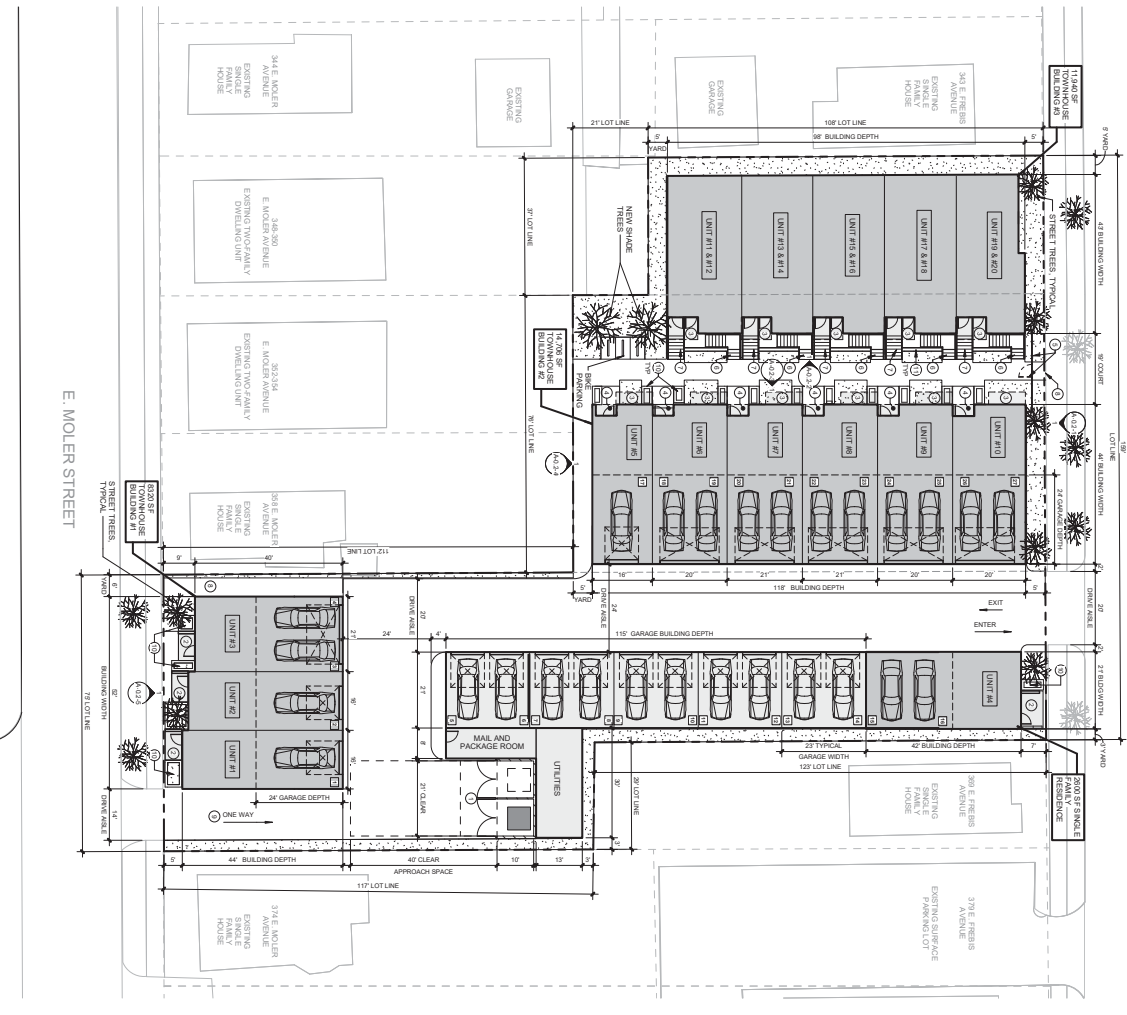


8-17-21

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



**ZONING & DEVELOPMENT INFORMATION**

**PARCEL SUMMARY**

PARCEL NUMBER: 010101810 010101811 010101812 010101813	EXISTING ZONING PER CITY OF COLUMBUS: RESIDENTIAL HIGH DENSITY SINGLE-FAMILY E-1000 (L.A.S.) NOT APPLICABLE E-1000 (L.A.S.) NOT APPLICABLE
APPROXIMATE SITE ADDRESS: 3414 E. FREBIS AVENUE COLUMBUS, OH 43208	OWNER: GUNZELMAN ARCHITECTURE + INTERIORS 333 STEWART AVENUE COLUMBUS, OH 43206 P: 614-674-6696 www.gunzelman.com
TOTAL LOT AREA: 29,367 SF	

