

EXISTING BUILDING



North

ASBUILT SITE PLAN

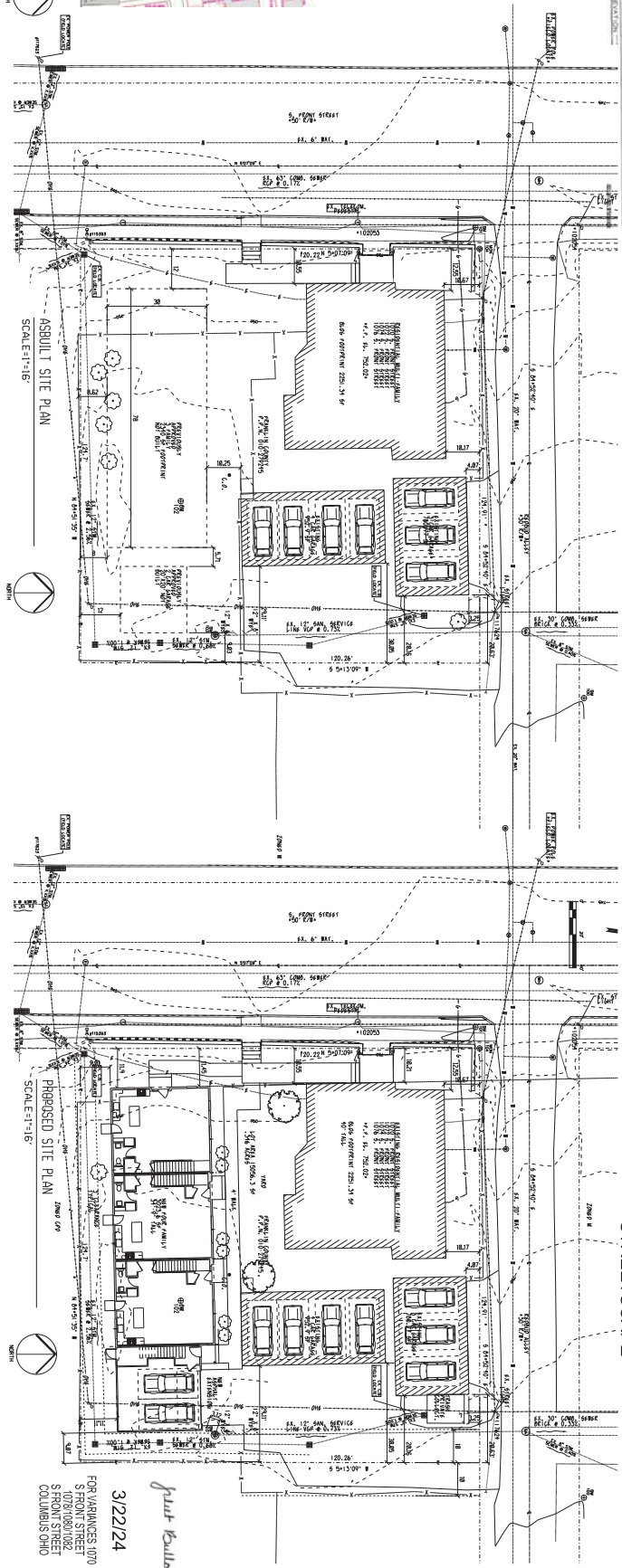


North

PROPOSED SITE PLAN



North



STREETSCAPE

Final Site Plan, Received 3/22/2024, Sheet 1 of 1, CV24-018

3/22/24  
 JLB  
 FOR VARIANCES (70)  
 S FRONT STREET  
 S FRONT STREET  
 COLUMBUS OHIO

JULIE BULLOCK ARCHITECTS  
 4888 CLEMENCY BLVD  
 COLUMBUS OH 43214  
 614-535-2444

# 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

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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.

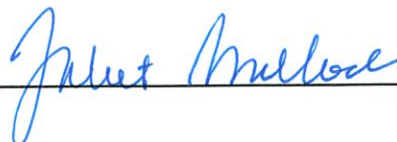
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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

2/20/24

### Statement in Support of Variances

This proposal is a modification to CV06-010 which proposed a three family and a detached two car garage as part of that variance request as well as the conversion of a single family to a four family and two other detached garage structures.

The previous variance was approved for the following :

Sections, 3363.01, M, Manufacturing District, 3342.06, Aisle, 3342.08, Driveway, 3342.15, Maneuvering, 3342.19, Parking space, 3342.28, Minimum number of parking spaces required and 3372.609, Setback requirements, of the Columbus City Codes for the property located at 1070 SOUTH FRONT STREET (43206), to permit the conversion of a single family dwelling into a four-family dwelling and the construction of a three-family dwelling in the M, Manufacturing District with reduced development standards and to declare an emergency.

The work to the historic structure to convert the four family was completed and all the garage structures were built with the exception of the detached two car garage on the south portion of the lot. The three-family was also not built. All the site utilities were installed for all the structures with the original construction, including storm and sewer. This parcel with all the buildings has been sold and the new owners are looking to complete the project with a few modifications.

