

VARIANCE TEXT

VARIANCES

1. 13121.161 - Variance to provide for the required number of bicycle parking spaces for the proposed development.

2. 13121.161 - Variance to provide for the required number of bicycle parking spaces for the proposed development.

LIMITATION TEXT

LIMITATIONS

1. 13121.161 - Variance to provide for the required number of bicycle parking spaces for the proposed development.

ZONING INFORMATION

ADDRESS	1646 FAIRWOOD AVE COLUMBUS, OH 43206
PARCEL NO.	010-11512 and 010-09886
ZONING CLASSIFICATION/DISTRICT	L-C4
HEIGHT/DISTRICT	H-35
COMMERCIAL OVERLAY	NONE
TOTAL SITE AREA (FEET OR ACRES)	64 CAL CALATED ACRES
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	30040337K
MOST RECENT EFFECTIVE DATE OF FIRM	EFFECTIVE 06/17/2008
BASE FLOOD ELEVATION (BFE)	FLOOD ZONE - X BFE = 618

ATTENDANT ZONING REQUIREMENTS

3121.15 & 3121.161 (DUMPISTER AREA) - AS SHOWN - NIL COMPANY

3121.15 & 3121.161 (LANDSCAPE & SCREENING) - AS SHOWN

3121.15 & 3121.161 (LIGHTING) - EXISTING COMPLIANT

3121.15 & 3121.161 (VISION CLEARANCE) - EXISTING TO REMAIN

3121.15 & 3121.161 (SIGNAGE & MARKING) - ADA & SPACES WILL COMPLY

3121.15 & 3121.161 (WHEEL STOP DEVICE) - SPACES 1, 3 WILL COMPLY

ALL OF 3121.161

FIRE DEPARTMENT DATA

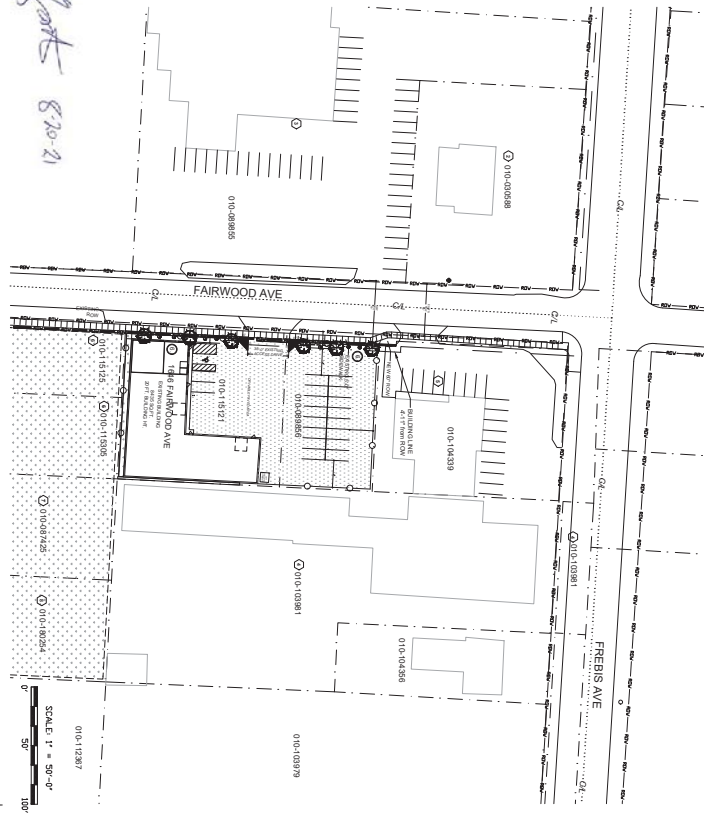
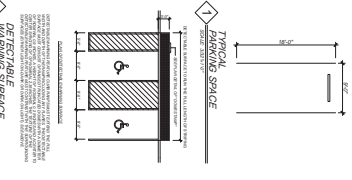
FIRE HYDRANTS FLOW AS NOTED ON P. 44

WATER MAIN ACCESS TO EACH ADDRESS 307'-300' AT MAIN DOORS

WATER MAIN ACCESS TO EACH ADDRESS 307'-300' AT MAIN DOORS

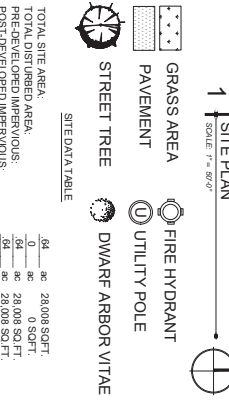
PARLOR AND ORNAMENTAL

PARK AND ORNAMENTAL DOORS NOT APPLY.



