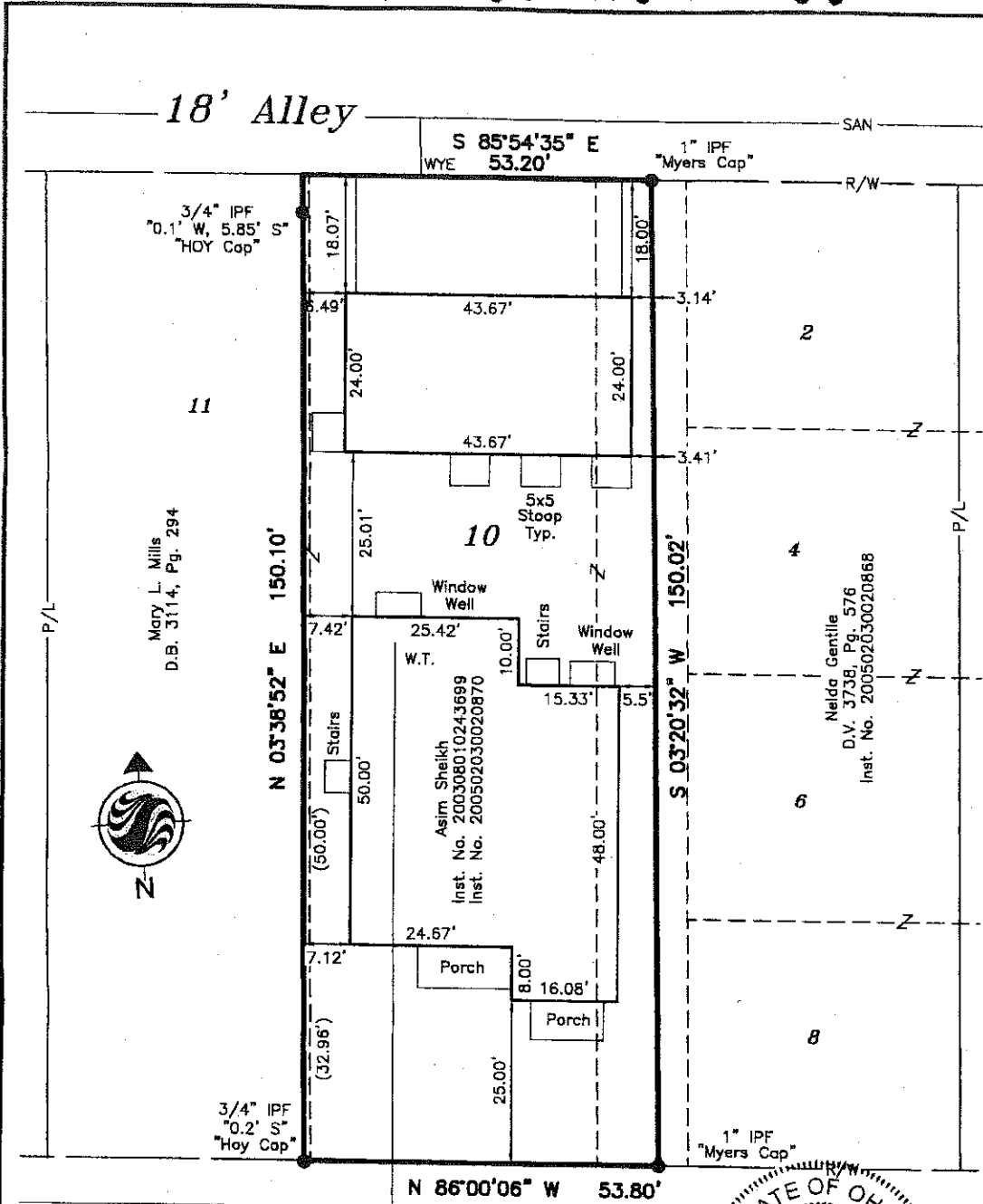
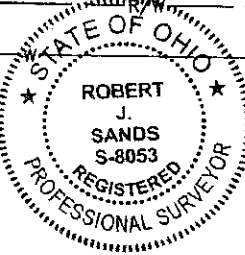


EXHIBIT A



#1354
Ida Avenue (50' R/W)



Setbacks:

Front Setback: 25'
Side Yard Setback: 5.5'

Detached Garage:

Side Yard Setback: 3'
Rear Setback = 20' Turning Radius - Total Alley Width

Lot No. 10 lies within Zone(s) X as designated on the FIRM Map No. 39049C0306K dated 6/17/08

Lot Area =	0.185	Acres
Lot Area =	8043	Sq. Feet
Sod Area =	432	Sq. Yards
Structure Area =	3061	Sq. Feet
Lot Coverage =	38.1	%

Revisions	
3/27/13:	Revised Garage Location

LOT: 10

Amended Plat of H.C. Gease
West Fifth Ave. Subdivision
Plat Book 5, Page 180
City of Columbus
for
1354 Ida, LLC



1500 Lake Shore Drive
Columbus, Ohio 43204
PHONE: (614) 488-4383
FAX: (614) 488-4387

Stantec
Note: Only a signature in Blue Ink shall be considered an original.

