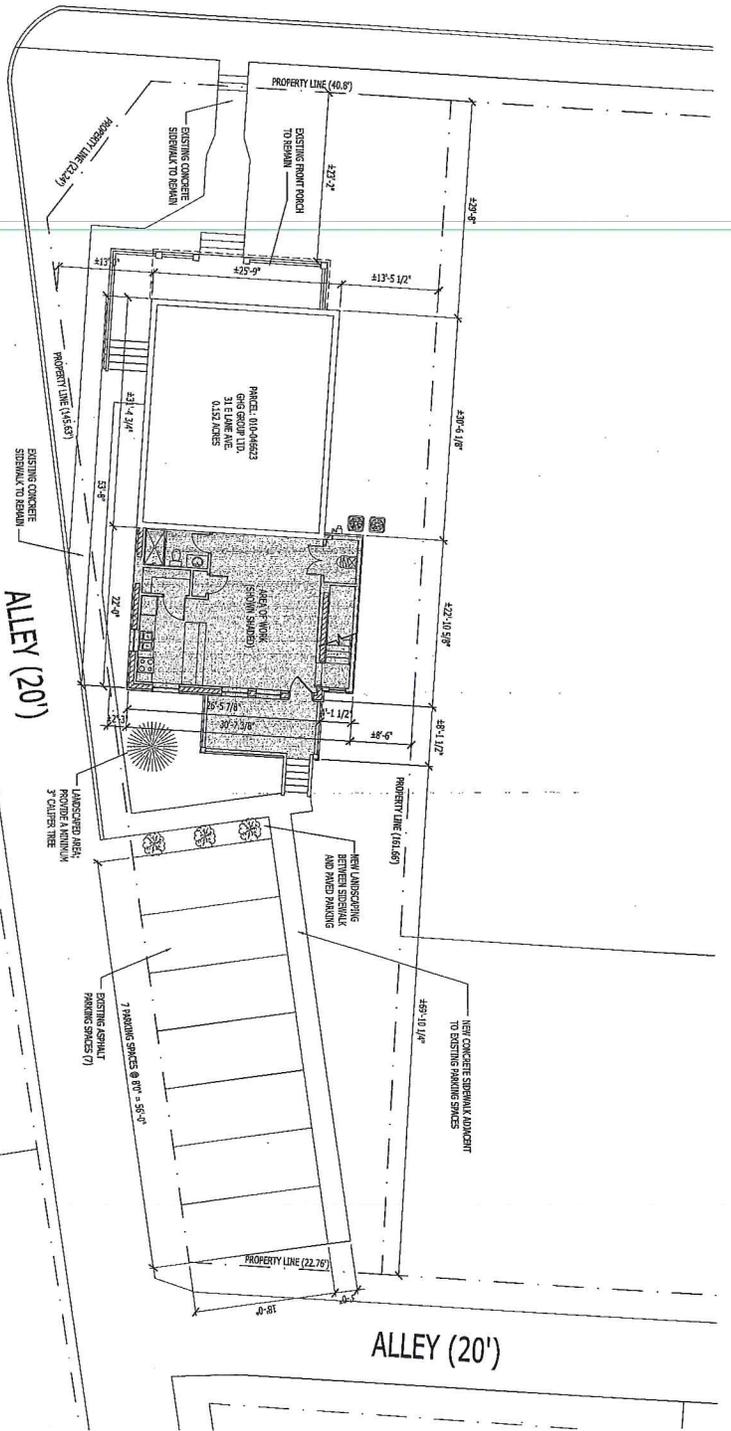


EAST LANE AVENUE (60')



A

Site Plan

1/8" = 1'-0"



This plan may be slightly adjusted to reflect engineering, topographical, other site data and/or architectural data developed at the time final development, engineering, architectural and/or landscaping plans are completed and submitted for final Site Compliance Plan approval and/or building permit. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

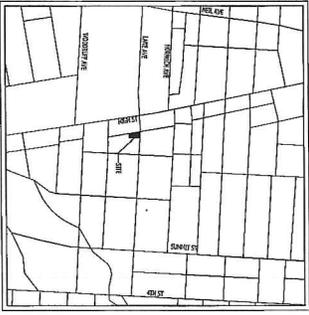
Signature: *Donald Frank*
 Donald Frank, Attorney for Applicant
 Date: 2/2/15

DATA TABLE	
PROJECT #	1015-046823-20
LOCATION	31 E Lane Ave.
ZONING	Commercial C1-2097-008, UO2
AREA	6,523 S.F. (0.152 AC)
EXISTING USE	2 BUNKER
PROPOSED USE	2 BUNKER / ADDITION OF ONE (1) BEDROOM
HEIGHT RESTRICTION	15'5"
PARKING (EXISTING)	2 TOTAL OF 3 SPACES + 4820' / 750' SIDEWALK

PROJECT DATA
 The project entails adding addition to existing two (2) family dwelling, 6,523 S.F. (0.152 AC) - later grading & drainage remains undisturbed.

