

PROJECT NAME:
1436 INDIANOLA AVE.

ARCHITECT:
SHREMSHOCK ARCHITECTS INC.
 NEW ALBANY OHIO

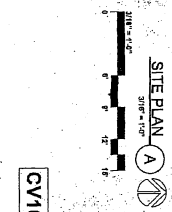
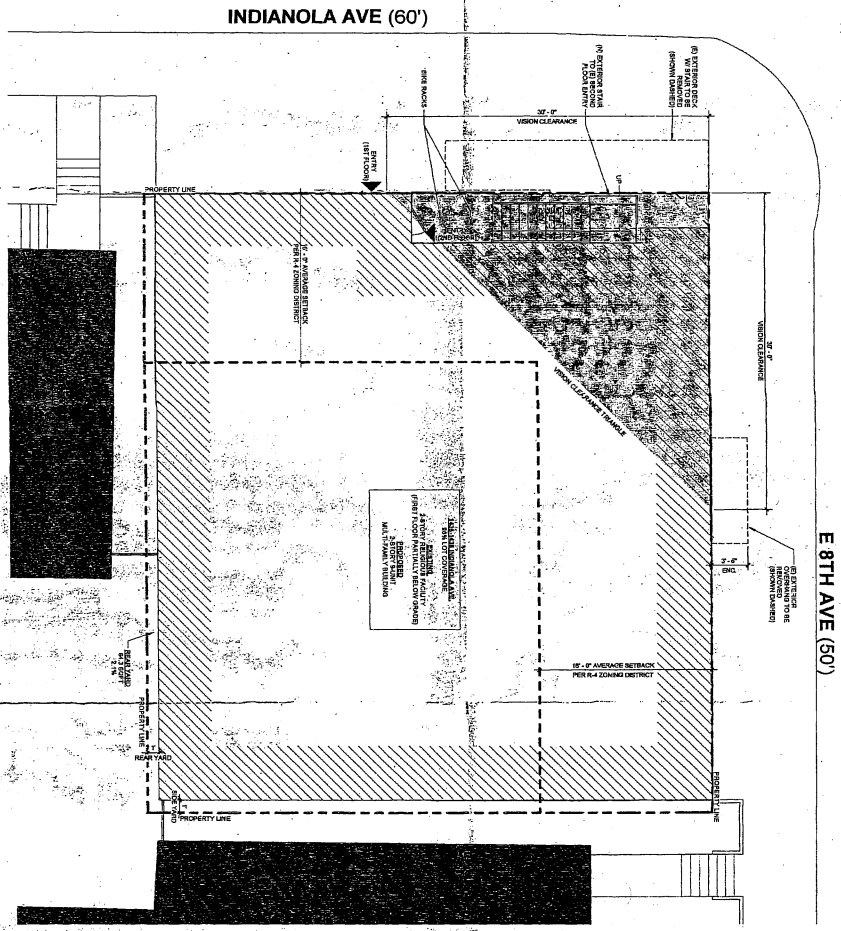
OWNER:
LYKENS COMPANIES
 OHIO

SITE DATA

ADDRESS:	1436 Indianola Avenue, Columbus, OH 43201
PIED:	010-0670
ZONING:	R-4, Residential District
HIGHWAY DISTRICT:	H-35
USE:	Building, corner height and Church (see 1436) (see)
Existing:	Church
Proposed:	Nine (9) dwelling units
PAVING:	Asphalt (existing)
CR:	
Building:	0
Structure:	0
Proposed:	0
Bylot:	2
Building:	2
REAR YARD:	1% (existing)
FRONT YARD:	33 1/2' (1.5% +/-) (existing)
MINIMUM LOT COVERAGE:	58% (existing)
MINIMUM FRONT YARD SETBACK:	1.50 (existing)

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustments to the Site Plan shall be reviewed and may be approved by the Director of the Department of Public Works or an engineer upon submission of the appropriate documents delineating the proposed adjustments.

Donald Frank, Attorney
 Date: **4/10/17**
 Date: **4-10-17**



CV16-067

DATE REVISION: 04/10/15
 DRAWING NUMBER: 150341
 TITLE: ARCHITECTURAL SITE PLAN
 SCALE: 3/8" = 1'-0"

LYKENS COMPANIES
 1436 INDIANOLA AVE

SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road, Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com



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

CV16-067

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

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...

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...

