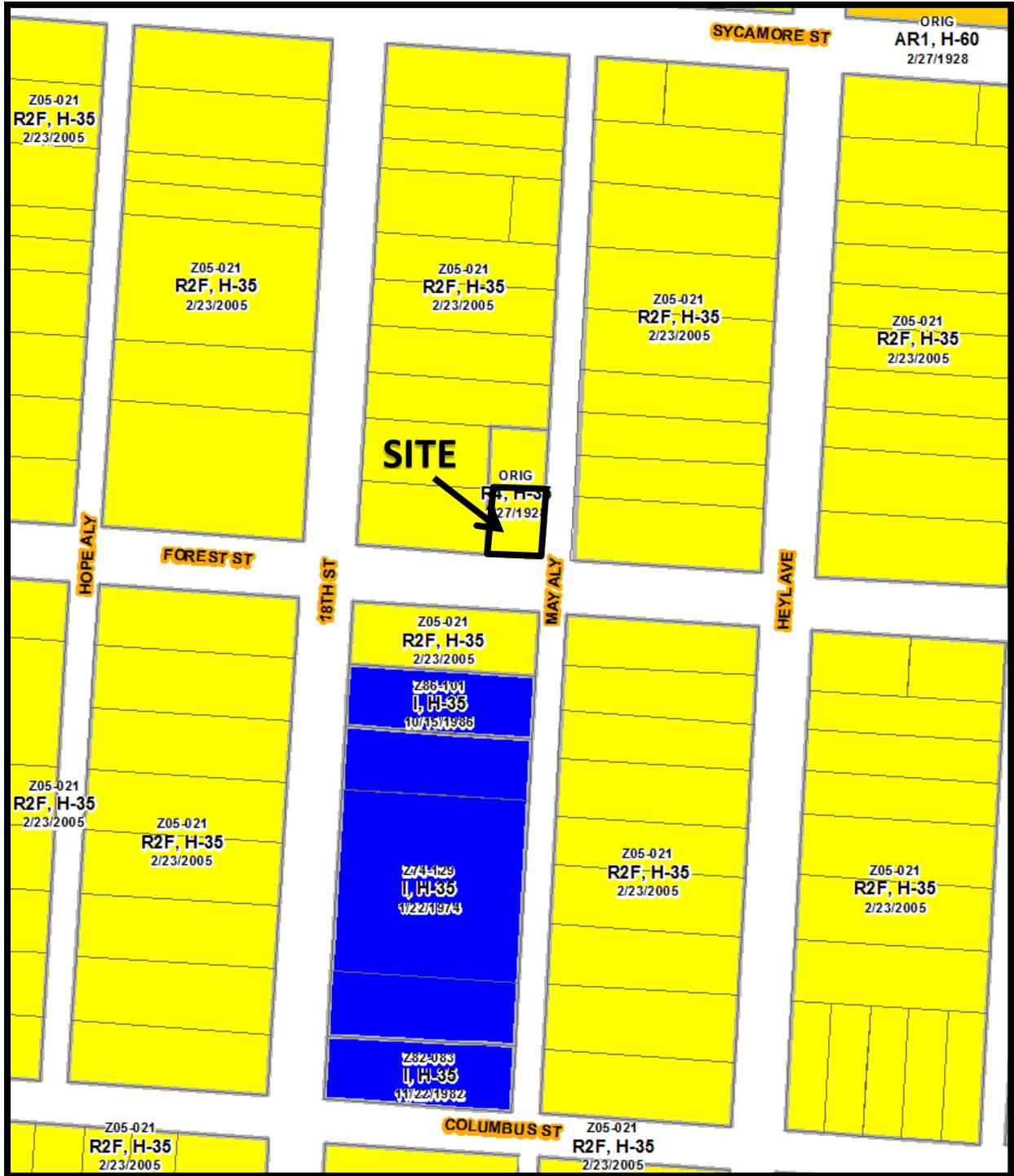
For the reasons stated above, the Applicant respectfully requests approval of the requested variances.

