

Attachment 1

Proposed Use or Reason for Council Variance Request and

Statement of Hardship

Application CV21-047

HH21, LLC (“HH21”) owns 313 W 5th Avenue, Columbus, Ohio 43201 (the “Harrison House”). The Harrison House was built in 1890 and has been operating as a bed and breakfast since 1990. Information about the same is available here: www.harrisonhouse-columbus.com. It is also:

1. A featured accommodation listed on the Harrison West Society website at: <http://harrisonwest.org/businesses/accommodations/>;
2. Featured in several articles on the same site that are available here: <http://harrisonwest.org/?s=harrison+house&x=0&y=0>;
3. Featured and described as Victorian Era Time Capsule by Columbus Navigator at: <https://www.columbusnavigator.com/harrison-house-bed-breakfast-columbus-for-sale/>, this article was published announcing the sale of Harrison House by its former owners;
4. Rated as nearly a five-star destination on Yelp at: <https://www.yelp.com/biz/harrison-house-bed-and-breakfast-columbus>; and
5. It is also listed with positive reviews on shortnorth.org; ohiohauntedhouses.com; hotels.com; bbonline.com; expedia.com; and fodors.com.

Lastly, the Harrison West Plan, adopted in September, 2005 (the “Harrison Plan”), on page 15/44 notes, “[o]ut-of-town visitors delight in the Harrison House Bed and Breakfast, a true Queen Anne Painted Lady.”

Catherine and Bryan Williamson live in central – Ohio, manage several smaller investment properties in and around the area (they just had their second child on April 1, 2021!) and formed HH21 to purchase, renovate and continue to operate Harrison House as a bed and breakfast.

This request for a Council Variance is necessary as the subject property is zoned Residential District, R – 2F, H – 35 and that designation does not permit Harrison House to operate as a bed and breakfast.

The R – 2F Zoning District designation occurred during a city – sponsored down zoning of the property in the area and the prior owners never obtained a variance to operate as a bed and breakfast following that designation.

As such, Applicant requests the following variances:

Variance List

313 W. 5th Avenue, Columbus, OH 43201

1. Section 3332.037, R – 2F Residential District, this section lists permitted uses in R – 2F Residential Districts and does not include Hotels containing six or more guest rooms, as that term is defined in Section 3303.08 – Letter H definitions. The Harrison House, containing its six or more guest rooms, fits that definition and Applicant requests a use variance to Zoning Code Section 3332.037 permitting the Harrison House to continue its historic operation as a bed and breakfast offering up to ten (10) guest rooms in its current R – 2F zoning district.

2. Section 3312.49, Minimum numbers of parking spaces required. Harrison House historically has maintained seven (7) guest rooms and has five (5) off street parking spots. There may be a future increase to ten (10) guest rooms. If this occurs, building permits to renovate the interior structure will be obtained beforehand. To address current and potential future parking ratios, Applicant requests a variance from Zoning Code Section 3312.49 requiring a minimum of one (1) parking space per guest room available to a designation that its historic five (5) spaces is permitted for its up to ten (10) guest rooms. To support this request:
 - a. Historically, the Harrison House has rarely exceeded a fifty (50%) occupancy rate; and
 - b. Historically, off street parking in Harrison West has provided any necessary overflow parking for guests of the Harrison House, and, pursuant to the Harrison Plan, pg. 31, to increase street parking, since Harrison Plan adoption, all new streets within Harrison West have been installed with a required width of 30ft. to allow for street parking on both sides of the street.
 - c. The City of Columbus Department of Building and Zoning Services provided a Staff Review Letter, prepared by Lisa Russell, on May 24, 2021. In this letter, the Department of Public Service, Division of Traffic Management included the following comment, “[w]ith the proposed building renovation, please verify whether an ADA compliant parking space per the Ohio Building Code will need to be provided.”
 - i. The answer to this request is yes, an ADA compliant parking space is required. One space is required for any number of spaces between one (1) and (25). Currently, there is non – compliant (too narrow) striping and no sign designating a particular spot as accessible. However, the total lot width is fifty-four feet (54’). Prior to re-opening the bed and breakfast, the new owners shall re-stripe the lot to properly include an eight foot (8’) wide striped access area with five nine foot and two inch (9’ 2”) wide

parking spots, with one such spot on each side of the eight foot (8') striped area, and also install appropriate signage to obtain required ADA parking compliance.