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 requested as detailed below:

See Exhibit "B"
[Multiple horizontal lines for text entry]

Signature of Applicant: [Handwritten Signature] Date: 10/3/16

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

Exhibit B
Statement of Hardship
CV16-067
1436 Indianola Avenue, Columbus, OH 43201

The property (PID: 010-067051) is 0.073 +/- acres located at the southeast corner of Indianola Avenue and E. Eighth Avenue. The site is developed with a building built as but no longer used for a church. Applicant proposes to change the use of the church to nine (9) dwelling units. The proposed use is consistent with residential use of the area, a recent variance for change of use of a commercial use to dwelling units at the northeast corner of Indianola Avenue and E. Eighth Avenue and preservation and reuse of the existing former church building. The property is zoned R-4, Residential as is much of the surrounding area. There are many non-conforming uses in the R-4 area as well as many uses not in compliance with R-4 standards.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections necessitating the requested variances because there is no zoning district to which the property could be rezoned to not need variances, the building/site is a special purpose building now being adapted to a new use with zoning that has evolved multiple times since the church was built, various existing site conditions need to be conformed to R-4 district and University Planning Overlay (UPO) code standards by variance. Applicant has no beneficial use of the property without the requested variances.

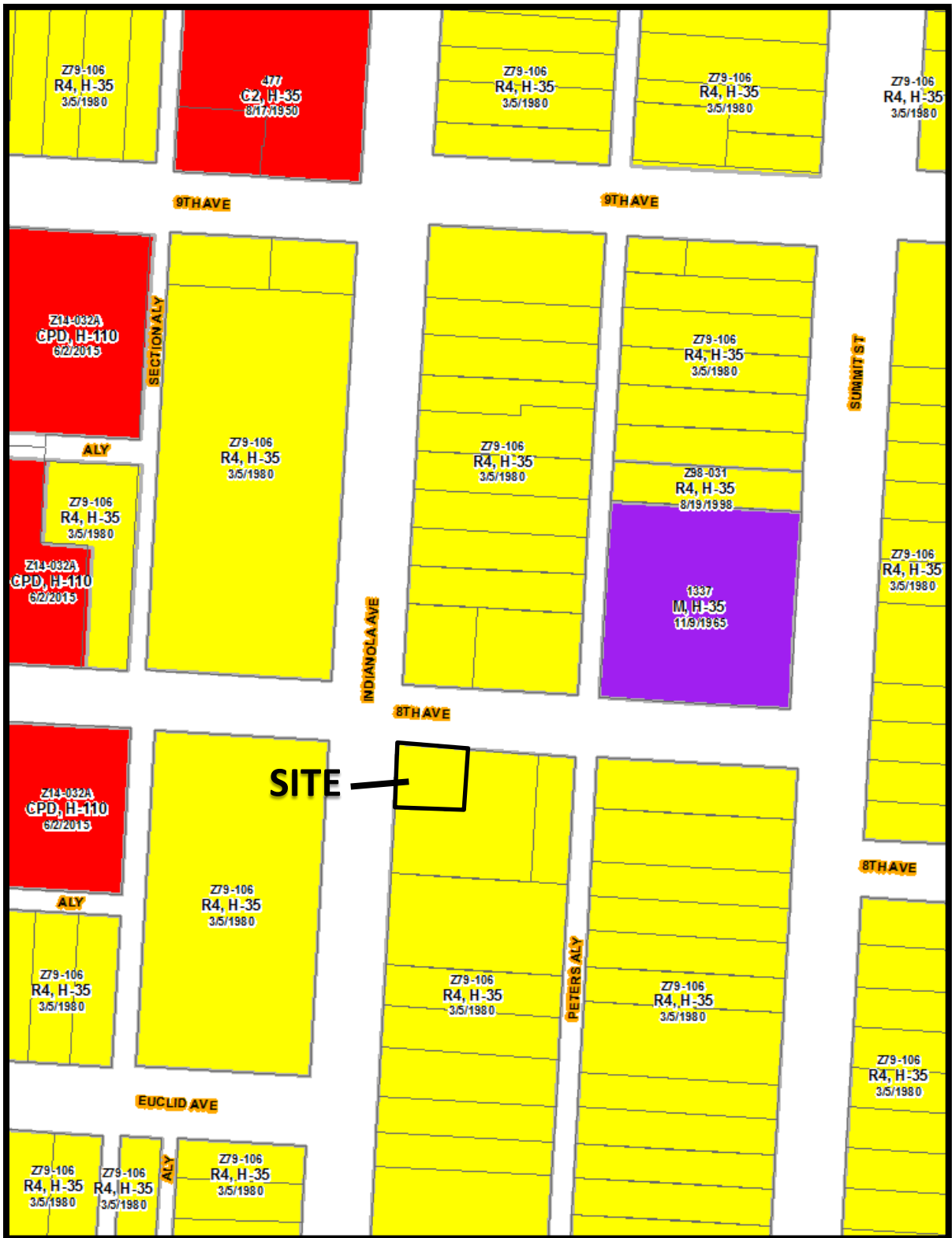
Applicant requests the following variances. Other than the use of the building, all citations are to conform existing conditions to current code.

