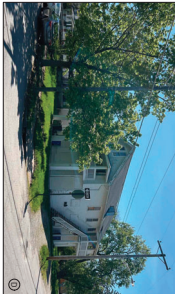




1 ZONING SITE PLAN  
SCALE: 1/16" = 1'-0"

DANIEL TAKER  
DEVELOPMENT ARCHITECTURE  
COLLABORATIVE  
JUNE 21, 2024



SITE DATA	
SCOPE/VARIANTE:	PROPOSED ADDITION TO MATCH EXISTING BUILDING SERVICE PARKING FOR RESIDENTS.
SITE ADDRESS:	COLUMBUS, OHIO 43204
PARCEL ID:	01007085
SITE SIZE:	.15 ACRES
ZONING:	C4 REGIONAL SCALE COMMERCIAL DISTRICT
BUILDING HEIGHT:	2 STORIES
BUILDING AREA:	EXISTING: 3,328 SFT TOTAL: 4,444 SFT
PARKING:	4 SPOTS @ 1,000 SQFT (2005 SPACE PER INH)
YARD SETBACKS:	FROM MAINLINE: 30'-0" VARIANCE OF 2'-0" BUILDING SETBACKS ON ADJUTING PARCELS: 5'-0" VARIANCE OF 1'-0" BACKYARD: 5'-0" VARIANCE OF 1'-0" SIDEYARD: 5'-0" VARIANCE OF 1'-0" 33929 - C4 RESIDENTIAL USES; VARIANCE TO ALLOW ROUND-TURN RESIDENTIAL.
VARIANCE R2:	3312-09 - REORDERED PARKING; VARIANCE TO REDUCE THE NUMBER OF REORDERED PARKING SPACES FROM 10 TO 5.
VARIANCE R3:	3321-03.5.1.2 - VARIANCE TO REDUCE THE NUMBER OF REORDERED PARKING SPACES FROM 10 TO 5.
VARIANCE R4:	33961.1 - C4 DISTRICT SETBACK LINES; VARIANCE TO REDUCE THE NUMBER OF REORDERED SETBACK LINES FROM 10 TO 1 FOR THE PROPOSED ADDITION.
VARIANCE R5:	3312-07 - PARKING SETBACK LINES; VARIANCE TO REDUCE THE NUMBER OF REORDERED SETBACK LINES FROM 10 TO 1 FOR THE EXISTING BUILDING AND "4" FOR THE PROPOSED ADDITION.

1250 CHAMBERS RD  
COLUMBUS, OHIO 43204  
PHONE: (614) 270-8004

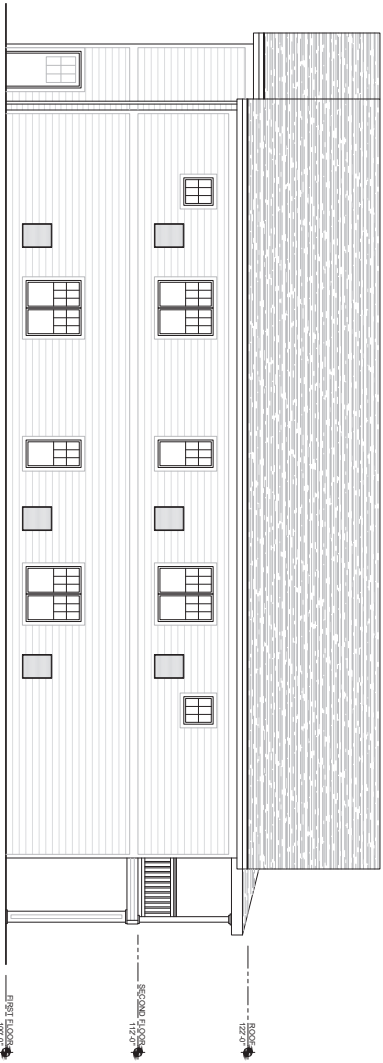
DESANTO-HERRMANN  
**TERRACE AVE MULTI-FAMILY**  
737 SOUTH TERRACE AVE, COLUMBUS, OH 43204

