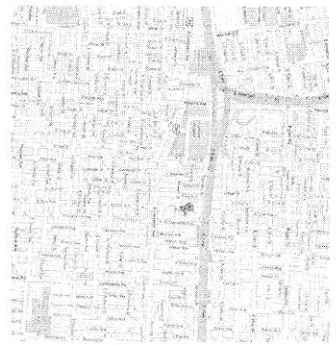


A SITE PLAN



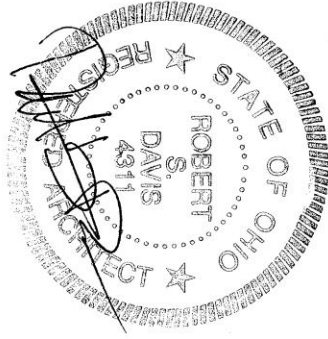
B LOCATION PLAN

**SITE PLAN NOTES**

- ZONING DISTRICT: R-3 - RESIDENTIAL DISTRICT
- SITE AREA: 18,476 S.F.
- HEIGHT OF NEW ADDITION:  
MAXIMUM: 16 FEET  
ACTUAL: 3.65 FEET
- REQUIRED FRONT YARD SETBACK:  
MINIMUM: 0 FEET  
ACTUAL: 0 FEET
- REQUIRED SIDE YARD SETBACK:  
LOT WIDTH X 20% = 123x20% = 24.6'
- REQUIRED REAR YARD SETBACK:  
LOT AREA X 25% = 18476 SF X 25% = 4619 SF  
ACTUAL REAR YARD AREA: 1,100 S.F.
- REQUIRED PARKING:  
PLACE OF ASSEMBLY (5,975/30): 200 CARS  
CLASSROOMS (6x23): 12 CARS  
OFFICE USE (17,480/300): 58 CARS  
TOTAL: 271 CARS

**REQUESTED VARIANCES**

- VARIANCE REQUEST NO. 1:  
REFERENCE CC332.025 - ALLOW A YOUTH CENTER TO OPERATE ON THIS SITE.
- VARIANCE REQUEST NO. 2:  
REFERENCE CC332.21 - REDUCE THE EAST SETBACK LINE TO 0'-0".
- VARIANCE REQUEST NO. 3:  
REFERENCE CC332.19 (D) - INCREASE REQUIREMENT FOR BUILDING FOOTPRINT FOR 50% OF LOT AREA TO 10%.
- VARIANCE REQUEST NO. 4:  
REFERENCE CC332.27 - REDUCE REAR YARD SETBACK A REDUCTION OF 75%.
- VARIANCE REQUEST NO. 5:  
REFERENCE CC332.28 - REDUCE REQUIRED ON-SITE PARKING FROM A REQUIREMENT OF 271 CARS TO 0 CARS (EXISTING CONDITION).
- VARIANCE REQUEST NO. 6:  
REFERENCE CC332.29 - REDUCE REQUIRED NUMBER OF LOADING SPACES FROM 1 TO 0 (EXISTING CONDITION).



*CV08-041 Final Received 4/15/09  
by Shannon F. Lane*

<p>PROJECT: OHIO AVENUE ADDITION/RENOVATION</p> <p>OWNER: DAVIS WINCE/LLP</p> <p>DATE: 04/15/2009</p>	
<p>PROJECT NO.: 0662-2009</p> <p>DATE: 04/15/2009</p>	<p>ZONE: ZONE ZDC</p> <p>VARIANCE: ZONING VARIANCE</p>
<p>SITE PLAN INFORMATION</p>	
<p>AO.1</p>	

CW08-041

City of Columbus | Department of Development | Building Services Division | 757 Gadya Avenue Columbus, Ohio 43224



**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 attached Hardship Statement

Signature of Applicant Steve Ustaw Date 12/29/08

**ADDITION TO: 657 SOUTH OHIO AVENUE  
HARDSHIP STATEMENT**

December 22, 2008

Directions for Youth and Families (Directions) is currently leasing the property owned by the City of Columbus (City) at 657 S. Ohio Avenue. The lease contains a provision that enables Directions to buy the property from the City should they opt to do so.