- 1). Section 3332.039, R-4 residential district, to permit the change of use of a church building to nine (9) dwelling units.
- 2). Section 3321.05(B)(2), Vision clearance, to permit the existing building encroachment in the clear vision triangle at street intersections by reducing the 30 foot clear vision triangle at the intersection of Indianola Avenue and E. Eighth Avenue from 30 feet to three (3) feet.
- 3). Section 3321.07(B), Landscaping, to reduce required on-site tree planting from one (1) tree to zero (0) because the site is 98% covered by building and there is no place to plant a tree on this site.
- 4). Section 3332.25(B), Maximum Side Yards Required, to permit the existing side yard of the existing building by reducing side yard from 20% of lot width (53') or 10.6 feet to 1.8% reflecting the existing south one (1) foot side yard.
- 5). Section 3332.26,(C)(3), Minimum Side Yard Permitted, to reduce the minimum side yard from five (5) feet to one (1) foot reflecting the existing south side yard.
- 6). Section 3332.27, Rear Yard, to reduce rear yard from 25% to 1%.
- 7). Section 3372.541, Landscaped area and treatment, to reduce landscaping behind the most rear portion of the building from 10% of lot area (310 SF) to the existing 53 SF.
- 8). Section 3372.542, Maximum lot coverage, to increase the Maximum Lot Coverage from 25% to 98%.
- 9). Section 3372.543, to reduce the average building setback from 16' +/- to zero (0) feet on both Indianola Avenue and E. 8th Avenue.

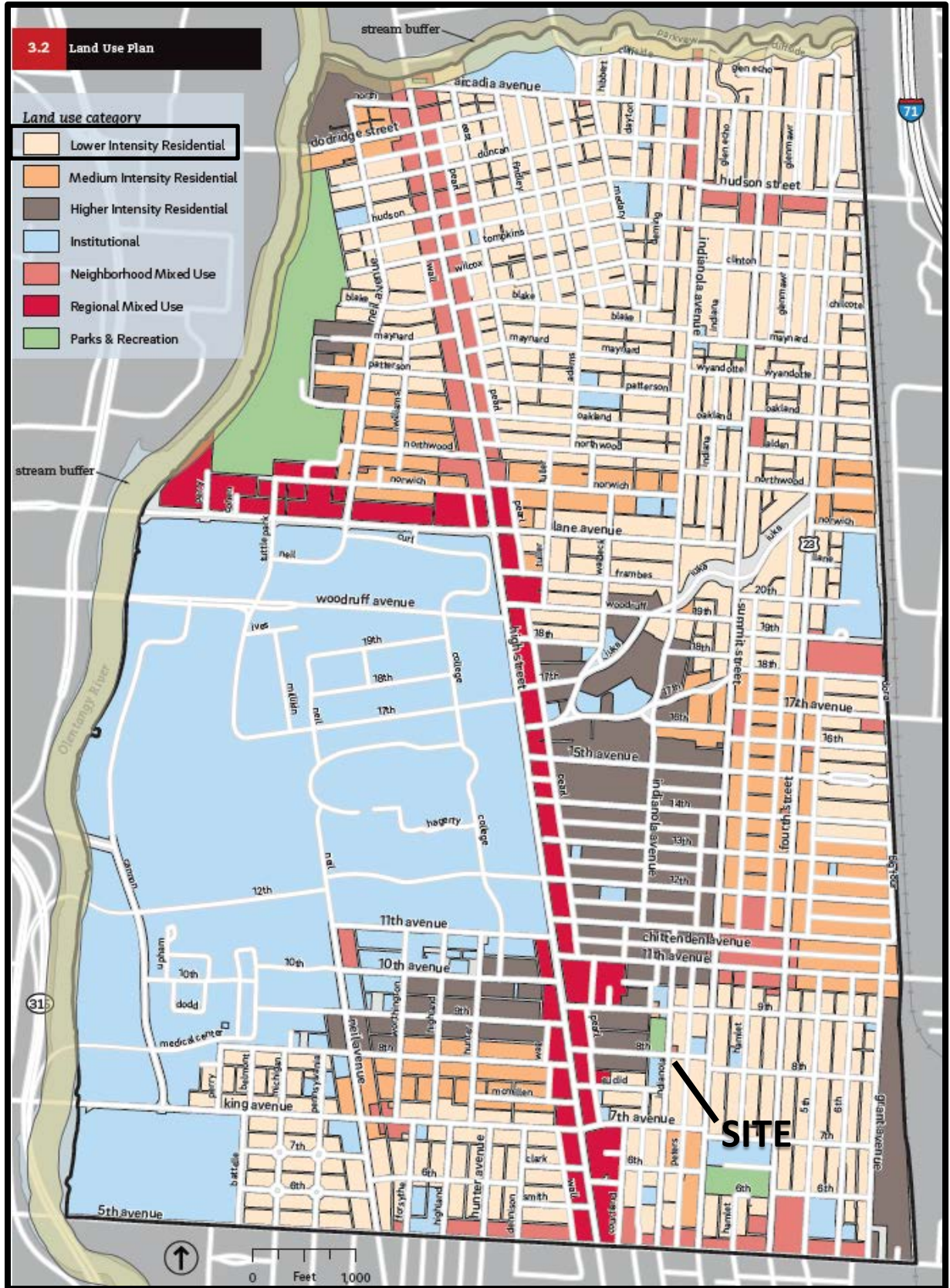
10).Section 3372.544, to permit increase the maximum floor area ratio from 0.40 to 1.90.