We are proposing to do a single building with four residential units and two parking spaces in an attached garage in lieu of the three family and the detached garage. Architecturally we think it more appropriate to do a single structure for the garage and townhouses and also it simplifies the site layout.

This also allows us to share utilities and provide clearances from installed utilities. In lieu of 7 units we will have 8 units and 9 parking spaces. Twelve parking spaces are required so we will have more than one parking space per unit. The previously approved proposal required 14 spaces and 11 spaces were provided so this is actually a less intensive request for the variance for parking. The maneuvering variances were approved previously via an easement and provides the required area to maneuver. However, variances are required since a portion of the maneuvering space is not on our site.

The use of the residential in the M district was previously approved, and given the existing historic building was moved to this site it is appropriate to continue this approval of use with the revised proposal. The existing building dictates the setback from Front and we did not want the new building to be forward of the existing building, so the setback variance is appropriate.

This proposal will not modify the essential character of the neighborhood but rather enhance the streetscape along Front and continues the intended previously approved streetscape. The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that comparable homes existed in the neighborhood.

**VARIANCE INFORMATION 1070 S FRONT STREET**

PARCEL ID 010-279245

EXISTING ZONING M MANUFACTURING

LOT AREA 15056.3 SF OR .346 ACRES

ZONE X- AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOODPLAIN.

REVISION TO PREVIOUSLY APPROVED CV06-010

BREWERY DISTRICT /HISTORIC RESOURCES COMMISSION) /SOUTH HIGH ST/SOUTH FRONT ST UCO

**PARKING CALCULATIONS**

8 RESIDENTIAL UNITS 1.5X8=12 REQUIRED, 9 PARKING SPACES PROVIDED.

HEIGHT OF TALLEST BUILDING = 40'

ADDING A NEW FOUR FAMILY BUILDING TO THE EXISTING SITE LIEU OF THE APPROVED PREVIOUSLY THREE FAMILY AND DETACHED GARAGE.

3023.6 SF NEW BUILDING FOOTPRINT

**VARIANCES**

3363.01 M MANUFACTURING DISTRICT TO ALLOW FOR 8 RESIDENTIAL UNITS IN TWO BUILDINGS IN A M DISTRICT WHERE NONE ARE PERMITTED. (*7 RESIDENTIAL UNITS WERE ORIGINALLY APPROVED.*)

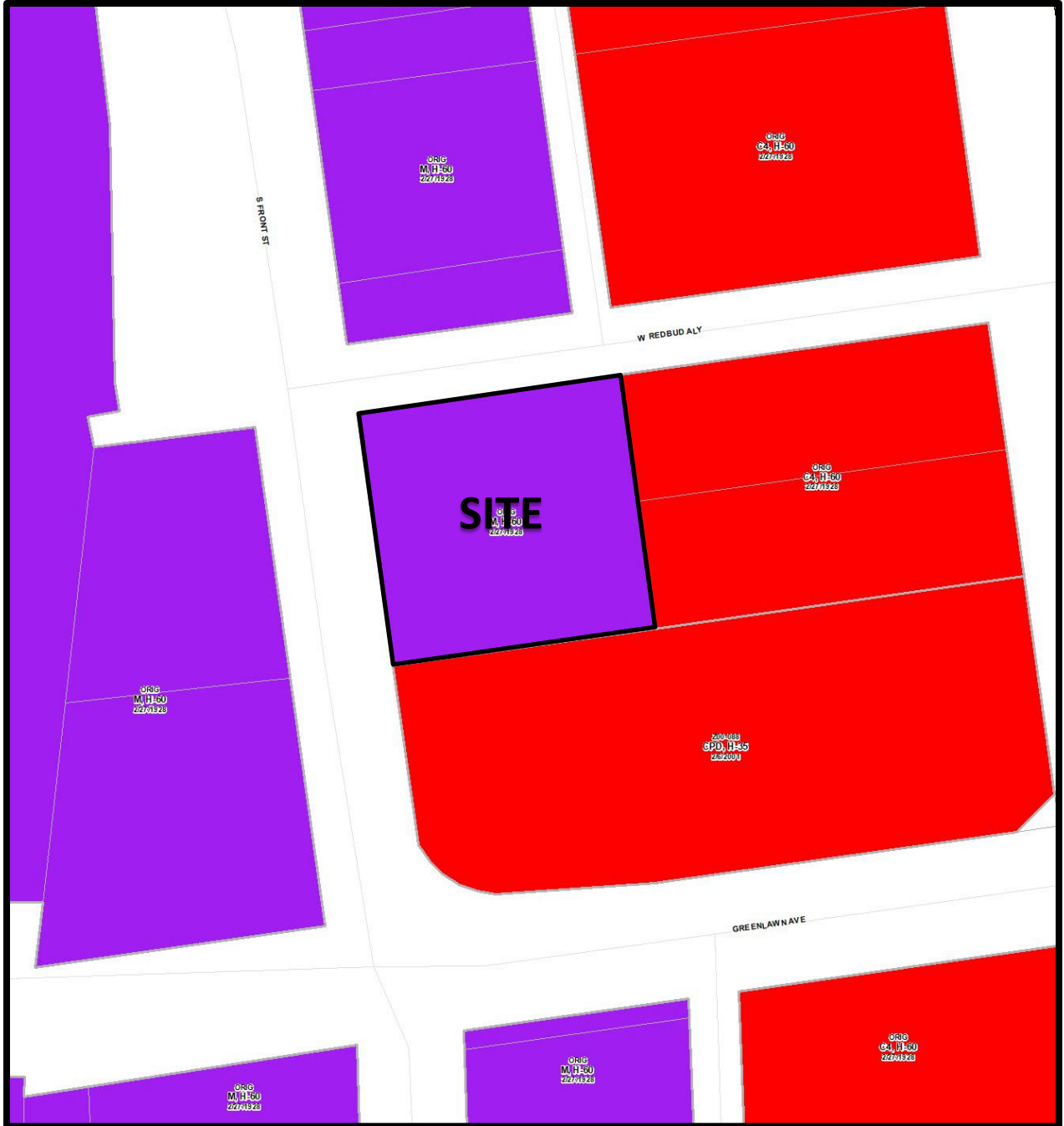
3312.09 AISLE REQUIRES A MINIMUM AISLE WIDTH OF 20' AND WE ARE PROPOSING A 10' WIDE AISLE ON THE PORTION OF THIS SITE.

