



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV18-100

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...
B. Permit a use of the property not permitted by the Zoning District...

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.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship...

Please see attached statement in Support of Variances.

Signature of Applicant [Handwritten Signature] Date 11/17/18

Statement in Support of Variances

1272 Cole Street

Parcel ID 010042789

R-3, Residential District

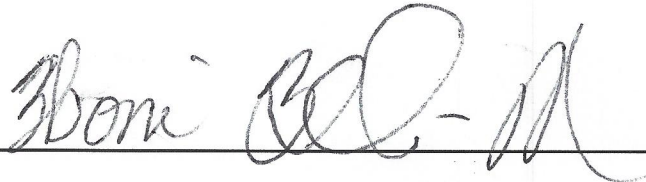
We are proposing to add a second floor sleeping room atop the existing garage. This second floor is to allow additional space for an office, work, recreational room, or living quarters (i.e. Mother in Law suite) for homeowners. This proposal will not modify the essential character of the neighborhood.

LIST OF VARIANCES

3332.38(h) to allow for habitable space over the garage.

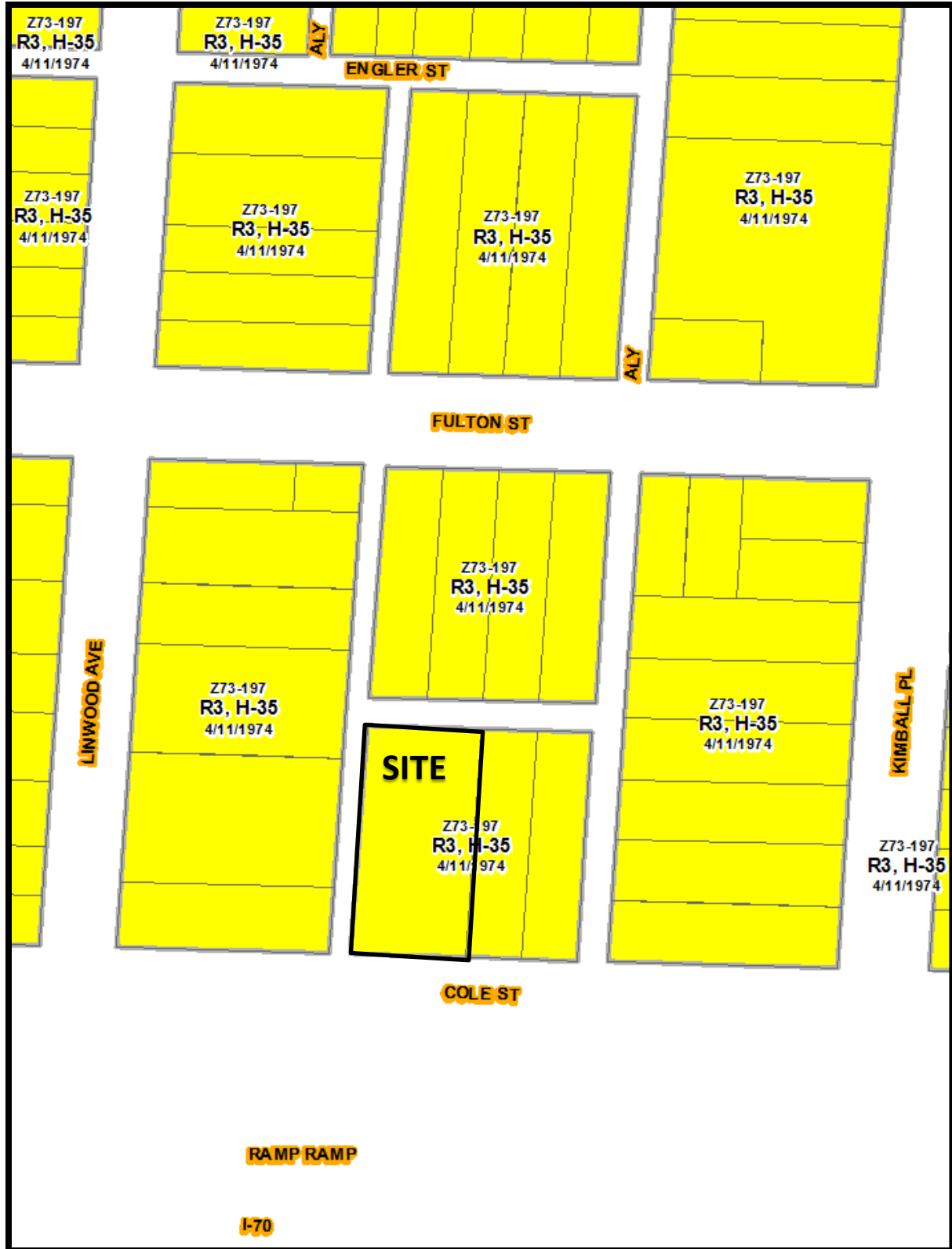
3332.38(g) to increase the allowable garage height from 15 feet to 20 feet for finished space above the garage.

