



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

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant

Handwritten signature of the applicant.

Date

4/25/17

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

CV17-038

STATEMENT OF HARDSHIP

139-141 W. Second Avenue

147-149 W. Second Avenue

Columbus Ohio 43201

The subject property is zoned ARLD. It is located in the heart of the Victorian Village historic area that has been experiencing revitalization. It is surrounded by many restored and newly constructed homes. In the past the property has been used for one and two family uses. The current zoning district ARLD permits dwelling containing no fewer than three dwelling units. The applicant proposes to construct a single two family unit.

The requested use variance permits the construction of a single two family dwelling on each parcel.

The variances needed to develop this property has proposed do not impair adequate light and air two adjacent properties or unnecessarily increased to congestion of streets. The development enhances the neighborhood and does not diminish the public health, safety, comfort, morals, or welfare of the city of Columbus.

**141 WEST SECOND AVENUE**

Requested Variances to Sections:

- 3333.02, AR-12, ARLD and AR-1 apartment residential district use: to permit a two-unit dwelling in the ARLD, Apartment Residential District
- 3333.09, Area requirements: to reduce the lot width from 50 feet to 37.47 feet.
- 3333.11, ARLD area district requirements: to reduce the lot area per dwelling unit from 2,500 square feet per unit to 1,898.5 square feet.
- 3333.22, Maximum side yards required: to reduce the maximum side yards from 7.5 feet to 6 feet.
- 3333.23(A), Minimum side yard permitted: to reduce the minimum side yard from 5 feet to 3 feet on the east and to 3 feet on the west.

**149 WEST SECOND AVENUE**

Requested Variances to Sections:

- 3333.02, AR-12, ARLD and AR-1 apartment residential district use: to permit a two-unit dwelling in the ARLD, Apartment Residential District
- 3333.09, Area requirements: to reduce the lot width from 50 feet to 37.47 feet.
- 3333.15, Basis of computing area: to increase the lot coverage from 50 percent to 58.6 percent.
- 3333.19(a)(2), Building lines on corner lots; exceptions: to reduce the building line along Dennison Avenue from 5.6 feet to 4.4 feet.
- 3333.22, Maximum side yard required: to decrease the maximum side yard from 7.5 feet to 7.4 feet.
- 3333.23(A), Minimum side yard permitted: to reduce the minimum side yard from 5 feet to 3 feet.
- 3333.25, Side or rear yard obstruction.  
To allow a parking pad in the side/rear yard.
- 3321.05(B)(2), Vision clearance: to allow the dwelling to encroach into the 30-foot vision clearance triangle at the intersection of West Second Avenue and Dennison Avenue.



CV17-038  
141 & 149 West Second Avenue  
Approximately 0.17 acres



CV17-038  
141 & 149 West Second Avenue  
Approximately 0.17 acres

STEVEN R. SCHOENY  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR  
DEPARTMENT OF  
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**VICTORIAN VILLAGE COMMISSION**

*This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 139-141 and 147-149 West Second Avenue  
**APPLICANT'S NAME:** Avenue Homes, LLC/Reza Reyazi (Applicant/Owner)

**APPLICATION NO.:** 17-5-32      **COMMISSION HEARING DATE:** 5-11-17

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend Variance Application #17-5-32, 139-141 and 147-149 West Second Avenue, as submitted.

Variance Request

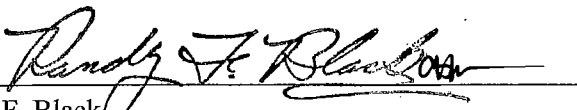
- C.C. 3302.2 – To allow 2 unit residential use on the each of the two parcels in the ARLD zoning district (3 or more units required).

MOTION: Decker/Hissem (6-0-0) RECOMMENDED.

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

  
Randy F. Black  
Historic Preservation Officer



STEVEN R. SCHOENY  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION**

**VICTORIAN VILLAGE COMMISSION**

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**PROPERTY ADDRESS:** 141 W. Second Ave.

**APPLICANT'S NAME:** Reza Reyazi (Owner)

**APPLICATION NO.:** 16-9-20

**COMMISSION HEARING DATE:** 9-8-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

Rezoning

Parking Variance

Change of Use

Lot Split

Special Permit

Setbacks

Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend approval of variance application #16-9-20, 141 W. Second Ave., as submitted:

Staff Recommended Application

Variance Recommendation Request

- CC3332.14: Area Standards - Area standards require 3,000-sqft per dwelling, for a total of 6000-sqft; whereas applicant proposes 1898.5-sqft per dwelling.
- CC3333.22: Total Side Yards – Total side yards are required to add up to a minimum of 20% of the lot width, equaling to 7.5-ft; whereas the applicant proposes 6.25-ft.
- CC3333.23(a): Minimum Side Yard – Requires a minimum 5-ft side yard; whereas the applicant proposes a minimum side yard of 3.25-ft for the addition and would like to conform the existing western side yard of 3-ft.

MOTION: Decker/Kotheimer (6-0-0) RECOMMEND APPROVAL.

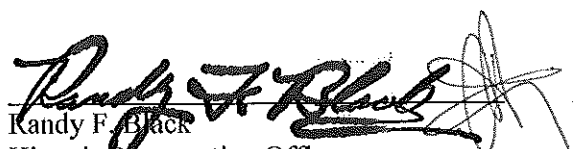
**RECOMMENDATION:**

RECOMMEND APPROVAL

RECOMMEND DENIAL

NO ACTION TAKEN

**THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.**

  
Randy F. Black  
Historic Preservation Officer



## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### VICTORIAN VILLAGE COMMISSION

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**PROPERTY ADDRESS:** 149 West Second Avenue

**APPLICANT'S NAME:** Avenue Homes, LLC/Reza Reyazi (Applicant/Owner)

**APPLICATION NO.:** 17-2-12b

**COMMISSION HEARING DATE:** 4-13-17

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend Variance Request #17-2-12b, 149 West Second Avenue, as submitted.

Variance Request

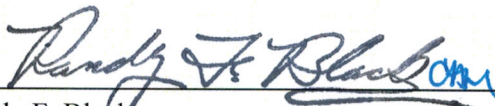
- C.C. 3332.05 – To allow building on a lot that is 37.47' wide (50' width minimum required).
- C.C. 3333.22 – To allow total side yard of 7.4' (7.5' or 20% of lot width minimum required).
- C.C. 3333.23(a) – To allow 3' side yard (5' minimum required).
- C.C. 3333.19(a)(2) – To allow a building line of 4.4' on Dennison Avenue side (5.6' from required).
- C.C. 3321.05(B)(2) – To allow a 40' x 8' vision triangle at the corner of West Second and Dennison Avenues (30' vision triangle required).
- C.C. 3333.25 – To allow paving in side yard for access to parking in the rear.

MOTION: Decker/Kotheimer (6-0-0) RECOMMENDED.

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black  
Historic Preservation Officer





THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

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**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 # CV17-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Reza Reyazi  
of (COMPLETE ADDRESS) 4374 Kendale Rd Columbus OH 43220

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. <u>Reza Reyazi</u> <u>Elaine Hostetler</u> <u>4374 Kendale Rd</u> <u>Columbus OH 43220</u>	2.
3. <u>614 746 0628</u>	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27 day of April, in the year 2017

[Signature]  
SIGNATURE OF NOTARY PUBLIC

10/05/20  
My Commission Expires

Notary Seal Here



Allyssa R Rodgers  
Notary Public, State of Ohio  
My Commission Expires 10-05-20

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