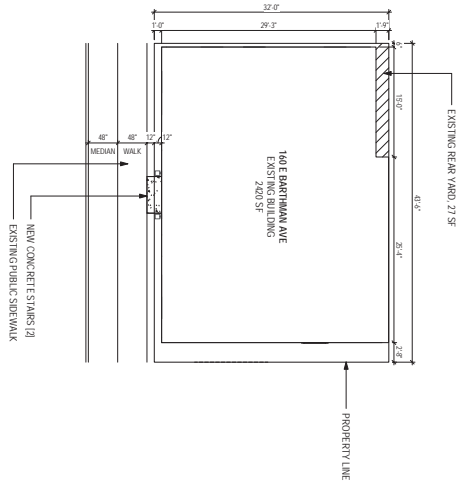


C5 SITE PLAN
SCALE: 1/8" = 1'-0"

160 E BARTHMAN AVE
CURRENT ZONING: EXISTING T
EXISTING 125,000 SQ FT SHEDS PROPERTY
CURRENT CLASSIFICATION: C - COMMERCIAL
RETAIL/ APARTMENTS ABOVE
2,400 SF
PARCEL NO: 01003031500
PROPOSED CONSTRUCTION WILL NOT MODIFY
SITE PLAN WORK BUILDING MASSING FORM



08.29.2024
Jordan McDonald

FINAL SITE PLAN RECEIVED 9.29.24 SHEET 1 OF 1 CV24-095

PERMIT SET

BUILDING RENOVATION
JORDAN MCDONALD

160 E BARTHMAN AVE., COLUMBUS OH 43027



SUBMIT ID: 08.07.2024

A001

SITE PLAN, ROOF PLAN, SCOPE OF WORK

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-095
Location: 160 E. BARTHMAN AVE. (43207), being 0.03± acres on the north side of East Barthman Avenue, 61 feet west of South 6th Street (010-030315; Columbus Southside Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Four-unit dwelling.
Applicant(s): Joshua J. Tomey; 1286 East Fulton Street; Columbus, OH 43205.
Property Owner(s): Jordan McDonald; 732 Bradwell Drive; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a vacant mixed-use building in the R-3, Residential District, while the applicant proposes to convert the existing building into a 4-unit dwelling. Variances to required parking, vision clearance, landscaping, lot width, lot area, lot coverage, building lines, side yards, and rear yard.
- A Council variance is required because the R-3, Residential District does not allow a 4-unit dwelling.
- The site is surrounded by single-unit dwellings in the R-3, Residential District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Medium-High Density” residential land uses at this location and is subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Columbus Southside Area Commission whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested variances will enable conservation and rehabilitation of the existing historic building. Staff supports the requested variances to conform the existing conditions and notes the property’s proximity of pedestrian accessibility and transit in support of parking reduction.

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

It would be unreasonable to re-establish a commercial property in a residential neighborhood

2. Whether the variance is substantial.

Yes No

No, most variances conform already existing conditions found on site.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

No, the building will remain in its current massing and form as a result of granted variance.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

No, the building will not be altered from its current massing or form.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

Yes, the property was non-conforming prior to purchase.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

No, the property is non-conforming as-is and would be non-conforming based on proposed use as well. Most conditions varied are a result of existing construction to remain.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

The intent of the R-3 zoning district is to create a residential area. The proposed renovation is consistent with the residential character of older areas close to downtown.

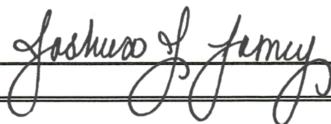
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):

Please review attached list of requested variances and their explanations

Signature of Applicant



Date

08.08.2024

160 E Barthman Ave. – Requested Variances and Statement of Hardship

160 E Barthman Ave.

Columbus OH 43207

Southside Area Commission

Parcel ID 010-030315-00

1,392 SF Lot Area / 0.03 Acres

Existing Conditions = The building was purchased by the owner as vacant and gutted. Most recently, the building was classified as a C-Commercial structure with retail on the ground floor and [2] apartments above.

Proposed Conditions = The owner would like to renovate the existing structure into [4] one-bedroom apartment units with no commercial use.

