

NO.	DATE	REVISION DESCRIPTION

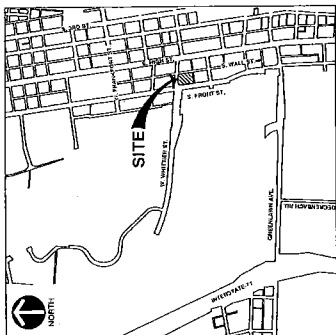
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 • 888-598-8808
 www.cedco.com



VARIANCE SITE PLAN
 882 S. FRONT STREET
 COLUMBUS, OHIO

DATE: June 17, 2016	PROJECT NO: 1815-2016
DWG SCALE: 1"=20'	DATE: 6/17/16
APPROVED BY: [Signature]	DATE: 6/17/16

CV16-015

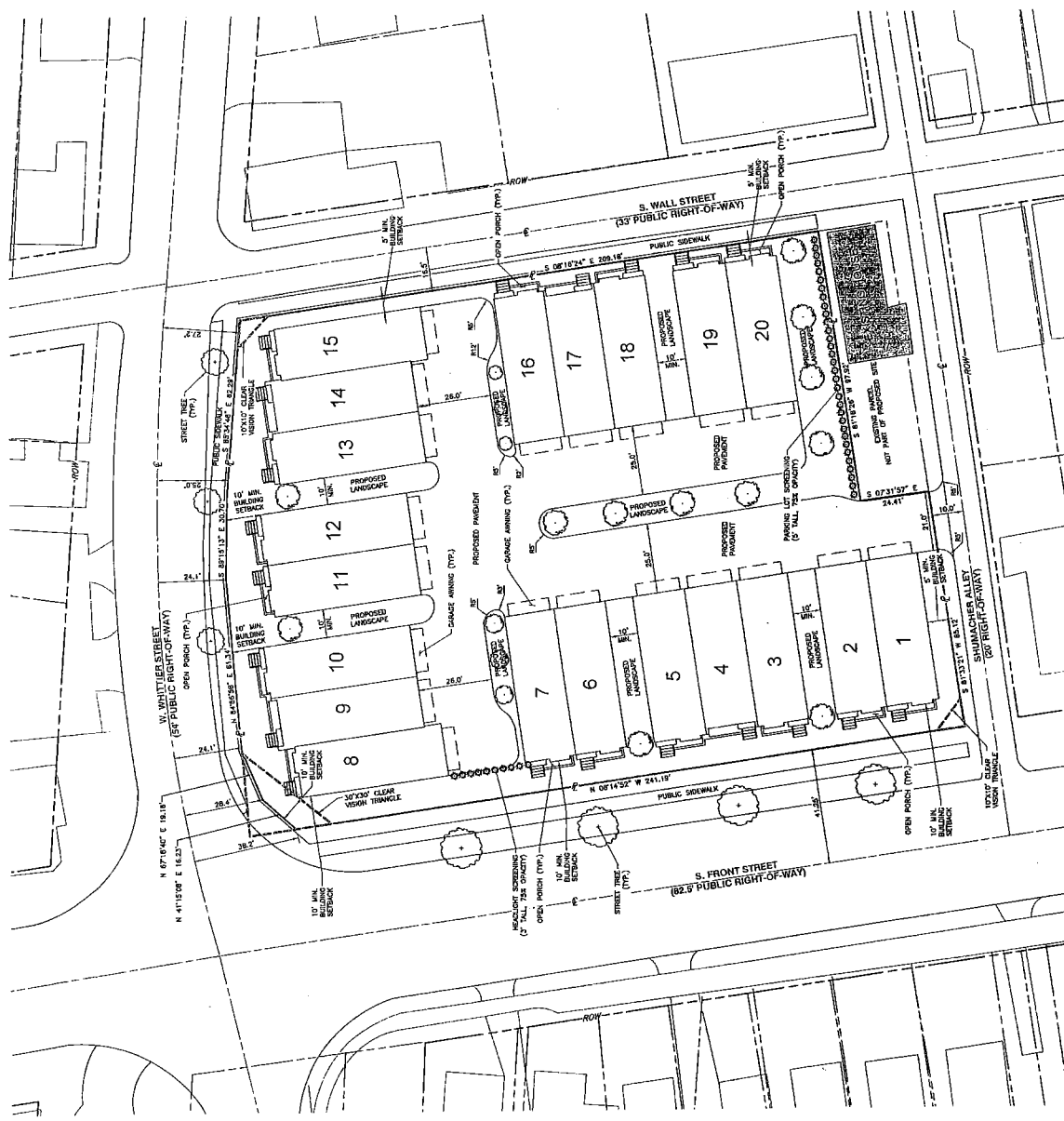


VICINITY MAP
 N.T.S.

