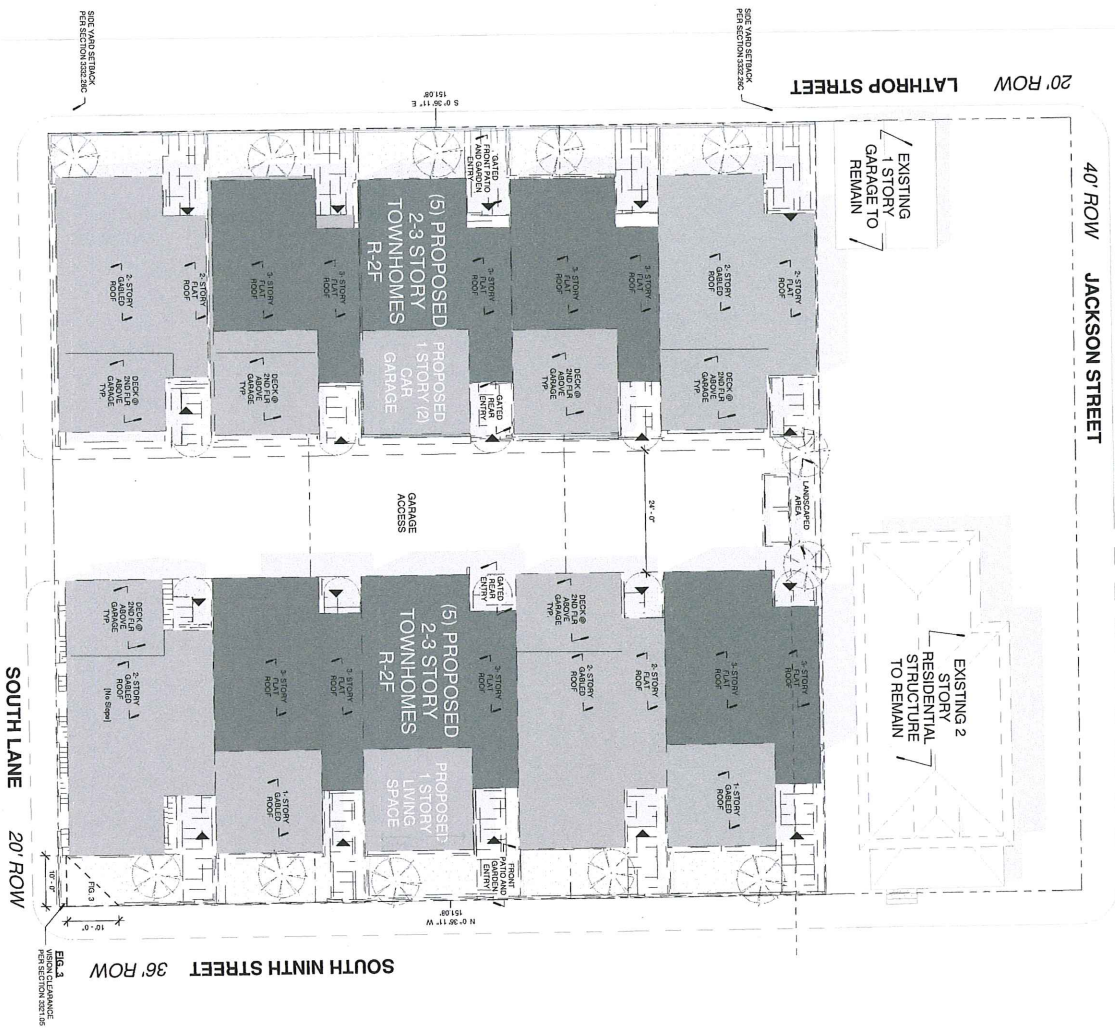


PROPOSED SITE PLAN
 601 S. 9TH ST. TOWNHOMES SCALE: 3/32" = 1' - 0"



REQUESTED VARIANCES

SITE PLAN SUMMARY

GENERAL SITE DEVELOPMENT STANDARDS
 Section 3321.05B (1) - Vision clearance requested: reduce vision clearance triangles at street and alley (see plan FIG. 3)