**DEVELOPMENT SUMMARY**

**1. TOWNHOUSE BUILDING #1**  
 HEIGHT: 12'-0"  
 STORIES: 3  
 STORIES FOOTPRINT: 2,025 SF  
 PARCELS: 13 @ 24 SF, 16 @ 24 SF  
 DWELLING UNITS: 20 UNITS  
 ATTACHED GARAGES: 19 GARAGES WITH 16 SPACES

**2. TOWNHOUSE BUILDING #2**  
 STORIES: 3  
 STORIES FOOTPRINT: 1,445 SF  
 PARCELS: 7 @ 24 SF, 2 @ 24 SF  
 DWELLING UNITS: 20 UNITS  
 ATTACHED GARAGES: 17 GARAGES WITH 13 SPACES

**3. TOWNHOUSE BUILDING #3**  
 HEIGHT: 12'-0"  
 STORIES: 3  
 STORIES FOOTPRINT: 2,025 SF  
 PARCELS: 13 @ 24 SF, 16 @ 24 SF  
 DWELLING UNITS: 20 UNITS  
 ATTACHED GARAGES: 19 GARAGES WITH 16 SPACES

**4. SINGLE-FAMILY RESIDENCE**  
 HEIGHT: 12'-0"  
 STORIES: 1  
 STORIES FOOTPRINT: 610 SF  
 PARCELS: 1 @ 24 SF  
 ATTACHED GARAGE: 11 GARAGES WITH 12 SPACES

**5. EXISTING GARAGE AND UTILITY BUILDING**  
 HEIGHT: 12'-0"  
 STORIES: 1  
 STORIES FOOTPRINT: 2,010 SF  
 PARCELS: 1 @ 24 SF  
 ATTACHED GARAGE: 11 GARAGES WITH 10 SPACES

**6. MAIL AND PACKAGE ROOM**  
 HEIGHT: 12'-0"  
 STORIES: 1  
 STORIES FOOTPRINT: 270 SF  
 PARCELS: 1 @ 24 SF  
 ATTACHED GARAGE: 11 GARAGES WITH 10 SPACES

**7. UTILITIES**  
 HEIGHT: 12'-0"  
 STORIES: 1  
 STORIES FOOTPRINT: 270 SF  
 PARCELS: 1 @ 24 SF  
 ATTACHED GARAGE: 11 GARAGES WITH 10 SPACES

**TOTAL LOT COVERABLE: 14,793 SF**  
**TOTAL BUILDING AREA: 39,424 SF**  
**TOTAL DWELLING UNITS: 20 UNITS**  
**DEVELOPMENT GROSS STREET PARKING SPACES: 27 SPACES**

**ZONING SUMMARY**

- FRONT YARDING LINES: 5'-0" MINIMUM SETBACK FROM STREETS
- LOT COVERAGE: 50.0% (13,923 SF / 28,307 SF)
- PERMITTED VEHICLES: 3 TO 5 FEET FROM PERMITTED LOT LINES
- OFF-STREET PARKING: 27 TOTAL SPACES FOR 20 DWELLING UNITS (1.35 SPACES PER UNIT)
- BUILDING HEIGHTS: LESS THAN 35 FEET