Existing Size = 2420 SF, 2 Stories

Proposed Size = 2420 SF, 2 Stories

No Change

Lot Coverage = $1,210 \text{ sf} / 1,392 \text{ sf} = 87\%$ Lot Coverage - Existing Condition

Proposed Variances

3332.035 R-3: To allow for a 4-unit residential building in an R-3 District

3312.49 Parking: To conform and allow for 0 parking spaces where 6 would be required.

3332.13 Lot Area: To conform and allow for a lot area of 1,392 sf where 5,000 sf is required in an R-3 District.

3332.26 Minimum Side Yard: To conform the existing side yards of 6” to the west and 2’-8” to the east where 5’-0” would typically be required.

3332.27 Rear Yard: To conform the existing rear yard setback of 0” and total size of 27 sf, which is 2% of lot size where 25% is required.

[Added Following Staff Comments Received 09.23.2024]

3332.05[A][4] Lot Width: To conform the existing lot width of 43.5' where as a lot width of 50'-0" would typically be required.

3321.05[B][1] Clear Vision Triangle: To conform the existing 1 foot vision triangle at the southwest corner where a 10-foot vision triangle would typically be required

3332.25 Maximum Side Yard: The widths of the two required side yards must add up to 20% of the lot width, or 8.7', where as the existing condition only provides 3'-2" of total side yard.

33321.07[B] Shade Tree: Where one shade tree would be required for a residential lot, none are existing nor can be provided. Vary to zero shade trees due to lot size.

3332.21 Building Line: To allow for an existing front setback of 1'-0" where 10'-0" would typically be required.

3332.18[D] Building Lot Coverage: To allow for an existing building lot coverage of 87% where the maximum allowed would typically be 50%

Statement of Hardship

The owner has purchased a property that would be considered non-conforming based on the current zoning classification. The owner would like to bring this property back to productive use. While it could be renovated as-is back to a retail ground floor with apartments above, this is not considered to be a viable solution due to the building's location.

It is not on a principal route nor is it surrounded by other light retail applications. As such, the proposed use is [4] 1-bedroom apartment units for the existing structure. Due to the old age of the structure and its construction before the adoption of the current zoning code, many variances are required to conform the existing and proposed conditions.

3332.035 R-3: To allow for a 4-unit residential building in an R-3 District

Hardship: This structure was constructed with [2] apartments above and retail below. Converting it into a single family home based on the building's commercial appearance would not be recommended. We seek to allow for a residential first floor, to join the residential second floor. This would more closely align with the intent of the existing zoning district.

3312.49 Parking: To conform and allow for 0 parking spaces where 6 would be required.

Hardship: There are no existing parking spaces due to lot size. It would be impossible to have any parking spaces due to lot size. This situation is unable to be corrected for the existing building.

3332.13 Lot Area: To conform and allow for a lot area of 1,392 sf where 5,000 sf is required in an R-3 District.

Hardship: Both the lot area and the building are existing, constructed before current zoning standards.

3332.26 Minimum Side Yard: To conform the existing side yards of 6” to the west and 2’-8” to the east where 5’-0” would typically be required.

Hardship: Both the lot area and the building setbacks are existing, constructed before current zoning standards.

3332.27 Rear Yard: To conform the existing rear yard setback of 0” and total size of 27 sf, which is 2% of lot size where 25% is required.

Hardship: Both the lot area and the building setbacks are existing, constructed before current zoning standards.

3332.05[A][4] Lot Width: To conform the existing lot width of 43.5’ where as a lot width of 50’-0” would typically be required.

Hardship: This is an existing condition

3321.05[B][1] Clear Vision Triangle: To conform the existing 1 foot vision triangle at the southwest corner where a 10-foot vision triangle would typically be required

Hardship: This is an existing condition

3332.25 Maximum Side Yard: The widths of the two required side yards must add up to 20% of the lot width, or 8.7’, where as the existing condition only provides 3’-2” of total side yard.

Hardship: This is an existing condition

33321.07[B] Shade Tree: Where one shade tree would be required for a residential lot, none are existing nor can be provided. Vary to zero shade trees due to lot size.

