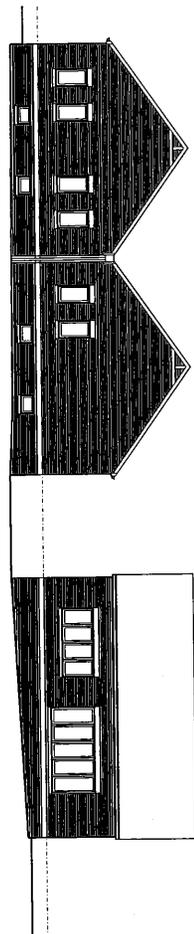
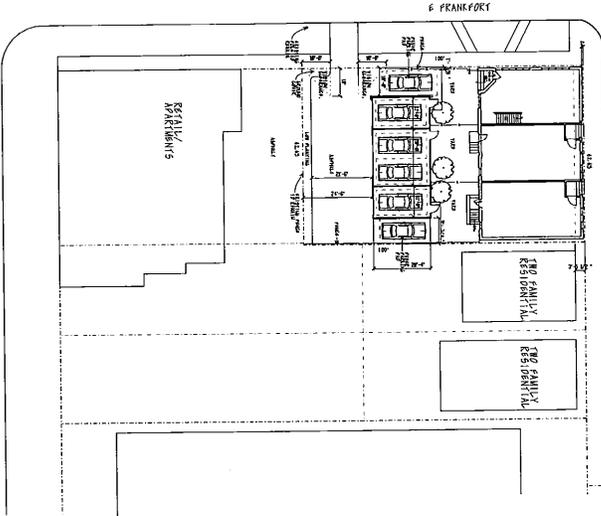
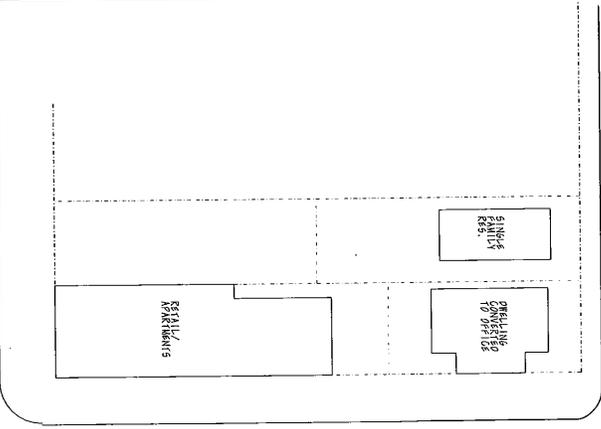
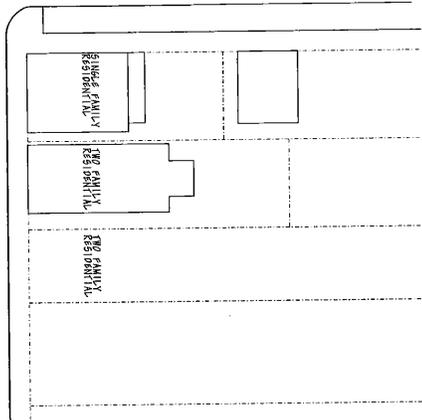
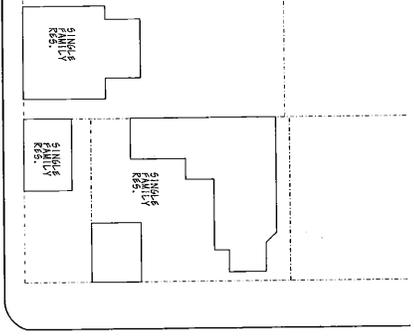


