



BLDG NO.	NUMBER OF UNITS	MINIMUM SQUARE FEET	FOOTPRINT NUMBER	UNIT NUMBER
1	11	11	3000	1-11
2	11	11	3224	1-12
3	11	11	3224	1-13
4	7	8	2881.5	2-1-1
5	6	9	1612.7	2-2-1
6	6	6	1611.6	2-3-1
7	6	6	1611.6	2-4-1
8	6	6	1611.6	2-5-1
9	6	6	1611.6	2-6-1
10	6	6	1611.6	2-7-1
11	6	6	1611.6	2-8-1
12	6	6	1611.6	2-9-1
13	6	6	1611.6	2-10-1
14	6	6	1611.6	2-11-1
15	6	6	1611.6	2-12-1
16	6	6	1611.6	2-13-1
17	6	6	1611.6	2-14-1
18	6	6	1611.6	2-15-1
19	6	6	1611.6	2-16-1
20	6	6	1611.6	2-17-1
21	6	6	1611.6	2-18-1
22	6	6	1611.6	2-19-1
23	6	6	1611.6	2-20-1
24	6	6	1611.6	2-21-1
25	6	6	1611.6	2-22-1
26	6	6	1611.6	2-23-1
27	6	6	1611.6	2-24-1
28	6	6	1611.6	2-25-1
29	6	6	1611.6	2-26-1
30	6	6	1611.6	2-27-1
31	6	6	1611.6	2-28-1
32	6	6	1611.6	2-29-1
33	6	6	1611.6	2-30-1
34	6	6	1611.6	2-31-1
35	6	6	1611.6	2-32-1
36	6	6	1611.6	2-33-1
37	6	6	1611.6	2-34-1
38	6	6	1611.6	2-35-1
39	6	6	1611.6	2-36-1
40	6	6	1611.6	2-37-1
41	6	6	1611.6	2-38-1
42	6	6	1611.6	2-39-1
43	6	6	1611.6	2-40-1
44	6	6	1611.6	2-41-1
45	6	6	1611.6	2-42-1
46	6	6	1611.6	2-43-1
47	6	6	1611.6	2-44-1
48	6	6	1611.6	2-45-1
49	6	6	1611.6	2-46-1
50	6	6	1611.6	2-47-1
51	6	6	1611.6	2-48-1
52	6	6	1611.6	2-49-1
53	6	6	1611.6	2-50-1
54	6	6	1611.6	2-51-1
55	6	6	1611.6	2-52-1
56	6	6	1611.6	2-53-1
57	6	6	1611.6	2-54-1
58	6	6	1611.6	2-55-1
59	6	6	1611.6	2-56-1
60	6	6	1611.6	2-57-1
61	6	6	1611.6	2-58-1
62	6	6	1611.6	2-59-1
63	6	6	1611.6	2-60-1
64	6	6	1611.6	2-61-1
65	6	6	1611.6	2-62-1
66	6	6	1611.6	2-63-1
67	6	6	1611.6	2-64-1
68	6	6	1611.6	2-65-1
69	6	6	1611.6	2-66-1
70	6	6	1611.6	2-67-1
71	6	6	1611.6	2-68-1
72	6	6	1611.6	2-69-1
73	6	6	1611.6	2-70-1
74	6	6	1611.6	2-71-1
75	6	6	1611.6	2-72-1
76	6	6	1611.6	2-73-1
77	6	6	1611.6	2-74-1
78	6	6	1611.6	2-75-1
79	6	6	1611.6	2-76-1
80	6	6	1611.6	2-77-1
81	6	6	1611.6	2-78-1
82	6	6	1611.6	2-79-1
83	6	6	1611.6	2-80-1
84	6	6	1611.6	2-81-1
85	6	6	1611.6	2-82-1
86	6	6	1611.6	2-83-1
87	6	6	1611.6	2-84-1
88	6	6	1611.6	2-85-1
89	6	6	1611.6	2-86-1
90	6	6	1611.6	2-87-1
91	6	6	1611.6	2-88-1
92	6	6	1611.6	2-89-1
93	6	6	1611.6	2-90-1
94	6	6	1611.6	2-91-1
95	6	6	1611.6	2-92-1
96	6	6	1611.6	2-93-1
97	6	6	1611.6	2-94-1
98	6	6	1611.6	2-95-1
99	6	6	1611.6	2-96-1
100	6	6	1611.6	2-97-1
101	6	6	1611.6	2-98-1
102	6	6	1611.6	2-99-1
103	6	6	1611.6	2-100-1

