



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

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...

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...

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...

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

11/1/16

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

CV16-073

868 Ingleside Avenue, Columbus, OH 43215

The site (PID: 010-009443) is 0.98 acres located on the west side of Michigan Avenue, 70 +/- feet north of Buttles Avenue. The property is presently zoned M, Manufacturing but rezoning application Z16-073 is pending to rezone the site to the AR-2, Apartment Residential District for development of a 40 dwelling unit, two (2) building apartment complex as depicted on the submitted site plan, ("Ingleside Apartments II, 868 Ingleside Avenue", 6/28/2017, hereafter "Site Plan". This Council Variance application is submitted in conjunction with the pending rezoning application for variances, as noted below.

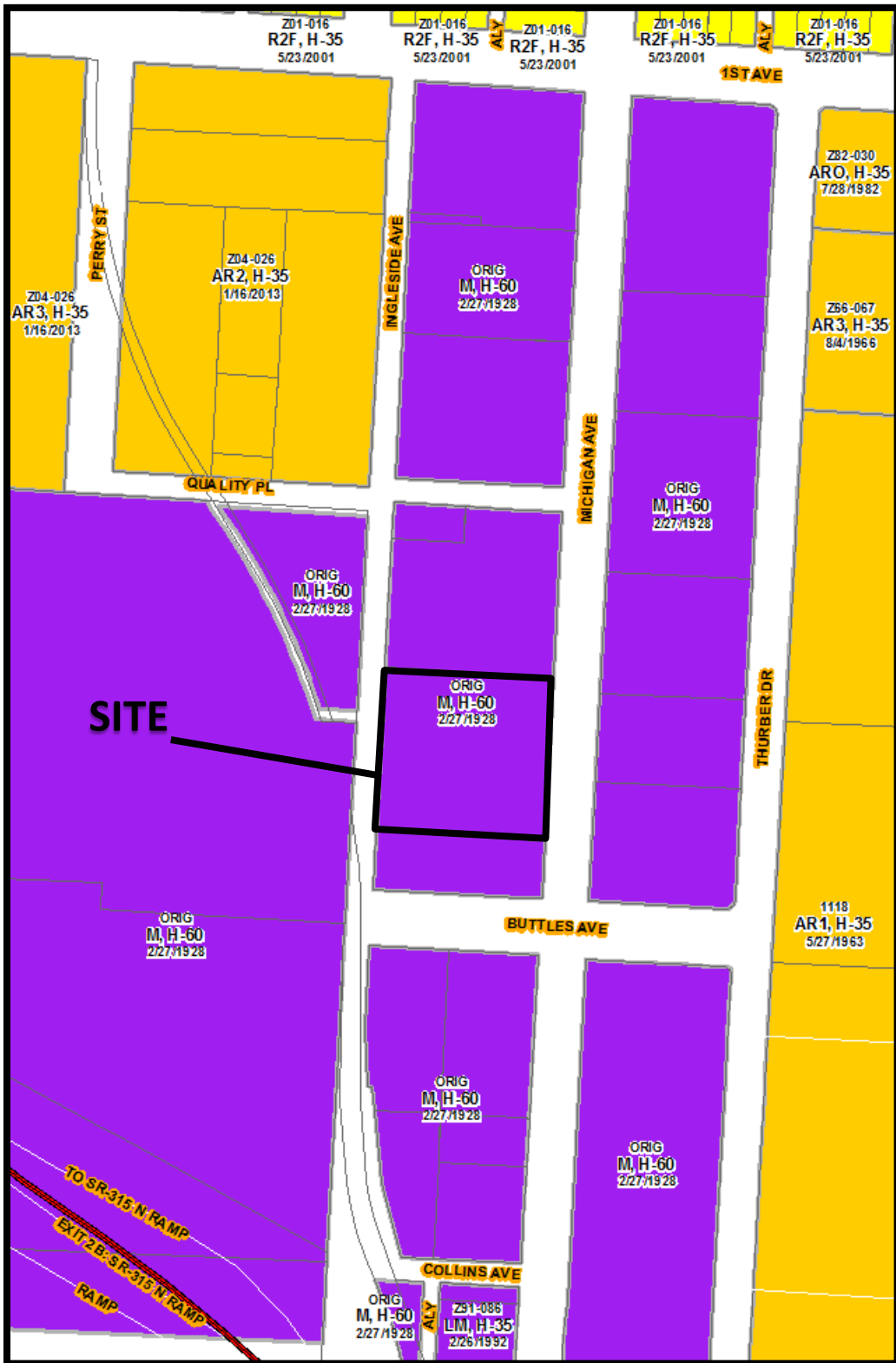
"Perimeter Yard" (3333.255) is a perimeter green setback. On large greenfield sites, perimeter yard works well to provide perimeter green space up to the maximum 25' width. However, perimeter yard wasn't contemplated for urban redevelopment sites and many urban redevelopment sites for multi-family development have a single building per parcel and are therefore subject to "Rear Yard" rather than Perimeter Yard. To reduce the scale by using two (2) buildings, the site is subject to Perimeter Yard. Applicant requests a variance to perimeter yard to reflect the urban conditions of the site. Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The yard and parking variances requested are representative and typical of urban development and the redeveloping area.