Directions is currently using the building to provide services directed at preventing children and teens from engaging in delinquent activity. These services include family counseling, education relating to drug and alcohol abuse, and leadership training.

The existing building (basement + two floors) can only be accessed by climbing twelve steps to the first floor level. From the first floor the only way to access the basement program areas, or the second floor offices and meeting area is by stairs.

This new entry addition is designed to provide accessibility (ADA) via elevator to all levels of the building by providing the primary entrance from the existing sidewalk level. This enables Direction's clients to enter without having to climb exterior steps that are exposed to the elements during inclement weather.

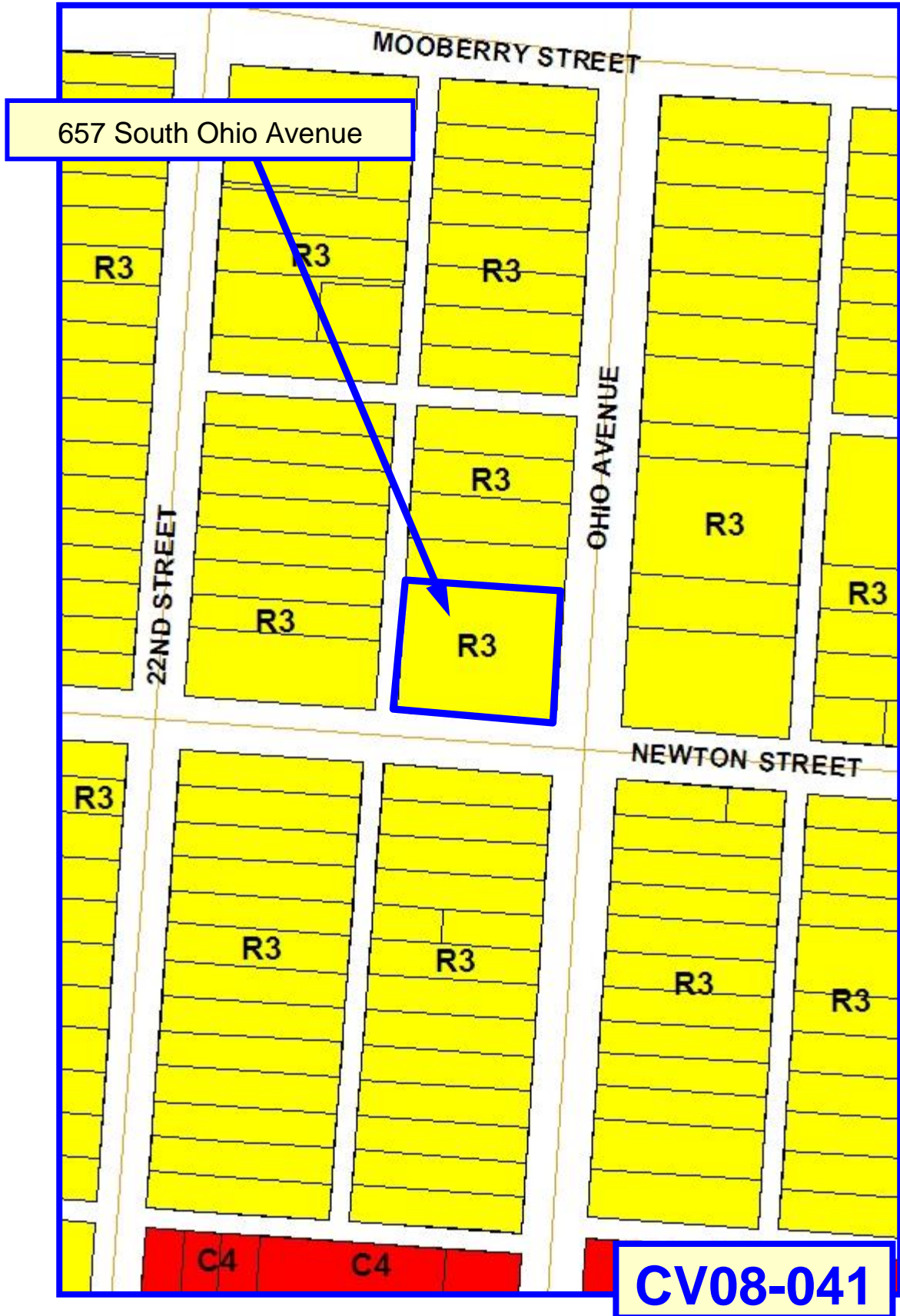
The variances being requested are:

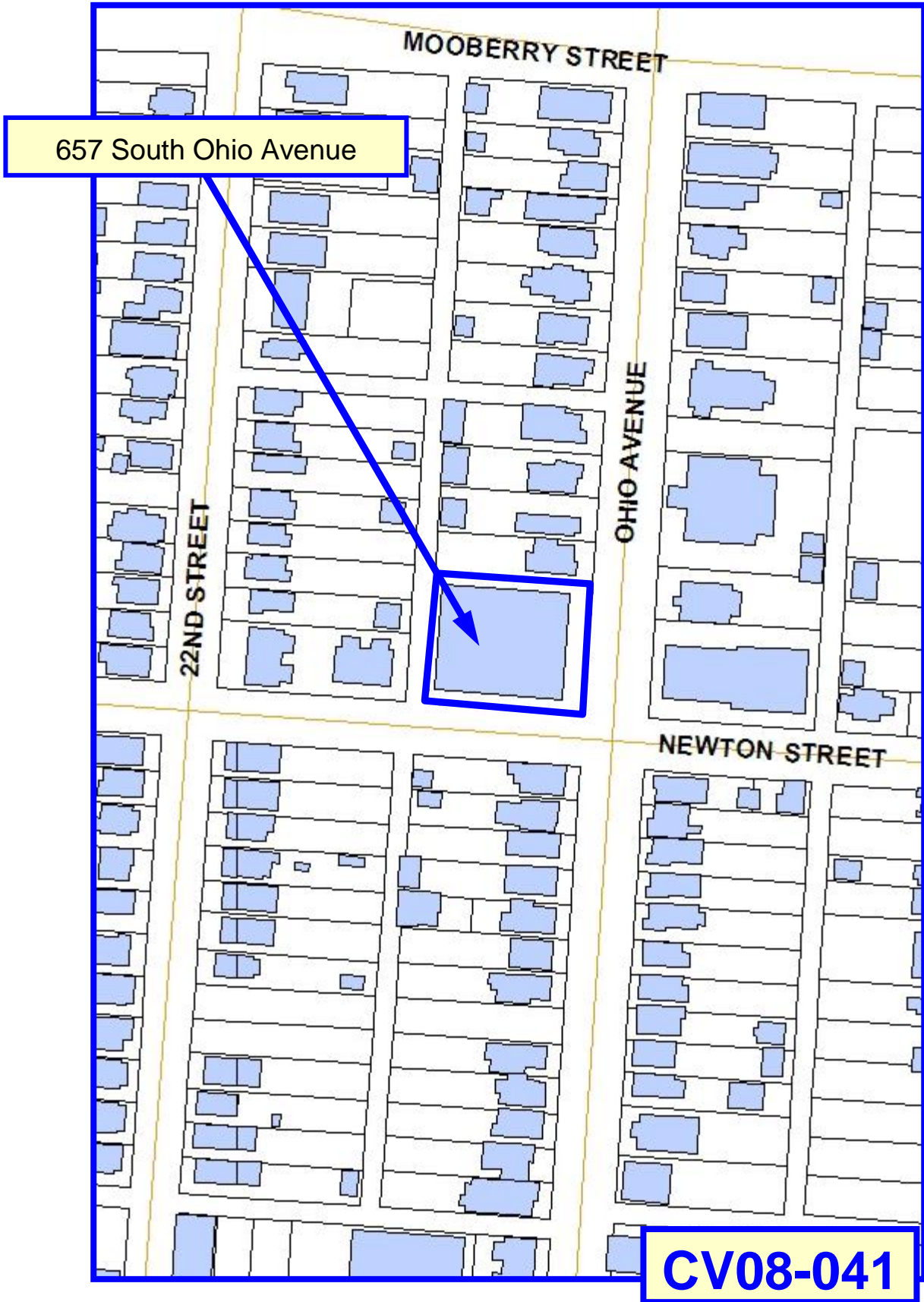
- A. **Change of Use Variance:** The first variance being requested is for a Change of Use. The existing non-conforming use was grandfathered according to the Columbus Department of Zoning. With the construction of the new addition, a new Change of Use variance is required and requested.
- B. **Front Yard Setback Adjustment Variance:** The second variance requested is for permission to build in the Front Yard Setback. The only practical location for this addition is in the front yard setback. Directions has received permission for this addition from Historic Resources Commission contingent of their approval of the exterior materials.
- C. **Obstruction Variance:** The third variance requested is because of the obstruction created by the new addition with respect to Newton Street.

