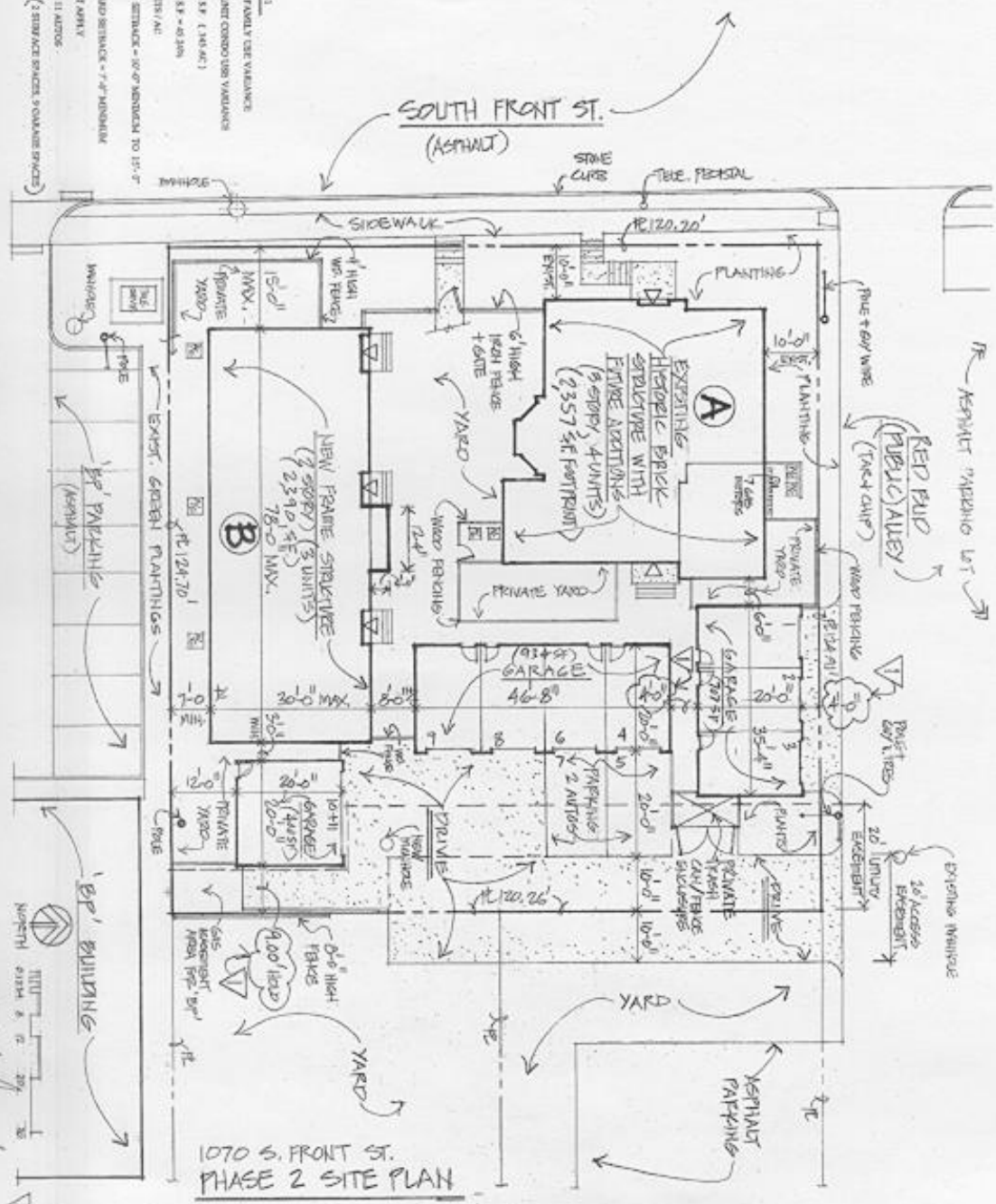


SITE & FRONT STREET SITE DATA:
 CURRENT ZONING: M - SINGLE-FAMILY USE VARIANCE
 PROPOSED ZONING: M - W/ BROWN OBT CORRIDOR USE VARIANCE
 SITE AREA (40' x 60' ALLEY) = 2,400 SF (1.34 AC.)
 PROPOSED LOT COVERAGE = 4,788 SF = 20.3%