JULIET BULLOCK ARCHITECTS
 1182 WYANDOTT RD
 COLUMBUS OH 43212
 614-555-5944

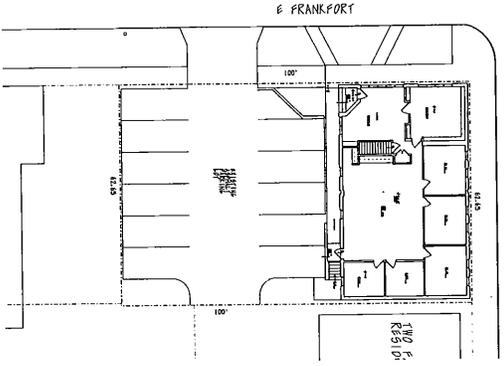


ASBULT I
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

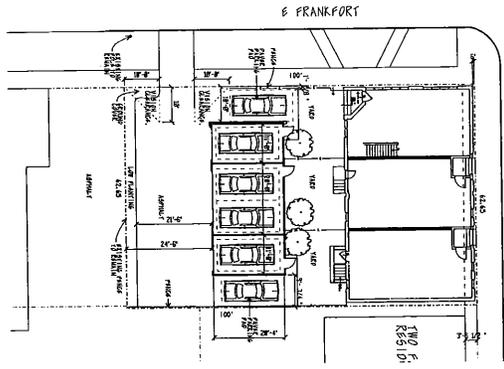
ASBULT I
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED 3-FAMILY
 SITE VICINITY PLAN
 SCALE: 1" = 20'



ASBULT I COMMERCIAL
 OFFICE SITE PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED 3-FAMILY
 SITE PLAN
 SCALE: 1/8" = 1'-0"



ZONING INFORMATION
 COLUMBIAN ZONING DISTRICT
 RESIDENTIAL SINGLE-FAMILY
 (RS-1)
 PERMITTED USES:
 - SINGLE-FAMILY RESIDENTIAL
 - TWO-FAMILY RESIDENTIAL
 - RESIDENTIAL OFFICE (MAXIMUM 20% OF GROSS FLOOR AREA)
 - RESIDENTIAL CARE (MAXIMUM 20% OF GROSS FLOOR AREA)
 - RESIDENTIAL SERVICES (MAXIMUM 20% OF GROSS FLOOR AREA)
 - RESIDENTIAL SUPPORT SERVICES (MAXIMUM 20% OF GROSS FLOOR AREA)
 - RESIDENTIAL STORAGE (MAXIMUM 20% OF GROSS FLOOR AREA)
 - RESIDENTIAL USES NOT SPECIFICALLY LISTED IN THIS ZONING DISTRICT
 ARE PROHIBITED UNLESS OTHERWISE SPECIFICALLY PERMITTED BY THE ZONING DISTRICT.

Grand A. Bullock
 7/16/2016

5/18/15
 3 UNIT RESIDENTIAL
 21 EAST FRANKFORT STREET
 COLUMBUS OHIO

Final Site Plan Received 7.16.16

CV16-036

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:

While this is a mix-use neighborhood, it is primarily residential and is adjacent to majority residential use.

We are asking that this building be converted to a 3-family, residential, privately owned building in keeping with the neighborhood.

Residential use is less intrusive in the neighborhood and these owner/occupied condos would be appropriate.

please see attachment of variances.