Questions should be addressed to Directions' Agent:

Robert Davis  
Davis Wince, Ltd  
1466 Manning Parkway  
Powell, OH 43065  
614-785-0505

CV08-041





City of Columbus | Department of Development | Building Services Division | 757 Gadya Avenue Columbus, Ohio 43224

**STANDARDIZED RECOMMENDATION FORM**

FOR USE BY: AREA COMMISSIONS / CMC ASSOCIATIONS / ACCORD PARTNERS  
Livingston Ave. Area



GROUP NAME Commission MEETING DATE February 17, 2009

CASE NUMBER CV08-041 Case type  Council Variance  Rezoning

Directions for Youth &

ZONING ADDRESS 657 S. Ohio Ave. APPLICANT Families

PERSON(S) REPRESENTING APPLICANT AT MEETING Robert Davis, Board Member

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)  
Area commission see note at the bottom.

Applicant Response

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 3 Against 0

Signature / Title of Authorized Representative *Oliver Anderson* LAU-C zoning chair  
Daytime phone number (614) 214-2184

NOTE TO AREA COMMISSIONS; Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

**Certificate of Appropriateness**  
**HISTORIC RESOURCES COMMISSION**

*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 (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 657 South Ohio Avenue  
District

Old Oaks Historic

**APPLICANT'S NAME:** Robert Davis, Davis Wince, Ltd. (A)

City of Columbus (Owner)

**APPLICATION NO.:** 08-11- 7b

**HEARING DATE:** May 21, 2009

**EXPIRATION:** May 21, 2010

The Historic Resources 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 & 3117 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Recommend approval of the necessary variances for the property located at 657 South Ohio Avenue, Old Oaks Historic District, as indicated:

- CC3332.035—Use Variance to allow a Youth Center to operate on this site.
- CC3332.21—Reduce the east yard setback line to 0.0
- CC3332.27—Reduce rear yard setback from a required of 25% of site area to 5.95% ( a reduction of 76%)
- CC3332.18 (D)—Increase requirement for building footprint for 50% of lot area to 70%.
- CC3342.28—Reduce required on site parking from a requirement of 271 cars to 0 cars (i.e. existing condition)
- CC3342.29—Reduce Required number of loading spaces from 1 to 0 (i. e. existing condition)

**MOTION:** Gibboney/Clark (5-0-0) RECOMMEND APPROVAL

**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.

---

Randy F. Black  
Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV 08-041

Being first duly cautioned and sworn (NAME) ROBERT DAVIS, DAVIS WINCELL LTD  
of (COMPLETE ADDRESS) 1466 MANNING PARKWAY FOWELL OH 43065  
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>CITY OF COLUMBUS DEPT. FINANCE &amp; MGT 90 W. BROAD ST. COLUMBUS OH 43215 ATTEN: REAL ESTATE MGT OFFICE</p>	<p>DIRECTIONS FOR YOUTH &amp; FAMILIES 1515 INDIANOLA AVE COLUMBUS OH 43201 ATTEN: STEVE VOTAW</p>

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT [Signature]  
Subscribed to me in my presence and before me this 23<sup>rd</sup> day  
of December, in the year 2008  
SIGNATURE OF NOTARY PUBLIC [Signature]  
My Commission Expires: January 23, 2012

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



JENNIFER C. LEHNER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JANUARY 23, 2012