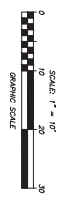
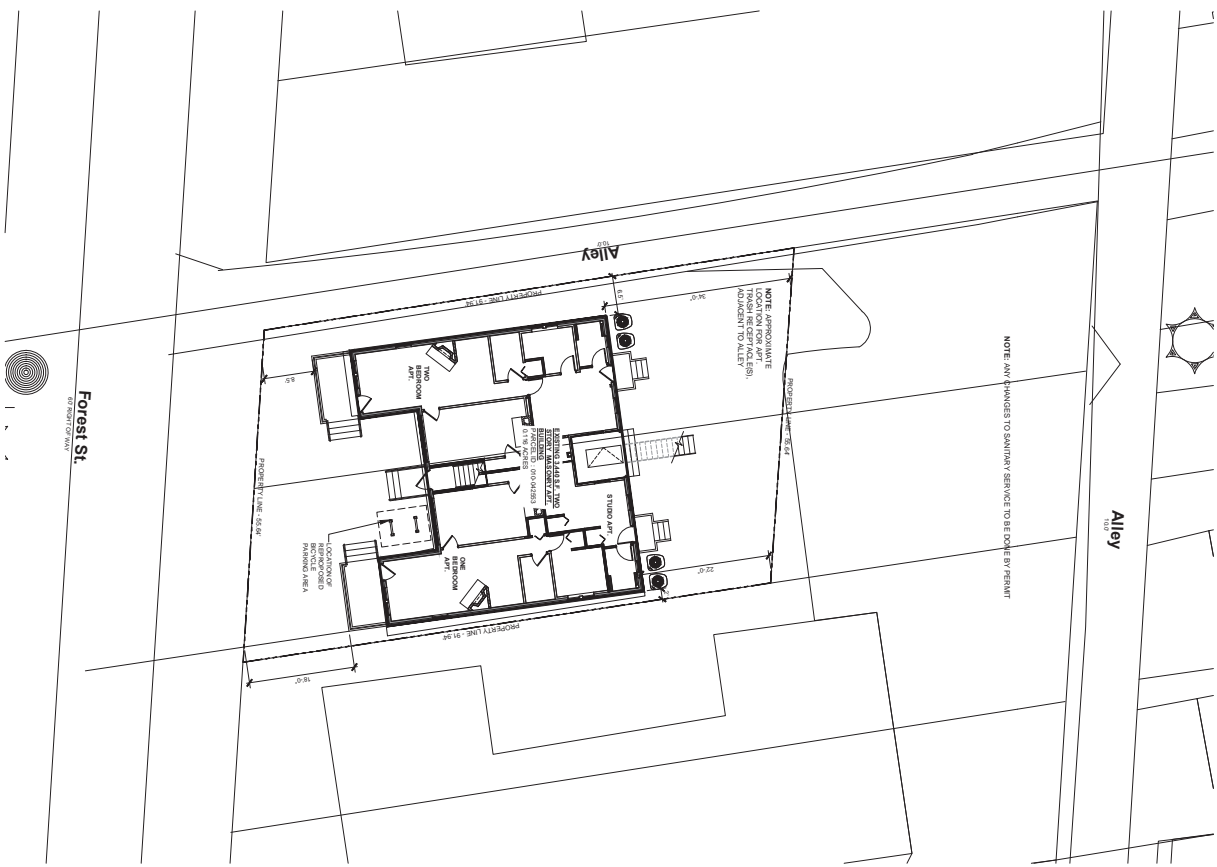


1 SITE PLAN  
 Scale: 1" = 10'-0"  
 P:\0710\2018\0612\1719\ SAVED: 10/14/2017, 10:46:08 AM  
 SHEET: 10/14/2017, 10:46:08 AM



- PROPOSED BUILDING USE AND IMPROVEMENTS**
- EXISTING BUILDING IS A TWO STORY MASONRY BUILDING WITH SIX AND SECOND FLOOR ON THE WEST SIDE OF THE BUILDING AND ONE BEDROOM AND 1/2 STUDIO APARTMENTS ON THE EAST SIDE OF THE BUILDING.
  - THE CURRENT BUILDING IS TO RENOVATE, MAINTAINING THE (6) APARTMENTS.
  - THE BUILDING FOOTPRINT SHALL REMAIN THE SAME AND NO ADDITIONAL SQUARE FOOTAGE SHALL BE ADDED TO THE BUILDING.
  - THE CURRENT PROPERTY DOES NOT OPEN ON SITE PARKING.

