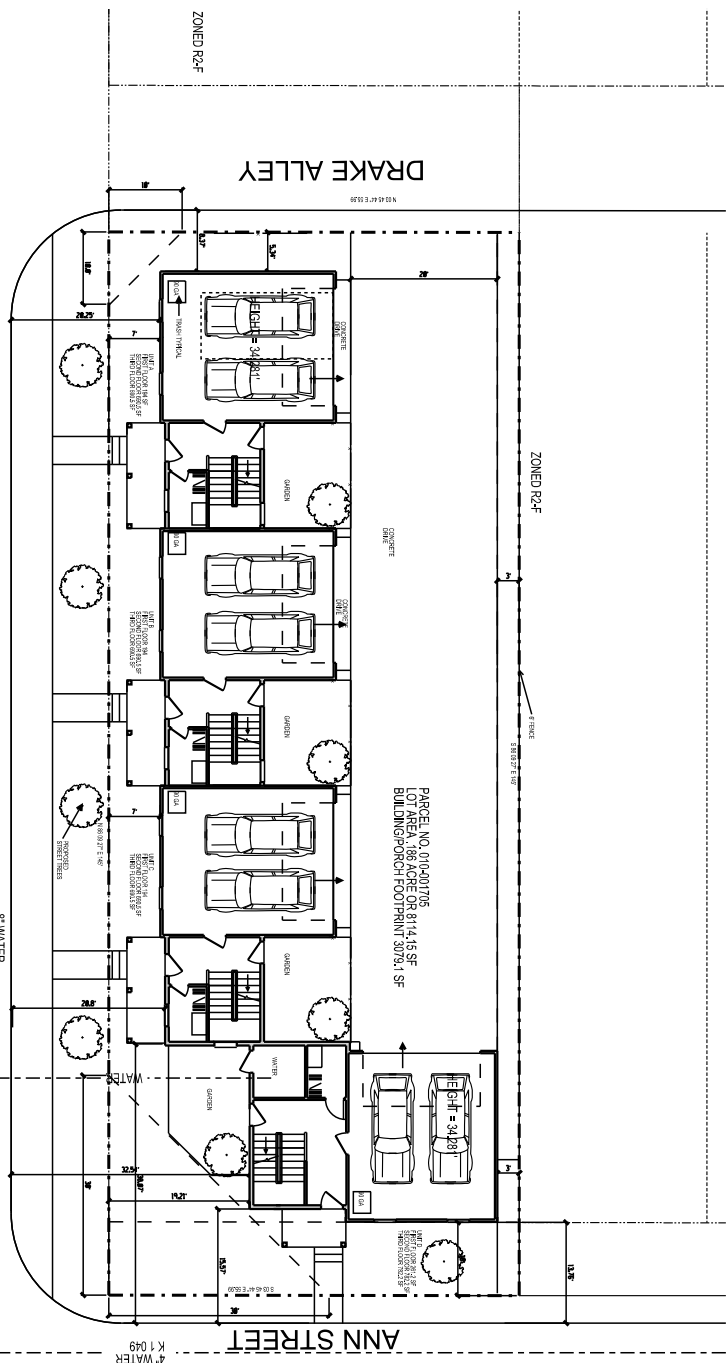
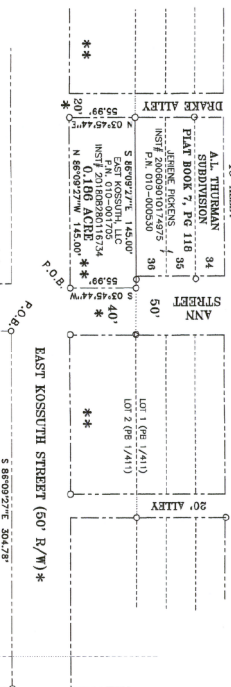


PLAT OF SHIRLEY FOR:  
 EAST KOSSUTH, LLC  
 SUBDIVISION  
 FLAT BOOK 7, PG 118 35  
 PART OF HALF SECTION 30,  
 TOWNSHIP 5, RANGE 22,  
 R970088 LANS