SCOPE OF WORK
 Build second floor addition over existing rear one (1) story addition and add additional total of 794 S.F. new habitable condition; provide existing one (1) story addition (624 S.F.) with rear porch & existing two (2) family dwelling to match in height; (9) curb sidewalks at lot (2) family dwelling; no change of lots.

Location Map



Sheet 1 of 1

CV14-064

Site Plan and Data



zoning: 2B1C-02
 permit:
 bid:
 construction:
 revisions:

Variance Site Plan
31 E Lane Avenue
 Columbus, Ohio 43201
 Project Number: 2014-031

Buckeye Real Estate
 48 E. LANE AVENUE, COLUMBUS, OH 43201
 614.500.4727

Barnet Jaroline & Associates
 2501 Woodward Rd., Columbus, OH 43221
 614.500.4727

PHOTOGRAPHY
 © 2015
 1015-046823-20

CV14-064



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 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 Exhibit B

Signature of Applicant

Donald Plank

Date

12/11/14

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 all checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship

CV14- 064

31 East Lane Avenue

The parcel is zoned C-2, Commercial. A variance (CV97-008, Ordinance 877-97, passed April 27, 1997) permits ground floor residential use in the C-2. The second floor is an apartment. Applicant proposed to convert the ground floor to an apartment, thereby necessitating the 1997 application. Ordinance 877-97 is conditioned upon there being a maximum of seven (7) bedrooms in the building. The building is two (2) dwelling units today with a total of seven (7) bedrooms.

There is presently a one (1) story block addition on the rear (south) side of the building. Applicant proposes to build a second story over the existing one (1) story rear addition, provide a new stairwell for access and perform various interior and exterior remodeling of the one (1) story block addition. The second floor addition will provide an additional bedroom for the small two (2) bedroom second floor dwelling unit, in addition to expanded floor plan/living space. The proposed additional bedroom would make eight (8) total bedrooms (both dwelling units) at the property.

The site is located in the University Impact District, requiring review of the University Area Review Board (UARB) and is also in the Indianola Forest Historic District and, therefore, also within the review of the Historic Resources Commission (HRC). The UARB and HRC have both approved the proposed addition. The UARB and HRC recommendations are submitted with this application. Applicant's proposed addition will upgrade the appearance of the building.

Since a maximum of seven (7) bedrooms is a condition of Ordinance 877-97, this application is submitted to modify the maximum number of permitted bedrooms from seven (7) to eight (8). The building is an existing two (2) family dwelling permitted by Ordinance 877-97 and no change of use is proposed. But for the condition on maximum number of bedrooms, the building addition would be permitted.

The variance contained in Ordinance 877-97 is repeated in this application solely to consolidate applicable variances in one (1) new ordinance, in conjunction with modifying the request to change the number of permitted bedrooms from seven (7) to eight (8).

Applicant requests the following variance:

- 1) Section 3353.03, Permitted Uses, to permit ground floor residential use, and second floor residential use not located over a ground floor residential use, thereby permitting a two (2) dwelling unit building, including ground floor residential use, subject to there being no more than a total of eight (8) bedrooms in the two (2) dwelling units.



CV14-064
31 East Lane Avenue
Approximately 0.152 acres



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
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Susan Keeny*
1st Vice President
David Hegley
2nd Vice President
Sharon Young
Corr. Secretary
Terra Goodnight
Recording Secretary
Seth Golding*
Treasurer

January 21, 2015
TO: Eliza Thrush
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-1341
ecthrush@columbus.gov

RE: 31 East Lane Avenue
Council Variance: CV14-064

Jim Bach
Craig Bouska*
Ethan Hansen*
Joyce Hughes*
Jennifer Mankin
Brandyn McElroy
Colin Odden*
Charles Robol
Deb Supelak*
Richard Talbot*
Steve Volkmann*
Tom Wildman*

Dear Ms. Thrush:

This letter is to inform you that on January 21, 2015 the University Area Commission (UAC) voted to approve the request for Council Variance for the property located at 31 E. Lane Ave. The variance request revises the 1997 ordinance for this property that permitted residential use on the ground floor in a commercial zone, and, allows a maximum of seven (7) bedrooms. The applicant proposes to add a second story over the existing 1-story rear addition, bringing the total number of bedrooms on this site to eight (8). Variances included in the application are:

1. **Section 3353.03, Permitted Uses:** to permit a dwelling unit above a non-permitted use in the C-2 District & revise the maximum number of bedrooms permitted from seven (7) to eight (8) bedrooms.
2. **Section 3353.05(B), C-2 Dist. Development Limitations:** to permit a dwelling unit above a non-permitted use in the C-2 District.