11). Section 3372.545(A)(B), Height, to increase the height the permitted height from 35 feet to 48 feet to permit the existing church steeple and to permit the existing cornice/eave height of the existing building.

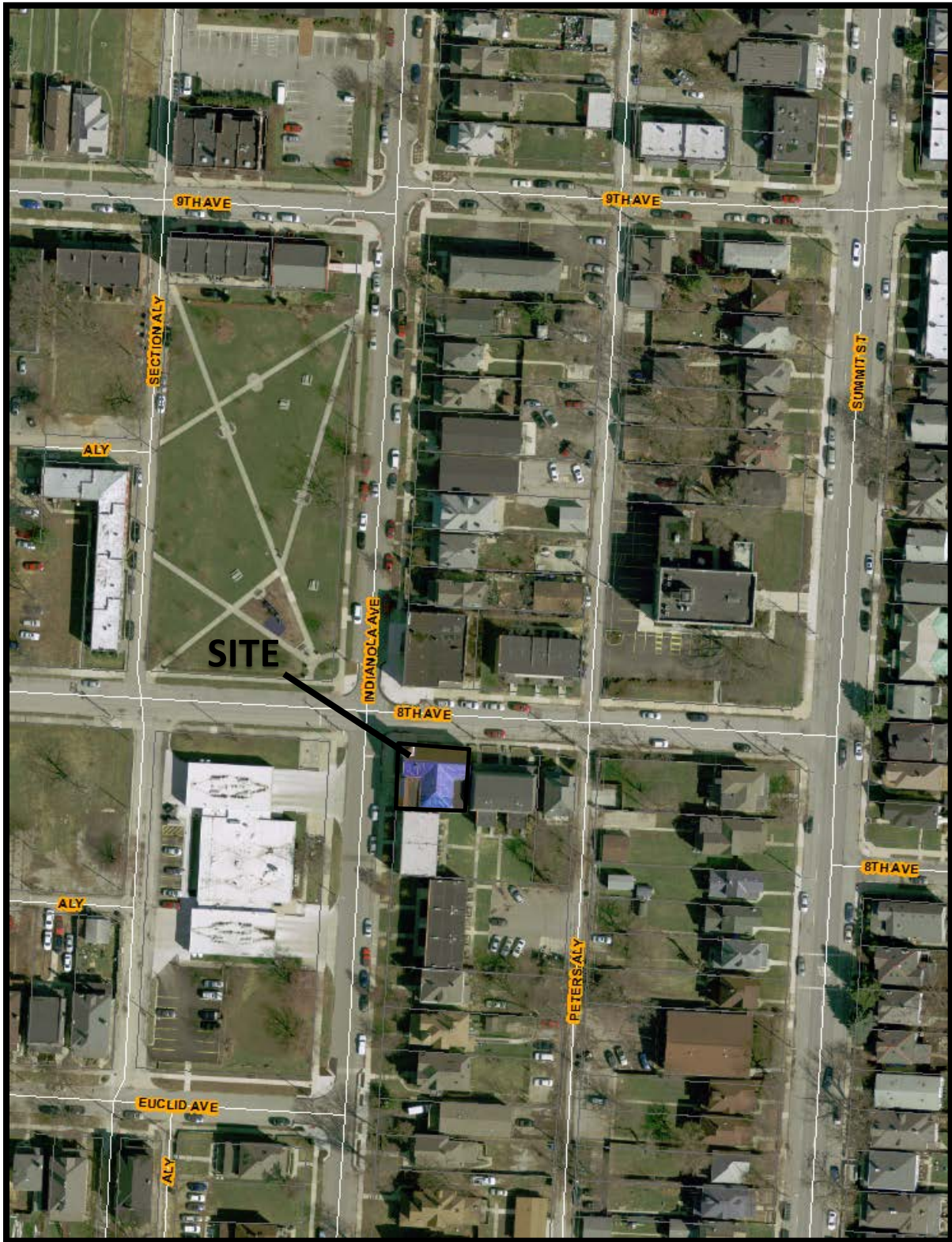
04-19-2017



CV16-067
1436 Indianola Avenue
Approximately 0.67 acres



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CV16-067
1436 Indianola Avenue
Approximately 0.67 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 1133-2017; CV16-0670; Page 8 of 11
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Rachael Beeman
Recording Secretary

Seth Golding*
Treasurer

TO: Michael Maret
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
mjmaret@columbus.gov
RE: 1436 Indianola Avenue
CV16-067

Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

November 16, 2016

Dear Shannon & Michael:

This letter is to inform you that on November 16, 2016 the University Area Commission voted to *approve* the request for council variances for the change of use for the property located at 1436 Indianola Avenue. The multiple variances being requested are:

1. Section 3332.039, R4 residential district: to permit the change of use of a church building to 10 dwelling units.
2. Section 3321.05 B(2), Vision clearance: to permit the existing building encroachment in the clear vision triangle at the street intersections by reducing the 30 ft. clear vision triangle to 3 ft. @ the corner of Indianola & E, 8th Avenues.
3. Section 3332.27, Rear yard: to reduce rear yard from code-required 25% to 1%.
4. Section 3332.541, Landscaped area & treatment: to permit the landscaping behind the most rear portion of the building to be reduced from 10% lot area (310 sf) to the existing 53 sf.
5. Section 3372.542, Max. lot coverage: to permit the max. lot coverage to be increased from 25% to 8%