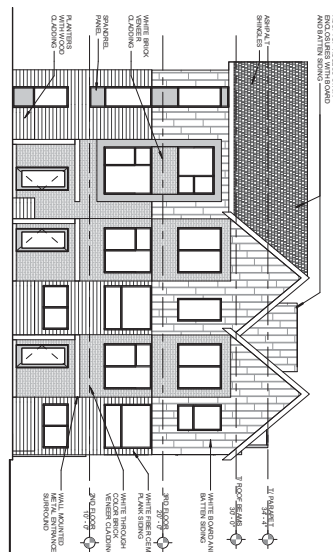
**SITE PLAN KEYED NOTES**

1. 6" TALL FENCING AND RAILROCK FENCING WITH SWINGING GATES PER COLUMBUS CITY CODE. FENCING SHALL BE 6" TALL WITH 1" DIA. RAILROCK. FENCING SHALL BE 6" TALL WITH 1" DIA. RAILROCK. FENCING SHALL BE 6" TALL WITH 1" DIA. RAILROCK.
2. COVERED PORCH OPEN TO EXTENSION ON TWO SIDES
3. FOOTPRINT OF EXISTING BUILDING AT 2ND FLOOR ABOVE
4. FOOTPRINT OF BUILDING OVERHANG ABOVE UNIT ENTRANCE DOOR
5. 6" TALL METAL POST AND RAIL FENCING WITH SWINGING PEDESTRIAN ENTRANCE GATE
6. STAIR DOWN TO GARDEN LEVEL FROM UNIT ENTRANCE
7. STAIR UP TO UPPER LEVEL FROM UNIT ENTRANCE
8. NEW WALKWAY CONNECTION TO PUBLIC SIDEWALK
9. SIGNAGE TO BE PROVIDED TO ENFORCE THE PROPOSED ONE-WAY ORIENTATION FOR ACCESS POINT TO MOLER AVENUE
10. NAMED PLANTER WITH GLASSING COORDINATED WITH BUILDING FACADE PLANTINGS TO BE PROVIDED TO ENFORCE THE PROPOSED ONE-WAY ORIENTATION FOR ACCESS POINT TO MOLER AVENUE
11. PLANTINGS TO BE PROVIDED TO ENFORCE THE PROPOSED ONE-WAY ORIENTATION FOR ACCESS POINT TO MOLER AVENUE
12. PLANTINGS TO BE PROVIDED TO ENFORCE THE PROPOSED ONE-WAY ORIENTATION FOR ACCESS POINT TO MOLER AVENUE

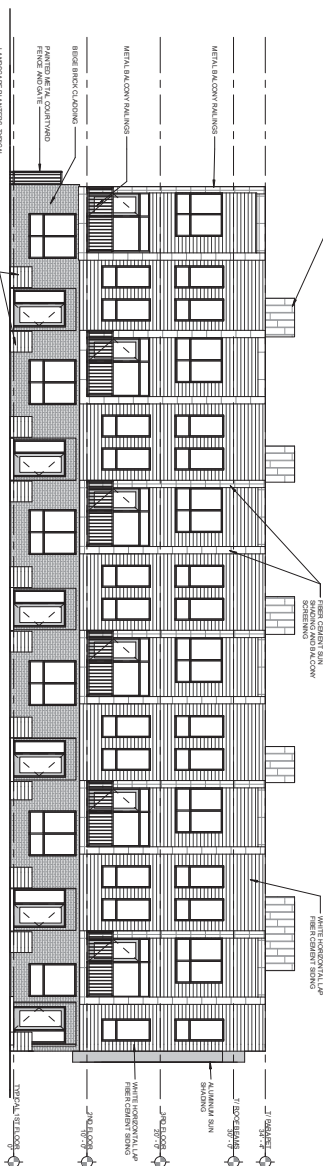
- SITE PLAN LEGEND**
- TYPE AND PLANTED SITE AREAS
  - PAVED SITE AREAS
  - 6" TALL ABOVE-GRADE FENCING WITH SWINGING GATES
  - 6" TALL METAL POST AND RAIL FENCING WITH SWINGING GATES
  - POSTAL RAILROCK OR ACCESSORY BUILDING FOOTPRINTS
  - OVERHEAD GARAGE DOORS
  - NEW SHADE TREE
  - EXISTING SHADE TREE