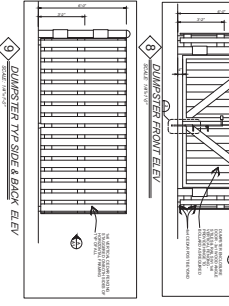
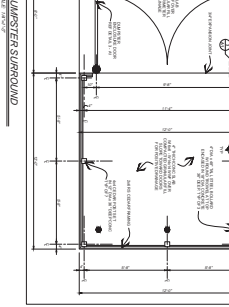
1646 PARKING CALCULATION

USE	SQUARE FOOTAGE	MINIMUM
OFFICE	550	X 2
REPAIR BAYS	680	X 2
TOTAL	X	9.2
(ROUND TOTAL UP TO THE NEAREST INTEGER)		10
PARKING SHOWN		19
REQUIRED ADA PARKING (VAN/TOTAL)		1/1
PROPOSED ADA PARKING (VAN/TOTAL)		1/1
REQUIRED BICYCLE PARKING		1



CODED NOTES

1. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
2. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
3. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
4. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
5. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
6. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
7. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
8. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
9. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
10. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
11. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
12. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
13. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
14. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
15. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
16. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
17. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
18. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
19. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.
20. THE DEVELOPER SHALL PROVIDE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES AS SHOWN ON THE SITE PLAN.

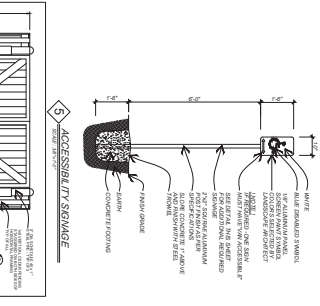
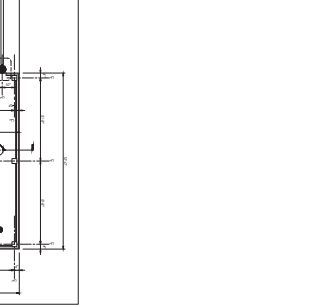


SITE DETAILS

DATE	REVISION	DATE
08/27/2021	ZS	

OWNER

CLADIA REALTY, LLC
 2365 HIGH ST COLUMBUS, OH 43207
 PAGES: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



SITE COMPLIANCE

1646 FAIRWOOD AVE.

1646 FAIRWOOD AVE. COLUMBUS, OH 43206

CC: COLUMBUS CONSULTING
 1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447

STATEMENT OF HARDSHIP

Application: CV21-044
Address: 1646 Fairwood Avenue
Parcel(s): 010-115121 and 010-08956
Property Size: +/- 0.64 Acres
Current District: R-2 and C-3
Proposed District: L-C-4
Area Commission: Columbus Southside Area Commission
Applicant(s): 2920 South High, LLC
Attorney: Michael Shannon, Underhill & Hodge LLC
Date: June 10, 2021

The Site is approximately .064+/- acres and located on the east side of Fairwood Avenue and south of Frebis Avenue. The Site is composed of two parcels currently zoned R-2 and C-3, respectively. The C-3 parcel on the north is vacant. On the R-2 parcel on the south stands an approximately 8,780 square foot building which was most recently used for machine manufacturing. The Site is bordered on the north, west, and east by property zoned C-3 and on the south by property zoned R-2. The applicant proposes rezoning the site to L-C-4 to permit automotive maintenance and repair use.

The Site is situated within the boundary of the Deshler Civic Association and the Southside Area Commission. The Site is not within a commercial overlay, planning overlay, nor is it a historic site. The Site is within the boundary of the *South Side Plan* (2014) which recommends neighborhood commercial uses. The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.

The Applicant does not propose any demolition or new construction on the Site. Rather, the Applicant proposes rezoning the site to permit automotive maintenance and repair use within the existing building. The existing building will undergo some amount of rehabilitation and renovation to make the building suitable for the proposed use. Additionally, parking lot areas will be installed and/or improved as shown on the submitted site plan.

To permit the use as proposed, to incorporate existing, non-conforming conditions, and to address new development standards as part of the rezoning, the Applicant respectfully requests the following companion council variances:

1. 3312.21 (A) – Interior landscaping. To reduce the required minimum number of interior parking lot trees from 2 to zero. In consideration of this variance request, the Applicant proposes installation of shade trees along the Fairwood front landscape, as shown on the Site Plan.
2. 3321.09 – Screening. To eliminate the requirement for screening of nonresidential districts abutting residential districts.

Applicant respectfully submits that the requested area variances result from the practical difficulty of carrying out of the underlying zoning district provisions due to the shape of the lot, topography, and other conditions. The variances will not impair adequate supply of light and air to the adjacent properties, 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.

The most significant condition with this property is the fact that the Applicant proposes an adaptive reuse of the property and its existing building. The property most recently operated as machine manufacturing facility. The Applicant does not propose any demolition or new construction, but rather adapt the existing building into one that can serve the automobile repair and maintenance use.

