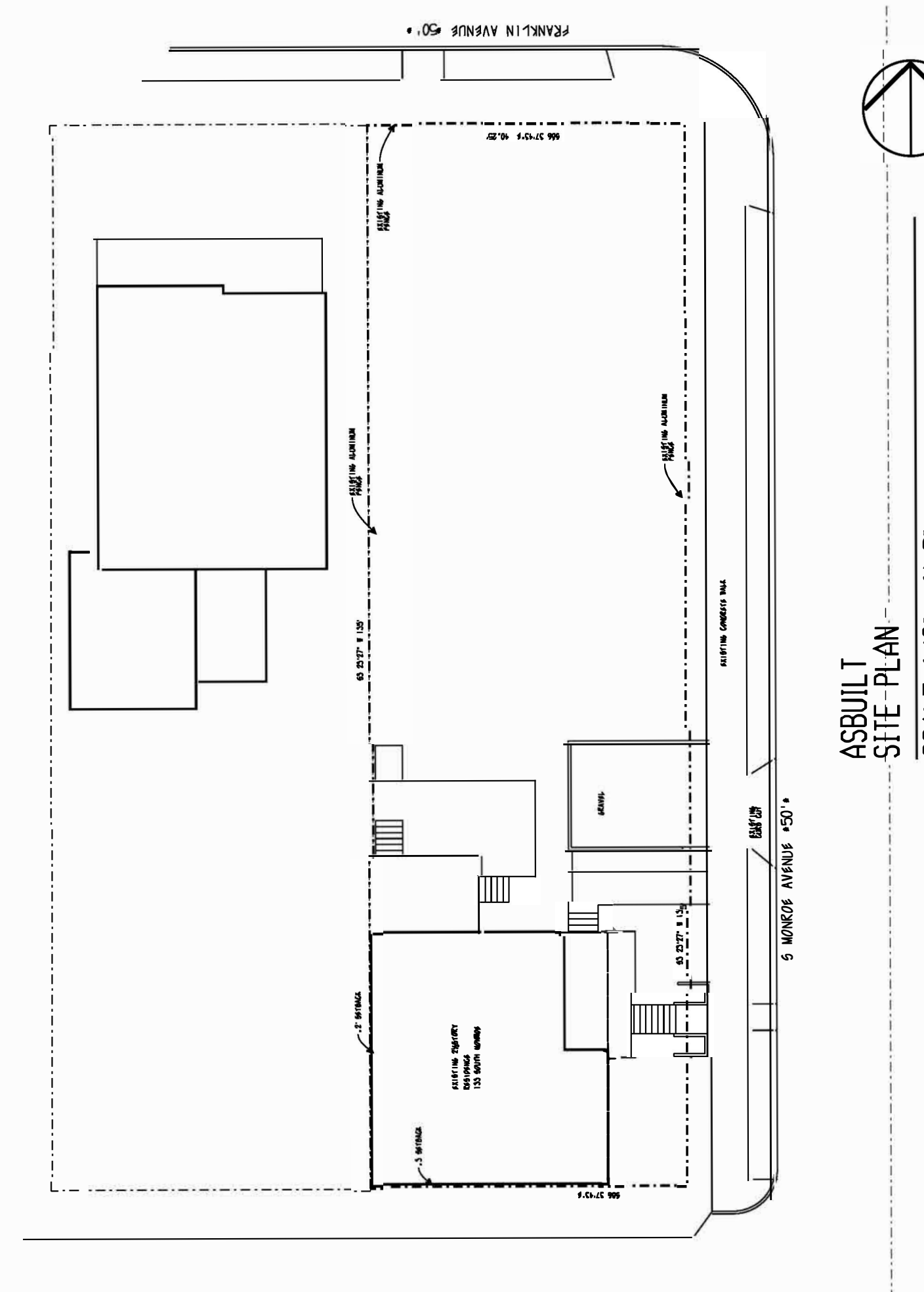


PROPOSED  
SITE PLAN  
SCALE: 1/8" = 1'-0"



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

CV20-089; Final Received 11/11/2020

5 MONROE AVENUE #50\*



**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 attached

Signature of Applicant



Date

9/7/2020

**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**

STATEMENT OF HARDSHIP

There is an existing single family on the site. We are then proposing to build a single-family family home on the north end of the lot facing Franklin Avenue. This is a corner lot and there are large houses on the other three corners at the intersection of Franklin and Monroe.

We feel that the new proposed single family home traditional design and scale will be keeping with other established lots in the neighborhood. Even with the addition of the new home, we are occupying less than 50% of the lot area. This new single-family home will complete the street-scape, and add character to an otherwise vacant corner. The overall investment the owner is making to the property will be an asset to the neighborhood.

