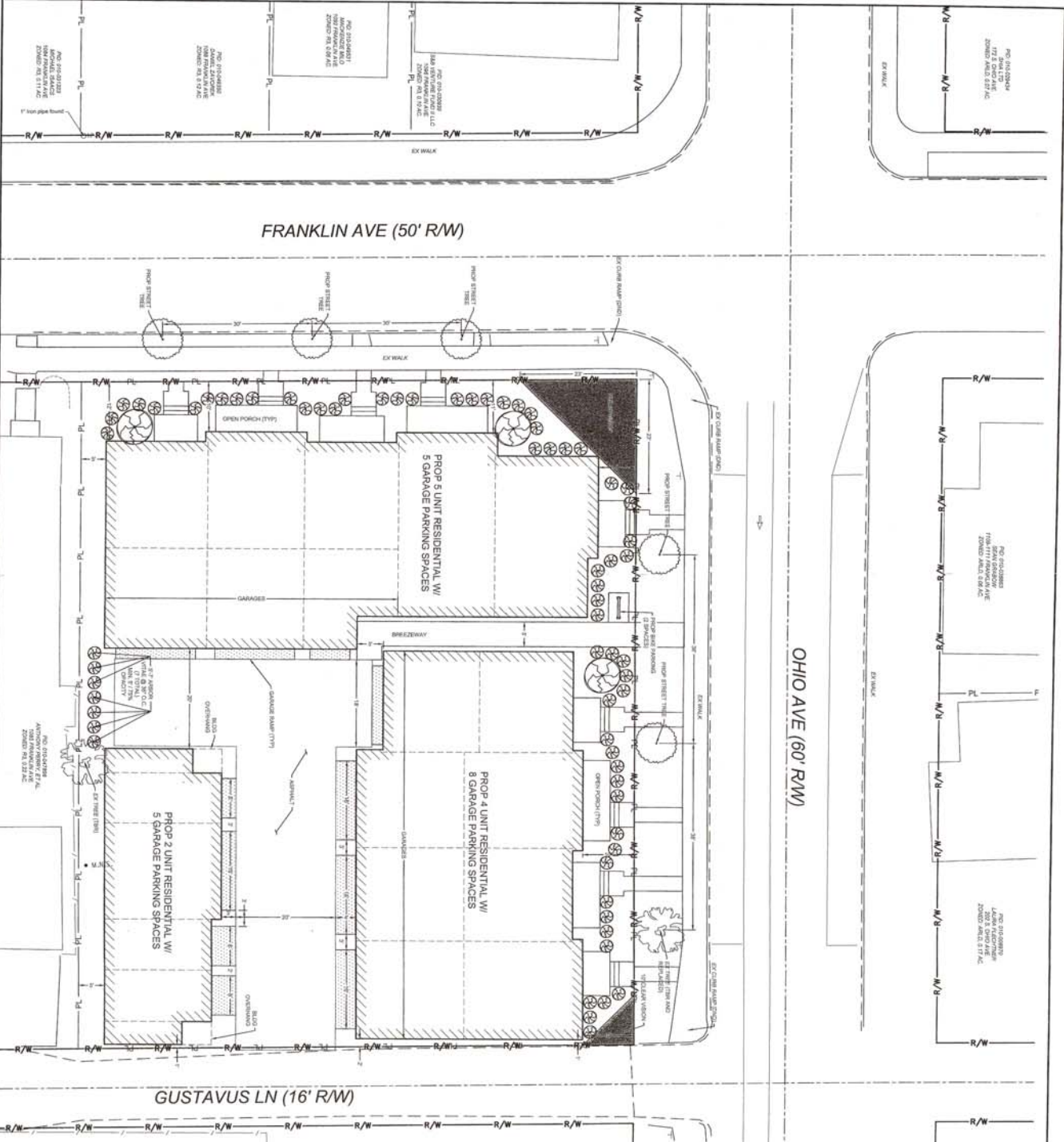


PLOT SCALE: 1:1 EDIT DATE: 6/22/21 10:54 AM EDITED BY: AALDS DRAWING FILE: G:\2020\21\2109\DRAWING\PROJ\CV\EXHIBIT\ZONING\EXHIBIT\2021\2109\ZONING\EXHIBIT_RECOVER.DWG



