

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2014**

- 1a. **APPLICATION:** **Z14-036 (14335-00000-00549)**
 Location: **1015 DENNISON AVENUE (43201)**, being 1.14± acres located at the southwest corner of Dennison and Starr Avenues (010-000237; Victorian Village Commission).

 Existing Zoning: P-2, Public Parking District.
 Request: AR-O, Apartment Office District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Connie J. Klema; 145 East Rich Street, 2nd Floor; Columbus, Ohio 43215.

 Property Owner(s): Select Medical Property Ventures, LLC; CPAC P.O. Box 92129; Southlake, TX 76092.

 Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

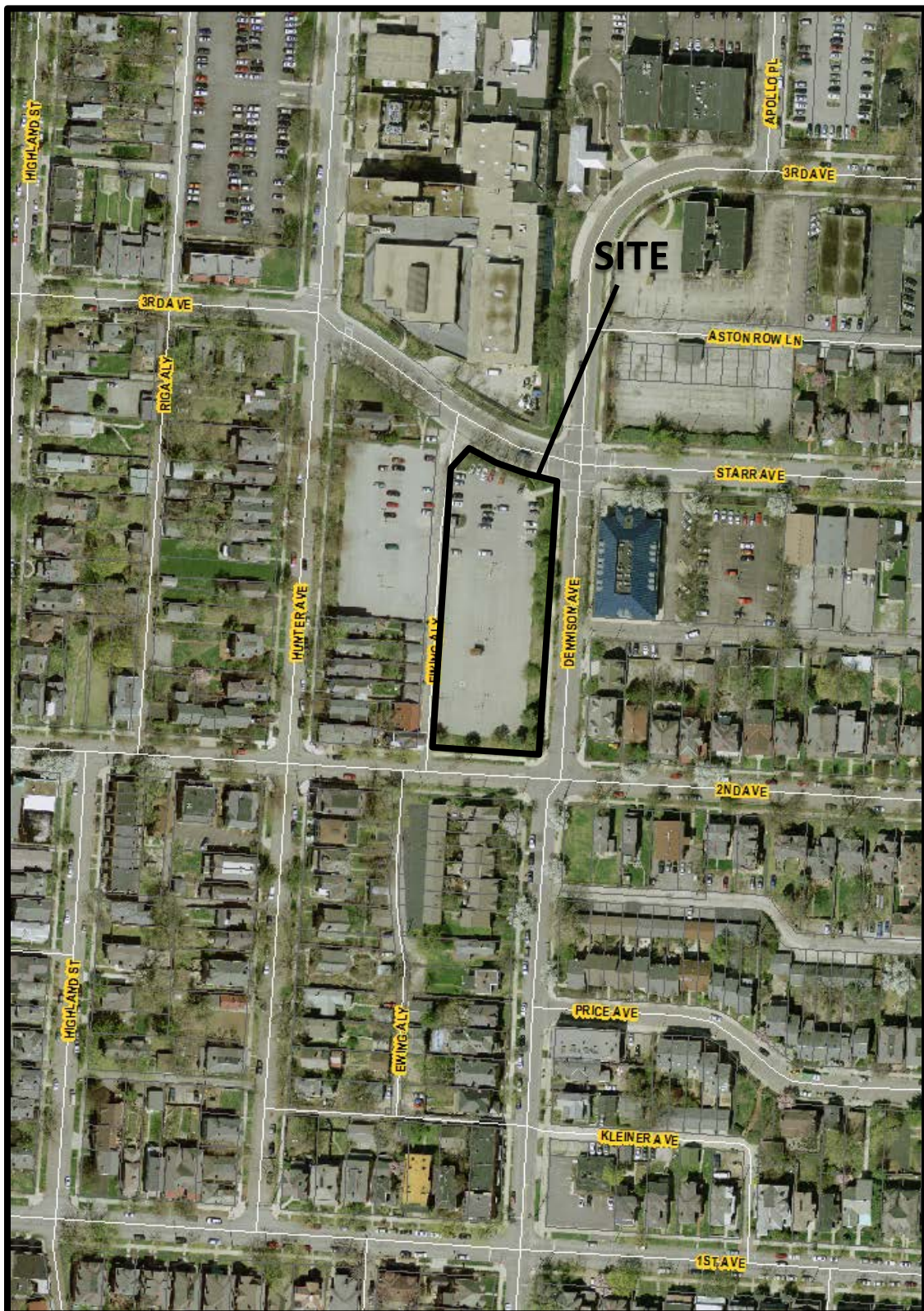
- The 1.14± acre site is currently being used as a private parking lot and is zoned P-2, Public Parking District. The applicant requests the AR-O, Apartment Office District to allow a multi-unit residential development on two lots. A Companion Council Variance (CV14-042) has also been requested to vary the following development standards: driveway width, maneuvering, minimum number of parking spaces required, vision clearance, basis of computing area, permitted uses in the AR-O district, building lines, perimeter yard, rear yard, side or rear yard obstruction and height district. The Companion Council Variance is heard by City Council and will not be considered at this meeting.
- To the north is a hospital in the I, Institutional District. To the east, south and west are single-unit dwellings, multi-unit residential developments and offices in the AR-O, Apartment Office District.
- The site is located within the boundaries of the Victorian Village Commission, who recommended approval of the requested rezoning.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARO, Apartment Office District, will secure proper zoning for the proposed multi-unit residential development on two lots. Staff finds this proposal to be compatible with the established zoning and development pattern of the area.



