

PROPOSED
SITE PLAN
SCALE 1" = 8'-0"



EASTWOOD AVENUE 50'

CV20-035 Final Received 4/21/2020

Justin Coulbeck



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

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.

Signature of Applicant

[Handwritten signature]

Date

4/3/2020

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 checks payable to the Columbus City Treasurer

80 N WINNER AVENUE

010-033302-00

LOT AREA 11,550 SF

ZONED R2F

HEIGHT = 35'

NEAR EAST AREA COMMISSION.

LOT COVERAGE 2853 SF + 2864 SF = 5717 SF OR 49.5%

PARKING SPACES REQUIRED 4 X 2 = 8 SPACES, 8 SPACES PROVIDED.

3332.037(A) R2F RESIDENTIAL DISTRICT – USE, TO ALLOW FOR 4- SINGLE DWELLING UNITS ON A SINGLE PARCEL.

3332.14 R2F AREA DISTRICT REQUIREMENTS: A TWO FAMILY DWELLING SHALL BE SITUATED ON A LOT OF NO LESS THAN 3000 SQUARE FEET IN AREA FOR TWO-STORY, TWO FAMILY DWELLING, WHEREAS THE APPLICANT PROPOSES 2- 2 UNIT DWELLINGS ON A LOT OF 11,550 SQUARE FEET.

3332.21(C)2 BUILDING LINES WHEREAS A BUILDING LINE OF 25' IS REQUIRED ON EASTWOOD AVENUE AND 9'-9" IS PROVIDED FOR 2 UNIT FAMILY EASTWOOD DWELLING UNIT AND 5'-7" FOR 2 UNIT FAMILY WINNER/EASTWOOD DWELLING UNIT

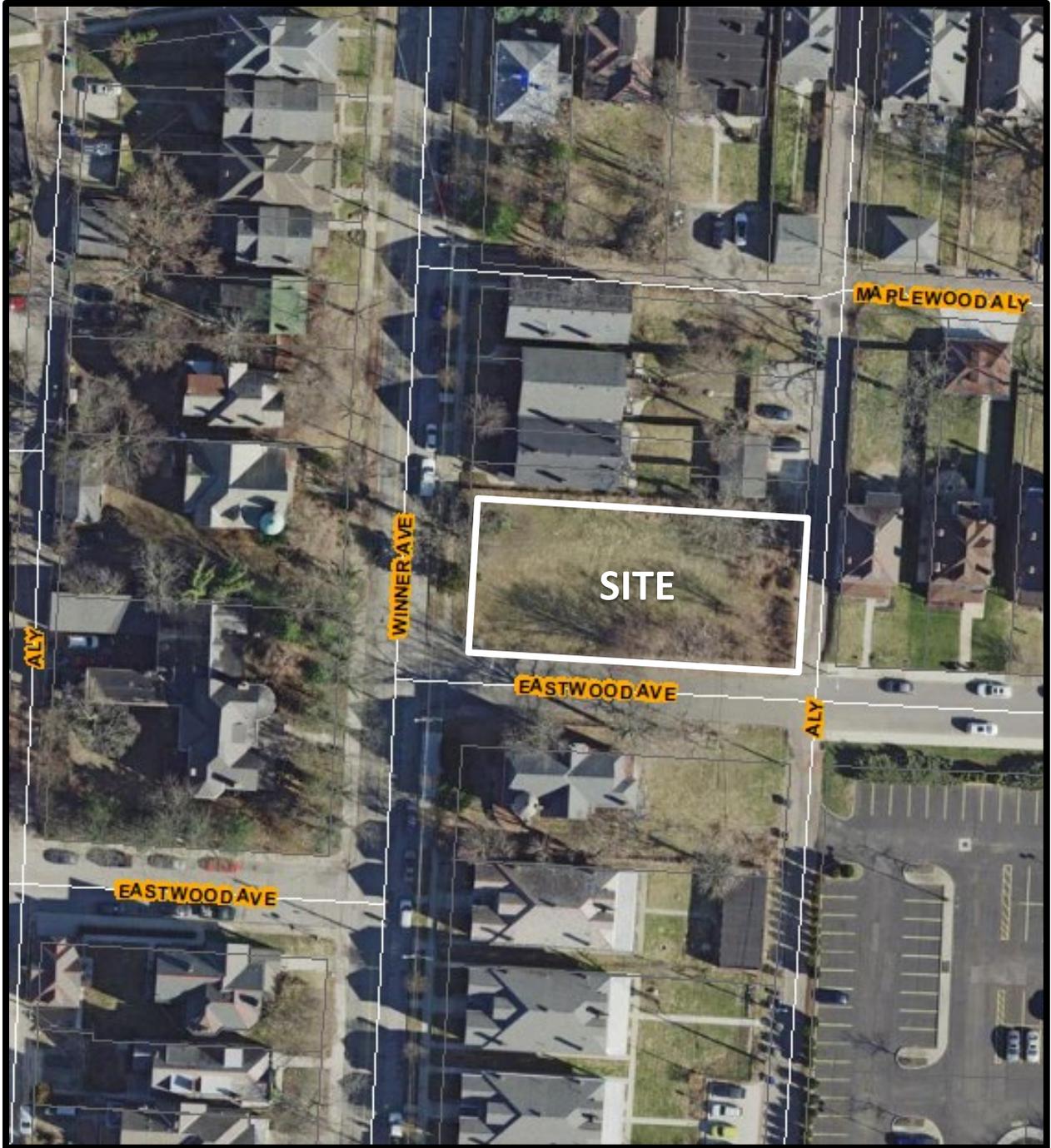
3332.25 MAXIMUM SIDE YARD REQUIRED. WHEREAS A MAXIMUM SIDE YARD OF 14.6' IS REQUIRED FOR THE NORTH AND SOUTH SIDE YARDS OF 2 UNIT FAMILY WINNER/EASTWOOD DWELLING UNIT AND 10'-7" IS PROVIDED.