sheet name:  
**ZONING SITE PLAN**

project revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

project date:	05.20.2024
project number:	24_125
sheet number:	AS1.01

1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



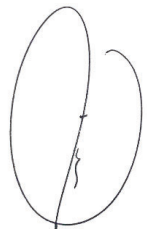
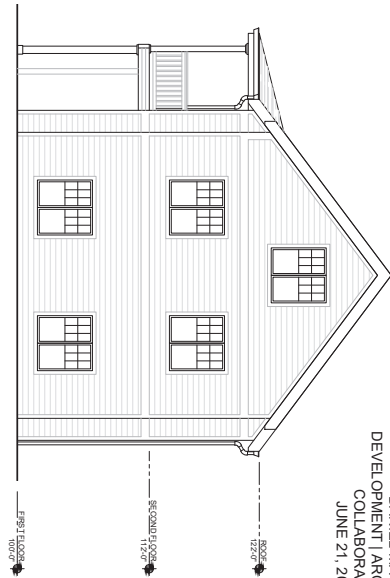
2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



DANIEL MAYER  
DEVELOPMENT | ARCHITECTURE  
COLLABORATIVE  
JUNE 21, 2024



DEVELOPMENT  
ARCHITECTURE  
COLLABORATIVE

1320 CHAMBERS RD  
COLUMBUS, OH 43204  
PHONE: (614) 270-8004

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DESANTO-HERRMANN  
**TERRACE AVE MULTI-FAMILY**  
737 SOUTH TERRACE AVE, COLUMBUS, OH 43204

sheet name:  
**ELEVATIONS**

Project revisions:


project date: 06.10.2024  
project number: 24.175  
sheet number:

**A2.01**

# Council Variance Application

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.

**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):**

The existing site and building is located in a C4 zoning classification which allows multi-family only if over commercial uses per 3356.03. The Owner would like to maintain only multi-family operations as it is currently with an addition to expand the unit count to (8) apartments. The Owner is requesting, given the units will be primarily 1-bedroom units, that the off-street parking count be reduced from the required 1.5 per dwelling unit to 0.625 per dwelling unit. Due to the exiting building, the current structure is placed with the required side yard setbacks as indicated per 3365.11 which requires 10'-0". ~~Due to the existing building, the current structure is within the 30' triangle space as required per 3321.05. In order to meet 3365.11 and 3321.05, the existing structure would need to be demolished to accommodate the requirements.~~ Finally, per 3312.27, given the corner lot, the Owner is asking for a reduction in the parking lot setback to be 4'-0" instead of the required 10'-0". Given the surrounding residential uses, mix of rental and owner-occupied units, the Owner does not believe these request create a hardship or loss of value to adjacent properties.

Due to the site's commercial zoning, vision clearance variance is not required.

