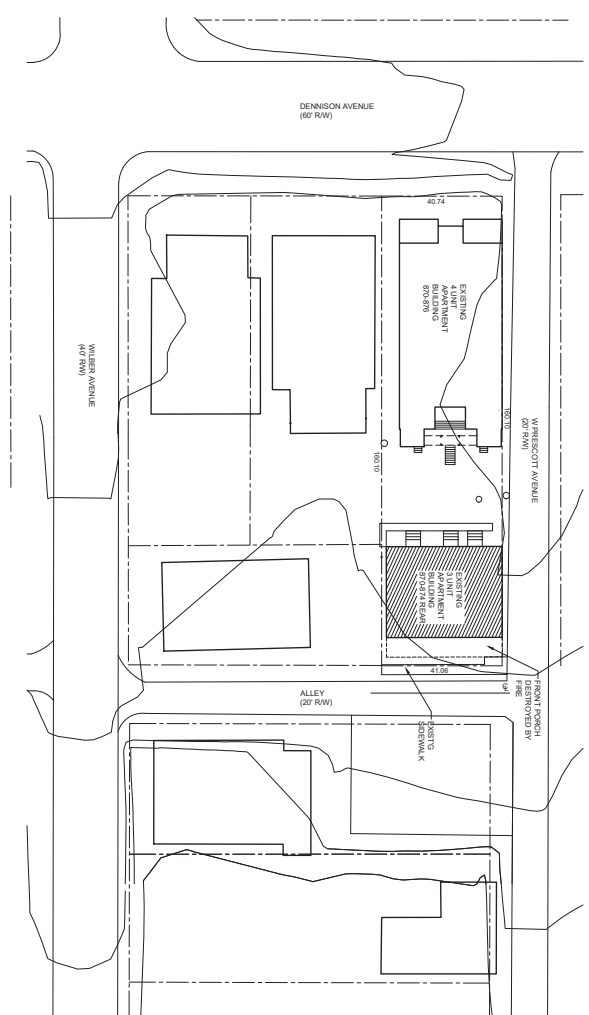




SITE PLAN - EXISTING

SCALE: 1" = 20'-0"

PARCEL ID: 010-018770-00
 ZONING DISTRICT: SHORT NORTH SPECIAL
 LOT AREA: 6,574 SQ. FT. (WITHIN PROPERTY LINES)
 FOOTPRINT OF 870-874: 6,398 SQ. FT. TO CENTERLINE OF REAR ALLEY)
 DENNISON REAR: 1,251.6 SQ. FT. EXISTING
 DENNISON FRONT: 2,289 SQ. FT.
 DENNISON REAR: 3,514 SQ. FT.
 % OF LOT COVERAGE: 51% (3,514 + 6,566 SQ. FT.) EXISTING
 EXISTING USE OF 870-874: 3 - UNIT DWELLING