CV21-072; Final Received 12/9/21

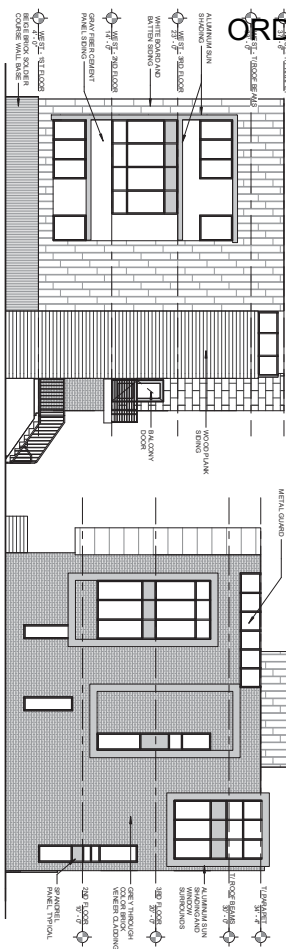
<p>DATE: 08/11/2021</p> <p><b>A-0.1</b></p>	<p>ARCHITECTURAL SITE PLAN</p> <p>PHASE: <b>ZONING</b></p>	<p><b>MERION VILLAGE TOWNHOUSE DEVELOPMENT</b></p> <p>359-367 E. Frebis Ave Columbus, OH 43206</p>	<p><b>GUNZELMAN</b> architecture + interiors</p> <p>333 Stewart Avenue Columbus OH 43206 P 614-674-6696</p>	<p><b>GAI</b></p>
	<p>REVISIONS</p> <p>DATE</p>	<p>PT # : 19-345</p>	<p>359-367 E. Frebis Ave Columbus, OH 43206</p>	<p>333 Stewart Avenue Columbus OH 43206 P 614-674-6696</p>



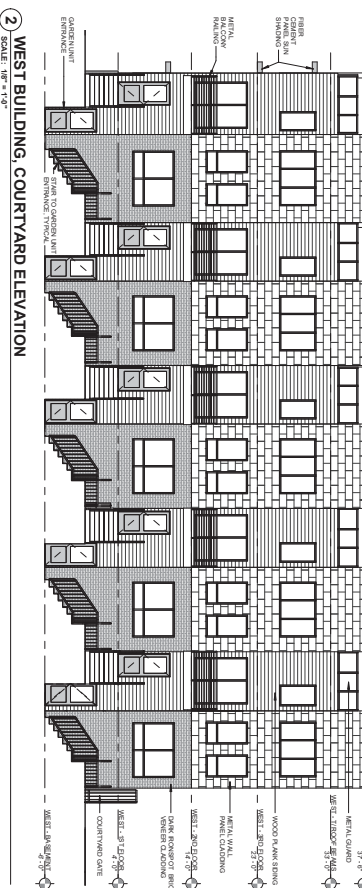
5 SOUTH BUILDING ELEVATIONS, FACING MOLER  
SCALE: 1/8" = 1'-0"



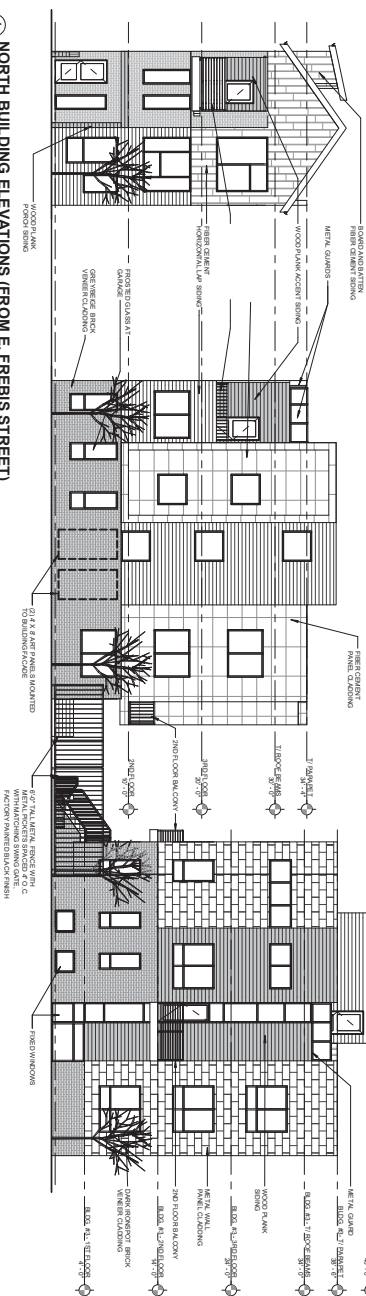
3 EAST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION OF TOWNHOUSE BUILDING #2 AND #3  
SCALE: 1/8" = 1'-0"