PROPOSED USE DENSITY = 122 UNITS / AC
PROPOSED NEW BUILDING FOOTPRINT SETBACK = 10'-0" MINIMUM TO 15'-7" MAXIMUM
PROPOSED NEW BUILDING SIDE YARD SETBACK = 4'-0" MINIMUM
PROPOSED REAR YARD = 30' x 60' (MIN. 30' x 60')
PROPOSED NEW BUILDING FRONT SETBACK = 11' MIN. (2' SURFACE SPACE, 9' COVERAGE SPACE)



1070 S. FRONT ST.
 PHASE 2 SITE PLAN

WMB
 4-18-16

33
 4-5-16

The drawings and written material appearing here in constitute the original and unpublished work and remain the property of WILLIAM HUGUS ARCHITECTS LTD. and the same may not be duplicated, used or disclosed without the written consent of WILLIAM HUGUS ARCHITECTS LTD.

WILLIAM HUGUS ARCHITECTS LTD
 468 City Park Avenue • Columbus • Ohio 43215 • 614-221-ARCH

Statement of Hardship

1070 S. Front Street

Columbus, Ohio

Parcel #: 010-279245-00

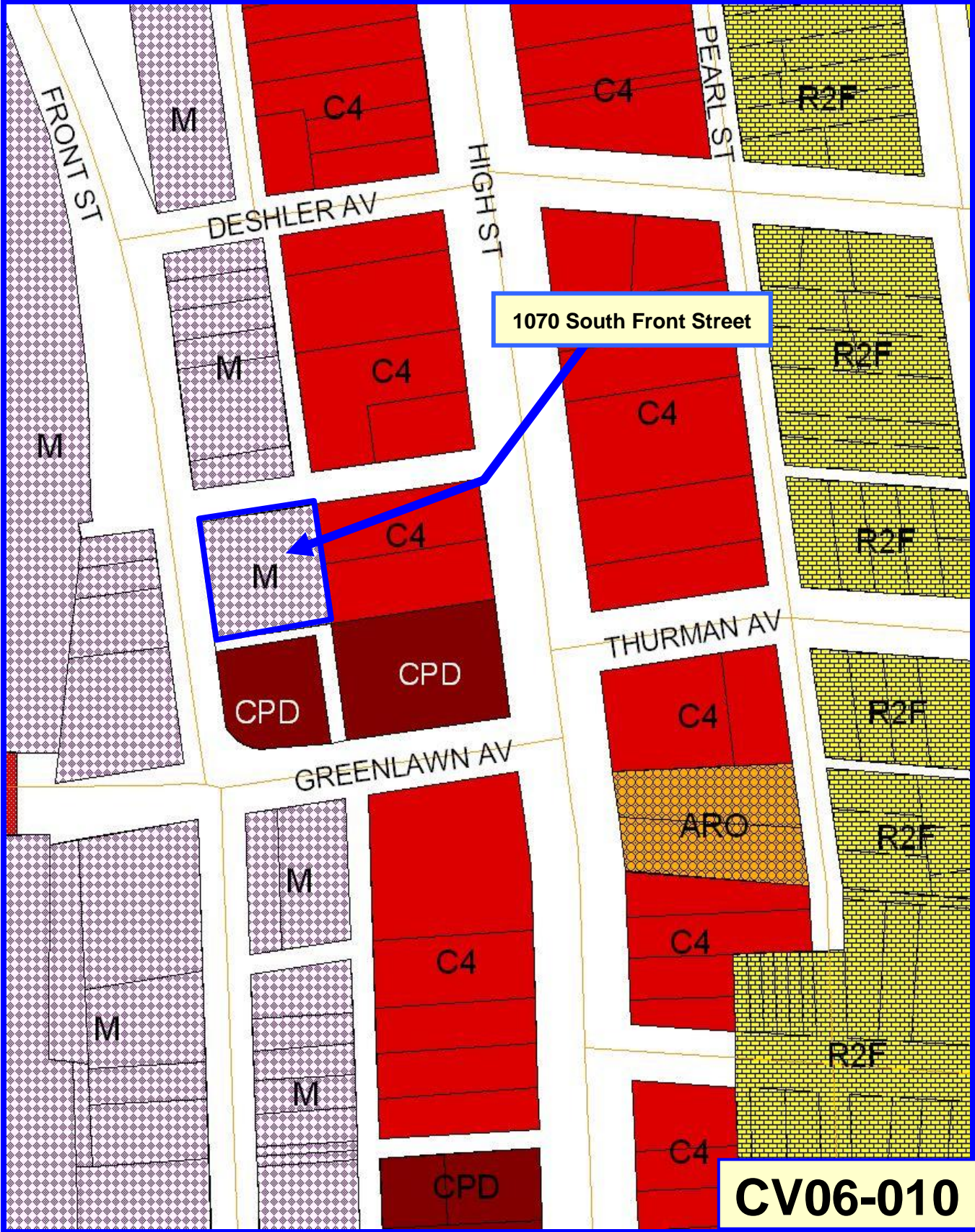
Owner: Muncie DeLia Development, LLC

The actual existing permitted "use" of the property is a single family dwelling in the M Manufacturing District pursuant to and granted under City of Columbus Council Variance Application Number CV05-044 and Council #: 1656-2005 (Passed as emergency legislation on 10-24-05). A hardship exists in that the existing M zoning classifications do not permit residential or condominium uses, in that Section 3363.01, M Manufacturing district, prohibits residential uses, and a 7 unit condominium is not