3312.13 DRIVEWAY REQUIRES A MINIMUM DRIVEWAY WIDTH OF 20' AND A 10' WIDE DRIVEWAY CONNECTS TO REDBUD ALLEY.

3312.25 MANEUVERING TO ALLOW FOR MANEUVERING ON THE ADJACENT LOT.

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED : TO ALLOW FOR 9 PARKING SPACES IN LIEU OF THE REQUIRED 12 PARKING SPACES.

3372.604 SETBACK REQUIREMENTS TO ALLOW FOR A SETBACK OF 10.21' TO 10.5' ALONG FRONT STREET FOR THE EXISTING BUILDING AND 11.45' TO 11.9' FOR THE NEW BUILDING.



CV24-018  
1070 S. Front St.  
Approximately 0.35 acres



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1070 S. Front St.  
Approximately 0.35 acres

## Certificate of Appropriateness Historic Resources 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:** 1070 S. Front Street

Brewery District

**APPLICANT'S NAME:** Juliet Bullock Architects (Applicant)

Pascal Violet LLC (Owner)

**APPLICATION NO.:** HR-24-03-023

**MEETING OR STAFF APPROVED DATE:** 03-21-24    **EXPIRATION:** 03-21-25

The Historic Resources 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/variance per APPROVED SPECIFICATIONS
- Recommended** or  **Not Recommended**

Recommend # HR-24-03-023, 1070 S. Front Street, Brewery District as submitted with clarifications as noted;  
Variance Recommendation Request

- Section 3363.01 M MANUFACTURING DISTRICT: To allow for 8 residential units in two buildings in a M District where none are permitted.
- Section 3312.09 AISLE: Requires a minimum aisle width of 20'. Proposing 10' wide aisle on the portion of the site.
- Section 3312.13 DRIVEWAY: Requires a minimum driveway width of 20' and a 10' wide driveway connects to Redbud Alley.
- Section 3312.25 MANEUVERING: To allow for maneuvering on the adjacent lot.
- Section 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED: To allow for 9 parking spaces in lieu of the required 12 parking spaces.
- Section 3372.604 SETBACK REQUIREMENTS: To allow for a setback of 10.21' to 10.5 along Front Street for the existing building and 11.45' to 11.9' for the new building.

MOTION: Henry/Gibboney (7-0-0) RECCOMENED.

### Commissioner Comments:

- Per applicant, noted a few discrepancies for original site plan that does not comply with the original variances. All site utilities are in place. Variances have not changed much, with setbacks a little bigger, proposing four units instead of three, and change to way parking is calculated in the present day.
- Commission noted they would support less spaces for the variance, instead of adding stacked buddy parking or having two spaces tied to a unit. Would support 9 spaces instead of 11 or 12.
- Appreciate applicant's diligence and thoughtfulness with the review.

### **Drawings Required**

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.

Date Issued: **03/26/2024**



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





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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-018

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) JAMES HERLIHY  
of (COMPLETE ADDRESS) 1000 PARSONS AVENUE COLUMBUS OHIO 43206  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1. Pascal Violet LLC 1000 PARSONS AVENUE (REAR) Columbus, OH 43206 614.554.0620 2 employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *James Herlihy*

Sworn to before me and signed in my presence this 24<sup>th</sup> day of January, in the year 2024

*Kiarra Marshall*  
SIGNATURE OF NOTARY PUBLIC

March 28, 2028  
My Commission Expires

Notary Seal Here



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