PARCEL 010-049752-00
 LOT 16 7,642 SF
 LOT 17 7,642 SF
 LOT 18 7,642 SF
22,916 SF (0.53 ACRES)

RESIDENTIAL DISTRICTS
 Section 3332.037 - USE, R-2F residential district permitted: single and two-family dwelling requested: two (2) five (5)-dwelling unit dwellings

PROPOSED OFF-STREET PARKING:
 20 15 required (1.5/DU)

Section 3332.14 - DENSITY, R-2F Area district requirements permitted: 3,000 square feet of lot space per dwelling unit requested: 10 units, 1 per 2250 square feet of lot space

PROPOSED DENSITY:
 10 DU per half acre

Section 3332.18 B - Basis of computing area permitted: lot coverage not to exceed 50% of the lot area requested: lot coverage of approximately 52%

MAXIMUM PERMITTED DENSITY:
 ONE PER 3,000 SF } 08 DU
 Section 3322.14 - R-2F area district requirements. Code permits 08 dwelling units or as stated otherwise, shall be situated on a lot of no less than 3,000 sq. ft. D.U.
05-08 DU / 0.5 ACRES
 South Side Plan
 (from FIG. 29) classified as Medium-High Density (10-16 units per acre) or 8-9 units per half acre.

Section 3332.19 - Fronting permitted: frontage on a street requested: (1) 5 unit dwelling to front on Lathrop St., which is technically an alley

PROPOSED LOT COVERAGE:
52%
 (1) DU = 3,000 sq ft
 (1) DU = 12,600 sq ft
 12,600 sq ft / 22,916 sq ft = 55.0%
 12,600 sq ft / 13,508 sq ft = 93.3%

Section 3332.25 B - Maximum side yards required permitted: sum of the widths of each side yard equal or exceed 20% of the width of the lot, with a maximum of 16 feet required requested: sum of the widths of each side yard to equal 0 feet, front garden provided

PROPOSED LOT COVERAGE:
52%
 (1) DU = 3,000 sq ft
 (1) DU = 12,600 sq ft
 12,600 sq ft / 22,916 sq ft = 55.0%
 12,600 sq ft / 13,508 sq ft = 93.3%

Section 3332.26 C (3) and (7) - Minimum side yard permitted: minimum side yard setback 5ft requested: reduce the minimum side yard setback to 0 ft

PROPOSED LOT COVERAGE:
52%
 (1) DU = 3,000 sq ft
 (1) DU = 12,600 sq ft
 12,600 sq ft / 22,916 sq ft = 55.0%
 12,600 sq ft / 13,508 sq ft = 93.3%

To reduce the minimum side yard setback from 5.83 ft to 0 ft where a building exceeds two and one-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building (35ft). This side yard setback reduction is for along South Lane (not an adjacent property owner) and property line abutment at Lot 15 to the North (an adjacent property owner).

PROPOSED LOT COVERAGE:
52%
 (1) DU = 3,000 sq ft
 (1) DU = 12,600 sq ft
 12,600 sq ft / 22,916 sq ft = 55.0%
 12,600 sq ft / 13,508 sq ft = 93.3%

Section 3332.27 - Rear yard permitted: required rear yard 25% requested: reduce the required rear yard to 0% Each dwelling unit will have its own secure and private street level patio and garden.

PROPOSED LOT COVERAGE:
52%
 (1) DU = 3,000 sq ft
 (1) DU = 12,600 sq ft
 12,600 sq ft / 22,916 sq ft = 55.0%
 12,600 sq ft / 13,508 sq ft = 93.3%

*David Hodg-attorneys
 February 21, 2017*

CITY COUNCIL VARIANCE APPLICATION CV 16-050: REVISION

ISSUE DATE: 02.09.2017
 PRELIMINARY: NOT FOR CONSTRUCTION



JB AD

PROPOSED ELEVATIONS

601 S. 9TH ST. TOWNHOMES SCALE: 1/8" = 1'-0"



Dan Haddathone
February 19, 2017

CITY COUNCIL VARIANCE APPLICATION CV 16-050 REVISION

ISSUE DATE: 02-09-2017
PRELIMINARY; NOT FOR CONSTRUCTION



PROPOSED ELEVATIONS

601 S. 9TH ST. TOWNHOMES SCALE: 1/8" = 1'-0"

CITY COUNCIL VARIANCE APPLICATION CV 16-050 REVISION

ISSUE DATE: 02.09.2017
PRELIMINARY; NOT FOR CONSTRUCTION



*David Hobb-Attorney
February 19, 2017*





DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 statement and variance list.