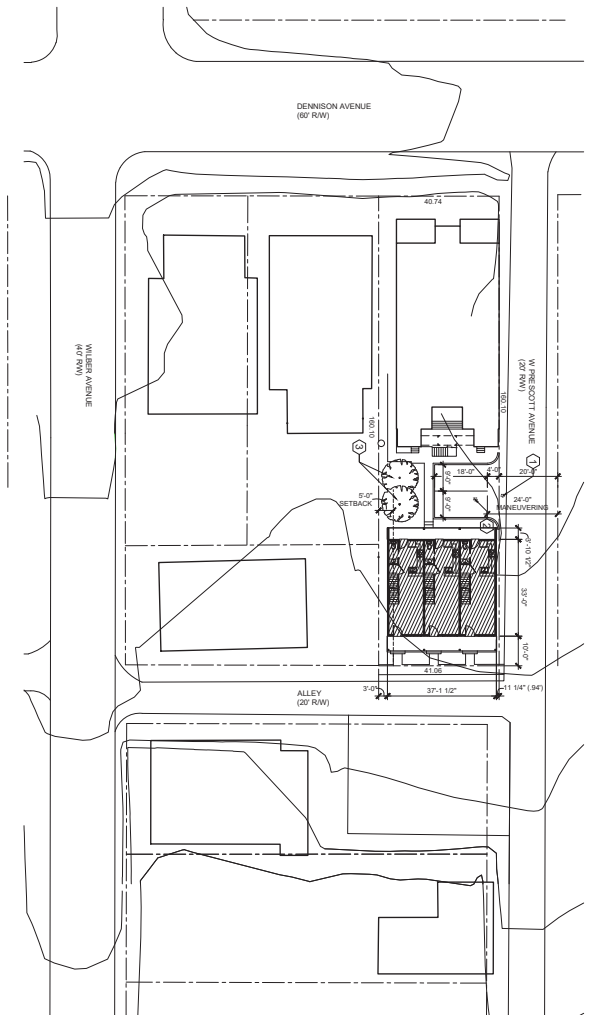


SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"


PARCEL ID: 010-018770-00
 ZONING DISTRICT: SHORT NORTH SPECIAL
 LOT AREA: 6,574 SQ. FT.
 FOOTPRINT OF PROPOSED: 1,224.5 SQ. FT.
 % OF LOT COVERAGE: 18.76%
 DENNISON REAR: 3,514 SQ. FT.
 DENNISON FRONT: 2,289 SQ. FT.
 DENNISON REAR: 3 - UNIT DWELLING
 REAR YARD OF 870-874: 0% OF LOT AREA

- SITE PLANNERS**
- 1. EXISTING TREES TO BE MAINTAINED
 - 2. EXISTING TREES TO BE REMOVED
 - 3. NEW TREES



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 THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS
 PREPARED BY GARY J. ALEXANDER ARCHITECT
 ALEXANDER ARCHITECT MAY NOT BE USED, REPLICATED,
 OR ALTERED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

**870-874 DENNISON AVENUE
REAR**



Gary J. Alexander,
 Architect
 1365 Neil Avenue, Suite 100, (5th-420)
 (614) 887-2637

ARCH. REVIEW: 08-17-2022
 VPL. SUBMISSION: 10-20-22
 A-1

Gary J. Alexander
Architects

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

STATEMENT OF HARDSHIP

870 – 874 Dennison Avenue Rear
Parcel Number 010-018790-00
Residential R-4
Short North Special Parking Area

The proposed three unit apartment building at the rear of this parcel will replace the existing fire-damaged building. Three, small two bedroom apartments are contained in the existing building.

The existing building and lot do not conform to the current zoning codes. This rear facing building is not permitted, being the second building on the property. The existing lot is non-conforming due to its narrow width. The yard requirements cannot be met due to the limited size of the parcel and the presence of the four unit building facing Dennison.

Any new building of comparable size to the existing building will require variances due to the limitations present on this parcel. Because of the extensive fire damage, renovation and restoration of the existing building would require the same variances.



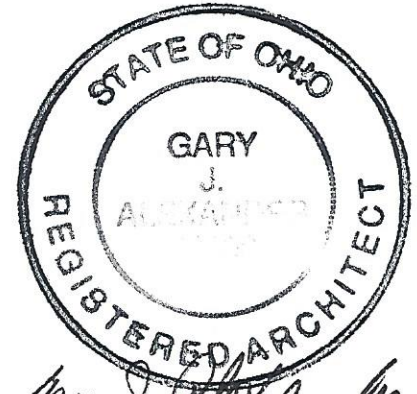
Gary J. Alexander
10.20.22

Gary J. Alexander
Architects

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

ZONING INFORMATION

870 – 874 Dennison Avenue Rear
Parcel Number 010-018790-00
Residential R-4
Short North Special Parking Area



COUNCIL VARIANCES REQUIRED

3332.039 R-4 Permitted Uses

A three unit building and a four unit building on one parcel are not permitted uses in an R-4 zoning district.

3332.05 (A) (4) Area district lot width requirements

The existing lot is less than 50 feet wide It is 41.06 feet wide.