2 WEST BUILDING, COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATIONS (FROM E. FREBIS STREET)  
SCALE: 1/8" = 1'-0"

*A. Golt*  
12-9-21

GAI

GUNZELMAN  
architecture + interiors  
333 Stewart Avenue  
Columbus OH 43206  
P 614-674-6696

P.T.# : 19-245

MERION VILLAGE TOWNHOUSE DEVELOPMENT

359-367 E. Frebis Ave  
Columbus, OH 43206

REVISIONS

REVISIONS

CONCEPT BUILDING ELEVATIONS

DATE : 12/09/2021

PHASE :  
ZONING

A-0.2

CV21-072; Final Received 12/9/21

**STATEMENT OF HARDSHIP**

**Columbus City Code Section 3307.10 - Variances by City Council.**

CV21-072

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.**

**PLEASE 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):**

See attached.

Signature of Applicant David Hodge Date 6.21.21

**STATEMENT IN SUPPORT OF  
COMPANION COUNCIL VARIANCES**

**APPLICATION: CV21-072**  
**ADDRESS: 359 East Frebis Street**  
**APPLICANT: Kreas Companies**  
**PROPERTY OWNER: MFP Kreais LLC**  
**ATTORNEY: David Hodge, Underhill and Hodge**  
**DATE: August 17, 2021**

The Applicant submits this statement in support of its request for area variances in companion with a rezoning request.

The property consists of five parcel and is currently zoned R2F. The property extends from East Frebis Avenue on the north to East Moler Street on the south. The property is vacant and almost entirely pavement. The property is bordered on all sided by property zoned R2F which largely consists of single and double family residences.

The site is not within a historic district and it is not a historic site. The site is not within a commercial or planning overlay. The site is within the boundary of the Columbus Southside Area Commission. The site is also within the boundary of the Columbus Southside Area Plan. The Plan recommends Neighborhood Mixed use. This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.

The Applicant proposes redevelopment of the property with 20 townhomes. The Applicant is committed to providing a high-quality design and a development which will not adversely impact the existing development pattern of the area.

To develop the property as proposed, the Applicant requests the following variances:

1. 3312.13 – Driveway. To reduce the minimum driveway width from 20 feet to 14 feet for East Moler Street driveway.
2. 3312.49. Minimum numbers of parking spaces required. To reduce the minimum number of parking spaces required from 30 to 27.
3. 3321.05(A) Vision clearance. To reduce the minimum vision clearance triangle from 10 feet to 5 feet at East Frebis Avenue and East Moler Street driveways.
4. 3333.02 – AR-1 permitted uses. To allow single-unit and three-unit dwellings in the AR-1 district.
5. 3333.15 – Building coverage. To increase the maximum building coverage from 50 percent of the lot area to 56 percent of the lot area.
6. 3333.18 - Building setback lines. To reduce the minimum building line from 25 feet to 5 feet from East Frebis Avenue and East Moler Street.
7. 3333.255 - Perimeter yard. To reduce the minimum perimeter yard from 25 feet to 3 feet, as shown on Site Plan.

The requested use variance is warranted to alleviate a hardship and it will not impair 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, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The mix of numbers of units across buildings is necessary to maximize the developable area of the site while maintaining quality and character which complements the neighborhood. There are no negative impacts caused by a development with single dwelling unit plus garage structures on the same parcel as structures with three or five dwelling units.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. The requested variances for reduced perimeter yard and increased lot coverage will allow project is to utilize as much of the property as possible and to maximize the quality of the project. This will not cause substantial detriment to neighbors nor alter the character of the neighborhood. Most properties within this neighborhood have yards which are less than what the current zoning code requires. Also, the requested increase in lot coverage is not a substantial amount.