Multiple horizontal lines provided for the applicant to list sections of code to be varied and explain reasoning.

Signature of Applicant [Handwritten Signature] Date 12.21.16

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

601 S. 9th Street

The applicant, DEV Real Estate, files this council variance request to provide for the redevelopment of the subject property in a manner consistent with recommendations of the South Side Area Plan in terms of density and design, and with the existing built environment of the neighborhood. Along with this request the applicant commits to the site plan, and the buildings developed shall be substantially similar to the architectural materials submitted herewith. This proposal will provide condominium residential uses on this property.

Variance requests of this nature are appropriate in this neighborhood and allow an applicant to make commitments to delivering the product represented on site plans and architecture through the process, assuring compliance with area plan recommendations for development. Variance requests of this nature are necessary for most urban redevelopment in established neighborhoods on existing platted lots. The following variances are necessary:

C.C. 3312.05(B)(1) – Vision clearance.

To reduce vision clearance triangles at street and alley (figure 3). Please see attached site plan.

C.C. 3332.037 R-2F residential district.

To allow two (2) five (5) dwelling unit dwellings in the R-2F district where this zoning district only allows two-family and single family dwellings.

C.C. 3332.14, R-2F area district requirements.

This section requires 3,000 square feet of lot space per dwelling unit, here the applicant is requesting 10 units, 1 per 2,250 square feet of lot space.

C.C. 3332.18(D), Basis of computing area.

This section provides for a lot coverage not to exceed 50% of the lot area, the applicant proposes lot coverage of approximately 52%.

C.C. 3332.19, Fronting.

To permit one (1) five (5) unit building to front on Lathrop Street, which is technically an alley, where this section requires frontage on a street.

C.C. 3332.21(D), Building lines.

To permit site privacy walls to encroach on the front yard setback, where the setback is to be determined by extending a line which is the same distance from the street property line as the existing building and parallel with the street property line but in no case less than ten (10) feet.

C.C. 3332.25(B), Maximum side yards required.

The permit the sum of the width of each side yard to be zero, where they are required to equal or exceed 20% of the width of the lot, with a maximum of sixteen (16) feet required.

C.C. 3332.26(C)(3) and (F), Minimum side yard permitted.

To reduce the minimum side yard setback from five (5) feet to zero.

To reduce the minimum side yard setback from 5.83 feet to zero where when a building exceeds two and on-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building, in this instance thirty-five (35) feet.

C.C. 3332.27, Rear Yard.

The reduce the required rear yard from twenty-five (25%) of the total lot area to zero. Each dwelling will have its own secure and private street level patio and garden.

These variance requests are appropriate and typical of this type of development, in this type of neighborhood. The grant of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the dangers of fires, endanger public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant's goal with this redevelopment is to provide a condominium development appealing to young professionals possibly working at nearby Children's Hospital, and who work downtown Columbus, and potentially empty-nesters. The end result will be a development that is complimentary to, and consistent with, densities and the built environment presently existing in this neighborhood.

The applicant respectfully requests approval of the variances requested.

DEV Real Estate

By:

Signature of Applicant:

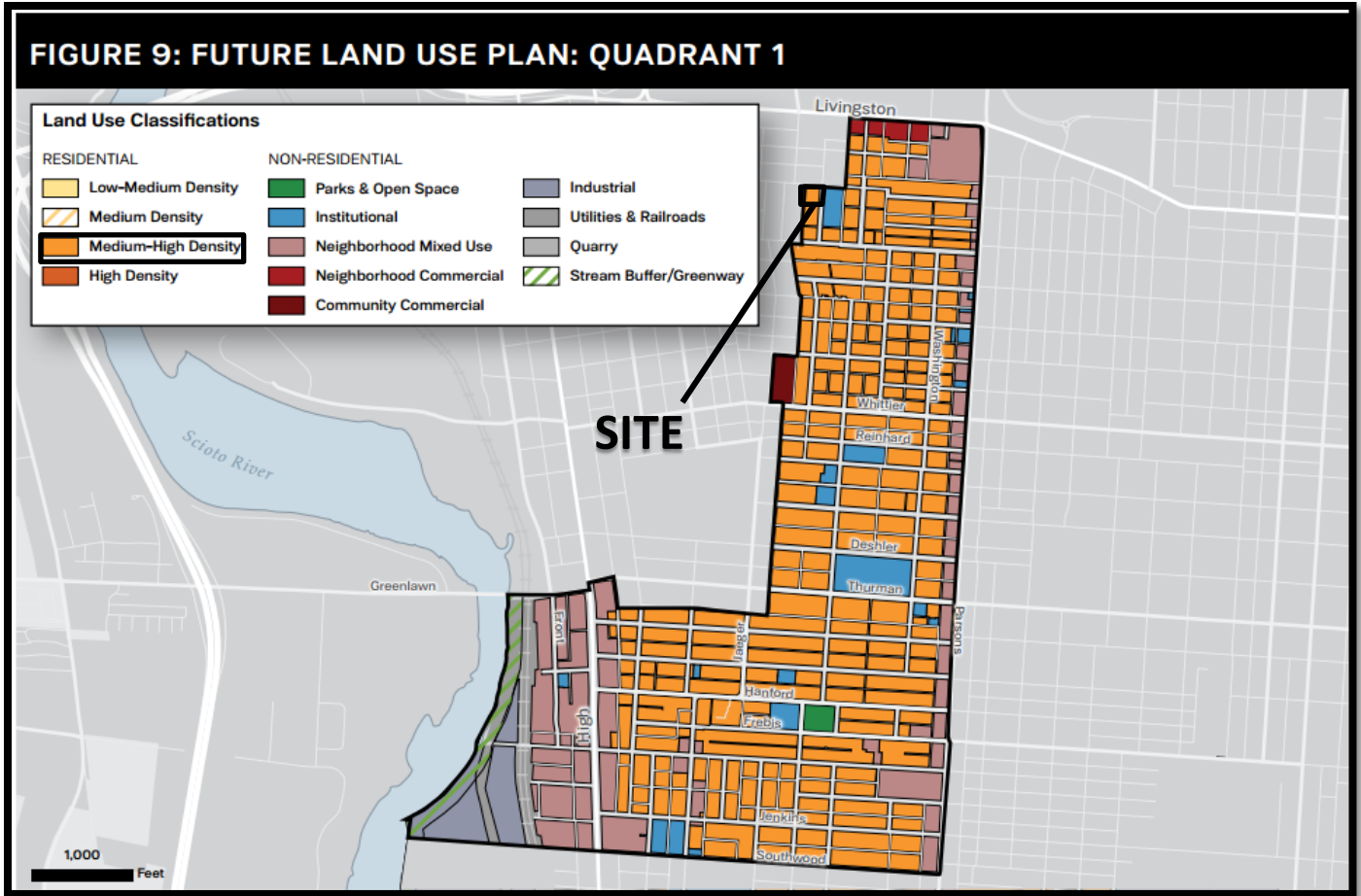


Date:

12/22/10



CV16-050
901 South Ninth Street
Approximately 0.52 acres



South Side Plan (2014)

CV16-050
901 South Ninth Street
Approximately 0.52 acres



CV16-050
901 South Ninth Street
Approximately 0.52 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV16-050

Address: 601 South Ninth Street

Group Name: Columbus South Side Area Commission

Meeting Date: 2/28/2017

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
(Check only one)
- Approval
 - Disapproval

NOTES: _____

Vote: 4 NO 9 YES

Signature of Authorized Representative: [Signature]

SIGNATURE
SOUTHSIDE AREA Commission

RECOMMENDING GROUP TITLE
614-205-4901 X1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

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 # CV16-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Nathan Sampson Charmaine Sutton 601 South 9th Street Columbus, Ohio 43206	2. DEV Real Estate 2797 Powell Avenue Bexley, Ohio 43209
3.	4.

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

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 21st day of December, in the year 2016

Kimberly R. Grayson
SIGNATURE OF NOTARY PUBLIC 1-11-2021 My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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