3332.15 R-4 Area district requirements – 2500 sq. ft. per dwelling unit required

There are 4 units in the existing building at the front of the property. The proposed building will house 3 units. The lot is smaller (5043 sq. ft.) than the lot area required for 7 units.

3332.18 (D) (E) Basis for computing area

The total building coverage of the two buildings is 51%. This exceeds 50% of the lot area. The lot area is too small for multiple building development.

3332.19 Fronting

The proposed three unit structure does not front on a public street.

3332.25 Maximum side yards required

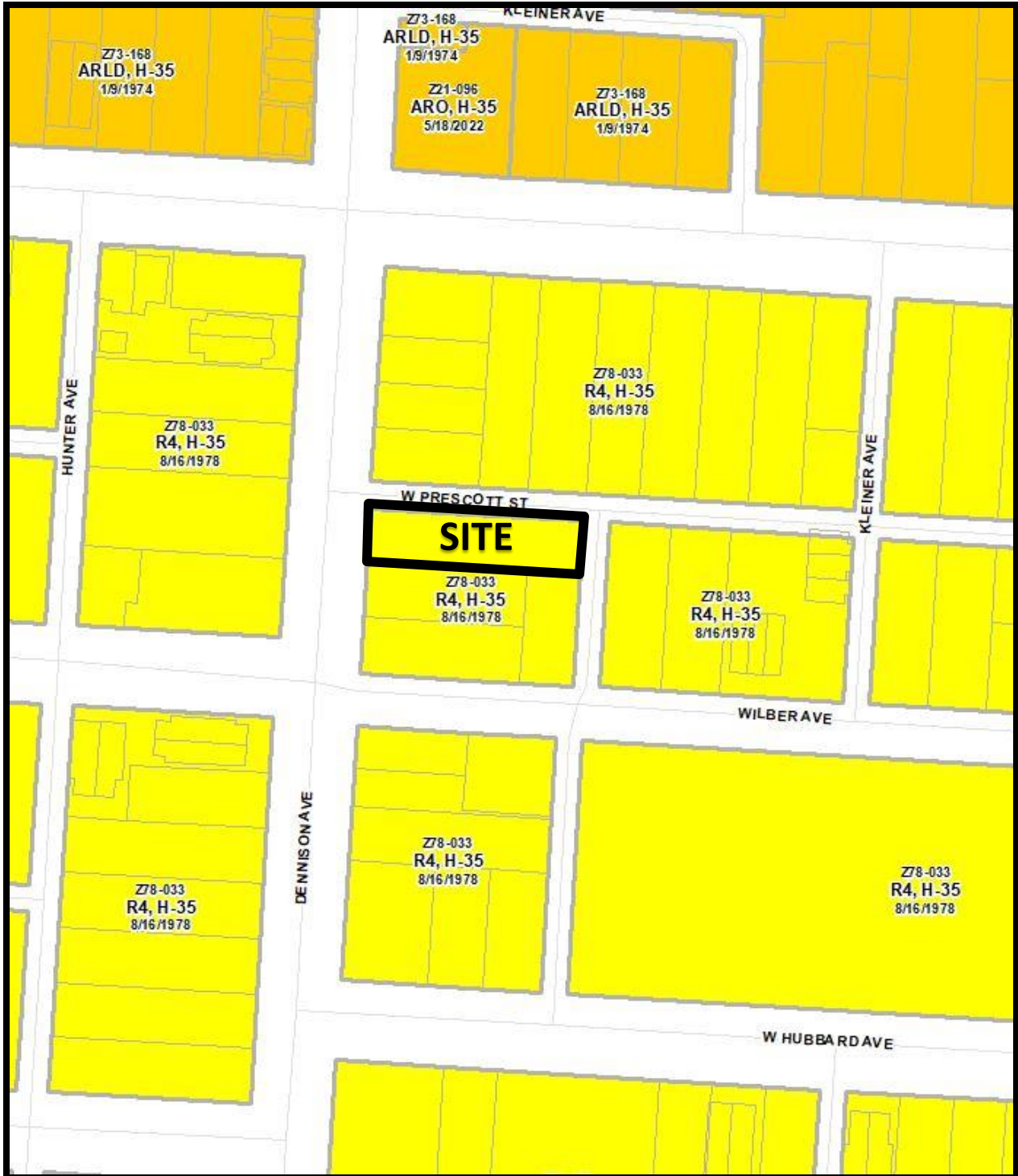
The total of the proposed side yards do not meet the 20% of lot width required. The proposed 3.94' total is less than the 8.21' required.