Professional Surveyor No. S-8053

Robert J. Sands 03/27/13

DRN: dg
CVD
JOB: 173410294

Scale: 1"=20' November, 2012

Johannes B. Stoyanovich 4/16/13



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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.

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 requested as detailed below:

The council variance is requested to permit a second dwelling structure on the property (a carriage house with a unit above the garage space) and to variance to various development standards that arise with the second dwelling structure. The addition of the dwelling unit over the garage area will not negatively impact the surrounding properties as the unit triggers many of the variances associated with the redevelopment of this vacant lot. The lot is small which constructs the use of the property for redevelopment purpose so the variances to development standards are warranted so the owner/applicant can move forward with the redevelopment of the lot.

Signature of Applicant

Date

12/27/12

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

1354 Ida Avenue
Council Variance Variances

Variances

3332.15 – Lot Area – To reduce the lot area requirement from 10,000 sq. ft. to 8,075.38 sq. ft. – a reduction of 1,924.62 sq. ft.

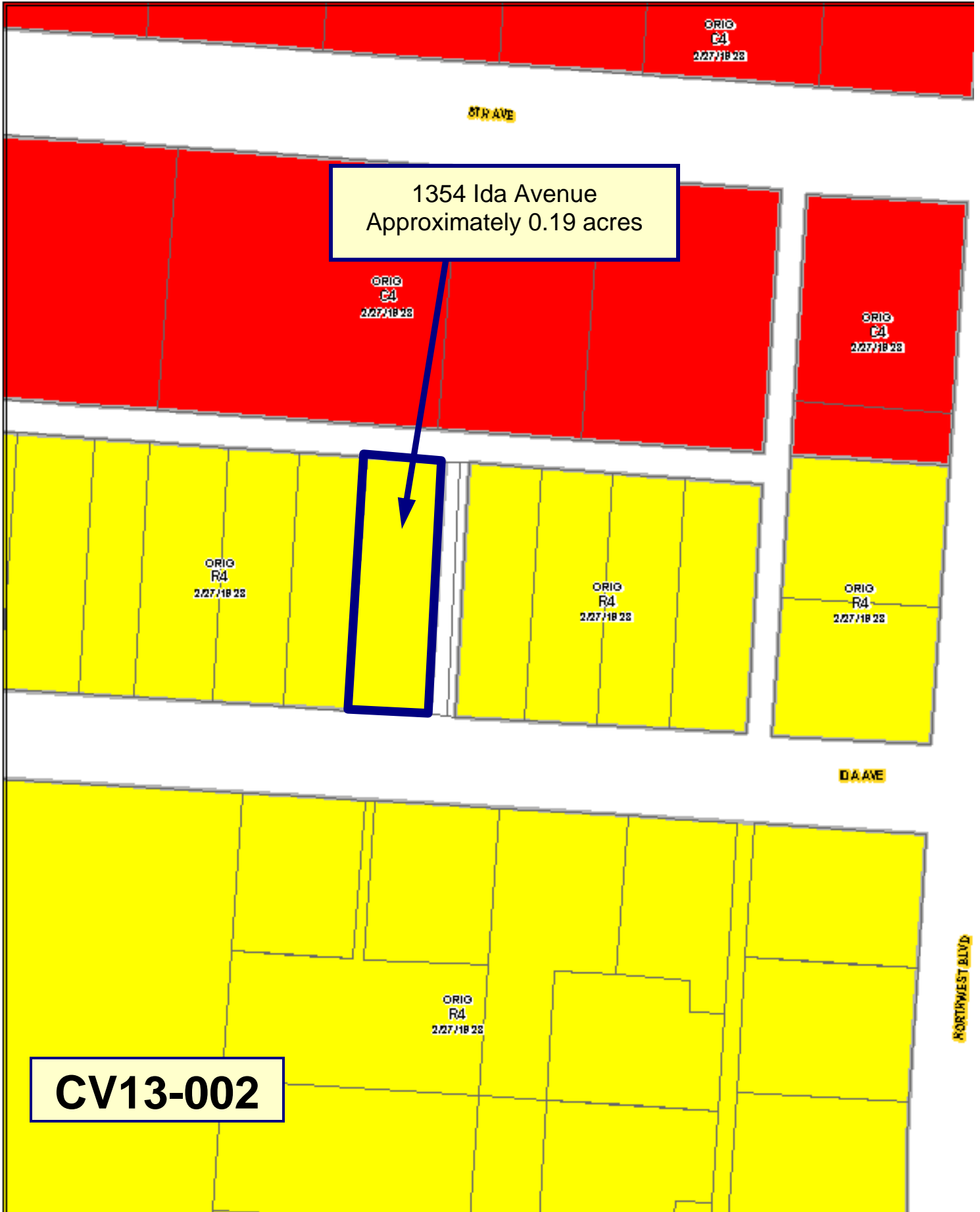
3332.19 – Fronting – To permit a second dwelling on a lot which does not front on a public street