The use variance is required because two single family homes are not permitted on a single lot in the R-3 district. Given the unusual location of the existing home at the rear of the lot, this new single-family home is a logical addition to the neighborhood.

The width of the lot is existing, and the variance is required because the existing lot does not meet zoning code requirements, however the width is similar to other parcels in the area. The proposed rear yard is similar to other adjacent properties. The side yard and rear yard variance for the existing home are an existing condition. I am surmising that perhaps originally this lot was configured differently. The current lot has 0 legal parking spaces, although there is a gravel pull – off currently that is 13'x14', so it doesn't meet the required parameters for either size or paving material. We are proposing 3 parking spaces on site, with two within a detached garage. Although a parking variance is required, we are improving the current parking situation, even with the addition of a new single family home. The odd configuration of the lot requires a variance for a parking space in the side yard.

We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

VARIANCE LIST

133 S MONROE  
RESIDENTIAL R3  
NEAR EAST AREA COMMISSION  
PARCEL ID 010030156  
5441.3 SF LOT AREA  
4860.2 SF CAN BE CONSIDERED FOR DENSITY (3 TMES THE WIDTH) – 48.12% IS PROPOSED  
MONROE HOUSE 960 SF  
FRANKLIN HOUSE 1379 SF  
BUILDING COVER 2339 SF OR 43% OF LOT AREA  
1208 SF REARYARD OR 22 % FOR THE FRANKLIN AVENUE HOME  
LOT OF RECORD PER SECTION 3332.15

PROPOSED VARIANCES

3312.49 PARKING SPACE TO ALLOW FOR THREE PARKING SPACES ON SITE IN LIEU OF THE REQUIRED 4 PARKING SPACES.

3332.035 R-3: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN A R-3 DISTRICT

3332.05 A (4) AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 40.25' WIDE LOT IN LIEU OF THE REQUIRED 50' FOR THE NEW DWELLING.

3332.13 LOT SIZE SINGLE FAMILY DWELLING TO BE SITUATED ON A LOT OF NO LESS THAN 5000 SF WHEREAS 4860 SF IS PROVIDED FOR TWO SINGLE FAMILY RESIDENCES.

3332.26(B) MINIMUM SIDEYARD WHEREAS THE REQUIRED SIDEYARD FOR THE MONROE STREET HOUSE IS 5' AND THE EXISTING SIDE YARD IS .3' ON THE SOUTH

3332.27 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE EXISTING MONROE STREET HOME AND 1208 SF OR 22% REAR YARD FOR THE FRANKLIN AVENUE HOME

3332.28 PARKING SPACE TO ALLOW FOR PARKING SPACE IN THE SIDEYARD OF THE MONROE AVENUE HOME.

3332.22 BUILDING LINE 8.05 BUILDING SETBACK FROM MONROE IS REQUIRED, WHEREAS 8' IS PROPOSED.



CV20-089  
133 S. Monroe Ave.  
Approximately 0.12 acres



CV20-089  
133 S. Monroe Ave.  
Approximately 0.12 acres



**From:** [Kathleen Bailey](#)  
**To:** [Feightner, Hayley E.](#)  
**Cc:** [Juliet Bullock](#); [Ovalle, Jesus D.](#)  
**Subject:** Fw: [EXTERNAL] 133 S. Monroe (CV20-089)  
**Date:** Friday, November 13, 2020 8:55:04 PM  
**Importance:** High

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Ms. Feightner -

The Near East Area Commission (NEAC) voted to support CV20 -089 for the construction of a new build at 133 S. Monroe. The vote was 6 for and 5 against.

The primary concern was density although Ms. Bullock demonstrated through the use of the Sanborn Insurance map that a house previously existed on the same location as the proposed new build.

Ms. Bullock indicated the property would be categorized a condo so that the new build and the current house that is in the rear of the lot could be sold as separate properties.

The commissioners received complaints from the public about density and I am of the opinion that the use of the term condo may have led to that conclusion - that the new build would consist of multiple units . The public also expressed concern about who would be living in the properties . I have explained to the commissioners in previous conversations that the last concern cannot be considered in the vote.

Please let me know of any other questions or concerns.

Kathleen Bailey  
Chair NEAC

614-582-3053



Council Variance Application

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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 #: CV20-089

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Yhezkel Levi
of (COMPLETE ADDRESS) 141 Stanberry Bexley Ohio 43209
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)

Table with 4 columns for listing parties with handwritten 'N/A' entries.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of the affiant.

Subscribed to me in my presence and before me this 09 day of September, in the year 2020



NOTARY PUBLIC

Expires:

03/16/2024

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

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