**GENERAL SITE IMPROVEMENTS**

- THE EXISTING METAL SIGN AT THE REAR OF THE PROPERTY SHALL BE REPLACED.
- THE EXISTING WOODEN WALK RACKS AND STEPS SHALL BE REPLACED.
- THE EXISTING MASONRY PORCHES AND STEPS AT THE FRONT OF THE BUILDING SHALL BE REPLACED.
- GENERAL LANDSCAPING SHALL BE ADDED UP ALONG THE BUILDING FROM FOREST ST AND ALLEY.

**VARIANCES AND SPECIAL PERMITS**

**2312.09 MINIMUM NUMBER OF PARKING SPACES REQUIRED:** EXISTING BUILDING AND LOT COVERED BY SIGN SHALL NOT ALLOW FOR THE ADDITION OF NEW PARKING SPACES. THE REQUIRED PARKING SPECIFIED BY CODE ON STREET PARKING SHALL BE PROVIDED BY THE DEVELOPER. TWO NEW BI-CYCLE PARKING SPACES SHALL BE PROVIDED ON THE BUILDING.

**2321.05 VESION CLEARANCE:** THE EXISTING SIGN SHALL BE REPLACED WITH A NEW SIGN THAT MEETS THE REQUIREMENTS.

**2322.03 MAXIMUM SIGN YARDS:** 2322.03.01 RESIDENTIAL DISTRICT

**REQUIRED PARKING**

RESIDENTIAL (4 OR MORE UNIT) 1.5 SPACES PER UNIT x 6 UNITS = 9 TOTAL REQUIRED  
 0 OFF STREET ONLY  
 9 ON STREET ONLY  
 BI-CYCLE PARKING REQUIRED: 120'-1'  
 PROVIDED BI-CYCLE PARKING = 2

**PUBLIC UTILITIES**

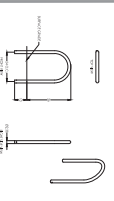
1. AS SHOWN IN THE PLAN, THE EXISTING UTILITIES SHALL BE MAINTAINED AND NOT RELOCATED. ANY SITE WORKS LIMITED TO 10,000 SQ. FT. OF AREA SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY CONNECTIONS TO COMBINATION SYSTEMS.

2. A COMMUNICATIONS CONNECTION SHALL BE INSTALLED ON ALL SANITARY CONNECTIONS TO COMBINATION SYSTEMS.

3. WATER SERVICE FOR THE BUILDING SHALL BE REVIEWED AND THE WATER SERVICE TO THE BUILDING SHALL BE CONDUCTED REGARDING THE WATER SERVICE TO THE BUILDING.

**SITE DATA TABLE**

TOTAL SITE:	118 AC (8,971 SF)
TOTAL ON-SITE DISTURBED:	0
PRE-DEVELOPED WETLANDS AREA:	0.09 AC (6,441 SF)
POST-DEVELOPED WETLANDS AREA:	0.09 AC (6,441 SF)



- NOTES:**
- 1.11" THICK, 2 1/2" R/A, 1/4" WALL THICKNESS, POWDER COATED STEEL COLORED WOOD GRAIN FINISH.
  2. 2" AIR SPACE REQUIRED IN RACK TO ACCOMMODATE 2" CYCLES.
  3. PROVIDE RACKS FOR INSTALLATION MINIMUM OF 30" O.C. BETWEEN RACKS.
  4. RACKS TO BE 36" HIGH.