3332.039 – R-4 Residential District Use – To permit two dwellings on a single lot one dwelling having 3 units and one dwelling having one unit

3332.27 – Rear yard – To reduce the required rear yard from 2,010 sq. ft. to 957.6 sq. ft. (a reduction of 1,052.4 sq. ft.)

3332.26(c)(3) – Side yard – Stoop with roof encroachment in sideyard a distance of 3'.

3312.25 – Maneuvering – To reduce the maneuvering area behind the garage spaces from 20' to 18' – a reduction of 2'.



1354 Ida Avenue
Approximately 0.19 acres

CV13-002



1354 Ida Avenue
Approximately 0.19 acres

CV13-002

Hitt, Dana

From: Rebecca McKibben <thestylingnook@sbcglobal.net>
Sent: Thursday, May 09, 2013 10:20 AM
To: Hitt, Dana
Subject: Fw: zoning aprovel

----- Forwarded Message -----

From: Rebecca McKibben <thestylingnook@sbcglobal.net>
To: dahitt@columbus.gov
Sent: Thu, May 9, 2013 10:17:26 AM
Subject: Fw: zoning aprovel

Dear Sir:

I am Bruce McKibben, commissioner and acting chairman of the 5th by Northwest Area Commission. Please note that we have unanimously approved the below listed zoning variance at our commission meeting on May 7, 2013.

If you have any questions, please call me at 6142561944,

Thank you.

McK

----- Forwarded Message -----

From: David Hodge <DHodge@smithandhale.com>
To: "bruce1812@hotmail.com" <bruce1812@hotmail.com>; "thestylingnook@sbcglobal.net" <thestylingnook@sbcglobal.net>
Cc: Jack Reynolds <JReynolds@smithandhale.com>
Sent: Wed, May 8, 2013 10:30:31 AM
Subject:

Bruce-

The contact at the City is Dana Hitt, e-mail address dahitt@columbus.gov. Here is the case information:

1354 Ida Avenue / CV13-002

1397 Chambers Road / Z13-015 / CV13-009

1424 Chesapeake Avenue / Z13 - 023 / CV13 - 016

1437 Chesapeake Avenue / Z13 - 013 / CV13 - 007

1454 Chesapeake Avenue / Z13 - 021 / CV13 - 015

1498 Chesapeake Avenue / Z13 - 024 / CV13 - 017

1516 Chesapeake Avenue / Z13 - 012 / CV13 - 006

Please let us know if you have questions. Enjoy your time away,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 725
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax
dhodge@smithandhale.com

CONFIDENTIALITY NOTICE:

The information in this electronic mail transmission and any documents accompanying it contain confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entities named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please destroy the message in its entirety.

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV13-002

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds, III

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 725, 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 formats

- 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. 1354 Ida Avenue LLC 280 South Hudson Street Denver, CO 80246	2. Nick Petiti 280 South Hudson Street Denver, CO 80246
3.	4.

Check here if listing additional parties on a separate page.

Jackson B Reynolds III

SIGNATURE OF AFFIANT

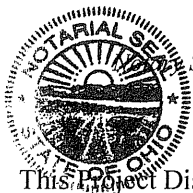
Subscribed to me in my presence and before me this 29th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Natalie C Timmons

My Commission Expires:

9/4/15



Seal Here
Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2015

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 For all questions regarding this form and fees please call: 614-645-4522
 Please make all checks payable to the Columbus City Treasurer