Respectfully submitted,



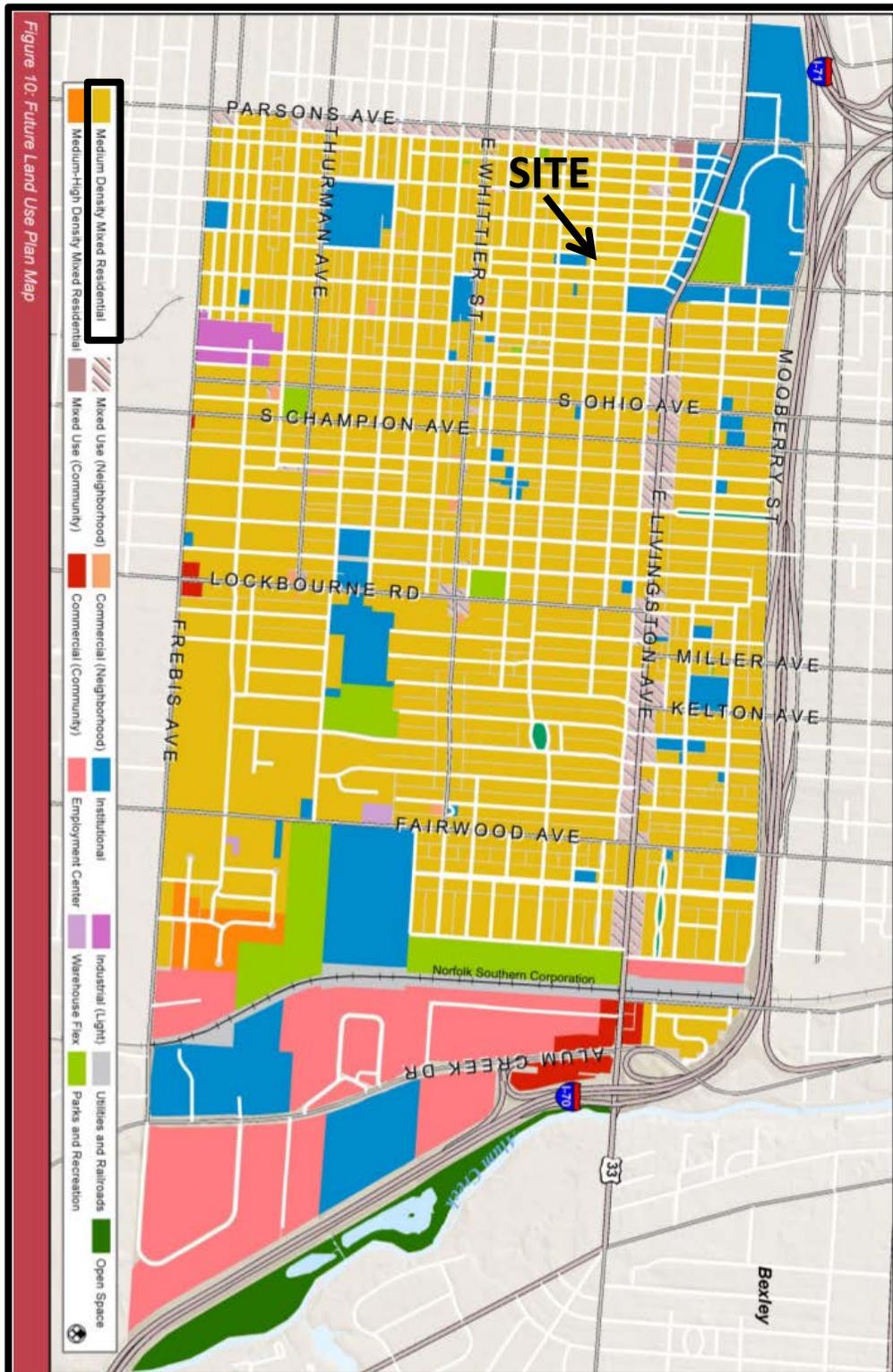
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David Hodge  
Eric Zartman

