

**OWNERS**  
 ROBERT D. LEVITT  
 1411 29th St  
 Columbus, OH 43221  
 (614) 298-8208  
 rlevitt@robertdlevitt.com

**ARCHITECT**  
 GUNZELMAN architecture + interiors  
 Laura Gunzelman, AIA  
 88 N 5th St Suite  
 Columbus, OH 43215  
 (614) 298-8208  
 g@gunzelman.com

**SITE ADDRESS:** 973 E BROAD ST  
 TOTAL LOT AREA: COLUMBUS OH 43202  
 ZONING: COMMERCIAL OFFICE (CO-10)  
 ZONING AND APPLICANT RESIDENTIAL OFFICE (ZRS-10)  
**EFFECTIVE DATE:** 1/1/2018  
**PROJECT #:** 09050028

THE LOCATIONS OF EXISTING BUILDINGS AND ZONING  
 ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED  
 THAT THIS INFORMATION IS CORRECT.

**ZONING DATA**  
 ZONING DISTRICT: COMMERCIAL OFFICE (CO-10)  
 HEIGHT OF PROPOSED BUILDING: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

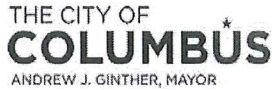
**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

**HEIGHT DATA**  
 HEIGHT OF PROPOSED IN DU: 42'  
 HEIGHT OF PROPOSED CHANGELINE HOUSE: 28'

<b>REVISIONS</b> DATE DATE: 05.21.2018	<b>ZONING VARIANCE</b> SITE PLAN PHASE: DESIGN DEVELOPMENT	<b>73 E BROAD ST</b> BED AND BREAKFAST AND APARTMENTS 973 E BROAD ST. COLUMBUS OHIO 43205		<b>GUNZELMAN</b> architecture + interiors 88 N 5th St Suite COLUMBUS, OH 43215 P   614.674.6696	
	<b>CV 18 - 009</b>	<b>A0.2</b>	PT # 17-137	88 N 5th St Suite COLUMBUS, OH 43215 P   614.674.6696	88 N 5th St Suite COLUMBUS, OH 43215 P   614.674.6696

CV18-009; Final Received 5/23/18



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

STATEMENT OF HARDSHIP

Application Number: CV18-009

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...

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.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship...

See Exhibit 'B'

Multiple horizontal lines for providing details on variances.

Signature of Applicant, Attorney: Donald Plank, Consultant: Dave Perry, Date: 2/20/18

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

#### **CV18-009, 973 E. Broad Street, Columbus, OH 43205**

The subject property is located at the southwest corner of E. Broad Street and Hoffman Avenue. The parcel is zoned AR-O, Apartment Office and is developed with a former house converted to office use in the 1950's. The site is in the Near East Area Commission area as well as the 18<sup>th</sup> and Broad Historic District (Historic Resources Commission). Applicant proposes to renovate and restore the existing building for use as a six (6) room Bed and Breakfast and 450 square feet of commercial office, and also build two (2) new buildings, as shown on the site plan titled "973 E Broad Street" dated May 21, 2018, hereafter "Site Plan". The two (2) new buildings are a six (6) dwelling unit apartment building and a three (3) dwelling unit carriage house. There is a carriage house located on the adjacent property to the west. The proposed uses are consistent and compatible with uses in the area and for location on E. Broad Street.

While certain AR, Apartment Residential districts permit Bed and Breakfast uses because they permit Boarding Houses, the AR-O district doesn't permit a Boarding House, thus a use variance is required, even though the AR-O district is comparable and, in some aspects, a more intense use district than the other AR districts.

The Applicant has a hardship warranting a variance in that there is no zoning district to which the site could be rezoned to permit the proposed combination of uses. Standards variances are requested for which there is a practical difficulty with compliance to reuse the commercially built and used portions of the building for new uses consistent with location on a major commercial corridor and many similar uses in the area. The proposed standards variances are reasonable and characteristic of the E. Broad Street corridor, are not substantial, will permit uses common to the E. Broad Street corridor, do not alter the essential character of the neighborhood nor impact the delivery of government services.