**Kimberly Mikanda**

REVISION RECORD	
NO.	DATE
1	FEB. 18/2018
2	FEB. 2
3	2017.10.13
JOB NUMBER: 171001	
SHEET TITLE: OVERALL SITE PLAN	
SHEET NUMBER: C1.1	
JOB NUMBER: 171001	
SHEET TITLE: OVERALL SITE PLAN	
SHEET NUMBER: C1.1	

Apartment Building Remodel  
 370 Forest Ave.  
 Columbus, Ohio 43205



1116 west 2nd avenue  
 columbus, ohio 43212  
 T: 614-562-4395  
 kimmikanik@yahoo.com



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Application Number: CV17-059

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

8/24/17

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

**STATEMENT OF HARDSHIP**

October 6, 2017 (amended November 30, 2017)

RE: 370 Forest Avenue

The new owner of this property would like to request a council variance to allow the existing multi-family apartment building to be completely renovated and reconfigured within the existing building footprint. The current building was originally constructed as a two-story, 4-unit building with each unit having 2 bedrooms. A previous owner has modified one side of the building so it currently has 6 units: (2) two bedroom on one side and (2) one bedroom and (2) studio on the opposite side. The new owner would like to do a complete renovation of the building and maintain the (6) units as the building was acquired by this owner.

This change, within the current use, will not adversely affect the surrounding properties. The existing building, which has been vacant and beginning to deteriorate, shall be updated and renovated to accommodate its new tenants and become reestablished into the existing neighborhood. The renovation and changes shall not impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus.

It is felt that the variance to allow this owner to rehabilitate this existing non-compliant building would be an asset to this neighborhood.

Below is the list of variances we are applying for at this time:

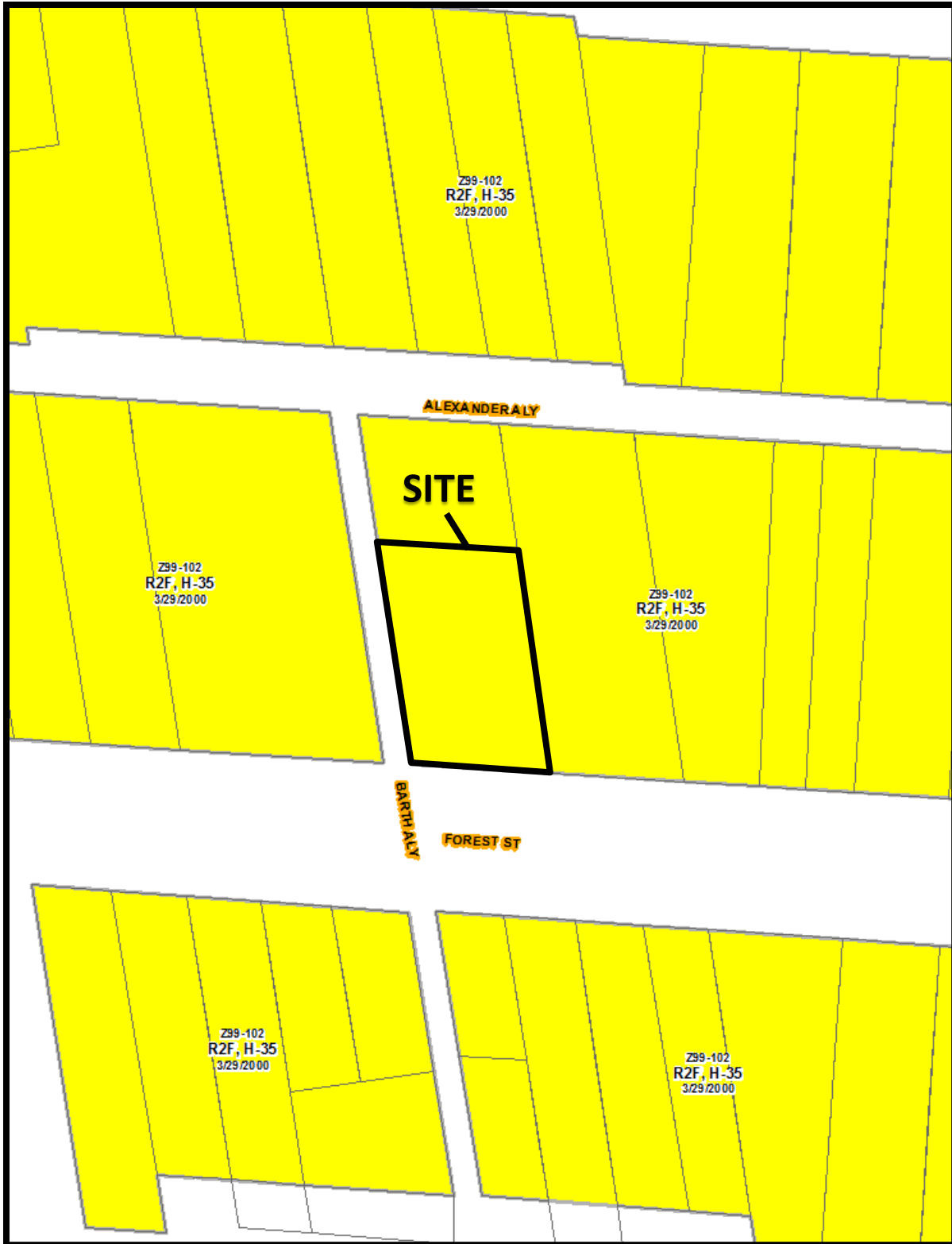
1. **3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED**  
Existing building covers a significant portion of entire lot and did not provide parking in its current form as it was purchased by the new owner. Therefore, the owner is unable to provide the required parking spaces for this tenant. On street parking is available on Forest Ave. Also, the site has foot and transit access.
2. **3332.25 MAXIMUM SIDE YARDS**  
Allow existing building to remain as is although it falls within the required side yard setback along the western property line.
3. **3332.037 – R2F RESIDENTIAL DISTRICT**  
The existing structure was built as a multi-family structure within this district and the new owner would propose to maintain the units in the existing structure and not increase the building footprint in the renovation.