The requested variance to reduce interior parking lot landscaping is not substantial nor detrimental to the property or neighborhood. In consideration of the technical reduction of two interior lot trees, the Applicant proposes installation of two shade trees within the front setback landscaping. This will allow this small parking lot to have better maneuverability and circuitry while improving the Fairwood streetscape.

The variance request to eliminate screening to residentially zoned property to the south will not cause any new detriment to the neighboring property because it is an existing condition that the building is a few feet from the entire property line. The code required screening would not actually serve to screen the existing building from the neighboring residential property.

The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration and find that the variance is warranted to alleviate a difficulty.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions.

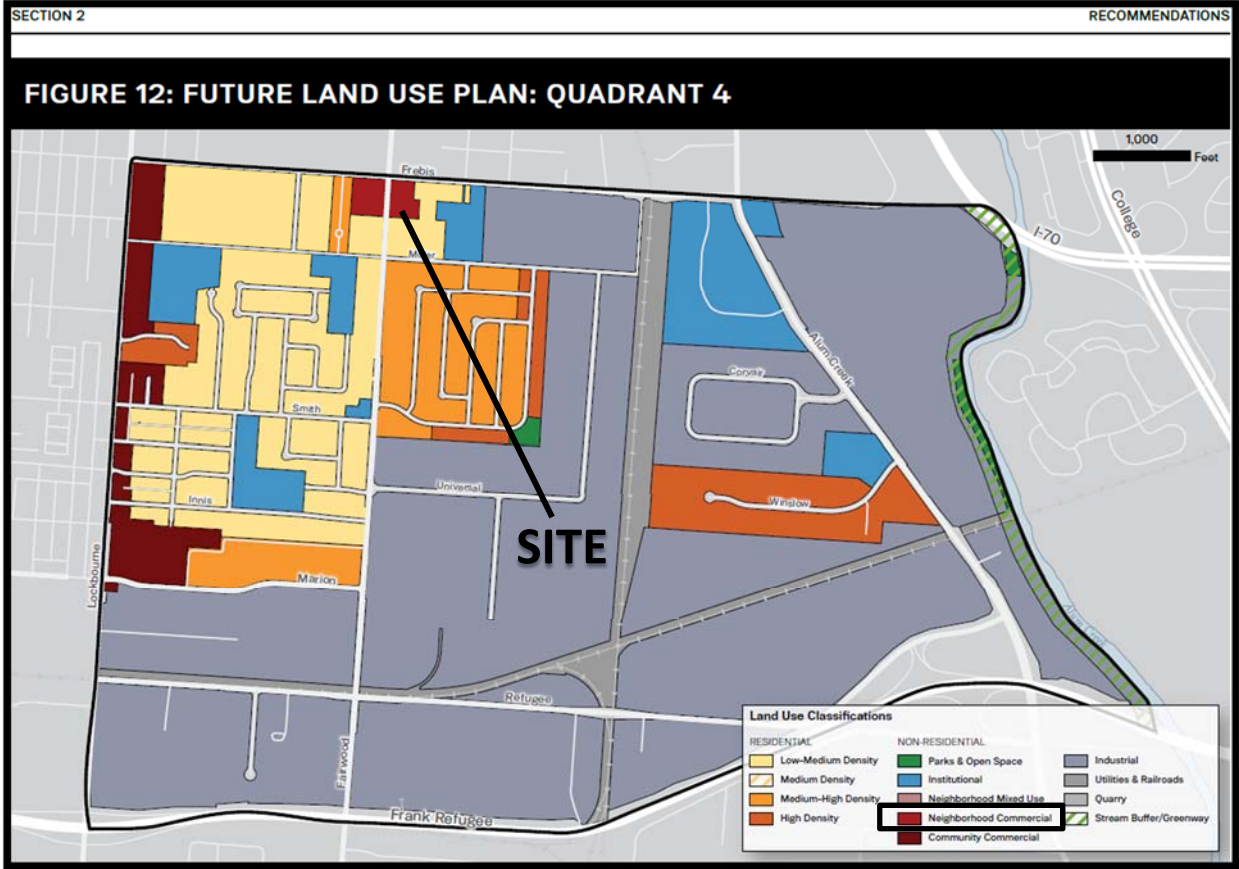
Respectfully Submitted,



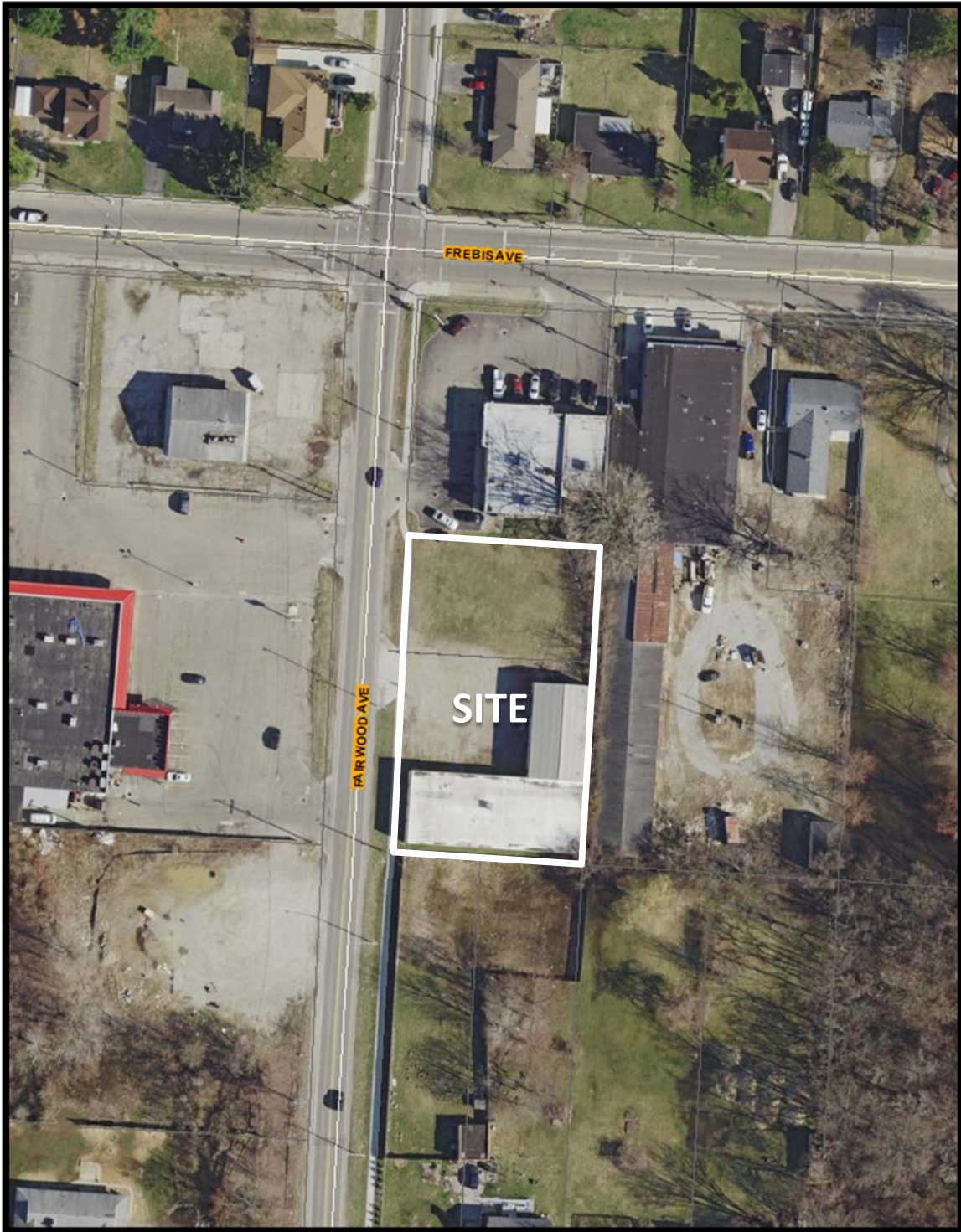
Michael Shannon
Attorney for Applicant



CV21-044
1646 Fairwood Ave.
Approximately 0.64 acres



CV21-044
1646 Fairwood Ave.
Approximately 0.64 acres



CV21-044
1646 Fairwood Ave.
Approximately 0.64 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>CV21-044</u>
Address	<u>1646 Fairwood Avenue</u>
Group Name	<u>Columbus Southside Area Commission</u>
Meeting Date	<u>May 25, 2021</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Companion council variances requested:

1. 3312.21 (A) – Interior landscaping. To reduce the required minimum number of interior parking lot trees from 2 to zero. In consideration of this variance request, the Applicant proposes installation of shade trees along the Fairwood front landscape, as shown on the Site Plan.
2. 3321.09 – Screening. To eliminate the requirement for screening of nonresidential districts abutting residential districts.

Vote	<u>15-0</u>
Signature of Authorized Representative	<u>Curtis Davis</u> <small>Digitally signed by Curtis Davis DN: cn=Curtis Davis, o=, ou=, email=cdavis@team-icsc.com, c=US Date: 2021.06.18 12:57:01 -04'00'</small>
Recommending Group Title	<u>Southside Area Commission</u>
Daytime Phone Number	<u>614-285-4901 x1100</u>

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.



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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-044

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) 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 (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. 2920 S. High, LLC 2385 South High Street Columbus, Ohio 43207	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 20th day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC *Kimberly R. Grayson*

My Commission Expires 1-11-2024

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2024

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