a permitted use in an M zoning district. It would be an additional hardship to the applicant to provide 14 parking spaces in a urban district, as lot sizes do not typically allow for 2 parking spaces per dwelling units. Further, building set backs in the district vary from structure to structure, and the lot size and configuration create hardships in building design and structure.

It would be a hardship on the property owner to not permit this use or the other necessary variances, as it is not inconsistent with other existing and permitted residential uses in this M district. This M zoned area has been developed as a mixed use area containing existing historic residences, newly constructed multiple dwelling units developments permitted by variances, and commercial and manufacturing uses, and the proposed use of the property is consistent with uses that are already present in the zoning district.

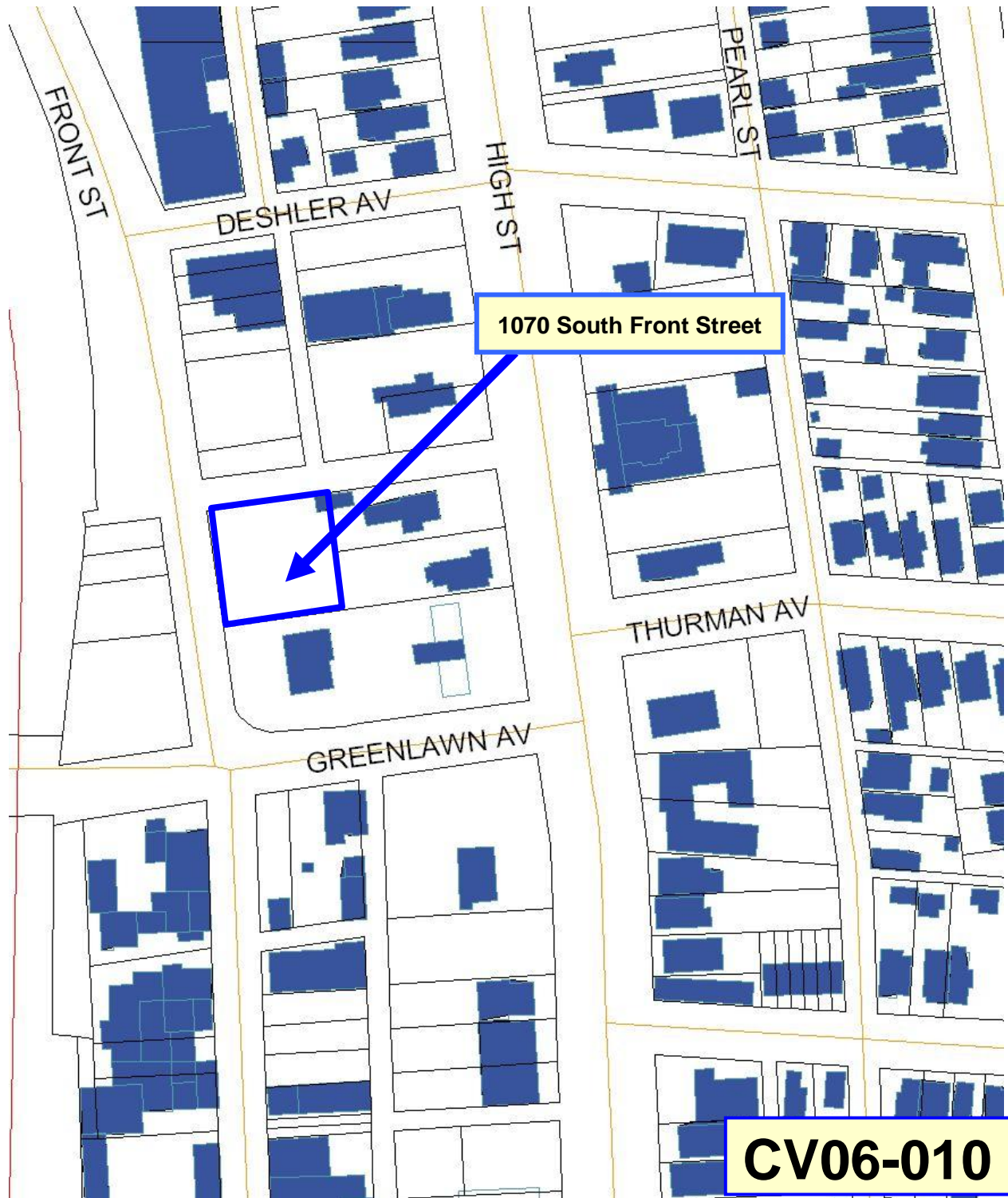
As this proposed 7 unit condominium use is not inconsistent with other uses in the zoning district, such variance will not seriously affect any adjoining property or the general welfare. It will not impair an adequate supply of light and air to any adjacent property, nor will it increase the congestion of public streets. The granting of the variance will not increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the City of Columbus.