Signature of Applicant 

Date 5-24-2016

CV16-036

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

C-4

SOUTH HIGH STREET/S FRONT ST UCO

010-019468

LOT AREA: 6265 SF

BREWERY DISTRICT

VARIANCES

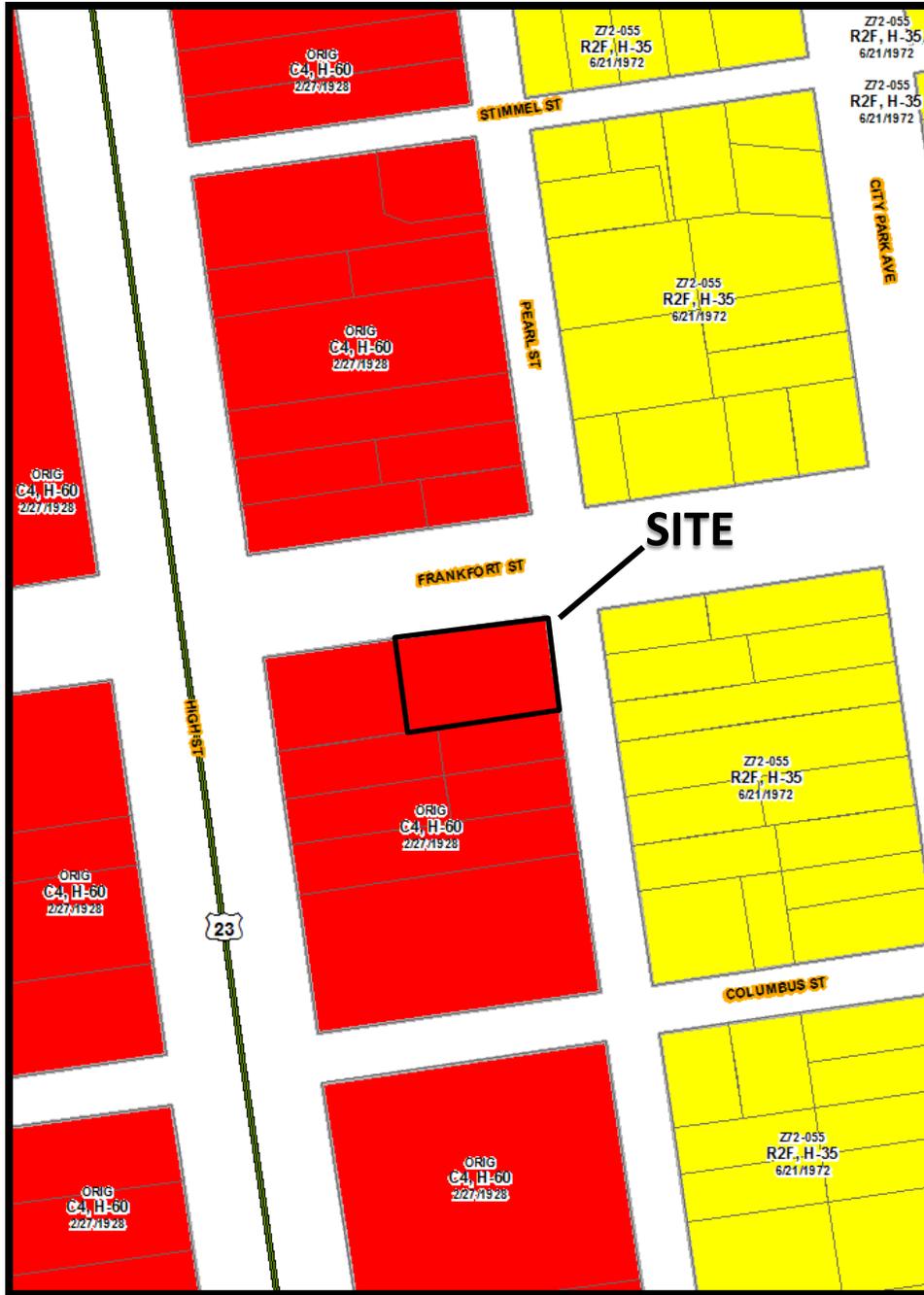
3356.03 C4 PERMITTED USE TO ALLOW FOR
RESIDENTIAL ON FIRST FLOOR IN C4 DISTRICT.

3312.27(4)