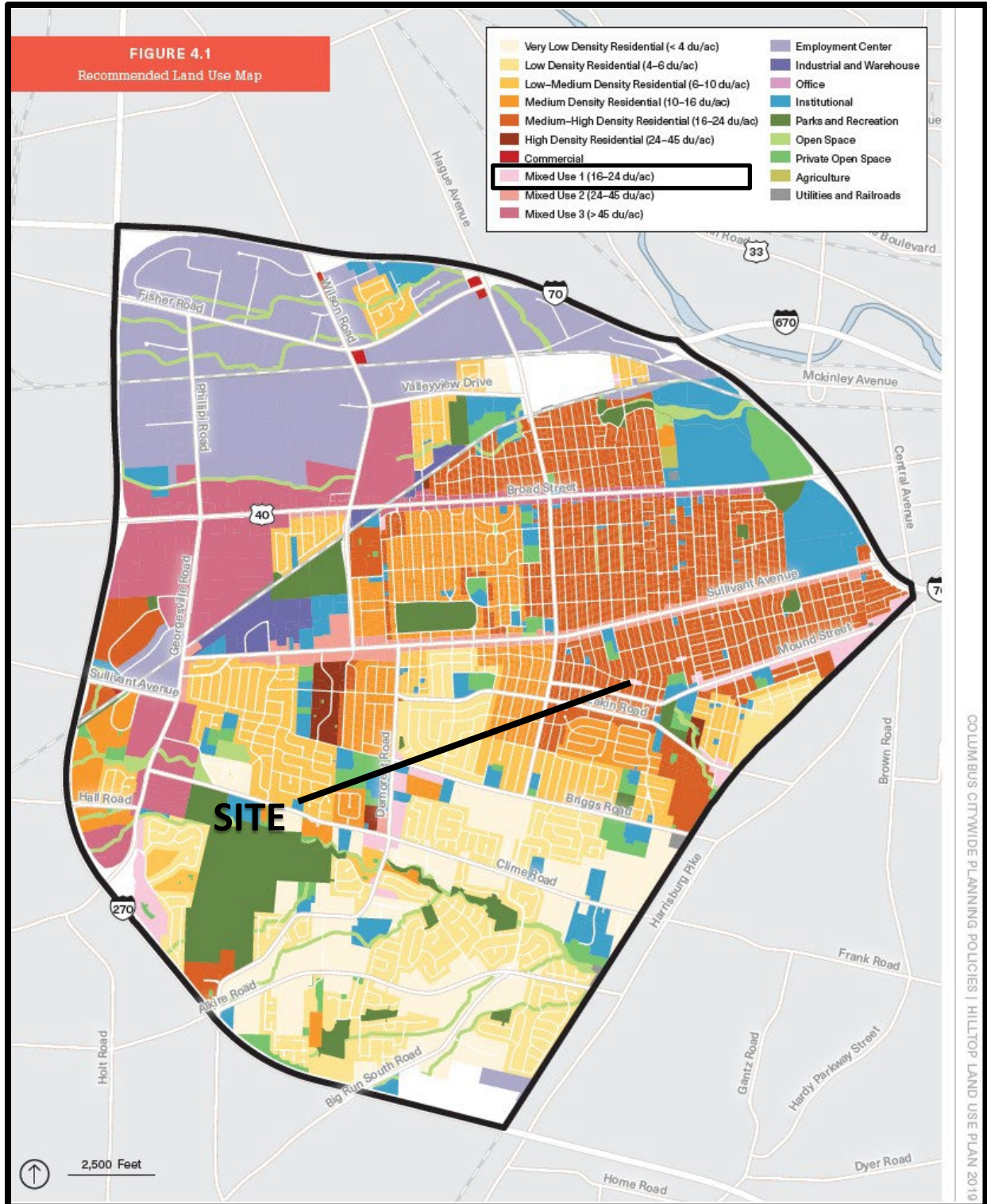
Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

6.12.2024



CV24-053  
737-739 S. Terrace Ave.  
Approximately 0.15 acres



CV24-053  
737-739 S. Terrace Ave.  
Approximately 0.15 acres



CV24-053  
737-739 S. Terrace Ave.  
Approximately 0.15 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 / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV24-053

Address 737-739 S. Terrace Ave.

Group Name Greater Hilltop Area Commission

Meeting Date 6/4/2024

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:**

Due to the site's commercial zoning, vision clearance variance is not required.

- Building setbacks and clear vision triangle are existing conditions and do not negatively impact surrounding properties
- Other variances are necessary in order to create more housing units
- Ground floor retail would not be very practical - most surrounding properties are single family or duplexes
- Adequate street parking exists on Terrace Ave to accommodate resident parking above the 5 planned
- Property owner is a neighbor to the property, on Terrace

Vote 14 FOR, 0 AGAINST

Signature of Authorized Representative [Signature] CO-CHAIR, ZONING

Recommending Group Title GREATER HILLTOP AREA COMMISSION

Daytime Phone Number 614-623-5069

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 #: CV24-053

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) Daniel Mayer  
of (COMPLETE ADDRESS) 1250 Chambers Road, Ste 250, Columbus, Ohio 43212  
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

<p>1. Angela DeSanto 5640 Mountain Road Brighton, Michigan 48116 adesanto@paguraco.com</p>	<p>2. Joesph DeSanto 5640 Mountain Road Brighton, Michigan 48116 jdesanto3@gmail.com</p>
<p>3. Anthony Herrmann 892 Wiltshire Rd Columbus, Ohio 43204 aeherrmann94@gmail.com</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT [Signature]

Sworn to before me and signed in my presence this 23 day of April, in the year 2024

[Signature]  
SIGNATURE OF NOTARY PUBLIC

11/08/2026  
My Commission Expires



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