6. Section 3372.543, Building lines: to permit the average building setback to be reduced from the code-required 16 ft. to 0 ft. on both streets.
7. Section 3372.544, Max. floor area: to permit the max. F.A.R. (floor area ratio) to increase from 0.40 to 1.90.
8. Section 3372.545(A)(B), Height: to permit an increase in max. height from 35 ft. to 48 ft. to allow the existing church steeple & to allow the existing building cornice/eave height.

There was much discussion concerning the lack of any parking on the site, and some commissioners remained opposed to the project because of the added density with no on-site parking. Most others felt that this proposed new use – a 10-bedroom apartment – was an improvement over allowing the existing church building on this visible corner site to remain vacant, especially when the property directly across E. 8th Avenue had been similarly renovated on a site with zero parking spaces available. The fact that the current building footprint would remain the same was felt, overall, to be a positive approach by the majority of commissioners.

Finally, there was consensus among *all* commissioners that although a Landscaping variance was included in the above-mentioned list of variances, the developer should make every effort to add landscaping on the property: a planting strip along either E. 8th or Indianola or both, or at minimum, planters and planting boxes. It was pointed out that this same developer had added a planting strip around a similar type project across E. 8th Avenue. This is technically not a condition but more of a simple request that would make the project more compatible with the residential character of Weinland Park. It also becomes important to the community particularly as this property falls outside the Impact District and, therefore, has no design review. We sincerely hope that the owner will grant this request.