Applicant requests the following variances:

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit a Bed and Breakfast with six (6) rooms and a 450 square foot commercial office in 973 E Broad Street and to permit a three (3) dwelling unit carriage house and a six (6) dwelling unit apartment building.
- 2). Section 3333.16, Fronting, to permit the carriage house to not front on a public street.
- 3). Section 3333.18(D), Building Lines, to reduce the Hoffman Avenue calculated building setback line from 18.5 feet to three (3) feet.
- 4). Section 3333.24, Rear Yard, to permit site development as depicted on the Site Plan, thereby not having 25% rear yard for each building.

5). Section 3312.21(D)(1), Landscaping and Screening, to not provide parking lot screening and to not provide a four (4) foot landscaped area along the west property line of the parking area.

6). Section 3312.27(3), Parking Setback Line, to reduce the Hoffman Avenue parking setback from 18.5 feet to six (6) feet.

7). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce required parking from 16 spaces to 11 spaces.

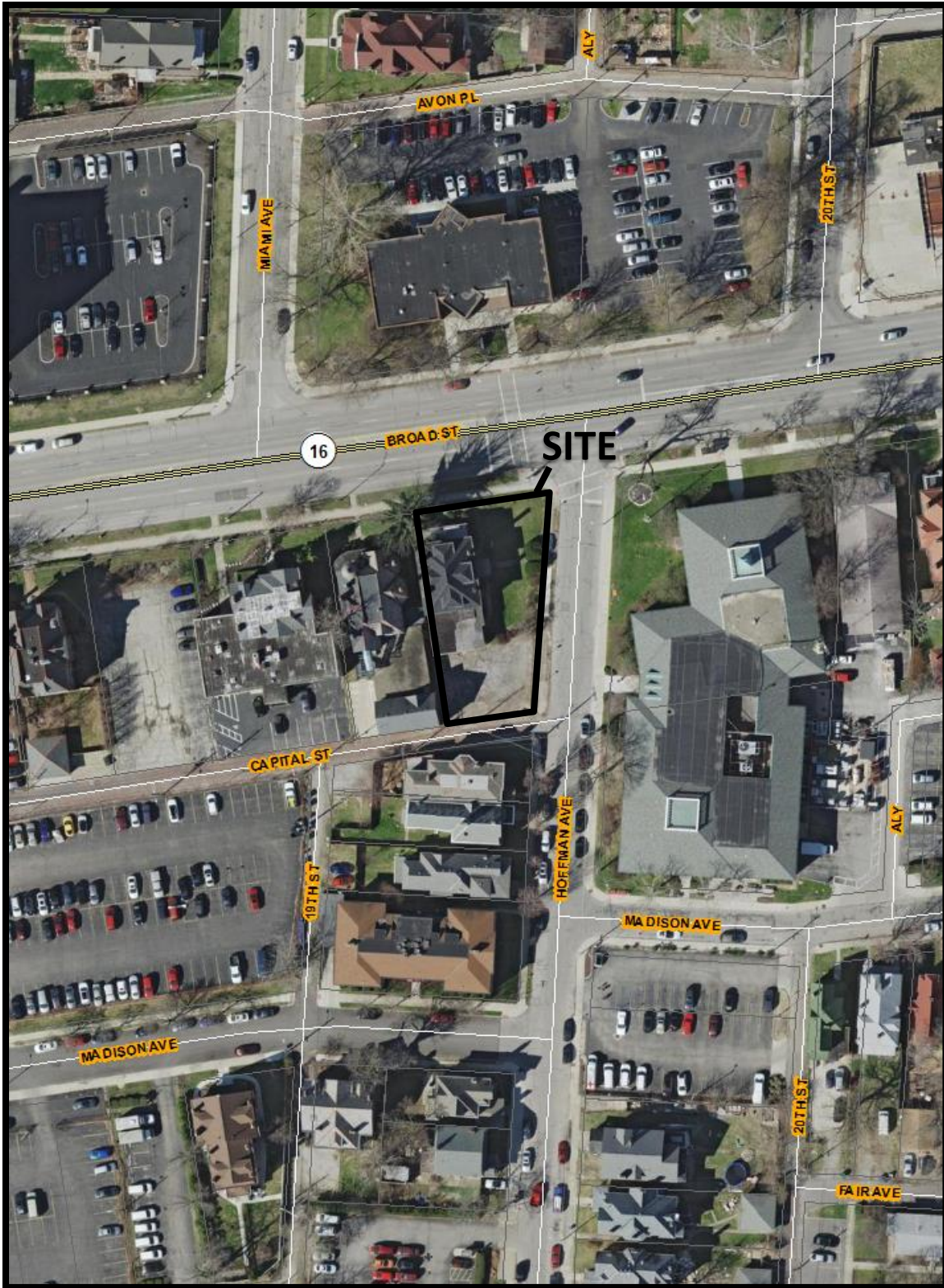
8). Section 3321.05(A)(1),(B)(1), Vision Clearance, to reduce the clear vision triangle for the Hoffman Avenue curbcut from 10'x10' to 6'x10' (north side) and 8'x10' (south side) and to reduce the clear vision triangle at the intersection of E. Capital Street (16') and Hoffman Avenue from 10'x10' to 7'x7'.