The variances concerning the driveway width and reduced vision clearance are also not substantial nor detrimental. The East Moler Street driveway is proposed as a one-way point of ingress. There is no need for a 20-foot-wide driveway because there will never be two cars within the driveway at the same time. Also, there is no need for vision clearance triangles at the East Moler Street driveway because cars will not exit via that driveway.

The requested parking reduction is not significant and will not cause any detriment. Our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. It is becoming the industry standard to provide one parking space per dwelling unit in neighborhoods which are this close to downtown metropolitan areas and this ratio has proven sufficient.

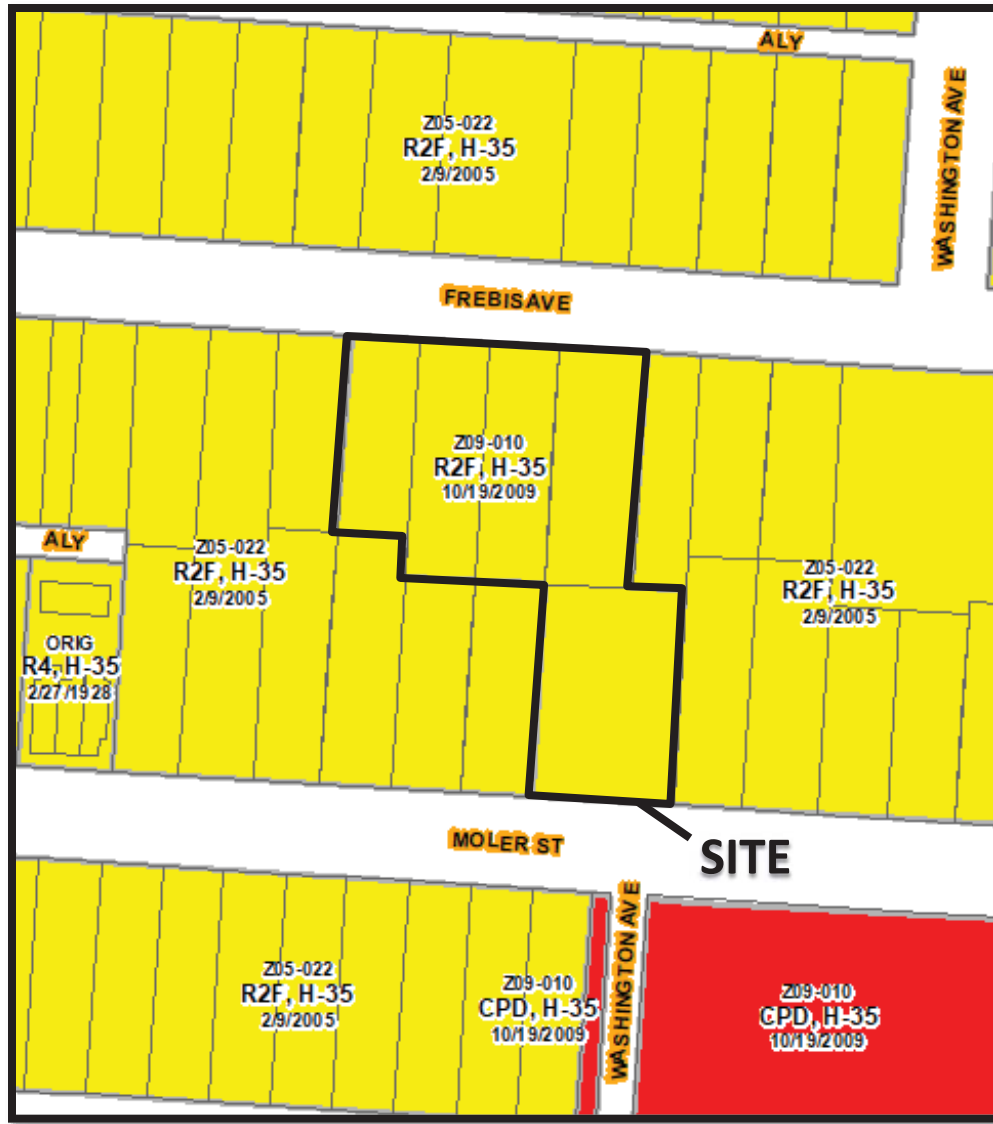
The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