The vote to approve the above variance request was: **For – 14 Against – 3; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

- Craig Bouska*
- Mario Cespedes
- Omar Elhagmusa
- Abby Kravitz
- Rory Krupp*
- Sam Runta
- Michael Sharvin
- Dan Sheehan
- Deb Supelak*
- Steve Volkman
- Alex Wesaw
- Tom Wildman
- Brian Williams*

*Denotes Zoning
Committee member

Maret, Michael J.

From: susan keeny <slmkeeney@hotmail.com>
Sent: Monday, April 24, 2017 8:02 AM
To: Maret, Michael J.; Pine, Shannon L.
Cc: David Perry; Seth Golding; Craig Bouska; Rory Krupp; aaronbmarshall@gmail.com; skeeny@columbuslandmarks.org; Brian Williams; Brian Williams
Subject: Re: 1436 Indianola Ave.

Michael,

We have received your email with the additional variances for the project located 1436 Indianola Ave. Please know that our commission approval is based only on the variances as submitted and noted in the November 16, 2016 UAC letter. The University Area Commission has no vote or recommendation on the additional variances.

I would like to note that this is the second case we have received recently where variances have been added to an applicant's request for variances AFTER the University Area Commission's vote. This is of concern because it appears to circumvent the process. We understand that mistakes happen, and that area commissions are only a recommending body. But we do take the work we do on behalf of our community very seriously. And we can only do that work with the information we are given.

The process of granting variances should be a thoughtful, thorough process. It is too important a process to be rushed. Please let us know if there are suggestions that you have to make communication easier and clearer. We are more than happy to answer questions.

Thank you,
Susan Keeny
c: 937-479-0201

From: Maret, Michael J.
Sent: Wednesday, April 19, 2017 11:06:15 AM
To: 'susan keeny'
Subject: RE: 1436 Indianola Ave.
Susan,

3 additional variances have been added to the request. They do not alter the site plan but were simply overlooked by the applicant at the time of presentation.

Just wanted to make sure you were aware. The full list is shown below, with the additional variances highlighted.

- 1). Section 3332.039, R-4 residential district, to permit the change of use of a church building to nine (9) dwelling units.
- 2). Section 3321.05(B)(2), Vision clearance, to permit the existing building encroachment in the clear vision triangle at street intersections by reducing the 30 foot clear vision triangle at the intersection of Indianola Avenue and E. Eighth Avenue from 30 feet to three (3) feet.
- 3). Section 3321.07(B), Landscaping, to reduce required on-site tree planting from one (1) tree to zero (0) because the site is 98% covered by building and there is no place to plant a tree on this site.
- 4). Section 3332.25(B), Maximum Side Yards Required, to permit the existing side yard of the existing building by reducing side yard from 20% of lot width (53') or 10.6 feet to 1.8% reflecting the existing south one (1) foot side yard.

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- 11). Section 3372.545(A)(B), Height, to increase the height the permitted height from 35 feet to 48 feet to permit the existing church steeple and to permit the existing cornice/eave height of the existing building.

Let me know if you have any questions or comments.

Thanks

Michael Maret
Planner II

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section
757 Carolyn Avenue
Columbus, OH 43224
Direct: 614.645.2749
Fax: 614.645.2463
E-mail: mjmaret@columbus.gov
www.columbus.gov

From: susan keeny [<mailto:slmkeeney@hotmail.com>]
Sent: Wednesday, December 07, 2016 8:50 AM
To: Pine, Shannon L.; Maret, Michael J.
Cc: David Perry
Subject: 1436 Indianola Ave.

Shannon, Mike,

Attached please find a copy of the letter regarding the University Area Commission's vote on the council variance for the property located at 1436 Indianola Avenue. Please contact us with questions.

Thank you,
Susan Keeny
c: 937-479-0201



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

CV16-067

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm) _____

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor Columbus, Ohio 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
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 containing property owner information. Row 1: 1. ALOSM LS 1436, LLC; 2. Lykens Companies. Row 2: 3. (blank); 4. (blank).

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

SIGNATURE OF AFFIANT [Signature: Donald Plank]

Sworn to before me and signed in my presence this 11th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature: Stacey L. Danza]

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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Please make checks payable to the Columbus City Treasurer