9). Section 3321.01 - Dumpster area, to permit a dumpster located behind a parking space without independent access and maneuvering area, to be serviced by private refuse hauler.

-----  
05-21-18







CV18-009  
973 East Broad Street  
Approximately 0.26 acres

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number:

CV18-009

Address:

973 East Broad Street

Group Name:

Midnight Blue, LLC

Meeting Date:

May 10, 2018

Specify Case Type:

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

Recommendation:  
(Check only one)

- Approval
- Disapproval

**NOTES:**

---



---



---



---



---



---

Vote:

7-3-1

Signature of Authorized Representative:

*Matthew D. Paul*  
SIGNATURE

CHAIR - NEAC  
RECOMMENDING GROUP TITLE

614-582-3053  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

STEVEN R. SCHOENY  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### HISTORIC RESOURCES 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:** 973 East Broad Street 18<sup>th</sup> & East Broad Street Historic District  
**APPLICANT'S NAME:** Midnight Blue LLC. c/o Laurie Gunzelman (Applicant) Dixie L. Foley AFDT (Owner)

**APPLICATION NO.:** 18-5-11 **COMMISSION HEARING DATE:** 5-17-2018

The German Village 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.

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Upon review of Application #18-5-11, 973 East Broad Street, 18<sup>th</sup> & East Broad Street Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1). Section 3333.04, Permitted Uses in AR-O Apartment Office District, to permit a Bed and Breakfast with six (6) rooms and a 450 square foot commercial office in 973 E Broad Street and to permit a three (3) dwelling unit carriage house and a six (6) dwelling unit apartment building.
- 2). Section 3333.16, Fronting, to permit the carriage house to not front on a public street.
- 3). Section 3333.18(D), Building Lines, to reduce the Hoffman Avenue calculated building setback line from 18.5 feet to three (3) feet.
- 4). Section 3333.24, Rear Yard, to permit site development as depicted on the Site Plan, thereby not having 25% rear yard for each building.
- 5). Section 3312.21(D)(1), Landscaping and Screening, to not provide parking lot screening and to not provide a four (4) foot landscaped area along the west property line of the parking area.
- 6). Section 3312.27(3), Parking Setback Line, to reduce the Hoffman Avenue parking setback from 18.5 feet to six (6) feet.





- 7). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce required parking from 16 spaces to 11 spaces.
- 8). Section 3321.05(A)(1),(B)(1)(2) Vision Clearance, to reduce the clear vision triangle for the Hoffman Avenue curbcut from 10'x10' to 10'x 5'; to reduce the clear vision triangle at the intersection of E. Capital Street (16') from 10'x10' to 6'x6', and to reduce the clear vision triangle at the corner of E. Broad Street and Hoffman Avenue from 30'x30' to 25'x25'.
- 9). Section 3321.01, Dumpster area, to permit a dumpster located behind a parking space without independent access and maneuvering area.

MOTION: Henry/Stiers (4-0-0) 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.

*Historic Preservation Office* 

Historic Preservation Office

**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 Number: CV18-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)  
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

<p>1. Midnight Blue, LLC 960 Hunter Avenue Columbus, Ohio 43201 # of Columbus Based Employees: 2 Contact: Chad Seiber (480) 652-8455</p>	<p>2. Dixie L. Foley, AFDT 2683 Floribunda Drive Columbus Ohio 43209-3117 # of Columbus Based Employees: 0 Contact: Dixie L. Foley (614) 371-5309</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 20th day of February, in the year 2018

Stacey L. Danza  
SIGNATURE OF NOTARY PUBLIC

11-5-2018 Notary Seal Here  
My Commission Expires



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

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