

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

Application No. CV23- 033

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 Exhibit B

Signature of Applicant

30 German Village, LLC
by Donald B. Perry, Agent

Date

3/24/2023

Signature of Attorney

Donald Perry

Date

3/24/23

Exhibit B

Statement of Hardship

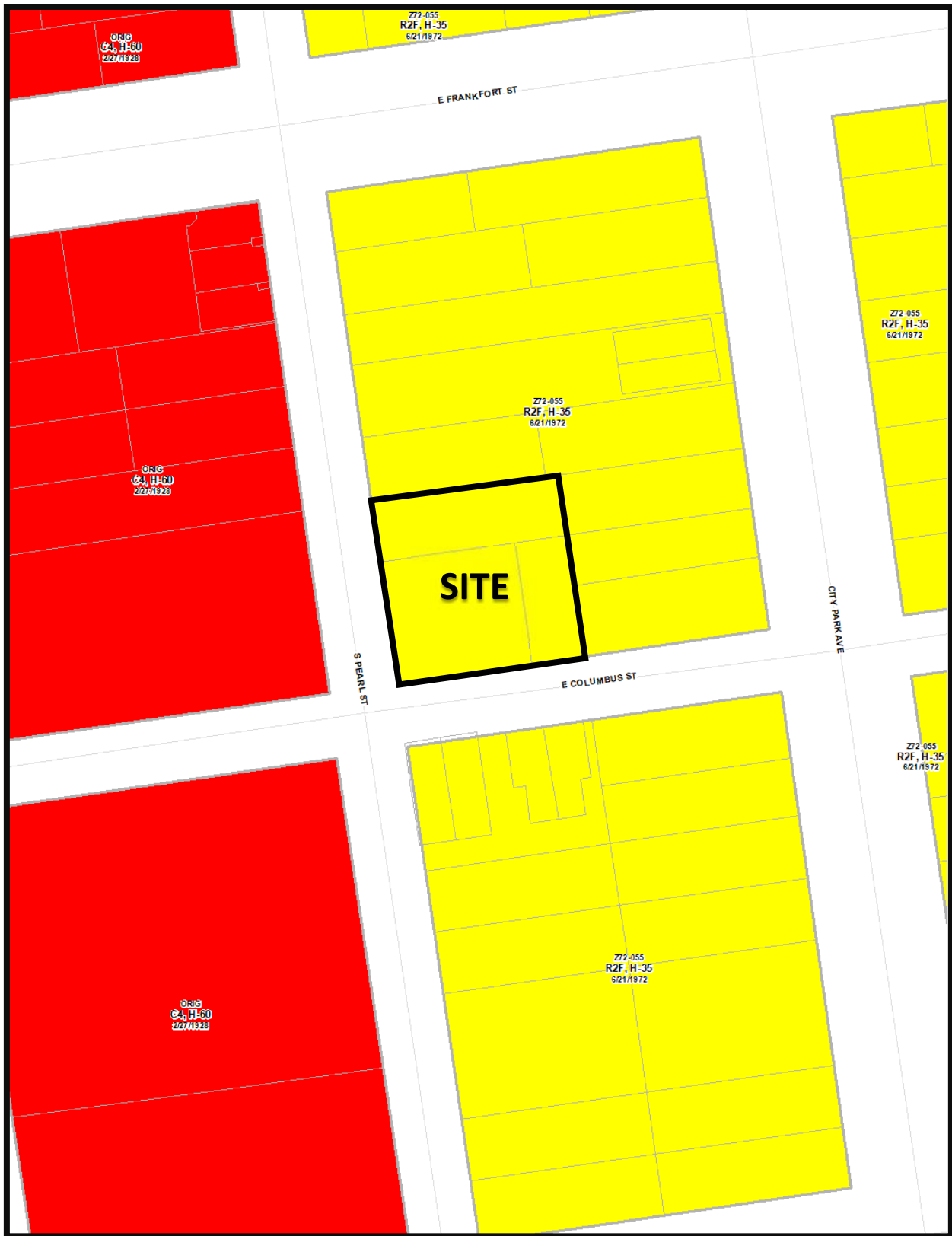
CV23-033, 30 East Columbus Street, Columbus, OH 43206