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

EAST KOSSUTH 50' RW

JEFF BULLOCK

36723  
 618 E. KOSSUTH  
 COLUMBUS, OHIO  
 617-535-9844

JULIE BULLOCK ARCHITECTS  
 4888 OLEMIANSKI BOULEVARD  
 COLUMBUS, OHIO 43274  
 617-535-9844

## Council Variance Application

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

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### STATEMENT OF HARDSHIP

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

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



Date

9/19/2022

STATEMENT OF HARDSHIP for 616 E Kossuth

This is an existing vacant lot that was previously occupied by a parking lot for a Salvation Army retail store but is currently an undeveloped grass lot. Prior to my client purchasing this lot, the commercial building was demolished and the area the building was on is being developed as ten single family homes. There are no other commercial uses in this neighborhood so a residential use is more appropriate. We are proposing 4 townhouse units which requires the parcel to be rezoned to R-4.

We feel that the new proposed attached homes with their traditional design and scale will be keeping with other established homes in the neighborhood. These new town homes will complete the streetscape, and add character to an otherwise vacant block. The overall investment the owner is making to the property will be an asset to the neighborhood. The proposed layout of this property follows the development pattern of other similar size lots in proximity to this parcel.

We are providing two parking spaces / unit, 2 more than required by code. All units will also have yard space as well as a roof top terrace.

Our East Kossuth setback is similar to the lots to the east and west of this development. Our proposed setbacks on Ann Street are also similar to other setbacks in the neighborhood. Side yard variances are required due to height of building and proximity to the setback, however are similar to other setbacks in the neighborhood.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

**616 E KOSSUTH ST.**

PARCEL NO. 010-001705  
CURRENT ZONING C-4  
PROPOSED ZONING R-4  
LOT AREA .186 ACRES OR 8114.15  
BUILDING/PORCHES FOOTPRINT 3079.1 SF  
REARYARD 3296.1 SF  
PROPOSED IS 4 TOWNHOUSE UNITS  
8 PARKING SPACES (ALL IN GARAGES) ARE PROPOSED.  
1.5X4 UNITS OR 6 SPACES ARE REQUIRED.