It was noted that the applicant would be adding only one (1) additional bedroom to the property, and that there was adequate parking on site. One noted concern was that this project was in the Indianola Forest Historic District and that the majority of residents in this historic district might not have been contacted due to the requirement that only residents/property owners within 125 feet of the property in question need to be notified, per current zoning requirements. (*This is an issue that the Commission would like to address in the future*).

The Commission supported the variances being requested, citing that this project would improve a current property, would be an asset to the neighborhood, and that the applicant has a history of taking good care of the properties he has developed in the University District.

The Commission vote regarding the above requested council variance was: **For – 10; Against – 3; Abstentions – 1; Recused – 1. The motion to approve the above council variance passes.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

*Denotes Zoning
Committee member

CV14-064

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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 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: 31 East Lane Avenue Indianola Forest Historic District
APPLICANT'S NAME: Buckeye Real Estate (Applicant/Owner)

APPLICATION NO.: 14-6-14 a&b **HEARING DATE:** 6/19/14 **EXPIRATION:** 6/19/15

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:

Upon review of the complete packet of information and plans submitted, convert Application #14-6-14, 31 East Lane Avenue, Indianola Forest Historic District, to Final Review status following consultation with the Applicant and Property Owner.

MOTION: Morgan/Faust (5-0-0) APPROVED

Approve Application #14-6-14b, 31 East Lane Avenue, Indianola Forest Historic District, as submitted and with all clarifications noted.

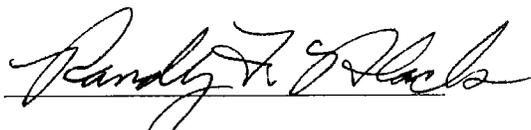
Add Second Story to Existing Addition—(North)

- Add second story rear addition to the existing contributing property per submitted elevations.
- Roof slopes/pitches on the second floor above the new entry to reflect the traditional sleeping porch appearance and be reflected in the revised elevations and plans.
- Final construction drawings to be submitted to the Historic Preservation Office staff for final review and approval in consultation with the established subcommittee of Commissioners Faust and Morgan.

MOTION: Morgan/Faust (5-0-0) APPROVED

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



University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

CERTIFICATE OF APPROVAL

property address	31 East lane Avenue
date	November 18, 2013
issued to	Bradley Blumensheid (Rhythm Architecture and Design)

On behalf of the University Area Review Board and pursuant C.C.3372.581(B), staff has reviewed the proposal for the said property and determines such work is consistent with the intent of the Review Board guidelines, past approvals, and/or procedures; therefore hereby issues this certificate for the following work:

To concur with the findings of the Historic Resource Commission for the exterior modifications to the main residence and site plan at 31 East Lane Avenue based on the review and approval at their 6/19/2014 hearing.

Daniel B. Ferdelman, AIA
University Area Review Board staff

**UNIVERSITY AREA
REVIEW BOARD**

Certificate of Approval

	10/31/2014
issued by	date

This is NOT a building permit.

This Certificate is issued with a good faith understanding that the work to be performed was represented completely, accurately, and truthfully. Before performing any work for which this Certificate has been issued, all other clearances and permits must be obtained from the Building Services Division at 757 Carolyn Avenue. This Certificate of Approval should accompany your application for a zoning clearance, registration certificate, building permit, or installation permit.

Delivered: mailed faxed picked-up BDS dwg.

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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 # CV14-064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich Street, FL 3, 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 formats:

- 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

1. GHG Group Ltd 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne Garland, (614) 294-0444 # of Columbus Based Employees: 0	2. Buckeye Real Estate 48 E. 15th Avenue Columbus, OH 43201 Contact: Wayne Garland, (614) 294-0444 # of Columbus Based Employees: 11
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before this 1st day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio

My Commission Expires: AUGUST 3, 2015

This Project Disclosure Statement expires 08/03/2015 after date of notarization.

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 all checks payable to the Columbus City Treasurer