Z14-036
1015 Dennison Avenue
Approximately 1.13 acres



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Approximately 1.13 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN VILLAGE 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: 991 Dennison Ave.

APPLICANT'S NAME: Connie J. Klema, Attorney (Applicant)

SND Partners, LLC (Owner)

APPLICATION NO.: 14-8-13

COMMISSION HEARING DATE: 11-13-14

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☒ Rezoning
- ☒ Parking Variance
- ☐ Change of Use
- ☐ Lot Split
- ☐ Special permit
- ☒ Setbacks
- ☒ Other

ACTION:

Recommend approval of application #14-8-13, 991 Dennison Ave., as submitted:

Variance Recommendation Request

- Rezone from "Parking-P2" to "AR-0". (CASE NO. Z14-036)

Lot No.1

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces to be less than 20' and to be on a driveway easement granted for use by said parking spaces.
- CC3312.49: To permit less than 81 parking spaces and to permit 55 parking spaces.
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 7' and 6' right angle triangle at Dennison Avenue and Starr Avenue.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 70.9 percent of the lot area.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 6' on Dennison Ave. and 6' on Starr Ave.
- CC3333.24: To permit a rear yard totaling less than 25 percent of the total lot area and to be in accordance with the site plan approved by the Victorian Village Commission.
- CC3333.25: To permit structures and ordinary projections in the side and rear yards.
- CC3333.26: To permit the height to be greater than 35' and to be 52'.

Lot No.2

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces into an area less than 20' and to be 10' and to be on an additional 10' driveway easement granted for use by said parking spaces.



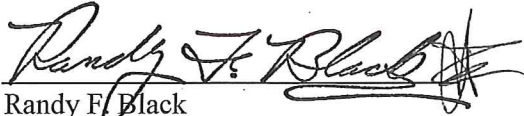
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 12.5' right angle triangle at Dennison Ave. and Second Ave.
- CC3333.04: Permitted uses in AR-O to permit two (2) - two (2) unit dwellings.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 50.1 percent of the lot area.
- CC3333.16: To permit two (2) - two (2) unit dwellings to not front upon a public street.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 10" on Second Ave. and 0" inches at Dennison Ave.
- CC3333.255: To permit a perimeter yard along Ewing Alley and the north property line to be less than 25' and to be 0'.
- CC3333.26: To permit the height to be greater than 35' and to be 40'.

MOTION: Decker/Hissem (6-0-0) RECOMMENDED.

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



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 #

214-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CONNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FLOOR Cols OH 43215
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

1. <u>BPI ASSOCIATES, LLC</u> <u>600 STONEHENGE PARKWAY</u> <u>DUBLIN OH 43017</u> <u>CONTACT LORI STRINER</u> <u>63 EMPLOYEES</u> <u>614 356 5502</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klemma

Subscribed to me in my presence and before me this 5th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

James P. Cummings

My Commission Expires:

JAMES P. CUMMINGS, Notary Public, State of Ohio

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

Notary Seal Here

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