3. Section 3312.21(D)(1), Parking lot screening. Harrison House has not operated with parking lot screening during its entire history and requests a variance to this section to continue to operate without such screening.
4. Section 3312.27, subsection 3., Parking Setback Line. This section requires, when a required setback line is less than 25 feet, for the parking setback line to follow the property setback line. Historically, the Harrison House' parking area has maintained a zero feet setback line from W 5th Avenue and there is no room to move the parking area or include a parking setback line while also maintaining its parking spots. Accordingly, a variance to this section is requested to maintain the Harrison House' West Fifth Ave parking setback at zero feet.
5. Section 3321.05(B)(1) & (2), Vision clearance. This section sets '[m]inimum acceptable vision clearance standards for motorist and pedestrian safety.' The referenced sections require 10' vision clearance triangles at alley to street intersections and 30' vision clearance triangles at intersections. Historically, (i) Harrison House' parking, if a vehicle is parked in the spot at the alley and W 5th Avenue, may interfere with the required 10' alley intersection clear vision triangle, and (ii) at the Harrison Avenue and W 5th Avenue intersection, the existing landscaping, which has been in place for years, somewhat interferes with the required 10' alley intersection clear vision triangle. Accordingly, variances to these sections are requested to (x) allow encroachment into the 10' clear vision triangle at the intersection of W. 5th Avenue and the west alley by a parking space, and (y) into the 30' clear vision triangle at the intersection of Harrison Avenue and W. 5th Avenue by the existing building & landscaping.
6. Section 3332.21, Building lines. This section requires building setback lines in certain circumstances. As such, a variance is required to reduce the W. 5th Ave. building setback line to zero feet for the existing privacy fence. This fence has historically been in place and the yard surrounded by the privacy fence is a historic element to the Harrison House.
 - a. For clarity, per Section 3332.22(a), the building set back line falls into the exclusion contained in this section permitting the building's current 10.5' set back line.
7. Section 3332.26(F), Minimum side yard permitted/(required). This section requires, 'where a building exceeds two and one – half stories in height, the minimum side yard shall not be less than one – sixth the height of the building and never less than the minimum requirements [contained in the Section 3332.26 (a) – (e)]. A variance is

requested to maintain the Harrison' House historical zero feet side yard along the south property line.

Thank you for reviewing this Proposed Use or Reason for Council Variance Request and Statement of Hardship in your consideration of the requested Variance at 313 W 5th Ave, Columbus, Ohio 43201 to permit the Harrison House to continue its historic use as a bed and breakfast in compliance with the Columbus, Ohio Zoning Code.

Signature of Applicant Benjamin MacDowell Date 6/9/2021
HH21, LLC c/o Benjamin MacDowell, Counsel

Provided for Informational Purposes Only

HOME OWNER: HH21

PROJECT ADDRESS: 313 W 5th Ave
Columbus, Ohio 43201

LEGAL ADDRESS: 313 W 5th Ave
Collins Atkinson & Guitner PT LOT 453

ACREAGE/ ROOMS/
PARKING: .18 / 10 rooms / 5 Spaces

FIRE/ WATER DISTRICT: City of Columbus

BLDG PERMIT#: PRPL2110386

BUILDING AREA: FLOOR 1: 1853 SQ. FT.
FLOOR 2: 1843 SQ. FT.
ATTIC: 1649 SQ. FT.
FOUNDATION: 1853 SQ. FT.
GARAGE: 0 SQ. FT.
LIVING AREA: 7198 SQ. FT.

DECKS 112 SQ. FT.

LIVABLE AREA: 3696 SQ. FT.