Scot E. Dewhirst, Attorney and Applicant 2-21-06
Date



1070 South Front Street

CV06-010



1070 South Front Street

CV06-010

PROPOSED VARIANCES FOR:

1070 S. Front Street
Columbus, Ohio
Parcel #: 010-279245-00
Owner: Muncie DeLia Development, LLC

General lot information

<i>Existing Zoning</i>	M in Urban Overlay District (3372.690 South Front Street--South High Street urban commercial overlay.)
<i>Use of record</i>	Single Family Dwelling moved from C-4 zoning district to this M zoning district and granted under City of Columbus Council Variance Application Number CV05-044 and Council #: 1656-2005 (Passed as emergency legislation on 10-24-05)
<i>Proposed Use</i>	7 unit condominium Existing house (as proposed) to be 4 condominium units New structure (as proposed) to be 3 condominium units
<i>Lot Size</i>	Approximate 120.22 by 124.70 (0.345 acre) 15,006 square feet
<i>Proposed Buildings</i>	
Footprint Coverage	6,788 square feet (45.2%)
<i>Proposed parking spaces</i>	11 parking spaces proposed

NOTE: The variance request has been submitted to the Brewery District Commission for approval.

Proposed Variances:

1. Use variance to allow a 7 unit condominium project at 1070 S. Front Street in Columbus, Ohio that is located in an M zoning district that is under the Urban Overlay.
2. Parking variance to reduce parking from required 14 spaces for 7 dwelling units to 11 spaces. 11 spaces provides on parking space for every bedroom in the 7 dwelling units.
3. Set back variance to reduce the set back from 10 to 15 feet for the proposed new building that is to be constructed.

Southern Tier Strategies

Goals

- *Preserve and enhance the area as a residential / low intensity commercial, mixed-use district.*
- *Preserve the residential character of the area.*

Land Use Strategies

Issues:

The erosion of the residential character of the southern tier which can be attributed to a number of factors:

- Demolition of the original structures.
- Subsequent replacement with structures and uses that are generally of higher intensity and auto-oriented in nature.
- The conversion of original homes to higher intensity commercial uses that are incompatible with the surrounding environment, creating traffic and parking problems.
- Current zoning, predominately manufacturing, which does not permit single family or multi-family dwelling units. The commercial zoning along High Street permits residential uses in floors above street level commercial uses only.