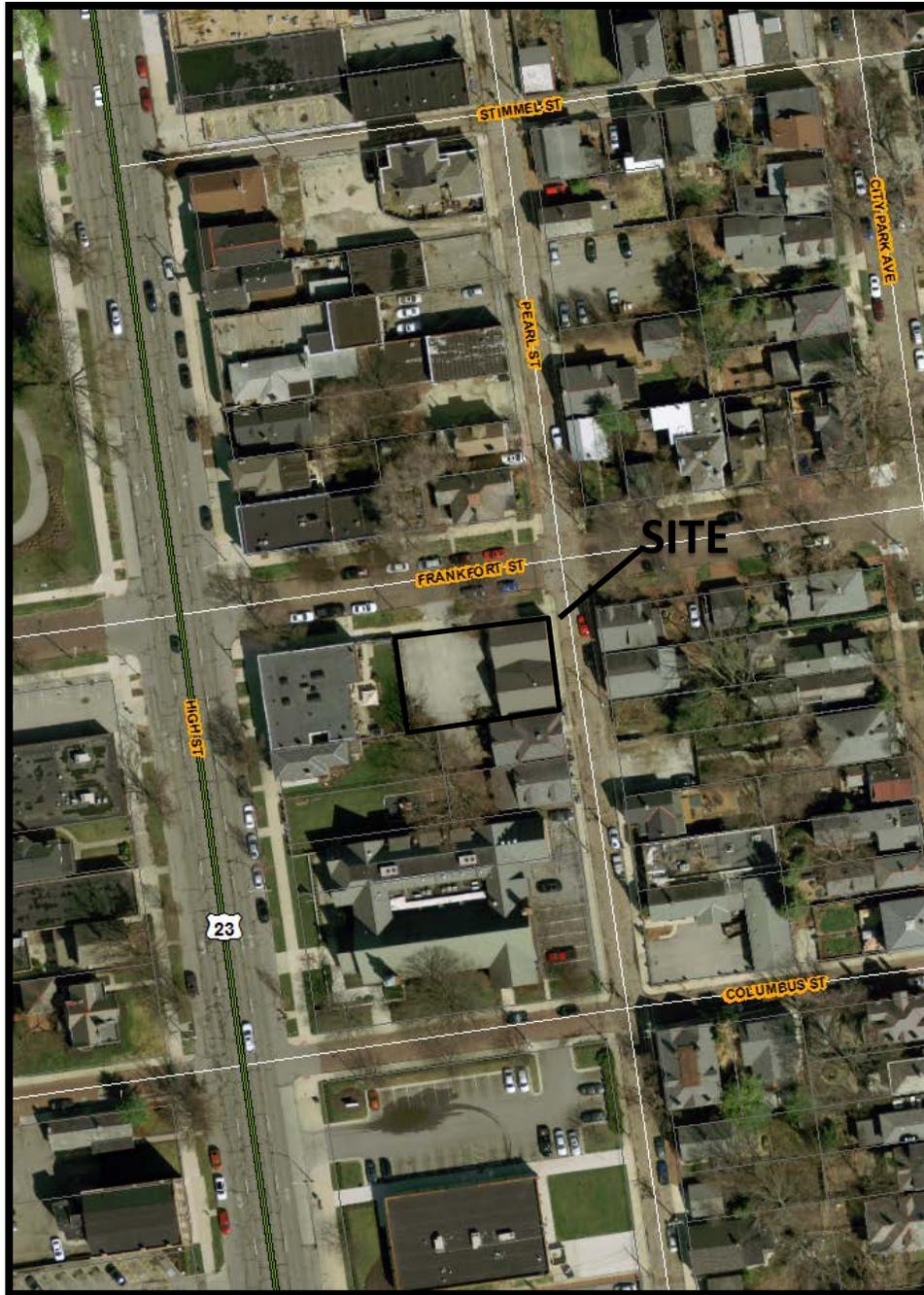
PARKING IN SETBACK, TO ALLOW EXISTING
PARKING IN SETBACK TO REMAIN.

3356.11 C4 DISTRICT SETBACK LINE

TO ALLOW THE EXISTING SETBACK ALONG S. PEARL
AND E FRANKFORT OF 6" TO REMAIN.



CV16-036
21 East Frankfort Street
Approximately 0.14 acres



CV16-036
21 East Frankfort Street
Approximately 0.14 acres

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 21 E. Frankfort St.

APPLICANT'S NAME: Juliet Bullock (Applicant)

Dan & Michelle Lavon (Owners)

APPLICATION NO.: 16-9-4

COMMISSION HEARING DATE: 9-7-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special Permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #16-9-4, 21 E. Frankfort St., as submitted:

Staff Recommended Application

Variance Request

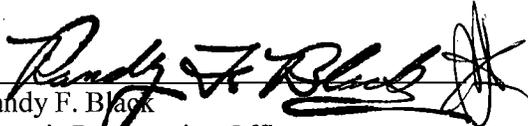
- CC3356.03 - C-4 permitted uses – To allow residential use on the first floor in a C4 district.
- CC3312.27 (4) – parking in setback, to allow existing parking in setback to remain.
- CC3356.11 - C-4 district setback lines – To allow the existing setback along S. Pearl Street and E. Frankfort Street of 6” to remain.

MOTION: Hunt/Pongonis (4-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer



COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # CV16-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Daniel M. Lavon
of (COMPLETE ADDRESS) 21 EAST FRANKFORT STREET, COLUMBUS, OHIO 43206

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. JOHN C. NEMETH AND ASSOC. 21 EAST FRANKFORT ST. COLUMBUS, OHIO 43206 4 EMPLOYEES JOHN C. NEMETH 614-443-4866	2.
3.	4.

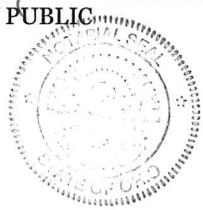
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *John Nemeth*

Sworn to before me and signed in my presence this 19 day of May, in the year 2016

[Signature] SIGNATURE OF NOTARY PUBLIC no expiration My Commission Expires

Notary Seal Here



DAVID A. HERD, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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Please make checks payable to the Columbus City Treasurer