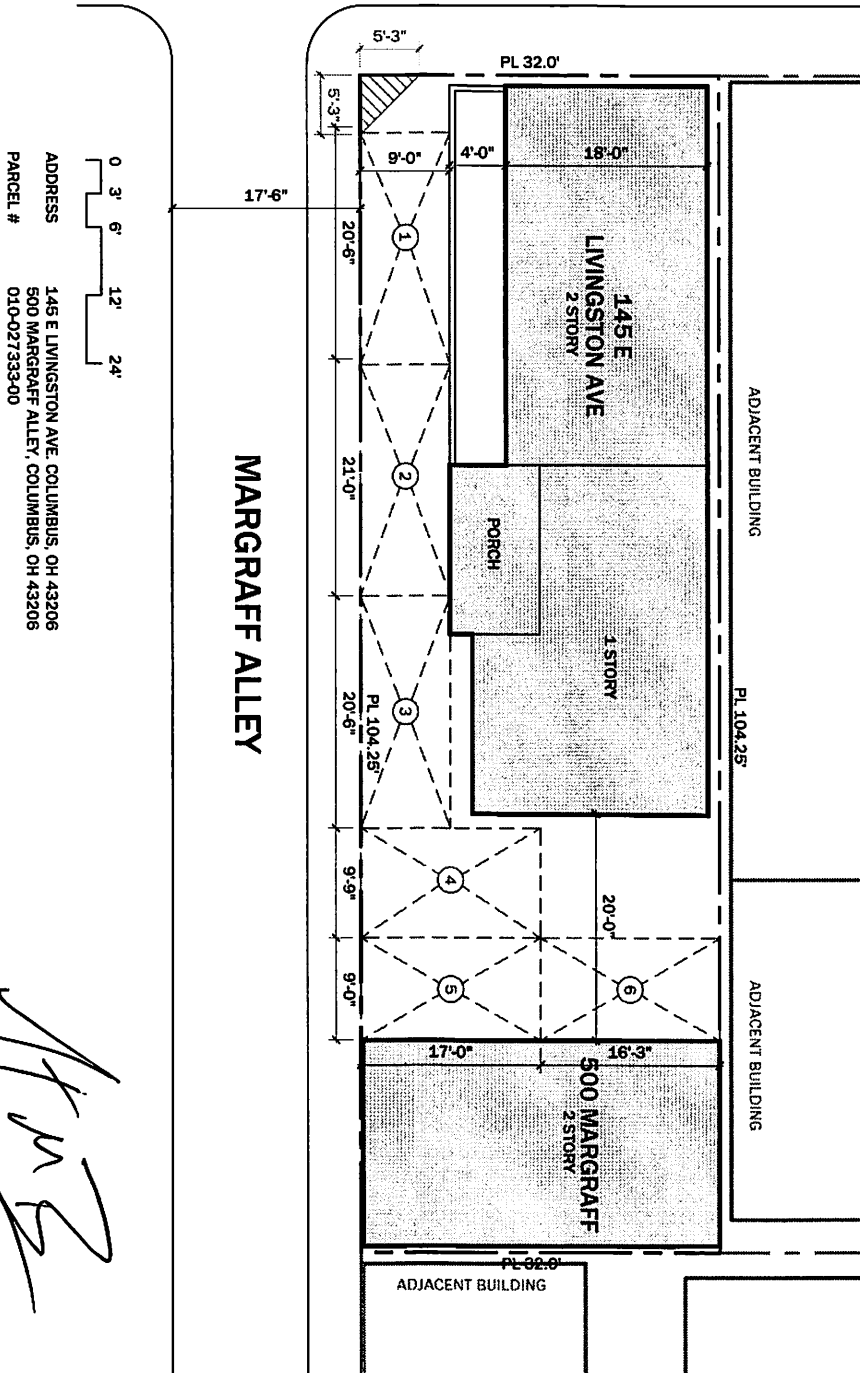
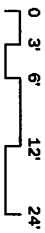


SHEET SIZE 17" x 11"

E LIVINGSTON AVE



ADDRESS 145 E LIVINGSTON AVE, COLUMBUS, OH 43206  
 PARCEL # 500 MARGRAFF ALLEY, COLUMBUS, OH 43206  
 010-027333-00



MARGRAFF ALLEY

*Handwritten signature and date:*  
 01/07/22



REVISION \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT  
 145 E LIVINGSTON AVE, COLUMBUS, OH 43206

SITE PLAN  
 SCALE: 3/32" = 1'-0"

**C-1**

FINAL SITE PLAN RECEIVED 1.7.22 SHEET 1 OF 1 CV21-105

# 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

## 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.

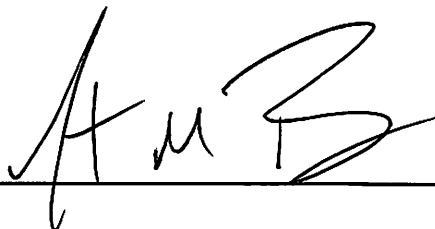
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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

01/07/22

The applicant is seeking the variance to allow the historic building and single-family home to be used once again as dwellings. The properties were both originally dwellings before being zoned C-4 in 1928 as part of an area wide rezoning action that removed the first floor from use for residential use per C-4 restrictions. The applicant desires to utilize both floors in both buildings for residential use.

