

172-180 N CENTRAL AVE
1.00
 SCALE : As indicated

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development 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.

David B. Perry, Agent for Applicant
 Date: 07/12/2023
 Donald Park, Attorney for Applicant
 Date: 07/12/2023



SITE DATA	
SITE ADDRESS:	172-180 N CENTRAL AVENUE
PARCEL #:	010-027601-00
TOTAL AREA:	0.4077 ACRES: 17,759 SF
ZONING:	R4, RESIDENTIAL

PROPOSED PARCEL A	
TOTAL LOT SQ. FT.:	~4,5091 SQ. FT.
TOTAL OFF-STREET PARKING SPACES:	4 (STANDARD)
EXISTING AUTO-REPAIR, PROPOSED AUTO-REPAIR, OFFICE, RETAIL, CONTRACTOR, AND/OR STORAGE AND 30 PRINTING	
SETBACKS	
NORTH:	0' REAR YARD
EAST:	8' PROPOSED
SOUTH:	8' PROPOSED
WEST:	2'

PROPOSED PARCEL B	
TOTAL LOT SQ. FT.:	7,788 SQ. FT.
TOTAL OFF-STREET PARKING SPACES:	5 PROPOSED
EXISTING MULTIFAMILY RESIDENTIAL (4 UNITS)	

SETBACKS	
NORTH:	20' PROPOSED
EAST:	REAR YARD
SOUTH:	5' PROPOSED
WEST:	10'
ONE DWELLING UNIT TREE TO BE PROVIDED	

PROPOSED PARCEL C	
TOTAL LOT SQ. FT.:	4,879 SQ. FT.
TOTAL OFF-STREET PARKING SPACES:	4 FOR 2 FAMILY; ALTERNATE 2 CAR GARAGE FOR SF
PROPOSED SINGLE FAMILY OR TWO FAMILY RESIDENTIAL	
SETBACKS	
NORTH:	5' PROPOSED
EAST:	REAR YARD (EST. 50% REG. 25%)
SOUTH:	SF - 5'; 2' FAM - 3'
WEST:	10'
ONE DWELLING UNIT TREE TO BE PROVIDED	

GUNZELMAN
 architecture + interiors
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6696

CV23-048 07/12/2023

Final Site Plan Received 7.12.23 Sheet 1 of 1 CV23-048

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Application No. CV23- 048

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 Exhibit B

Signature of Applicant

*North Central Holdings LLC
by Don B Perry Agent*

Date

4/24/2023

Signature of Attorney

Donald Mack

Date

4/24/23

Exhibit B

Statement of Hardship

CV23-048, 172 – 180 N Central Avenue, Columbus, OH 43222

The 0.42 acre +/- (17,759 SF +/-) site is located on the east side of N. Central Avenue at the east terminus of Merrimac Avenue. The parcel is zoned R-4, Residential from 1928 (original). The site is four platted lots in one parcel developed with a four (4) unit building and a non-conforming commercial building (auto repair). Applicant proposes to split the site into three (3) parcels, as follows: Parcel A: non-residential use, Parcel B, existing 4 unit dwelling, and Parcel C, proposed single or two unit dwelling.

The site is developed with a non-residential use (auto repair) on the north end of the site, abutting 225' +/- of property on the east side of N. Central Avenue north of the subject site zoned C-4, Commercial. The auto repair building (1,500 SF +/-) is adjacent to property zoned C-4, Commercial. Housing in the area is a range of single-family, two-family and other residential uses. The existing and proposed uses are consistent with the West Franklinton Plan (2014).

Applicant has a hardship and practical difficulty with needing to provide alternative uses for the non-conforming commercial use and other variances related to lot width, area and parking are typical of this older neighborhood.

Applicant requests variances from the following sections of the Columbus Zoning Code:

Parcel A:

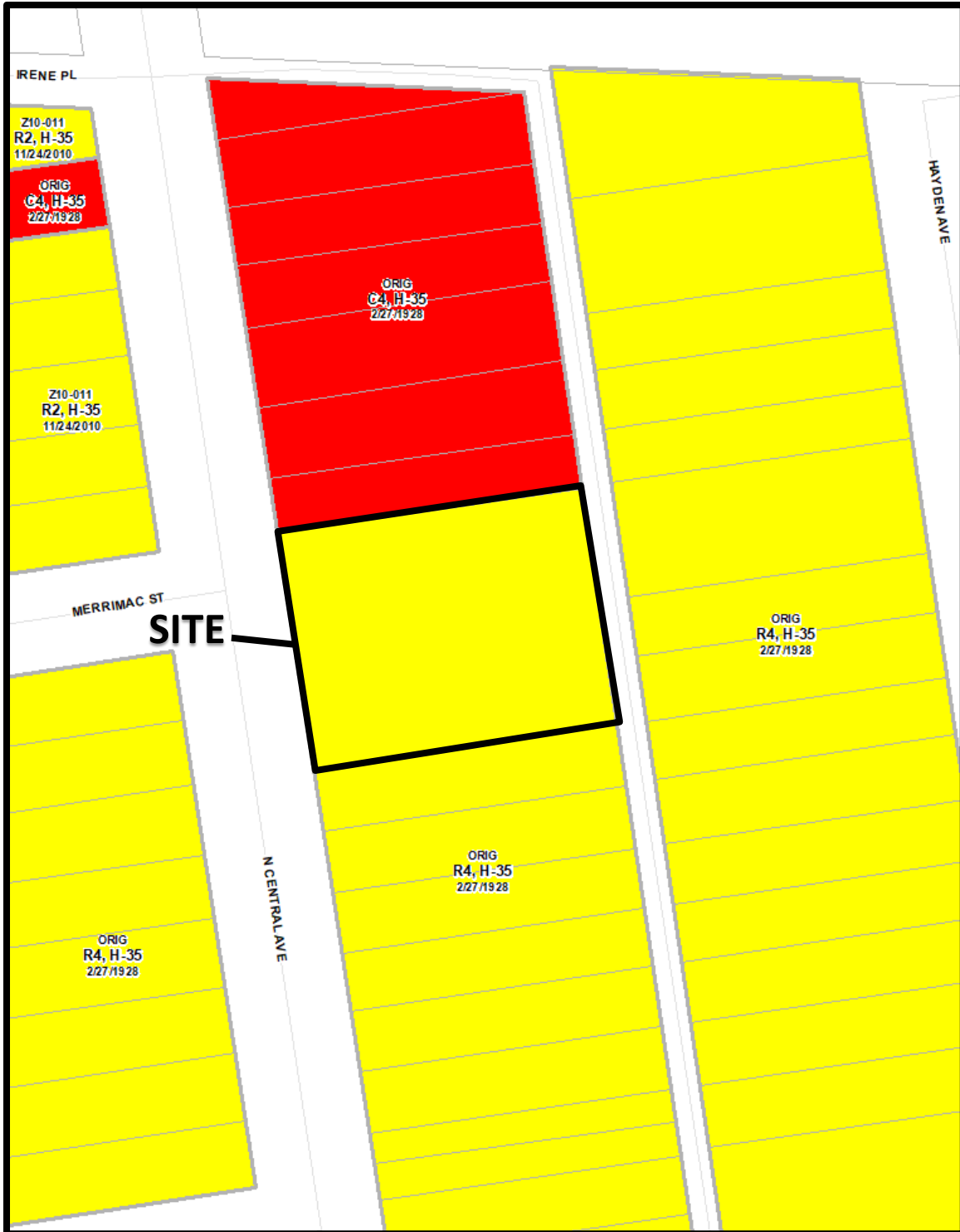
- 1). Section 3332.039, R-4, Residential District, to permit auto repair, all office and retail uses, contractor, storage and/or 3D printing.
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce lot width from 50' to 34'.
- 3). Section 3332.18(C), Basis of Computing Area, to permit lot area of 3,468 SF based on lot area calculated at 3 times the width, while actual lot area is 5,091 SF.
- 4). Section 3332.21, Building Lines, to reduce building setback from N. Central Avenue from 10' (min.) to 2' (existing).
- 5). Section 3332.26, Minimum Side Yard Permitted, to reduce the north side yard from 5' to 0' (existing).
- 6). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 6 spaces (retail) to 4 spaces for all uses.
- 7). Section 3312.13, Driveway, to reduce the width of a driveway from 20' to 13', including for 2 way travel, and to reduce driveway width from 20' to 10' for 2 way access to parking spaces from the abutting alley to the east, due to the location of a utility pole and utility pole guy wire.
- 8). Section 3312.25, Maneuvering, to permit stack parking, as depicted on Site Plan.
- 9). Section 3312.29, Parking Space, to permit stack parking, as depicted on Site Plan.

Parcel B:

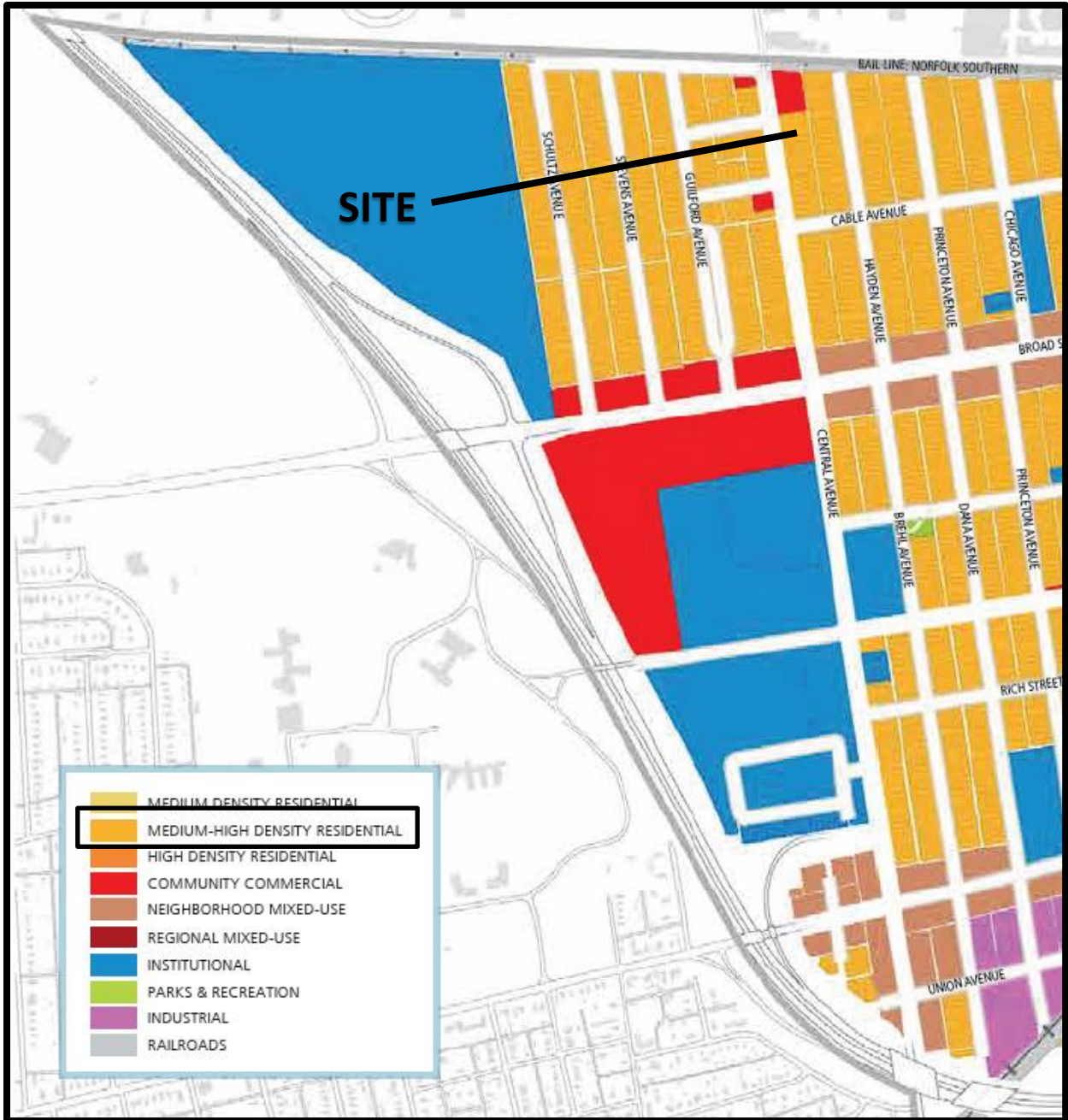
- 1). Section 3312.29, Parking space, to reduce the width of 5 parking spaces from 9' to 8'.
- 2), Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 6 spaces to 5 spaces for 4 dwelling units.
- 3). Section 3332.15, R-4 Area District Requirements, to reduce lot area for a four (4) dwelling unit building from 10,000 SF to 7,788 SF.
- 4). Section 3332,26(C), Minimum Side Yard Permitted, to reduce the south side yard from 5' to 3'.

Parcel C:

- 1). Section 3312.29, Parking Space, to reduce the width of 4 parking spaces from 9' to 8'.
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce lot width from 50' to 33'.
- 3). Section 3332.15, R-4 area district requirements, requires a single-unit dwelling or other principal building to be situated on a lot of no less than 5,000 square feet in area, a two story, two-unit dwelling to be on a lot of no less than 6,000 square feet in area, while the applicant proposes a single-unit dwelling or a two-unit dwelling on a lot that contains 3,267 square feet (pursuant to lot area calculation in 3332.18(C)).
- 4). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 6.6' to 6.0' for a single-family or two-family dwelling.
- 5). Section 3332.26, Minimum Side Yard Permitted, to reduce each side yard from 5' to 3' for a two (2) dwelling unit building.



CV23-048
172-180 N. Central Ave.
Approximately .42 acres



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Approximately .42 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-048

Address 172 - 180 N Central Avenue

Group Name Franklinton Area Commission

Meeting Date June 13, 2023

Specify Case Type

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

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Unanimous, recommend addition of tree on A
& move driveway to go straight back.

Vote Unanimous

Signature of Authorized Representative [Signature]

Recommending Group Title Franklinton Area Comm's

Daytime Phone Number 614-406-4371

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23- 048

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. North Central Holdings, LLC; 151 N Champion Ave, Columbus, OH 43203; # Cols-based emps: Zero (0) Contact: Brian White, (614) 787-2014	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

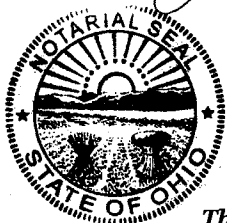
SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 24th day of April, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.