SITE DATA
 ADDRESS: 882 S. FRONT STREET, COLUMBUS, OH 43204
 AREA: 0.81 ACRES (35,148 SF)
 PARCELS: C16-02728, C16-00084, C16-01321, C16-00079, C16-02131, C16-02112, C16-03311, C16-02782
 ZONING: AF-1, REVENUE RESIDUAL (PENDING 214-414)
 VARIANCE: C16-016, PENDING
 PROPOSED USE: TWENTY (20) TOWNHOUSE UNITS
 AREA: 11-31, BUILDING HEIGHT: 40 FEET (MAX)
 DENSITY: 2,108 SF/DU (21 SF/ACRE)
 PARKING: 100 (0) SPACES/UNIT (0 CAR OWNED)
 SPECIES: 3
 FLOOD PLAN: ZONE X, PANEL 39480328K, JUNE 17, 2008

This Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. All dimensions noted on the plan reflect applicant's best information and engineering. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his representative on an as-needed basis at the appropriate date regarding the proposed adjustment.

Donald R. [Signature]
 Donald R. [Name]
 Director of Planning, City of Columbus
 Date: 6/17/16





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

CV16-015

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 of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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"

Signature of Applicant Donald Plank Date 6/20/16

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

CV16-015, 882 S Front Street

Rezoning application Z16-014 is pending to rezone the 0.991 ac site from M, Manufacturing to the AR-1, Apartment Residential District. This variance application is submitted for variances to certain applicable site development standards of the AR-1 district as a companion application to the pending rezoning. The site plan titled "Variance Site Plan, 882 S Front Street, Columbus, Ohio", hereafter "Site Plan", is the development plan for the site. Applicant proposes site development with twenty (20) townhouse dwelling units.

The Brewery District Plan (1992) identifies the site as being in the "Southern Tier". The plan notes residential uses as appropriate and encourages the relocation of industrial uses. The site has previously been cleared of historic structures and was redeveloped with the present industrial use under M, Manufacturing District zoning. Applicant proposes to rezone the site for residential development. Large areas of the Brewery District are zoned M, Manufacturing, which doesn't reflect the actual land use with many residential uses. The Brewery District Plan notes the need for rezoning on an area wide basis to reflect actual and desired land use.

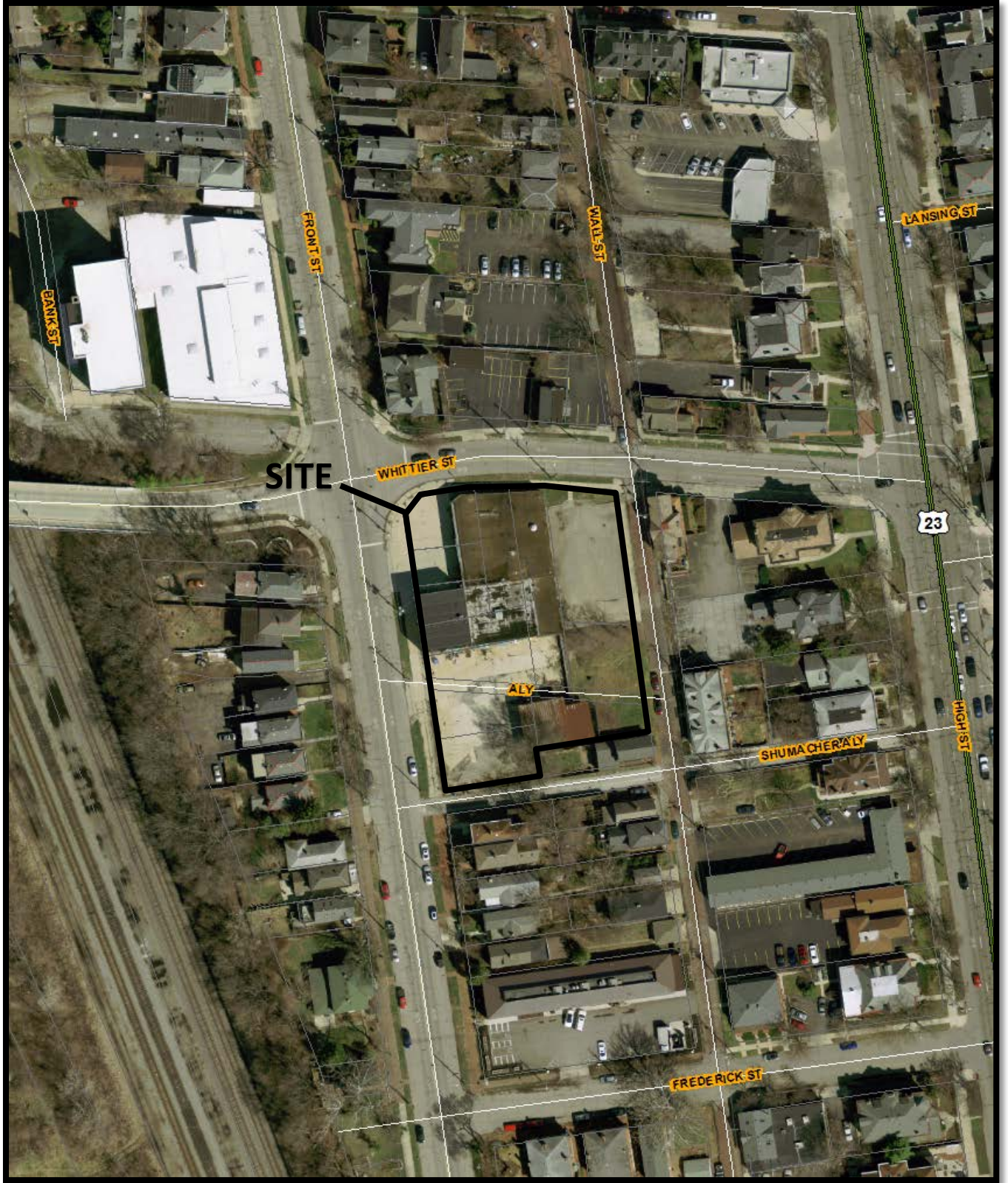
The site is an urban site with two (2) street frontages. There is no zoning district to which the site could be rezoned without also requiring variances for the proposed development. Applicant has a hardship and practical difficulty to comply with applicable code standards and develop the site in a manner consistent with urban development and Brewery District standards. The standards of the Columbus Zoning Code multi-family residential districts were designed for suburban development.