3332.27 - REAR YARD: EACH DWELLING SHALL BE ERECTED SO AS TO PROVIDE A REAR YARD TOTALING NO LESS THAN 25 PERCENT OF THE TOTAL LOT AREA OR 50% OF THE TOTAL LOT AREA; WHEREAS THE APPLICANT PROPOSES TO HAVE A COMBINED 3115.6 SQUARE FEET OR 27% OF THE LOT AS REAR YARD FOR BOTH DWELLINGS.

3332.26(F) MINIMUM SIDE YARD: WHEREAS A MINIMUM OF 5'-6" IS REQUIRED (33/6 AND 5'-0" IS PROVIDED ON THE NORTH OF THE WINNER/EASTWOOD DWELLING UNIT.



CV20-035
80 N. Winner Ave.
Approximately 0.28 acres



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Approximately 0.28 acres

From: [Kathleen Bailey](#)
To: [Feightner, Hayley E.](#)
Cc: [Yhezkel Levi](#); [Juliet Bullock](#); [Annie Ross-Womack](#)
Subject: Re: [EXTERNAL] Re: Fwd:
Date: Monday, July 20, 2020 11:54:57 PM
Importance: High

The Near East Area Commission (NEAC) voted unanimously (10-0-0) at the July 2020 NEAC General Business Meeting in support of CV20-035 for the construction of four new residences at 80 N.. Winner Avenue. This project is in keeping with the recommendation at the Mayor's forum on housing for densification - a well thought out process for increasing density in neighborhoods without the negative effect of runaway unplanned crowding (my interpretation).

Please let me know if you have any questions.

Thank you.

614-582-3053



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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 #: CV20-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Yhezkel Levi
of (COMPLETE ADDRESS) 139 E Main St Columbus Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1, Column 1 contains handwritten signature and address: Yhezkel Levi, 139 E Main, Columbus OH 43215. Other cells are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Lawrence Goldbach

Subscribed to me in my presence and before me this 2nd day of APRIL, in the year 2020

Lawrence Goldbach

Notary Public, State of Ohio

My Commission Expires 08-01-2020



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

Notary Seal Here

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