ENGINEER
 AMERICAN STRUCTUREPOINT INC.
 2550 COMPASS EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OHIO 43221
 PHONE: (614) 901-2226
 EMAIL: GOMAR@STRUCTUREPOINT.COM

ARCHITECT
 THE COLUMBIAN ARCHITECT COMPANY
 729 AUTUMN TREE PLACE
 WESTERVILLE, OHIO 43081
 PHONE: (614) 850-0771
 EMAIL: TOM@COLUMBIANARCH.COM

OWNER/DEVELOPER
 300 E. 157TH AVE, STE. 100
 COLUMBUS, OHIO 43221
 PHONE: (614) 850-0771
 EMAIL: TOM@COLUMBIANARCH.COM

APPLICANT
 2007 CHRYSLER
 ZONED: M 3.1 (17) AC

PERMITS
 PERMIT NO. 1866-2021
 ZONING: M 3.1 (17) AC

| | | | | | |
|--------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| DATE 6/22/2021 | DRAWN BY AAL | CHECKED BY AAL | DATE 6/22/2021 | DATE 6/22/2021 | DATE 6/22/2021 |
| REVISIONS | | | | | |
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Final Received 6/22/21

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 Exhibit B

Signature of Applicant OBrien Company, LLC
by David B. Perry, Agent

Date 10-27-2020

Signature of Attorney Donald Plunk

Date 10/27/2020

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

Exhibit B

Statement of Hardship

CV20-109, 199 S Ohio Avenue, Columbus, OH 43205

The 0.35 acre (15,269 SF) site is located at the southwest corner of S Ohio Avenue and Franklin Avenue. The three (3) tax parcels (PID: 010-26567, 010-39125, 010-047274) are undeveloped and zoned R-3. Rezoning application Z20-094 is pending to rezone the site from R-3 to AR-1 for development with 11 dwelling units. Applicant proposes to build a total of eleven (11) dwelling units consisting of nine (9) townhouses fronting S. Ohio Avenue and Franklin Avenue and two (2) dwelling units located above a detached garage. A total of 18 parking spaces are proposed in both attached and detached garages. Residential uses in the area include a broad range of uses including single-family, two-family, multi-family uses, as well as commercial uses. This variance application is submitted for applicable variances to develop the site as depicted on the submitted site plan, hereafter "Site Plan".

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses, development of new housing and increased home ownership. The proposed development addresses all three (3) recommendations.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections applied to urban development, for which closer building setbacks and higher building coverage are typical and encouraged.

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

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit the proposed mix of units and buildings with a 5 unit townhouse building fronting Franklin Avenue, a 4 unit townhouse building fronting S. Ohio Avenue and a detached garage building with two (2) second floor apartments.
- 2). Section 3321.05(B)(2), Vision Clearance, to reduce the 30' clear vision triangle at the intersection of S. Ohio Avenue and Franklin Avenue to 23'x23'.
- 3). Section 3333.15(C), Basis of Computing Area, to increase lot coverage from 50% to 62%.
- 4). Section 3333.18(E)(F), Building Lines, to reduce the S. Ohio Avenue building setback line from 18 feet to eight (8) feet and to reduce the Franklin Avenue building setback from 18 feet to 10 feet.
- 5). Section 3332.255, Perimeter Yard, to reduce Perimeter Yard from 13.5 feet to 5 feet (west P/L) and 1 foot (south P/L).



CV20-109
199 S. Ohio Ave.
Approximately 0.35 acres



CV20-109
199 S. Ohio Ave.
Approximately 0.35 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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)**

Application Number Z20-094 / CV20-109

Address 199 S Ohio Avenue

Group Name Near East Area Commission

Meeting Date February 11, 2021

- 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:

Vote 9-0-0

Signature of Authorized Representative *Andrew D. Budy*

Recommending Group Title CHAIR NEAC

Daytime Phone Number 614-582-3053

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

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 - 109

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 (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)

| | |
|---|--|
| 1. Sallie Gibson, 1067 Franklin Ave, Columbus, OH 43205; # Columbus based employees: Zero (0) Contact: Sallie Gibson, (614)778-6555 | 2. OBrien Company, LLC, 350 East 1st Ave, Columbus, OH 43201; # Columbus based employees: One (1) Contact: Tom OBrien, (614)560-9279 |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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



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

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