The use of the first floor for residential purposes will not negatively impact the surrounding properties as the parcel directly to the west has already been granted a residential variance and the properties to the south are all residential use.

**Variances Requested:**

**Section 3356.05**, C-4 Commercial District, to permit a one-unit and a four-unit dwelling in the C-4 district

**Section 3312.49**, Minimum numbers of parking spaces required, requires 1.5 parking spaces per dwelling unit, or 6 parking spaces for a four-unit dwelling and 2 additional spaces for the single-unit dwelling, for a total of 8. The applicant proposes 6.

**Section 3356.11**, Setback lines, to maintain a reduced minimum setback along E. Livingston Avenue of 0 feet

**Section 3312.25**, Maneuvering: to allow maneuvering over parking spaces to allow for 2 stacked parking spaces (parking spaces #5 and #6). These spaces will be assigned to the same tenant.

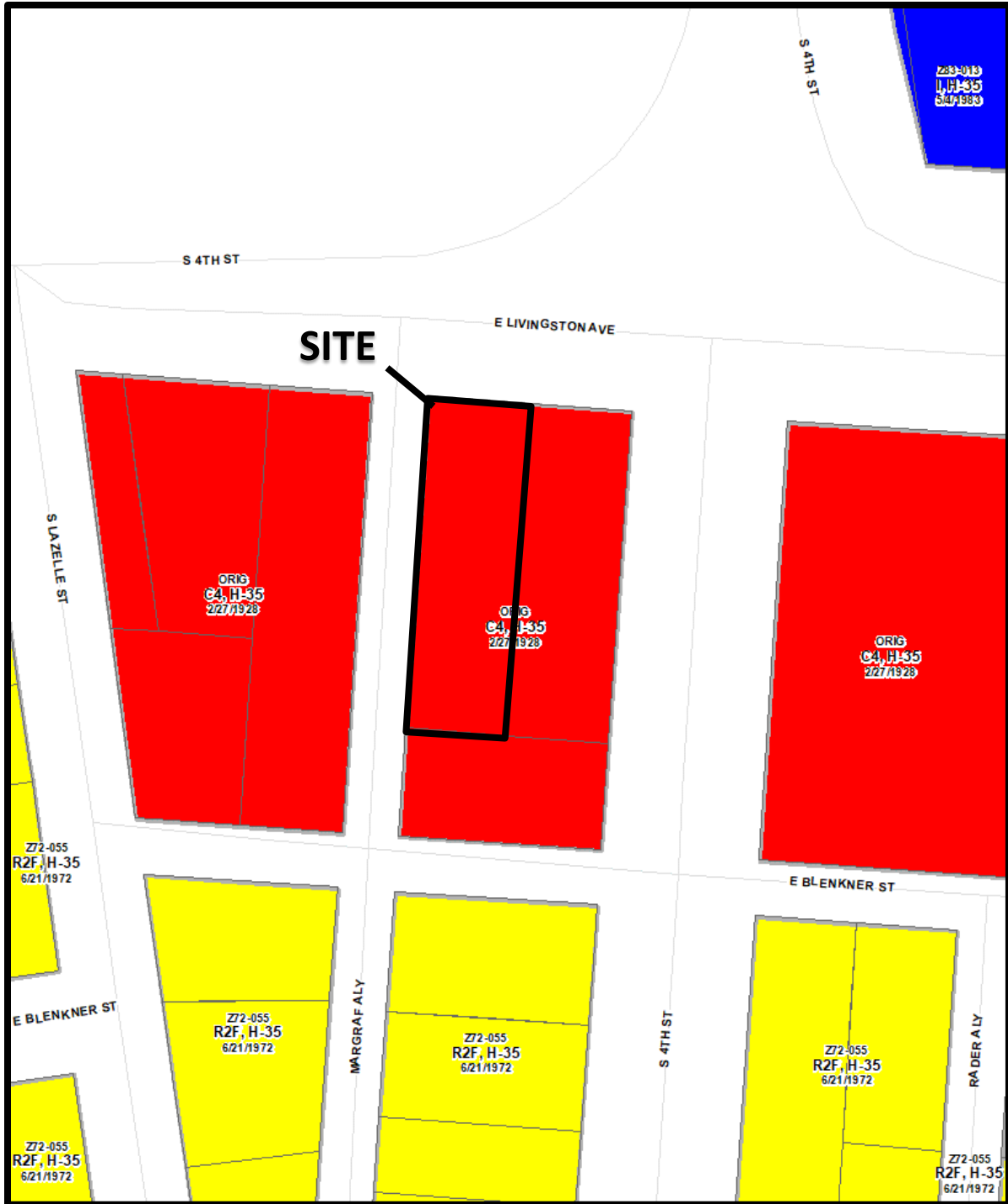
**Section 3312.09**, Aisle width: to permit an aisle width of 16 feet 8 inches, where 20 feet is required; and to reduce the aisle width to zero feet to allow maneuvering over stacked parking spaces for parking space #6