Signature of Applicant



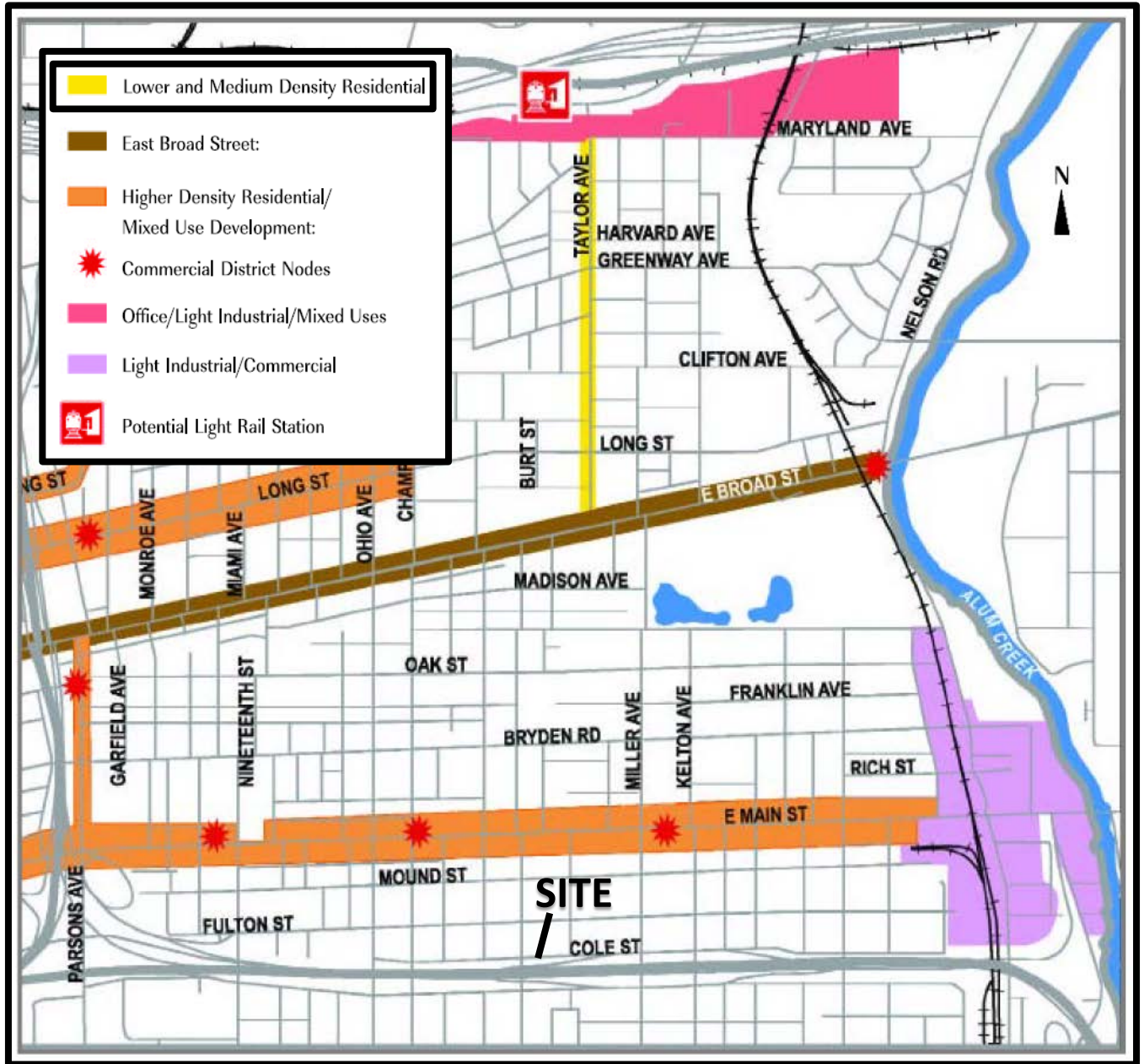
Date

12/27/18



CV18-100
1272 Cole Street
Approximately 0.26 acres