3332.26 Minimum side yard permitted

The proposed 3' and 0.94' are less than the 5'-0" required.

3332.27 Rear Yard

The buildings will not meet the rear yard requirement. The rear yard for the proposed 870-874 Dennison Ave. Rear will be 0% of the total lot area. The rear yard for the existing building, 870 – 876 Dennison Ave. will be 16.3% of the total lot area.



CV22-088
870-874 Dennison Ave.
Approximately 0.15 acres



CV22-088
870-874 Dennison Ave.
Approximately 0.15 acres



DEPARTMENT OF
DEVELOPMENT

Certificate of Appropriateness
VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 870 Dennison Ave (Rear)
 APPLICANT'S NAME: Gary Alexander (Applicant)/ Crystal Fleming and Adam Sommer (Owners)
 APPLICATION NO.: VV-22-09-008

STAFF APPROVED DATE: 08/31/2022 EXPIRATION: 08/31/2023

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- Approved: Commission or Staff Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application VV-22-09-008, 870 Dennison Ave (Rear), as submitted with clarifications as noted:

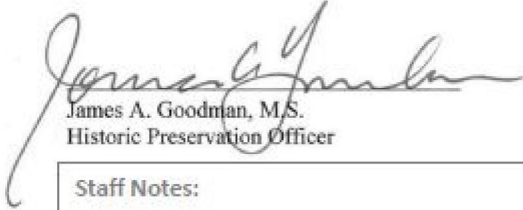
Variances

- 3332.039 R-4 Permitted Uses: A three unit building and a four unit building on one parcel are not permitted uses in an R-4 zoning district.
- 3332.05 (A) (4) Area district lot width requirements: The existing lot is less than 50 feet wide. It is 41.06 feet wide.
- 3332.15 R-4 Area district requirements – 2500 sq. ft. per dwelling unit required: There are 4 units in the existing building at the front of the property. The proposed building will house 3 units. The lot is smaller (5043 sq. ft.) than the lot area required for 7 units.
- 3332.18 (D) (E) Basis for computing area: The total building coverage of the two buildings is 51%. This exceeds 50% of the lot area. The lot area is too small for multiple building development.
- 3332.19 Fronting: The proposed three unit structure does not front on a public street.
- 3332.25 Maximum side yards required: The total of the proposed side yards do not meet the 20% of lot width required. The proposed 3.94' total is less than the 8.21' required.
- 3332.26 Minimum side yard permitted: The proposed 3' and 0.94' are less than the 5'-0" required.
- 3332.27 Rear Yard: The buildings will not meet the rear yard requirement. The rear yard for the two buildings is 1135 sq. ft. This is 16.3% of the 6,956 sq. ft. lot area.

Drawings Required

Date Issued: 08/31/2022

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.
Historic Preservation Officer



Staff Notes:

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 #: CV22-088

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) Crystal Fleming
of (COMPLETE ADDRESS) 300 West Wilson Bridge Road, Worthington, Ohio 43085
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. EDS Sommer Properties 1904 Lake Ave., Huron, Ohio 44839-1117 0 Columbus-based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

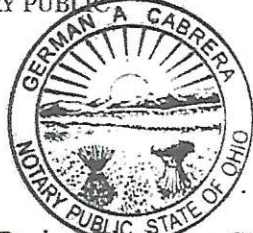
SIGNATURE OF AFFIANT Crystal Fleming

Sworn to before me and signed in my presence this 23 day of August, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

NOV 2, 2024
My Commission Expires

Notary Seal Here



GERMAN A CABRERA
NOTARY PUBLIC
STATE OF OHIO
My Commis
Novemb

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