**Section 3312.27**, Parking setback: to allow a reduced parking setback of 0 feet, where 10 feet is required

**Section 3312.29**, Parking space: to allow two stacked parking spaces (one pair). A variance is also requested to reduce the required parking space width from 9' to 8' for all parking spaces; to reduce the required parking space length from 18' to 17' for parking spaces #4 and #5, and to 16'3" for parking space #6; and to reduce the parking space length from 22' to 21' for parking space #2, and to 20'6" for parking space #3.

**Section 3312.21(B)**, Landscaping and Screening: to eliminate requirement for parking setback landscaping

**Section 3321.05(B)(1)**, Vision Clearance: to allow a parking space to encroach into the required 10x10 clear vision clearance triangle at the intersection of East Livingston Avenue and Margraf Alley. This will effectively reduce the vision triangle to 5'3".



CV21-105  
145 E. Livingston Ave.  
Approximately 0.08 acres



CV21-105  
145 E. Livingston Ave.  
Approximately 0.08 acres

*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:** 145 Livingston Avenue

**APPLICANT'S NAME:** GGS Holdings LLC (Applicant/Owner)

**APPLICATION NO.:** GV-21-12-023

**MEETING OR STAFF APPROVED DATE:** 01-05-22

**EXPIRATION:** 01-05-23

The Italian Village 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/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Recommend application GV-21-12-023, 145 Livingston Avenue, as submitted with clarifications as noted:

Variance Recommendations

- Applicant is seeking variance to allow historic building and single-family home to be used once again as dwellings.
- Rezone C-4 restrictions from 1928 from first floor to make residential use again.
- **Section 3356.05:** C-4 Commercial District, to permit a one-unit and a four-unit dwelling in the C-4 district.
- **Section 3312.49:** Minimum numbers of parking spaces required, requires 1.5 parking spaces per dwelling unit, or 6 parking spaces for a four-unit dwelling and 2 additional spaces for the single-unit dwelling, for a total of 8. The applicant proposes 6.
- **Section 3356.11:** Setback lines: To maintain a reduced minimum setback along E. Livingston Ave. of 0 feet.
- **Section 3312.25:** Maneuvering: to allow maneuvering over parking spaces to allow for 2 stacked parking spaces (parking spaces #5 and #6). These spaces will be assigned to the same tenant.
- **Section 3312.09:** Aisle width: to permit an aisle width of 16 feet 8 inches, where 20 feet is required; and to reduce the aisle width to zero feet to allow maneuvering over stacked parking spaces for parking spaces #6.
- **Section 3312.27:** Parking setback: to maintain a reduced parking setback of 0 feet, where 10 feet is required.
- **Section 3312.29:** Parking space: to allow two stacked parking spaces (one pair). A variance is also requested to reduce the required parking space width from 9' to 8' for all parking spaces; to reduce the required parking space length from 18' to 17' for parking spaces #4 and #6 #5, and to 16'3" for parking space #5 #6; and to reduce the parking space length from 22' to 21' for parking space #2, and to 20'8" for parking space #3. **20'6" for parking spaces #1 and #3.**
- **Section 3312.21(B):** Landscaping and Screening: to eliminate requirement for parking setback landscaping.

- **Section 3321.05(B)(1):** Vision Clearance: to allow a parking space to encroach into the required 10x10 clear vision clearance triangle at the intersection of East Livingston Avenue and Margraf Alley. This will effectively reduce the vision triangle to 5'3".
- No exterior alterations needed.

MOTION: Foley/Ferriell (5-0-0) RECOMMENDED

**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.

*MJ*

**Staff Notes: Vision clearance (Section 3321.05 (B)(1)) and Section 3356.05 (C-4 Commercial District) was added at the hearing – 1/5/2022.**

# 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 #: CV21-105

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) Justin Biggs  
of (COMPLETE ADDRESS) 630 W Maple St. Granville, OH 43023

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. GGS Holdings LLC 900 Thomas Rd Columbus, OH 43212 1	2.
3.	4.

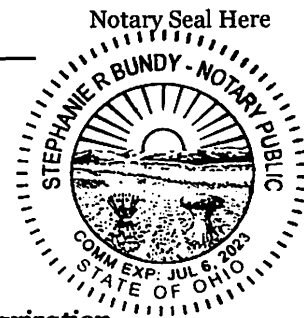
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 28 day of September, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Signature]

7-6-23  
My Commission Expires



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