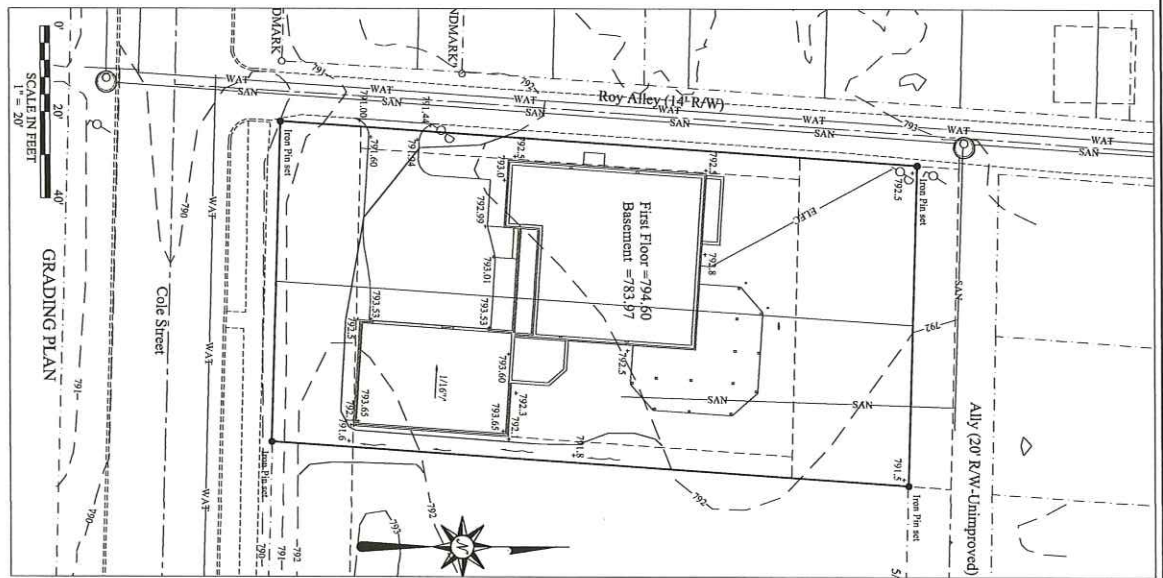
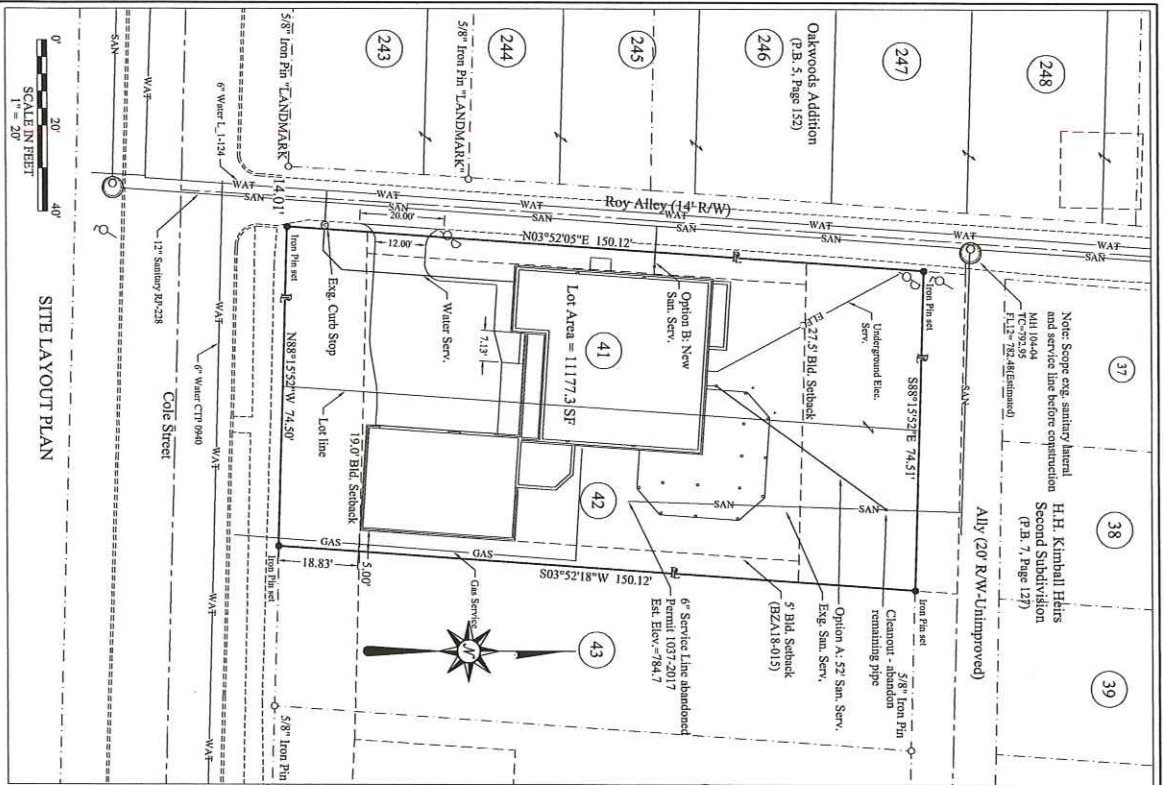
Near East Area Plan (2005)