**4. 3332.14 – R2F AREA DISTRICT REQUIREMENTS**

The lot and structure are existing, with the lot being less than the required 6,000 s.f. nor able to meet the 3,000 s.f. per dwelling unit requirement. The owner is unable to add to the lot size and does not plan to increase the built area on the existing lot.

**5. 3321.05 – VISION CLEARANCE**

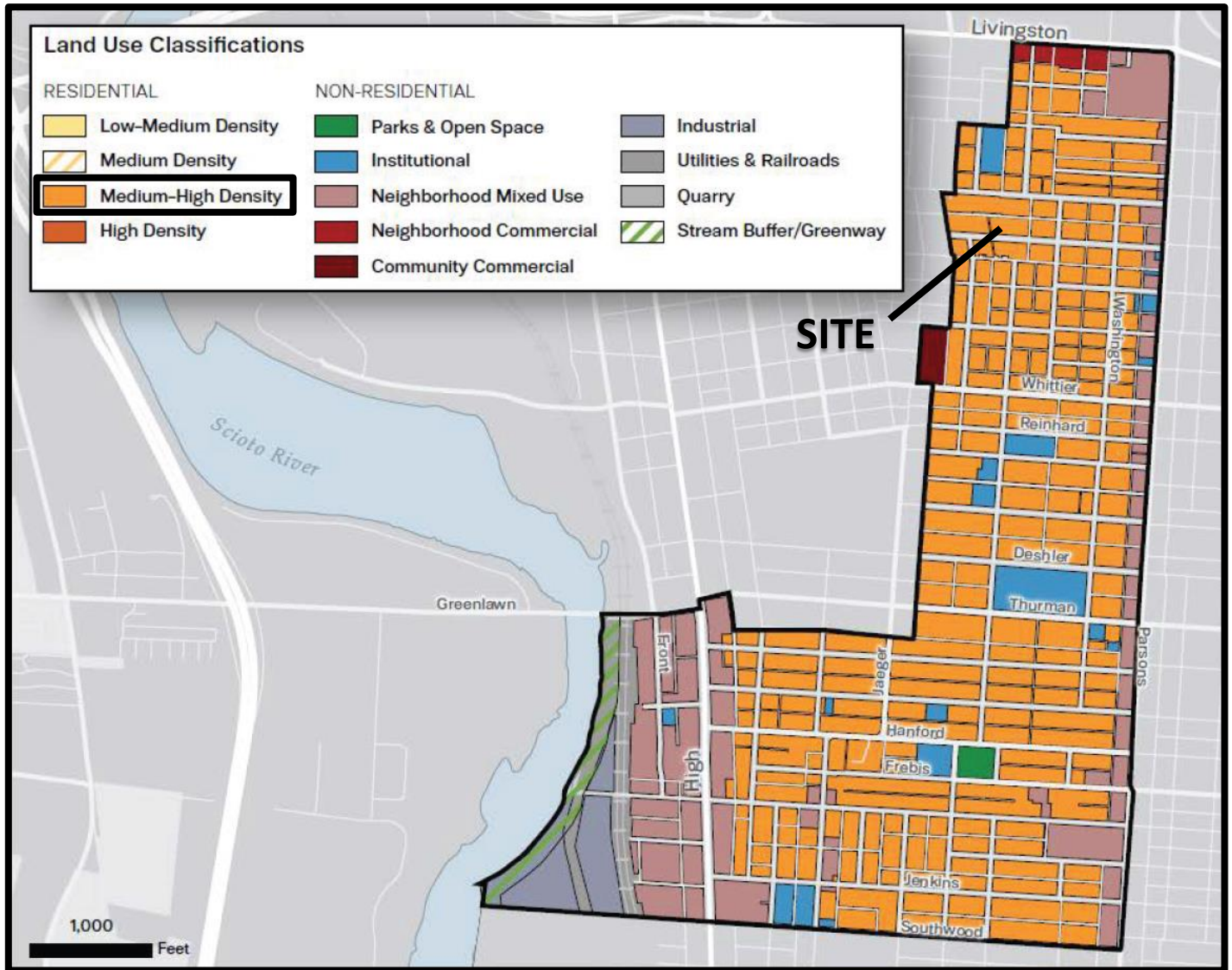
The structure is existing as situated on the lot and encroaches into the 10' vision clearance required at the alley by approximately 3.5 feet.



CV17-059  
370 Forest Avenue  
Approximately 0.8 acres



South Side Plan (2014)



CV17-059  
370 Forest Avenue  
Approximately 0.8 acres



CV17-059  
370 Forest Avenue  
Approximately 0.8 acres





DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Case Number: CV17-059

Address: 370 FOREST.

Group Name: SOUTHSIDE AREA COMMISSION

Meeting Date: FEB. 27. 2018

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation: Approval, Disapproval

NOTES: PERMIT EXISTING 6-UNIT APT. STRUCTURES IN R2F DISTRICT. W/ VARIANCES REGARDING MIN. PARKING REQ., VISION CLEARANCE, AREA REQUIREMENTS, SIDE YARD REQ.

Vote: 11 YES 2 NO

Signature of Authorized Representative: [Handwritten Signature]

SIGNATURE SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER 614-285-4901 X1100

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, 757 Carolyn Avenue, Columbus, OH 43224.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 Number: CV17-059

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KIMBERLY MIKANIK, ARCHITECT  
of (COMPLETE ADDRESS) 1116 W. 2<sup>ND</sup> AVE., COLUMBUS, OHIO 43212

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>ALEX PICAZO</u> <u>GOLDEN BEAR INVESTMENTS</u> <u>614-404-6990</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

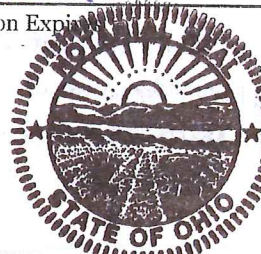
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29 day of August, in the year 2017

[Signature]  
SIGNATURE OF NOTARY PUBLIC

2-11-2021  
My Commission Expires

Notary Seal Here



**Anthony Samad**  
Notary Public, State of Ohio  
My Commission Expires  
**02/11/2021**

**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 checks payable to the Columbus City Treasurer