1335 OAK STREET
 010-013342, 010-039826, 010-010394, 010-047698, 010-072219
 EXISTING ZONING ARD H-60
 PROPOSED ZONING AR-3
 LOT AREA 3880.0 SQ. FT. FOR LOT COVERAGE OF 45.86%
 7777 ACRES 6293.4 SQ. FT. 24.6%
 BUILDINGS FOOTPRINT TOTAL 16302.3 SF FOR LOT COVERAGE OF 45.86%
 NUMBER OF UNITS - 51 UNITS (INCLUDES 50 ATTACHED UNITS, AND 1 SINGLE FAMILY UNIT.)
 660 SF PER DWELLING UNIT IS PROVIDED.
 51 UNITS X 1.3 SPACES = 76.5 SPACES OR 77 SPACES REQUIRED.
 PARKING SPACES PROVIDED = 50 SPACES
 3 STORM STRUCTURES ARE PROPOSED.
 BROCKS/VAHRENKES
 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED, WHEREAS 77 SPACES ARE REQUIRED AND 56 SPACES ARE PROVIDED.
 3321.01 (A) DUMPSTER AREA TO ALLOW FOR THE DUMPSTER TO BE LOCATED IN THE REQUIRED PERIMETER YARD.
 3333.03 AR-3 APARTMENT RESIDENTIAL DISTRICT TO ALLOW FOR A SINGLE FAMILY HOME IN A AR-3 DISTRICT.
 3333.18 BUILDING LINE TO ALLOW FOR A 6'-0" BUILDING LINE IN LIEU OF THE REQUIRED 10.5'
 3333.25S SIGNMENT PERMIT TO ALLOW FOR A PERMITTER WIDTH OF 5' ON THE WEST PROPERTY LINE IN LIEU OF THE 45' ON THE WEST PROPERTY LINE IN LIEU OF THE REQUIRED 25' REQUIREMENT.



6/14/22
 3/24/22

ANEN DEVELOPMENT
 AT
 125 OAK STREET
 COLUMBUS OHIO

JULIE BILLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-835-0944

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

3/22/22

Statement of Hardship

This project consists of separate parcels that will be combined into a single large parcel to be developed with seven three-story buildings for fifty-one total units. We are proposing to rezone the parcel to AR-3 from the existing ARLD zoning. This zoning is appropriate for the density proposed. This project includes a detached single-family home, an attached single-family home and the rest of the units are single story one bedroom and studio units most of which are 435 sf. each contained within three story buildings. A typical unit within the building has a two-car garage on the first floor (one space each for the two units above), and a one-bedroom unit each on the second and third floor. Most of the units are accessed by exterior stairs. There are some larger single bedroom units along Oak Street, an accessible unit in the northwest corner of the property, and two three story single-family homes (one attached and one detached) to provide a variety of sizes of units.

The project is designed with a series of courtyards to allow light into all these smaller scale units. We are all proposing a large community green space in the center of the project, as well as green spaces scattered throughout the development. The proposed lot coverage is below the required 50% at 45.867%. We feel this is more layout beneficial to the residences of this community rather than a larger scale impersonal apartment building complexes which are often proposed on such large parcels in this area. There are similar density smaller buildings in the neighborhood, so this layout is much more compatible with the neighborhood. These smaller, more cost-effective units address a need in neighborhood for more affordable housing. The intention is for sale and/or for rent units, depending on the market at completion of construction.