Policy I:

Promote compatible redevelopment and rehabilitation.

Strategies:

1. Develop and administer performance standards to provide compatible redevelopment and rehabilitation. These standards should address, at minimum: height, lot coverage, floor-area ratio, setback, parking, landscaping, pedestrian orientation, materials and building size, scale and massing. The standards should:

- Be tailored to meet the needs of the specific sub-area.
- Address both rehabilitation and new construction, providing standards that will maintain the visual character and architectural scale of existing development within the district.
- Minimise visual and functional conflicts between residential and non-residential uses within and abutting the area.
- Promote more efficient parking facilities through encouraging the consolidation of curb cuts, shared driveways and rear-yard parking.

2. Develop a mixed-use zoning category for existing development. Rezone the area to allow residential and low intensity (may be defined as uses that do not attract large volumes of traffic and continuous customer turnovers) commercial and office uses. Include performance standards in the text.

- Discourage strip-type and auto-oriented commercial uses that create traffic hazards, congestion, and interrupt the area's continuity.
- Encourage the relocation of existing manufacturing uses.

Policy II:

Preserve significant original structures.

Strategies:

1. Identify significant original structures. Nominate them individually or as a group to the National or Columbus Register of Historic Properties.
2. Develop standards for rehabilitation and new construction that will maintain the visual and functional character of the district. Standards should:
 - Encourage adaptive reuse.
 - Support the demolition of non-original structures.
3. Rezone to a mixed use category that would encourage the continuation of residential land uses.



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director



Certificate of Appropriateness

BREWERY DISTRICT COMMISSION

This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1070 South Front Street

APPLICANT'S NAME: William Hugus Architects, Ltd. (Applicant)
D'Elia Muncie Development, Ltd. (Owner)

APPLICATION NO.: 06-3-1a **HEARING DATE:** 4/6/06 **EXP. DATE:** 4/7/07

The Brewery District 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 & 3321 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval to the Columbus City Council, all variances cited for the redevelopment project for the property located at 1070 North Front Street to allow a seven (7) unit condominium project in an M-zoned district as indicated:

- C.C. 3363.01 (B)—To permit one (1), 4-unit dwelling and one (1), 3-unit dwelling on a lot in the M, Manufacturing District
- C.C. 3342.06, Aisle—To reduce aisle width east of 90 degree stacked parking spaces #5 and #7 from twenty feet (20') to ten feet (10')
- C.C. 3342.08, Driveway—To reduce the width of the commercial driveway that connects to Red Bud Alley from twenty feet (20') to ten feet (10')
- C.C. 3342.19, Parking Spaces—To permit two (2) stacked parking spaces, #5 and #7, as shown on the registered site plan
- C.C. 3342.15, Maneuvering—To permit off-site maneuvering across the east property line to access the driveway exit lane
- C.C. 3342.15, Minimum Number of Parking Spaces Required—To reduce the number of required parking spaces from fourteen (14) spaces to eleven (11) spaces
- C.C. 3372.609 (A), Setback Requirements—To increase the maximum permitted building setback from ten feet (10') to fifteen feet (15')

MOTION: Simmons/Mitchel (5-0-1) [Hugus] RECOMMEND APPROVAL

[Note: A Permanent Easement is required to be recorded with the Franklin County Recorder's Office to guarantee access to the other half of the driveway that is located on the parcel to the east of the subject property. A copy of the recorded easement will be required prior to the issuance of zoning clearance from the Zoning Division prior to development on the site.]

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.



Randy F. Brick
Historic Preservation Officer



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CJ06-010

Being first duly cautioned and sworn (NAME) SCOT E. DEWHIRST
of (COMPLETE ADDRESS) 560 E. TOWN STREET 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>MUNCIE DELIA DEVELOPMENT LLC</u> <u>769 S. THIRD STREET</u> <u>COLUMBUS, OHIO 43206</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Scot E. Dewhurst attorney

Subscribed to me in my presence and before me this 20th day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Kimberly J. Smith
4/24/2010

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



KIMBERLY J. SMITH
Notary Public, State of Ohio
My Commission Expires 04-24-10