There is an existing monopole telecommunications antenna and equipment building located at the northwest corner of the site, as noted on the Site Plan. The City of Columbus approved the installation of the monopole telecommunications antenna and equipment building by plan number EN99-0915, dated July 6, 1999 under M, Manufacturing zoning. With the site being rezoned to the AR-2 district (Z16-073), variances are included in this variance application to permit the facility and height of the monopole in the AR-2 district.

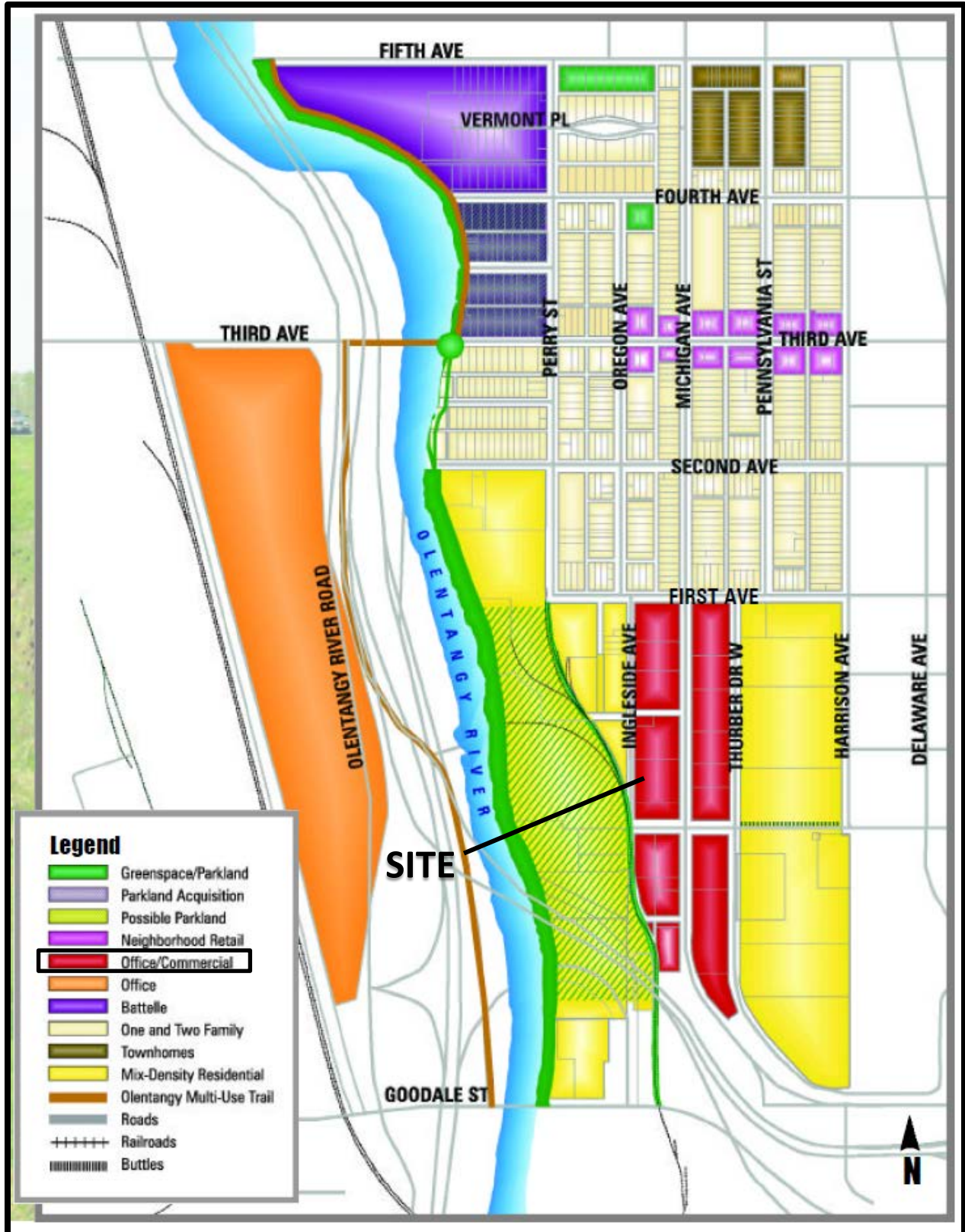
Applicant requests the following variances:

- 1) Section 3333.025, AR-2, Apartment Residential District, to permit a 120 foot monopole telecommunication antenna and equipment building at the northwest corner of the site, as depicted on the site plan.

- 2) Section 3309.14, Height Districts, to permit a 120 foot monopole telecommunication antenna in the H-35 height district.
- 3) Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 60 spaces (1.5/DU) to 54 spaces (1.35/DU).
- 4) Section 3333.18 (F), Building Lines, to reduce the Michigan Avenue building setback from the calculated setback of 20' to 8'.
- 5) Section 3333.255, Perimeter Yard, to reduce the perimeter yard from 20.4' to 0', 2' and 0' on the north, south and west sides of the site for pavement, building, dumpster and the existing cell tower area, all as depicted on the Site Plan.



CV16-073
868 Ingleside Avenue
Approximately 0.98 acres



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Approximately 0.98 acres



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Approximately 0.98 acres



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

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

Case Number: CV16-073, Z16-073
Address: 868 Ingleside
Group Name: Harrison West Society
Meeting Date: 2-15-17

- Specify Case Type:
[] BZA Variance / Special Permit
[X] Council Variance
[X] Rezoning
[] Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)
[X] Approval
[] Disapproval

NOTES: Both the variances and rezoning requests have been approved by the Harrison West Society.

Vote: 18 in favor, 12 opposed

Signature of Authorized Representative: [Signature]
Chair, Planning and Development
RECOMMENDING GROUP TITLE
614-975-9977
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.

Maret, Michael J.

From: David Perry <dave@daveperryco.net>
Sent: Wednesday, July 05, 2017 12:15 PM
To: Maret, Michael J.
Subject: FW: Rezoning/variance: 868 Ingleside (Z16-073/CV16-073)

Michael:

Please see following updated response/recommendation (approval) from Harrison West Society/Jacob Sukosd regarding the addition of the citations for the monopole antenna/equipment building (existing) to CV16-073. Please include this email with the exhibits to the variance ordinance. Thank you.

Dave

Dave Perry

We've Moved! (Effective February 20, 2017)

David Perry Company, Inc.
Zoning/Real Estate Development Consultants
411 East Town Street, 1st Floor
Columbus, OH 43215

Mobile: (614) 353-0005 / Fax: (614) 228-1790
Email: dave@daveperryco.net

(Email, office phone and fax are the same).

From: Jacob Sukosd [mailto:jake_osu@hotmail.com]
Sent: Wednesday, July 05, 2017 10:28 AM
To: David Perry
Cc: Paul Pardi (pardi@sbi360.com)
Subject: Re: Rezoning/variance: 868 Ingleside (Z16-073/CV16-073)

David and Paul,
Since we approved this application with the site plan including the antenna equipment, and the preference by the Society is that the property be re-zoned, we will not need to re-vote on this. You still have the support of the Harrison West Society for this application with these additional variances.

Let me know if you need anything else,
Jacob Sukosd
Harrison West Society
Chair, Planning and Development Committee



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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 # CV16-073

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

Table with 2 columns and 2 rows. Row 1: 1. Pickett Companies, 88 East Broad Street, Suite 1750, Columbus, Ohio 43215, # of Columbus Based Employees: 0, Contact: Scott Pickett (614) 264-4400; 2. Ingleside and Buttles, LLC, 88 East Broad Street, Suite 1750, Columbus, Ohio 43215, # of Columbus Based Employees: 0, Contact: Scott Pickett (614) 264-4400. Row 2: 3. (blank), 4. (blank).

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 13th day of June, in the year 2017

Signature of Stacey L. Danza
Notary Public

11-5-2018
My Commission Expires
Notary Seal Here



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

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