Applicant requests the following variances. The variances are entirely consistent with urban development in general and with conditions in the area.

1. Section 3333.02, AR-12, ARLD and AR-1, apartment residential district use, to permit a mix of two (2), and three (3) unit buildings without separate lots, as depicted on the Site Plan.
2. Section 3309.14(A), Height Districts, to permit a maximum height of 40' in the H-35 district for the proposed dwelling units.
3. 3333.16, Fronting, to permit units 16 – 20, inclusive, to not front upon a public street (S. Wall Street, 33' ROW).
4. 3333.18, Building Lines (D), to reduce the required S. Front Street building setback line from 50', based on the Columbus Thoroughfare Plan designation of S Front Street as a 4-2 arterial, to ten (10') feet.
5. Section 3333.225, Perimeter Yard, to reduce the 25' perimeter yard to 0' to 5', as depicted on the Site Plan.



CV16-015
882 South Front Street
Approximately .991 acres



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882 South Front Street
Approximately .991 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 882 S. Front St.

APPLICANT'S NAME: 876 S. Front LLC, C/O Dave Perry (Owner)

APPLICATION NO.: 16-4-10

COMMISSION HEARING DATE: 4-7-15

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #16-4-8, 21 E. Frankfort St., as submitted:

Rezoning

- Rezone the 0.991 acre site from M, Manufacturing to AR-1, Apartment Residential District, per the submitted statement of hardship.

Request for Variance Recommendation

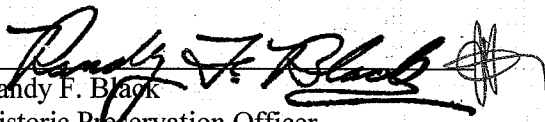
- 3309.14(A), Height Districts, to permit a maximum height of 40' for the proposed dwelling units.
- 3321.05(B)(1)(12), Vision Clearance, to reduce the clear vision triangle at the intersection of West Whittier Street and South Front Street from 30' x 30' to 16' x 16' for part of unit # 8, and to reduce the clear vision triangle of West Whittier Street and South Wall Street (alley) from 10' x 10' to 3' x 3' for part of unit # 16.
- 3333.02, AR-12, ARLD and AR-1, apartment residential district use, to permit a mix of two (2) and three (3) unit buildings without separate lots, as depicted on the site plan.
- 3333.16, Fronting, to permit units 16-20, inclusive, to not front upon a public street (South Wall Street, 33' ROW).
- 3333.18, Building Lines (D), to reduce the required West Whittier Street and South Front Street building setback lines from ten (10) feet to five (5) feet for the dwelling unit located at the corner of West Whittier Street and South Front Street and the dwelling unit located at the corner of West Whittier Street and South Wall Street (alley), both due to the irregular right of way line of West Whittier Street, and to reduce the South Front Street building setback line from 50', based on the Columbus Thoroughfare Plan designation of South Front Street as a 4-2 arterial, to ten (10) feet.
- 3333.225, Perimeter Yard, to reduce the 25' perimeter yard to 0' to 10', as depicted on the site plan.

MOTION: Hugus/Pongonis (6-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

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 # CV16-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm 145 E Rich St FL 3 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

<p>1. 876 S Front LLC 10848 Weyomouth Avenue Powell, Ohio 43065 # Columbus Based Employees: 0 Contact: Denis King 614-313-7881</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26th day of February, in the year 2016

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this application.
Applications must be submitted by appointment. Call 614-645-4528 to schedule.
Please make checks payable to the Columbus City Treasurer



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