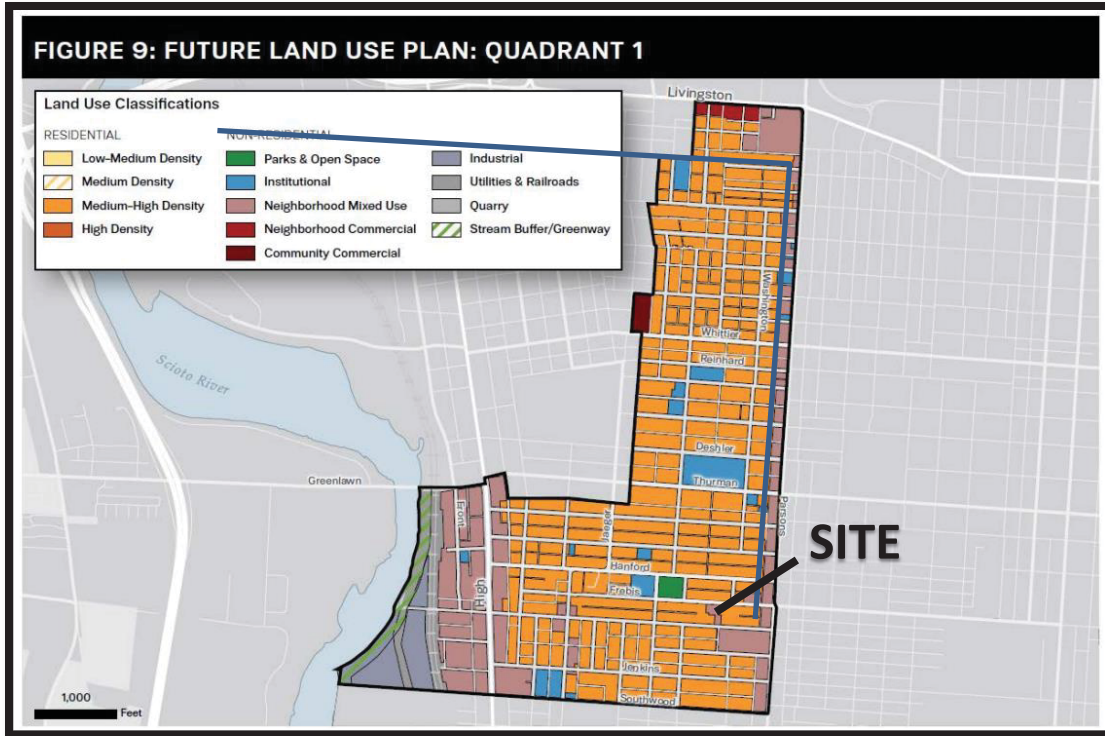
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David Hodge