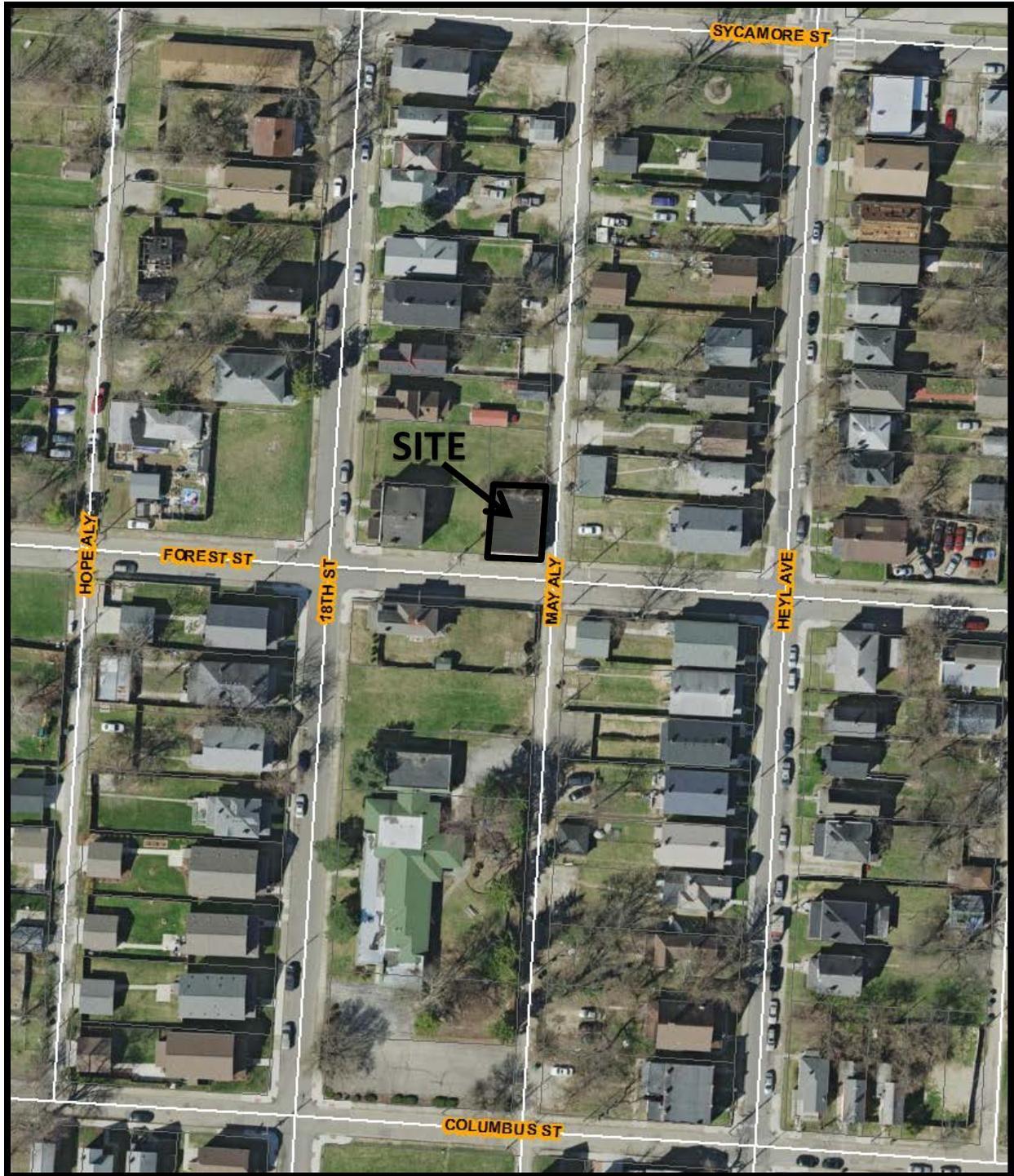


CV18-091  
752 Forest Road  
Approximately 0.04 acres

Near Southside Plan (2011)



CV18-091  
752 Forest Road  
Approximately 0.04 acres



CV18-091  
752 Forest Road  
Approximately 0.04 acres

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

(PLEASE PRINT)

Case Number:

CV-18-091

Address:

752 FOREST STREET

Group Name:

SOUTHSIDE AREA COMMISSION

Meeting Date:

11/27/18

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- Approval
- Disapproval

**NOTES:**

\_\_\_\_\_

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\_\_\_\_\_

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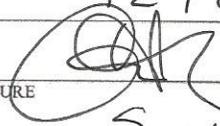
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\_\_\_\_\_

Vote:

12 FOR

Signature of Authorized Representative:



SIGNATURE

SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 x 1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

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

APPLICATION #: CV18-091

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- 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

Table with 4 columns for listing parties with interest in the project. Column 1 contains 'Kreais, LLC' and its address.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eric Zartman (handwritten signature)

Subscribed to me in my presence and before me this 22nd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson (handwritten signature)
1-11-2021 (handwritten date)

My Commission Expires:



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

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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