A parking variance is required, however we are providing more than one parking space/unit, as 57 parking spaces are provided for the 51 units. Given that the units are mostly one bedroom and accessible to public transit, we feel this is a reasonable request and is similar to other larger scale projects that have been approved in the neighborhood.

The 25' perimeter yard requirement is not typical; but is required because of the extra wide lot that is created by merging the separate parcels. The proposed perimeter yards require variances, however the setbacks proposed are typical of other developments in the area. Locating the dumpster in the rear of the lot allows for ease of collection and is typical of this type of development, but a perimeter yard variance is required due to this dumpster location, since it is in the perimeter yard.

The building line proposed is typical of other homes in this historic area. The majority of the front façades are setback 10' +/-, there is one stair on Building 1 that projects closer on the second floor which triggers the requires for the 6'-9" setback.

The delivery of government services will not be impacted by this proposal. The owner purchased the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

1235 OAK STREET
010-013342, 010-039626, 010-010394, 010-047698, 010-077219
EXISTING ZONING ARLD H-60
PROPOSED ZONING AR-3

LOT AREA 33660.8 SF
LOT AREA INCLUDING ½ OF ALLEY 35545.13 SF
.7727 ACRES
REARYARD 8603.4 SF OR 25.6 %
BUILDINGS FOOTPRINT (TOTAL) 16302.9 SF FOR LOT COVERAGE OF 45.867 %

NUMBER OF UNITS = 51 UNITS (INCLUDES 50 ATTACHED UNITS, AND 1 SINGLE FAMILY UNIT.)
660 SF PER DWELLING UNIT IS PROVIDED.
51 UNITS X 1.5 SPACES = 76.5 SPACES OR 77 SPACES REQUIRED.
PARKING SPACES PROVIDED = 56 SPACES

3 STORY STRUCTURES ARE PROPOSED.

PROPOSED VARIANCES

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED: WHEREAS 77 SPACES ARE REQUIRED AND 56 SPACES ARE PROVIDED.

3321.01 (A) DUMPSTER AREA: TO ALLOW FOR THE DUMPSTER TO BE LOCATED IN THE REQUIRED PERIMETER YARD.

3333.03 AR-3 APARTMENT RESIDENTIAL DISTRICT: TO ALLOW FOR A SINGLE FAMILY HOME IN A AR-3 DISTRICT.

3333.18 BUILDING LINE: TO ALLOW FOR A 6'-9" BUILDING LINE IN LIEU OF THE REQUIRED 19.93'

3333.255 PERIMETER YARD: TO ALLOW FOR A PERIMETER YARD OF 5' ON THE WEST PROPERTY LINE, 7' ON THE EAST PROPERTY LINE, 4'-5" ON THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 25' REQUIREMENT.



CV22-022
1235 Oak St.
Approximately .77 acres



CV22-022
1235 Oak St.
Approximately .77 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number 7-22-020 / CV 22-022
 Address 1235 Oak St
 Group Name Near East Area Commission
 Meeting Date 6/9/2022

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

please note - Community members raised concerns about affordability of units for existing community members.

Vote 4-2-1
 Signature of Authorized Representative [Signature]
 Recommending Group Title Chair
 Daytime Phone Number 614-403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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 #: CV22-022

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) Chad Seiber
 of (COMPLETE ADDRESS) 875 N. High St., Ste 300, Col., OH 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 (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. Short North Ventures Chad Seiber 480.652.8455 875 N. High St., Ste 300 Col., OH 43215	2. MRS Rental Properties X LLC Mark Sheehan 614.619.6107 PO Box 423, Powell, OH 43065
3. Tigre Gatto Properties LLC Brian Free 702.491.7846 875 N. High St., 3rd Fl, Col., OH 43215	4. Keirstan Urick 614.226.9740 750 Sheldon Ave. Col., OH 43207

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21st day of March, in the year 2022

[Signature]
 SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
KEIRSTAN URICK
 Notary Public, State of Ohio
 My Commission Expires 10-15-2022

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