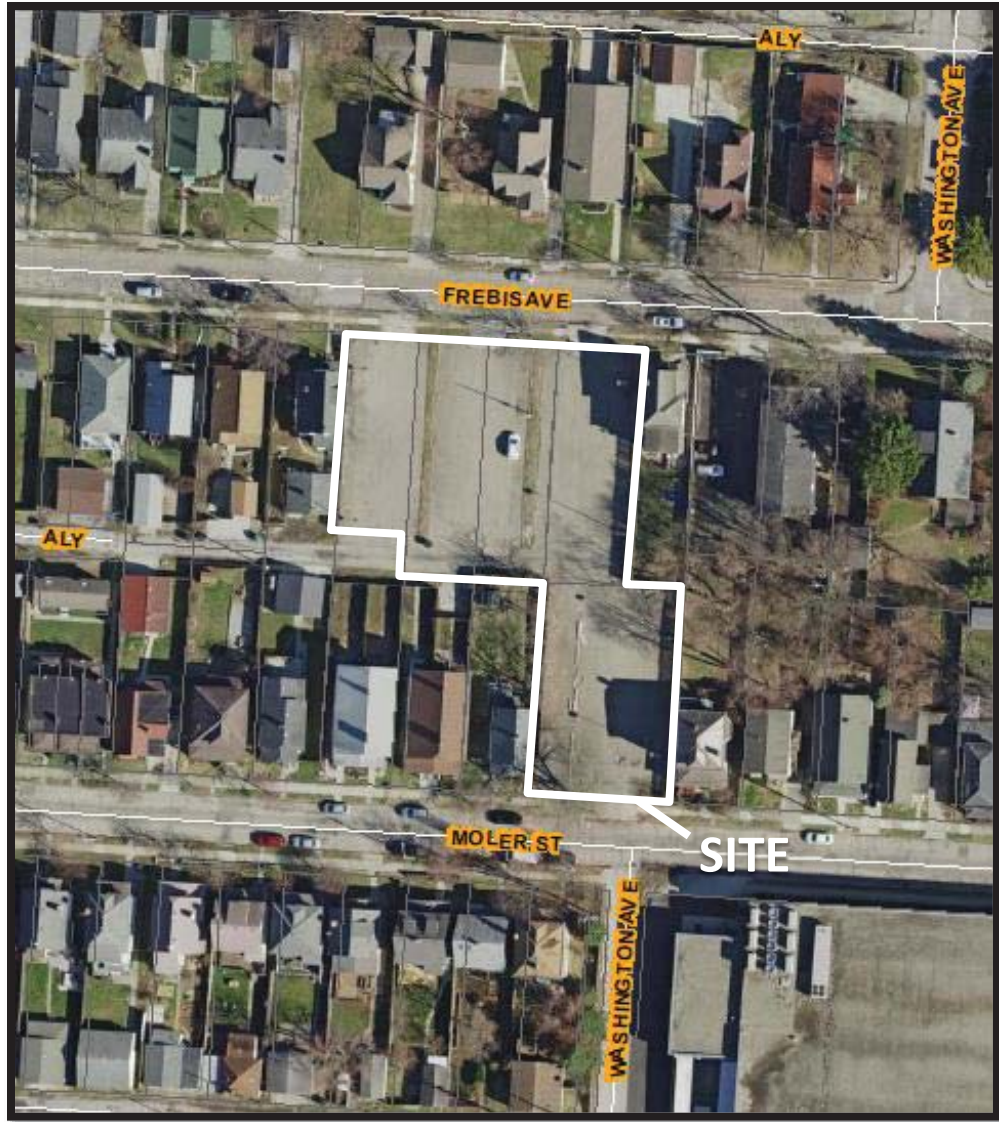


7J&%!\$+&  
359 Frebis Ave.  
Approximately 0.64 acres





7J&%\$+&  
359 Frebis Ave.  
Approximately 0.64 acres



7J&%\$+&  
359 Frebis Ave.  
Approximately 0.64 acres



**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** CV21-072

**Address:** 359 FREBIS AVE.

**Group Name:** COLUMBUS SOUTHSIDE AREA COMMISSION

**Meeting Date:** July 2, 2021

**Specify Case Type:**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation:**  
(Check only one and list basis  
for recommendation below)

- Approval
- Disapproval

**NOTES:**

**Vote:** 13-0

**Signature of Authorized Representative:** Curtis Davis

Digitally signed by Curtis Davis  
DN: cn=Curtis Davis, o.ou, email=cdavis@team-icsc.com, c=US  
Date: 2021.08.04 14:28:22 -04'00'

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-072

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) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Kreais Companies 752 Forest Street Columbus, Ohio 43206</p>	<p>2. MFP Kreais LLC 815 Stonechat Loop Dublin, Ohio 43017</p>
<p>3.</p>	<p>4.</p>

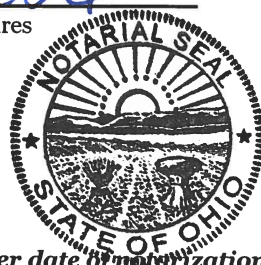
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 13<sup>th</sup> day of December, in the year 2021

Kimberly R. Grayson  
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-11-2026 Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

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