REVISION TABLE	
NUMBER	DATE

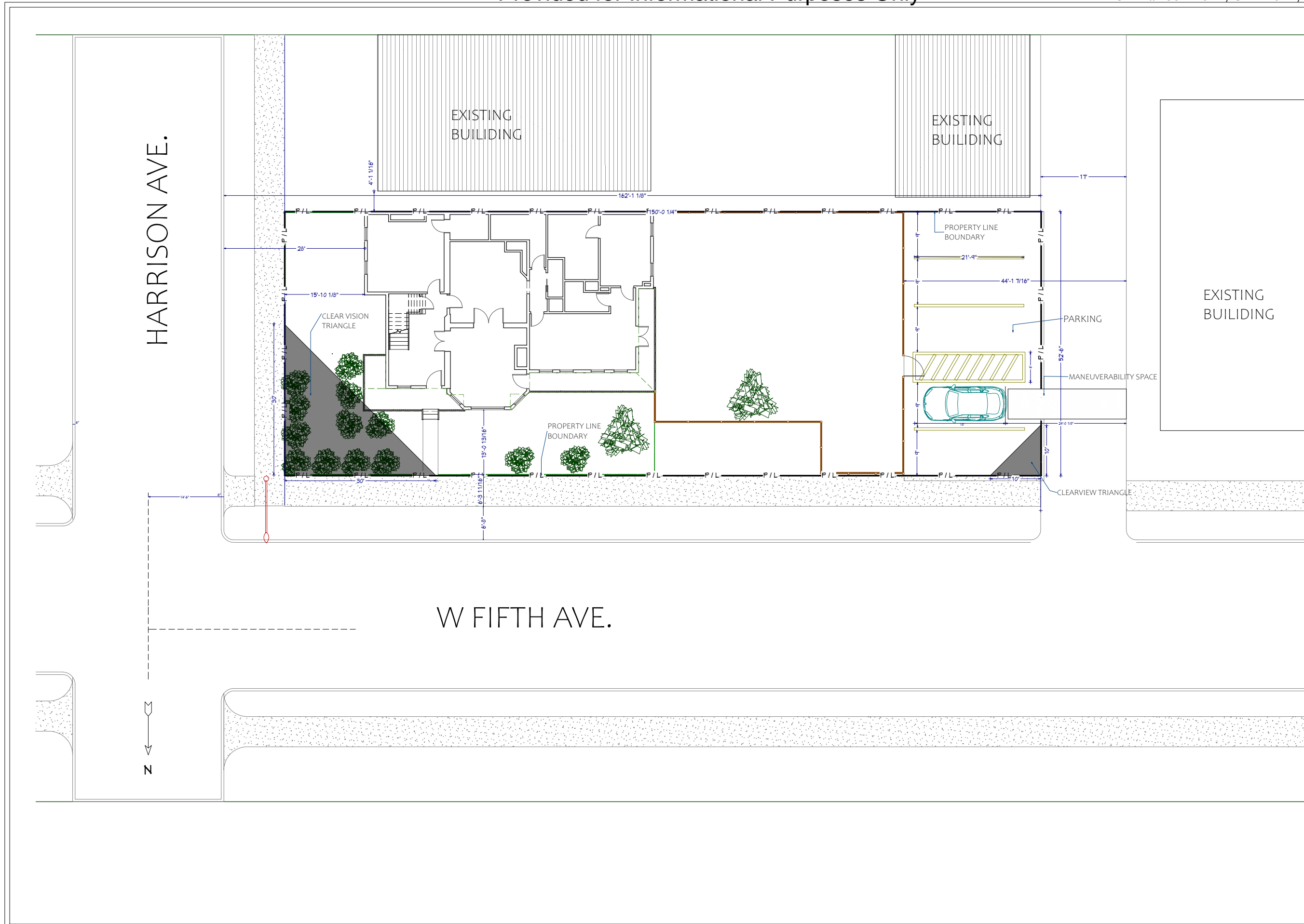
DRAWINGS PROVIDED BY:

DATE:

4/23/2021

SCALE:

SHEET:



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Site Plan

DRAWINGS PROVIDED BY:

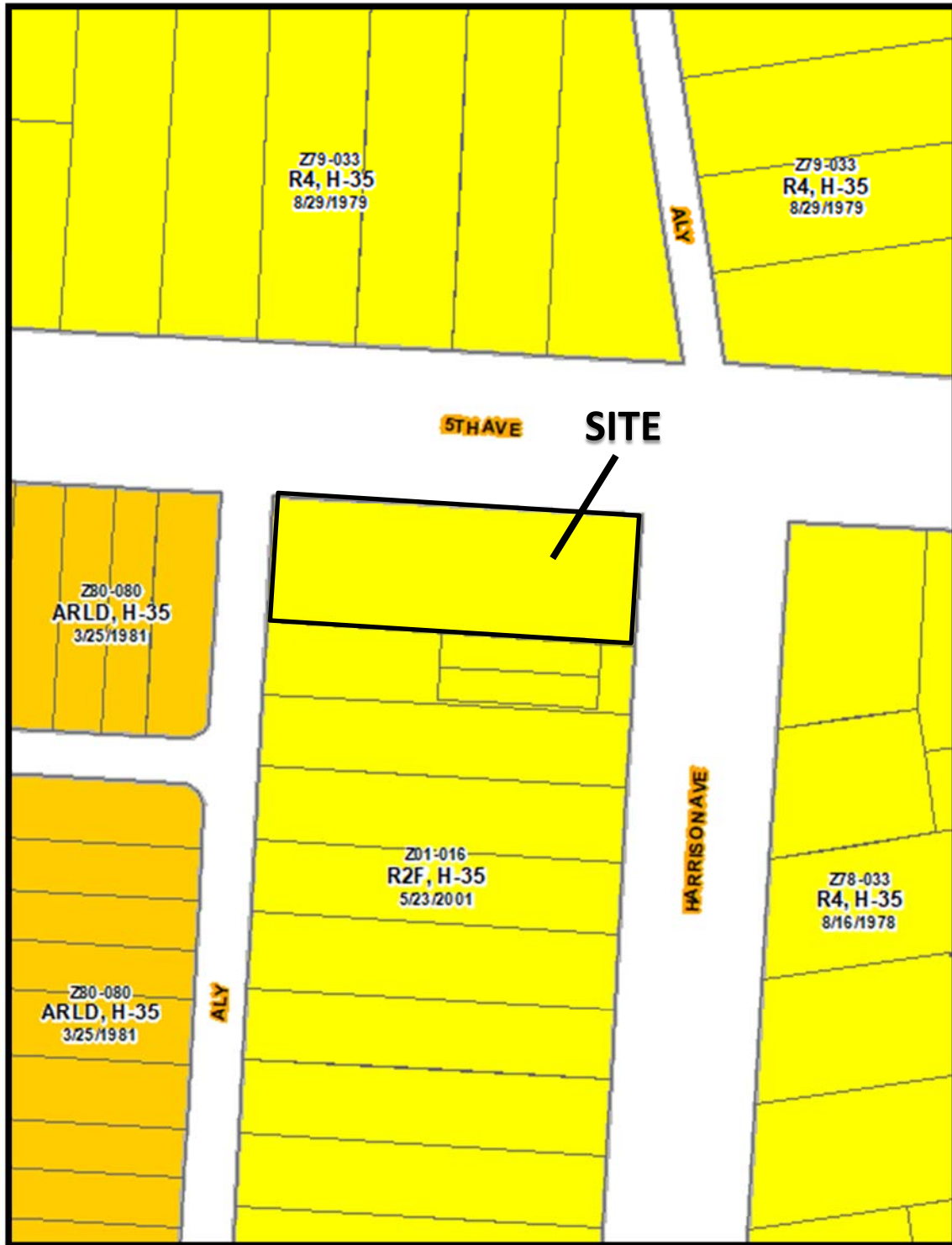
DATE:

4/23/2021

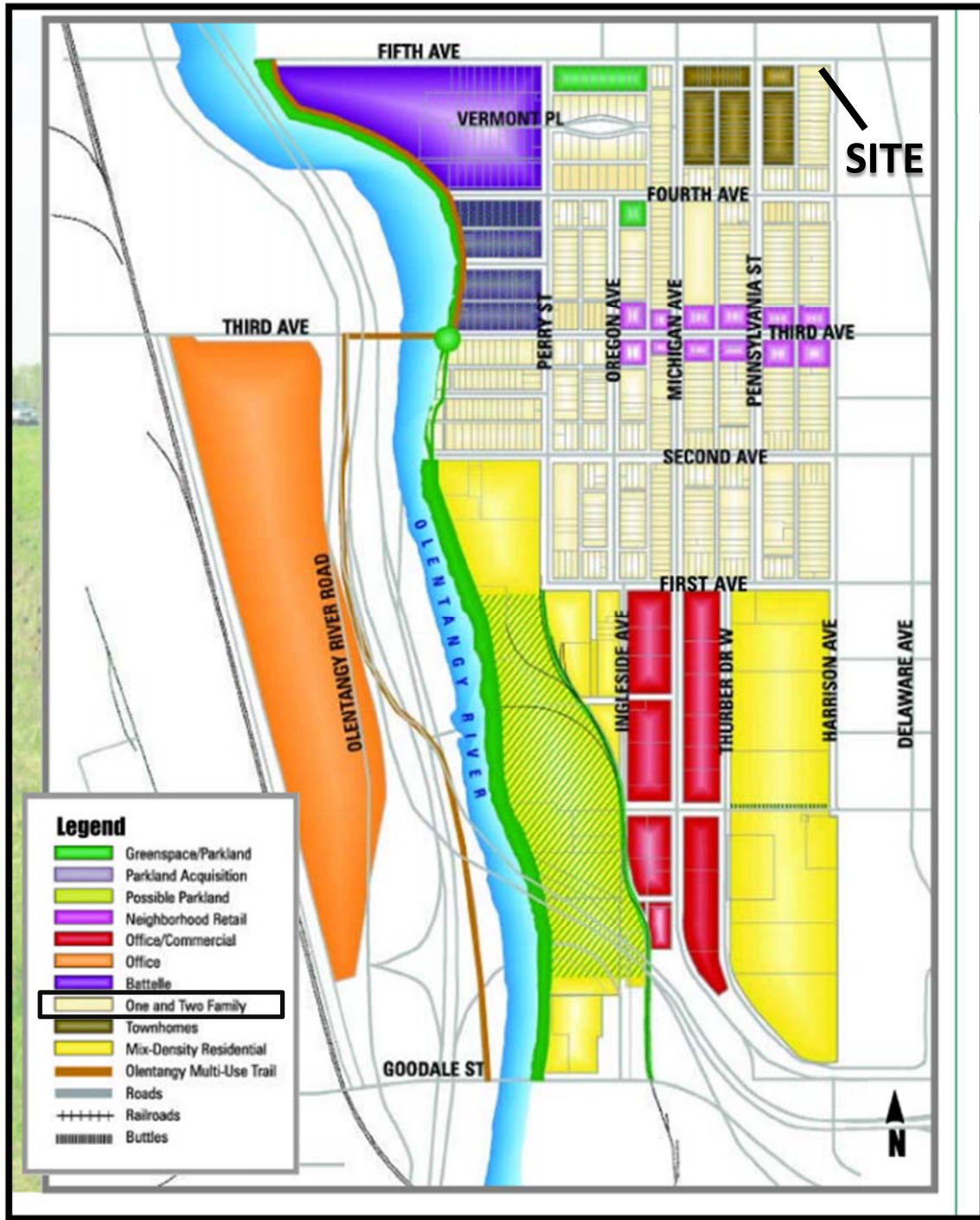
SCALE:

SHEET:

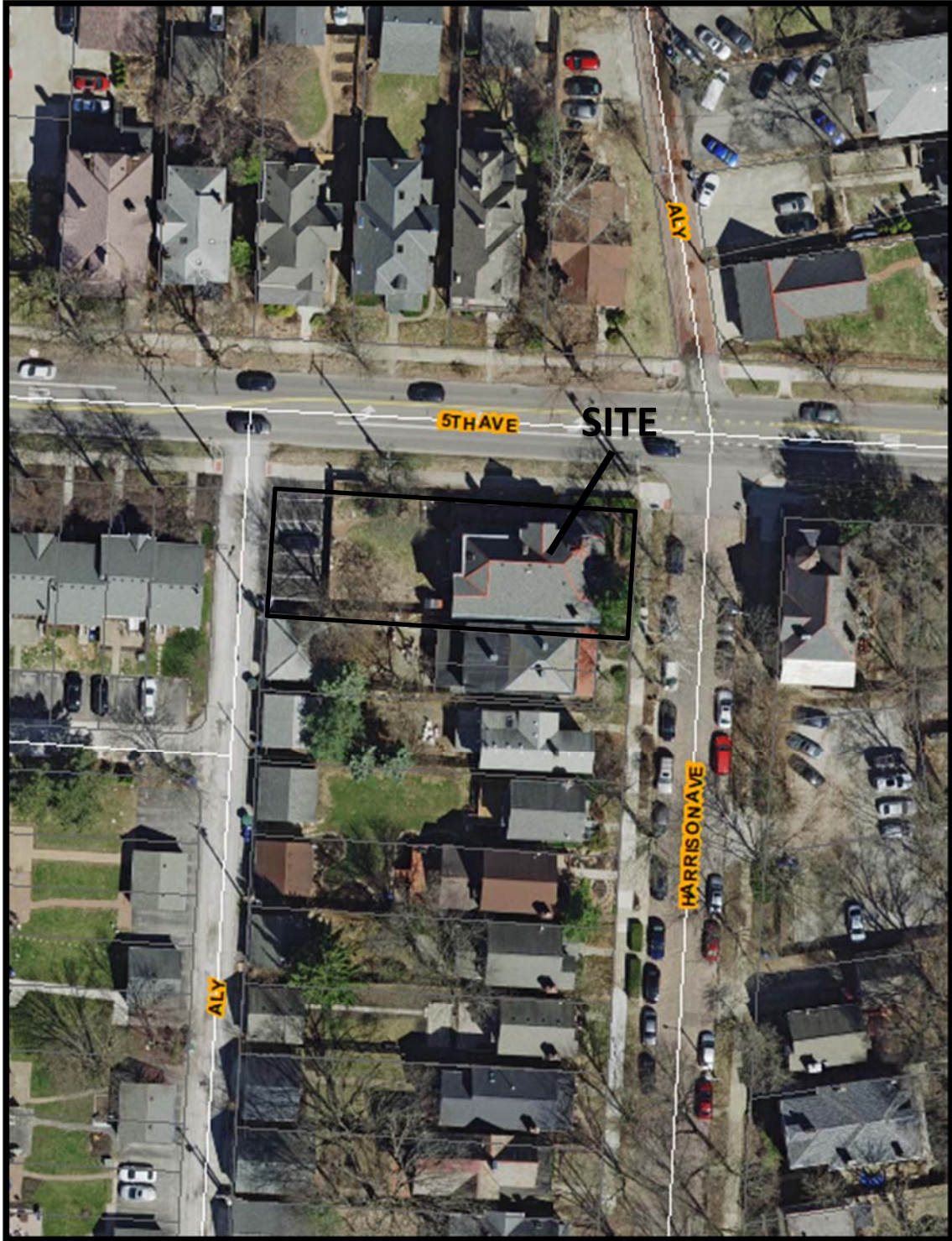
P-2



CV21-047
313 West Fifth Avenue
Approximately 0.18 acres



CV21-047
313 West Fifth Avenue
Approximately 0.18 acres



CV21-047
313 West Fifth Avenue
Approximately 0.18 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-047

Address: 313 W. 5TH AVE.

Group Name: HARRISON WEST AREA COMMISSION

Meeting Date: 5/19/2021

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

The Society appreciates the owner's efforts to mitigate parking impact and consider the needs of immediate neighbors, as well as the continued use of this B&B as a historic fixture of the neighborhood.

Vote: 10-0

Signature of Authorized Representative:  Digitally signed by David Carey
DN: cn=David Carey, o, ou, email=david.j.carey@gmail.com, c=US
Date: 2021.05.19 20:00:02 -04'00'

SIGNATURE

Planning Chair

RECOMMENDING GROUP TITLE

(646)957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV21-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Benjamin MacDowell
of (COMPLETE ADDRESS) Anthony Law, LLC, 978 S Front Street, Columbus, Ohio 43206
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 (include 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. HH21, LLC, 313 W Fifth Ave., Columbus, Ohio 43201 -Maintains a 100% interest in the project, 0 Columbus Based Employees, Catherine Williams-908.377.0155	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 26th day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

N/A

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

Notary Seal Here



Scott Brown, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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 all checks payable to the Columbus City Treasurer