CV18-100
1272 Cole Street
Approximately 0.26 acres



CV18-100
1272 Cole Street
Approximately 0.26 acres



PROPERTY DESCRIPTION

Recorder's Instrument No. 201806200832060 in the name of 360 Builders LLC and 201806200808010 in the name of the City of Columbus 71 Kinball/Hiers Second Subdivision (Plot Book 7 Page 126) (Note Lot 43 is not in these plans) 1272 Cole Street, Columbus, Ohio 43205 R-3 Residential; BZ2A18-015 Variance to reduce side yards

OWNER
360 Builders LLC
4089 Jeppell Dr.
Columbus, Ohio 43224

SETBACKS

Front as shown, Side Yards - 6' Back Yard - 21.5' based on 1/2 of a 20' alley and 25% of the lot area.
Area of Lot = 11177 Square Feet
Building Footprint (w/o Porch or Deck Deck) = 2446.7 SF or 23%
Building Footprint w/ Porch, Deck and Steps = 3533.0 SF or 32%
Building Footprint areas code:
Area of Lot under §3333.15 Lot Area = 11177 + 1/2 Alley (100' x 74.51' or 74.51' SP) Back Yard = (23% x 11922.1) = 2980.5 SF
The rear setback line is at 21.5 feet from the rear lot line and 51.5 feet from the rear setback area code.
The rear setback area code.

PLANS - Ownership, Approval and Liability

The site plans and design information for this project are the property of the Engineer. Any change in the sealed plans without the approval of the Engineer will remove all liability for execution of this project from the Engineer. If the plans or the design are altered without the approval of the Engineer, no part of the plans will be considered sealed or approved by the Engineer.

These plans may not be used for any other Project at this site or any other site without the written consent of the Engineer.

The Engineer will incur no liability for these plans until the plans have been reviewed and approved by the reviewing agencies.

Specifications - The City of Columbus Construction and Material Specifications, (current version 2012), shall govern all construction items that are a part of this plan unless otherwise noted.

Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

The sanitary sewer connection uses a combined Storm and Sanitary Sewer. A backflow preventer is required in the Service Line.

Permits - The Contractor shall obtain all necessary permits. An original permit shall be kept onsite at all times.

Utility Coordination - The identity and location of existing underground utilities in and around the construction area have been shown and labeled on the plans by using information provided by the respective utility owners. Prior to excavation, the Contractor shall give a 48 hour notice to the Ohio Utilities Protection Service (OUPLS) by calling (800)362-2764 or 811. A 48 hour notice shall be given to the owners of the underground utilities shown on the plans who are not members of a registered underground protection service.

Erosion and sediment control measures are required as part of this project and are the responsibility of the Contractor. They include:
1. Silt fence or silt wedges are required to prevent sediment from exiting the building site.
2. No unfiltered surface water is permitted to flow onto adjacent properties.
3. Protect any catch basin inlets with Dandy Bags (TM) or equivalent
4. Clean pavement of all mud or debris daily.
5. Seed and mulch disturbed ground within 7 days of final grading.

LEGEND

- Property Line (dashed)
- Property Line (solid)
- Right of Way (dashed)
- Existing Monument (circle with dot)
- New Monument (circle with dot)
- Monuments found are described. Monuments set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT #57739 unless otherwise described.

SCALE IN FEET
1" = 20'

SCALE IN FEET
1" = 20'

SCALE IN FEET
1" = 20'

REVISIONS

No.	Date/Description
1	08/20/2018

Casey C. Elliott, P.E. 7/8



A NEW HOUSE
360 BUILDERS LLC
1272 Colae Street
Columbus, Ohio 43205

CASEY C. ELLIOTT
PROFESSIONAL ENGINEER
212 WEST HIGH STREET
LONDON, OHIO 43140
(740)852-1300 FAX: (740)852-2212

Job Number: 18103
SITE PLAN
GRADING PLAN
S1

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number: CV18-100

Address: 1272 Cole Street

Group Name: _____

Meeting Date: _____

- 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: 12-0-1

Signature of Authorized Representative: *Matthew J. Bulky*
SIGNATURE
CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE
614-582-3053
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, 111 N. Front St., Columbus, OH 43215.



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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 #: CV18-100

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eboni Eiland
of (COMPLETE ADDRESS) 4089 Jong Wl St Columbus, OH 43224
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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eboni Eiland

Subscribed to me in my presence and before me this 26th day of November, in the year 2018

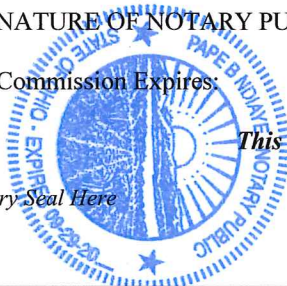
SIGNATURE OF NOTARY PUBLIC

Pau Sundaye
9-29-20

My Commission Expires:

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

Notary Seal Here



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 all checks payable to the Columbus City Treasurer