Hardship: This is an existing condition

3332.21 Building Line: To allow for an existing front setback of 1’-0” where 10’-0” would typically be required.

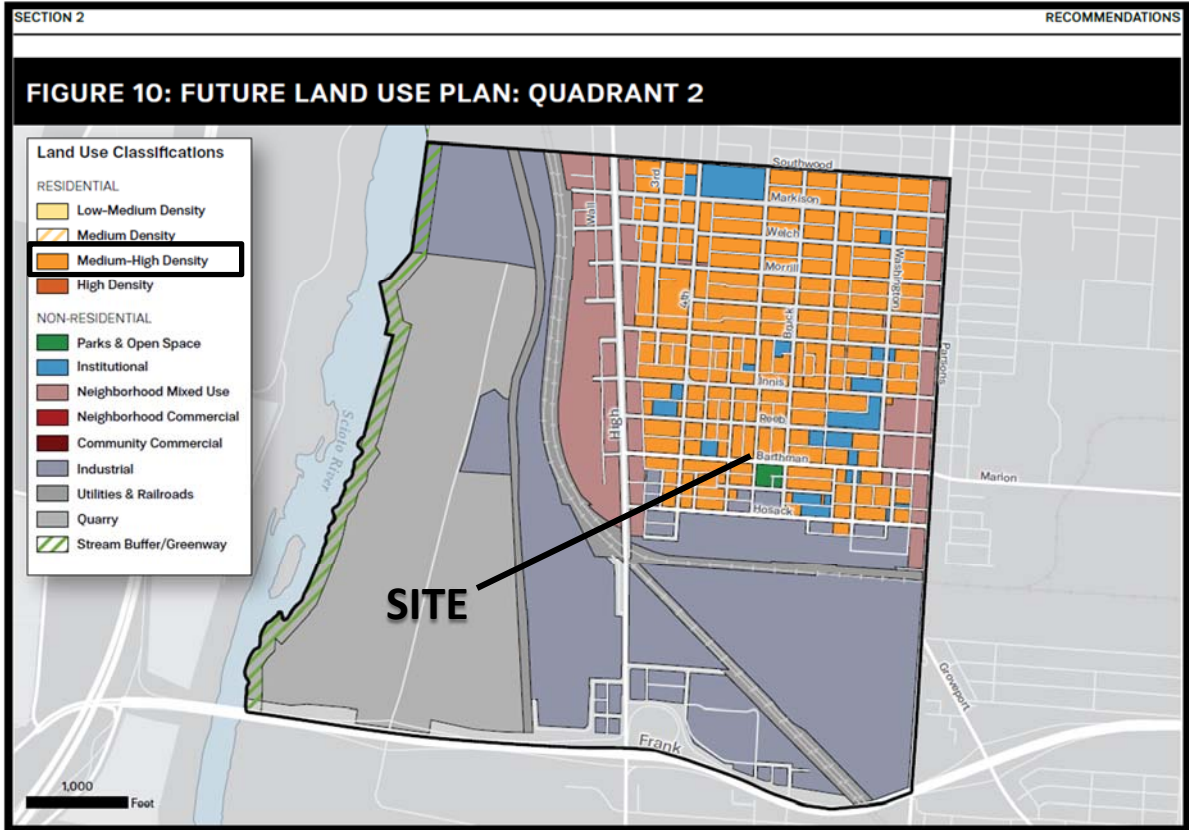
Hardship: This is an existing condition

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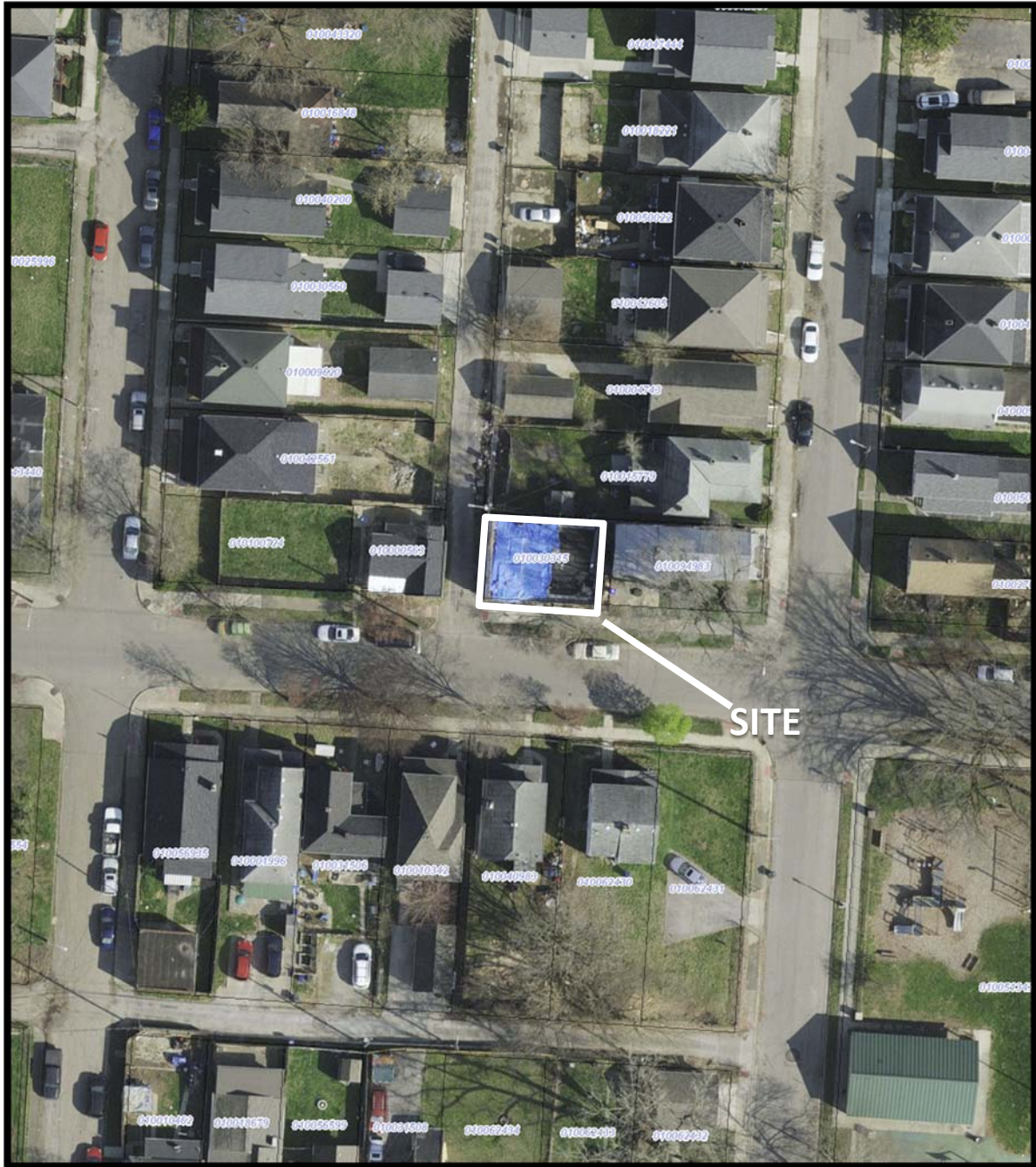
Hardship: This is an existing condition



CV24-095
160 E. Barthman Ave.
Approximately 0.03 acres



CV24-095
160 E. Barthman Ave.
Approximately 0.03 acres



CV24-095
160 E. Barthman Ave.
Approximately 0.03 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-095

Address 160 E. BARTHMAN AVE.

Group Name COLUMBUS SOUTH SIDE AREA COMM.

Meeting Date September 24, 2024

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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Fully approved by the civic association, zoning committee and full commission.

The original six variances plus the additional ones identified in the city staff review report and updated Statement of Hardship are included in the approval vote.

Vote 9-0-0

Signature of Authorized Representative Kathryn F. Green
Digitally signed by Kathryn F. Green
Date: 2024.09.24 20:34:56 -04'00'

Recommending Group Title Zoning Chair

Daytime Phone Number 614-565-1476

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; 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 #: CV24-095

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) Jashua J Tamey
of (COMPLETE ADDRESS) 12816 E FULTON ST. COLUMBUS OH 43205
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. <u>Jordan McDonald 740-319-5032</u> <u>732 Bradwell Dr.</u> <u>Columbus, OH 43207</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jashua J Tamey

Sworn to before me and signed in my presence this 8 day of August, in the year 2024

SIGNATURE OF NOTARY PUBLIC Kelly Knightlinger

9-26-2027
My Commission Expires

Notary Seal Here



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