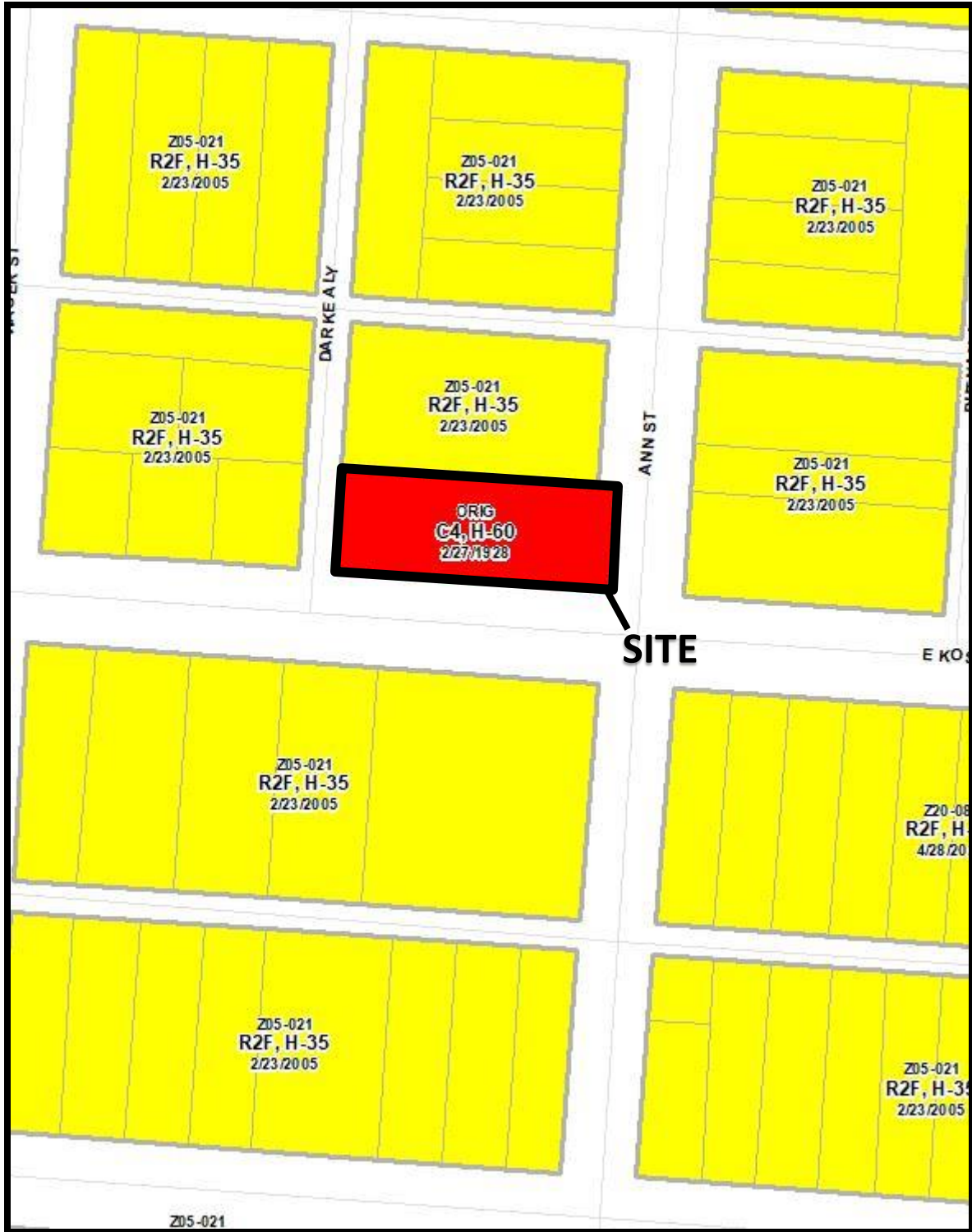
**PROPOSED VARIANCES**

3332.21 BUILDING SETBACK LINE – THE SETBACK ON E. KOSSUTH IS REQUIRED TO BE 25’ AND 7’ IS PROPOSED. WHEREAS THE FRONT SETBACK FROM ANN STREET IS REQUIRED TO BE 25’ AND 10’ IS PROPOSED.

3332.25 MAXIMUM SIDEYARD REQUIRED- A 16’ TOTAL SIDE YARD IS REQUIRED FOR KOSSUTH ST, AND 15.34’ IS PROPOSED AND 11.12’ TOTAL SIDE YARD IS REQUIRED FOR ANN ST AND 10’ IS PROPOSED

3332.26 (C)(3) MINIMUM SIDEYARD REQUIRED - WHEREAS A 5’ SIDEYARD IS REQUIRED FOR ANN STREET AND 3’ IS PROPOSED

3332.26 (F) MINIMUM SIDEYARD REQUIRED – WHEREAS 1/6 OF HEIGHT IS REQUIRED OR  $34.281/6 = 5.71$ ’ IS REQUIRED FOR THE ANN STREET AND DRAKE ALLEY SETBACK AND 3’ IS PROPOSED FOR ANN STREET AND 5.37’ IS PROPOSED FOR DRAKE ALLEY.



CV22-114  
616 E. Kossuth St.  
Approximately 0.19 acres





CV22-114  
616 E. Kossuth St.  
Approximately 0.19 acres

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z22-084 & CV22-114

**Address** 616 E. Kossuth St.

**Group Name** Columbus Southside Area Commission

**Meeting Date** 12/20/2022

**Specify Case Type**

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

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

**Vote** 10-0

**Signature of Authorized Representative** Kathryn J Sheen

**Recommending Group Title** Zoning Committee Co-Chair

**Daytime Phone Number** 614-565-1476

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



# 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 #: CV22-114

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) TRACY COHEN

of (COMPLETE ADDRESS) 493 E. Livingston Ave. Columbus OH 43215

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)

1. <u>EAST Kossuth LLC/Tracy Cohen</u> <u>493 E. Livingston Ave. Cols., OH 43215</u> <u>0</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28<sup>th</sup> day of SEPTEMBER, in the year 2022

[Signature]  
SIGNATURE OF NOTARY PUBLIC

10-17-2026  
My Commission Expires

Notary Seal Here



**SUMMER C. MORROW**  
Notary Public, State of Ohio  
My Commission Expires:  
**10-17-2026**

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