The 0.21 +/- acre (8,798 SF +/-) site, located at the northeast corner of E. Columbus Street and S. Pearl Street, is zoned R-2F, Residential and is located in German Village. The site consists of three (3) tax parcels: 010-029014, 010028995 and 010-029012, addressed as 30 E Columbus Street, 40 E Columbus Street and 762 S Pearl Street. Each parcel is developed with a building with non-residential uses of record (see permit history) and 30 E Columbus Street has a six (6) space parking lot. Applicant proposes to change the use of all three (3) buildings to single family dwellings and combine the three (3) tax parcels, resulting in 3 detached single family dwellings on one (1) parcel.

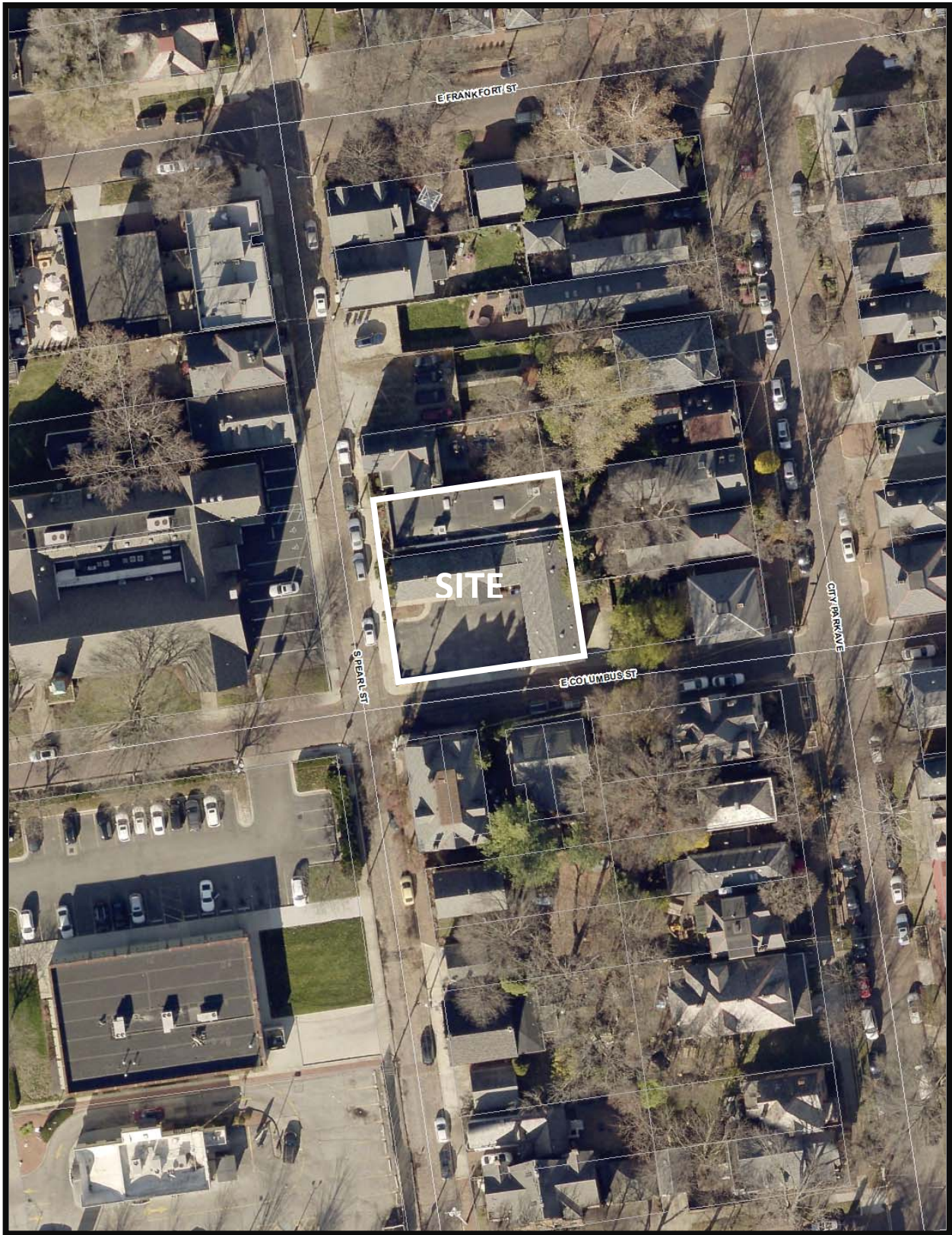
Applicant has a hardship and practical difficulty with compliance with the R-2F district because there is no zoning district that permits three (3) detached single family dwellings on one parcel, The buildings and parking are existing and the site is in the German Village Historic district, thereby requiring the preservation of the buildings. For purposes of the following code citations E Columbus Street (30') will be treated as the front.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F Residential District, to permit three (3) single family dwellings on one (1) parcel.
- 2). Section 3332.18, Basis of Computing Area, to increase lot coverage from 50% to 58%.
- 3). Section 3332.19, Fronting, to permit three (3) single family dwellings on one (1) parcel without street frontage (E Columbus Street, 30' ROW; S. Pearl Street, 33' ROW).
- 4). Section 3332.25, Maximum Side Yards Required, to reduce maximum side yard from 16' to 4', which reflects the side yards of the existing buildings.
- 5). Section 3332.26, Minimum Side Yard Required, to reduce the east side yard from 5' to 1' and the west side yard from 5' to 3', which reflects the side yards of the existing buildings.
- 6). Section 3332.27, Rear Yard, to reduce Rear Yard (north yard) from 25% of lot area to 0%, as depicted on Site Plan.



CV23-033
30 E. Columbus St.
0.21 Acres



CV23-033
30 E. Columbus St.
0.21 Acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 30 Columbus St., 40 Columbus St., and 762 Pearl St.

APPLICANT'S NAME: GUNZELMAN architecture + interiors (Applicant)/ 30 German Village LLC (Owner)

APPLICATION NO.: GV-23-05-028A

MEETING OR STAFF APPROVED DATE: 06-21-23 **EXPIRATION:** 06-21-24

The German Village 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 & 3319 and the architectural guidelines:

- Approved: Commission** or **Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/variance per APPROVED SPECIFICATIONS
 Recommended or **Not Recommended**

Application # GV-23-05-028 was divided into items 'A' and 'B' for clarity of review and the following motions were made, votes taken, and results recorded:

MOTION to split Application GV-23-05-028 into two parts: Thiell/Foley (5-0-0) APPROVED

GV-23-05-028A

Recommend application GV-23-05-028A, 30 Columbus St., 40 Columbus St., and 762 Pearl St., as submitted:

Variance Recommendation

- Section 3332.14, R-2F Residential District, to permit (1) building with three (3) dwelling units on parcel.
- Section 3332.18, Basis of Computing Area, to increase lot coverage from 50% to 58%.
- Section 3332.19, Fronting, to permit three (3) dwelling units on one (1) parcel without street frontage (E Columbus Street, 30' ROW; S. Pearl Street, 33' ROW).
- Section 3332.26, Minimum Side Yard Required, to reduce the north side yard from 5' to 1' and the east side yard from 5' to 1'.
- Section 3332.27, Rear Yard, to reduce Rear Yard from 25% of lot area behind each building to existing Rear Yard (0%), as depicted on Site Plan

MOTION: Thiell/Foley (5-0-0) RECOMENDED.

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.


James A. Goodman, M.S.
Historic Preservation Officer

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Date Issued: 06/30/2023

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-033

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, 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)

<p>1. 30 German Village, LLC; 501 Morrison Rd, Ste 100, Gahanna, OH 43230; # Cols-based emps: Zero (0) Contact: Theresa Flais, (614) 369-4002</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20th day of October, in the year 2023

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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