



This Site Plan may be slightly adjusted to reflect engineering, independent of site data developed at the time final development and engineering plans were prepared. Any adjustments to the Site Plan shall be reviewed and may be subject to the City of Columbus Zoning Commission's review and approval. The applicant shall be responsible for the accuracy of the information provided and the applicant's compliance with the applicable zoning regulations and ordinances.

*David S. Perry, Architect*  
 David S. Perry, Architect  
 11-10-17

*Daniel Wade*  
 Daniel Wade  
 11-10-17

**SITE DATA TABLE - WEST SIDE (SUBAREA A):**

TOTAL PARKING SPACES REQUIRED:	1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
TOTAL PARKING SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
TOTAL NET ASK:	0.50
NO. BUILDINGS:	2 RESIDENTIAL + 1 GARAGE BUILDING
BUILDING COVERAGE:	828 SQ. FT. (CASE LOT COVERAGE)
PARKING SPACES:	2 PER TO SURFACE PARKING SPACES = 1 TREE
TOTAL SPACES REQUIRED:	1.5 SPACES/VEHICULAR UNIT = 14
TOTAL SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
HANDICAPPED SPACES REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)

**SITE DATA TABLE - WEST SIDE (SUBAREA A):**

TOTAL PARKING SPACES REQUIRED:	1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
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HANDICAPPED SPACES REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)

**SITE DATA TABLE - EAST SIDE (SUBAREA B):**

TOTAL PARKING SPACES REQUIRED:	1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
TOTAL PARKING SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
TOTAL NET ASK:	0.50
NO. BUILDINGS:	2 RESIDENTIAL + 1 GARAGE BUILDING
BUILDING COVERAGE:	828 SQ. FT. (CASE LOT COVERAGE)
PARKING SPACES:	2 PER TO SURFACE PARKING SPACES = 1 TREE
TOTAL SPACES REQUIRED:	1.5 SPACES/VEHICULAR UNIT = 14
TOTAL SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
HANDICAPPED SPACES REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)

**SITE DATA TABLE - EAST SIDE (SUBAREA B):**

TOTAL PARKING SPACES REQUIRED:	1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
TOTAL PARKING SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
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TOTAL SPACES PROVIDED:	2 SURFACE SPACES (SEE THE PLAN)
HANDICAPPED SPACES REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)

**GRAPHIC SCALE**  
 1" = 10' HORIZ.  
 1" = 10' VERT.

**ADVANCED CIVIL DESIGN**  
 1112 OAK STREET  
 COLUMBUS, OHIO 43215  
 (614) 462-7764  
 WWW.ADVANCEDCIVILDESIGN.COM

**CITY OF COLUMBUS, OHIO**  
 ZONING VARIANCE PLAN  
 FOR  
 1112 OAK STREET

DATE REVISION BY  
 11/15/17  
 SHEET 1 / 1

**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 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

**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 discovered after your application is approved, a new application 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'

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Signature of Applicant: Donald Plank Date: 8/28/17  
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date: 8/28/17  
Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date: 8/28/17  
CV17-063

**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**

#### **CV17-063, 1112 Oak Street, Columbus, OH 43205**

The site is a total area of 0.675 +/- undeveloped acres with 0.338 +/- acres at the northwest corner of East Oak Street and South Ohio Avenue (Subarea A) and 0.337 +/- acres located at the northeast corner East Oak Street and South Ohio Avenue (Subarea B). The site is zoned R-3, Residential. Residential uses in the area include a broad range of uses including single-family, two-family, multi-family uses, as well as commercial uses. Applicant proposes to build a total of nine (9) dwelling units on Subarea A, consisting of an eight (8) dwelling unit townhouse building and a detached dwelling. Applicant proposes to build a total of ten (10) dwelling units on Subarea B, consisting of a four (4) unit and six (6) building. The dwelling units will be approximately 1,400 SF each. Parking will be provided with a combination of garage spaces and surface parking. All parking is designed to be access from abutting rear alley's. On-street parking is also available. Applicant plans to sell the dwelling units as condominiums. A site plan ("Site Plan") depicting the proposed development is enclosed.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses, development of new housing and increased home ownership. The proposed development addresses all three (3) recommendations.

Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not also need variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3332.035, R-3 Residential District, to permit site development of Subarea A and B with nine (9) and ten (10) dwelling units (condominiums), respectively, as depicted on the Site Plan.
- 2). Section 3309.14, Height Districts, to permit the height of the dwelling units to be 38 feet in the H-35 Height District, as measured in Section 3308.08, Letter H, Height.
- 3). Section 3312.21(D)(1), Landscaping and Screening, to permit three (3) foot tall parking lot screening of residentially zoned property in both Subareas A and B rather than five (5) foot tall screening.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 15 spaces to 14 spaces in Subarea B.

5). Section 3321.05(B)(2), Vision Clearance, to reduce the 30' clear vision triangle at the intersection of S. Ohio Avenue and Oak Street to a 10' clear vision triangle for both Subarea A and B.

6). Section 3332.21(D),(E), Building Lines, to reduce the S. Ohio Avenue building setback line from ten (10) feet to five (5) feet for both Subarea A and B, and to reduce the Oak Street building setback from 10 feet to 5 feet for Subarea A and from 15 feet to 5 feet for Subarea B.

7). Section 3332.25, Maximum Side Yards Required, to reduce the Subarea A maximum side yard from sixteen (16) feet to ten (10) feet and to reduce the Subarea B maximum side yard from sixteen (16) feet to twelve (12) feet.

8). Section 3332.38(G), Private Garage, to increase the ridge height of the detached garages from 15 feet to 20 feet in both Subarea A and B.

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CV17-063  
1112 Oak Street  
Approximately 0.67 acres



CV17-063  
1112 Oak Street  
Approximately 0.67 acres

# Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number CV17-063

Address 1112 Oak Street 43205

Group Name 1102 Oak Street, LLC

Meeting Date 11/9/17

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

**NOTES:**

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

Vote 10-1-1

Signature of Authorized Representative Kathleen P. Bailey

Recommending Group Title CHAIR - NEAR EAST AREA Comm.

Daytime Phone Number 614-582-3053

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

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DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

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Scott Messer, Director
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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 # CV17-063

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm)

Being first duly cautioned and sworn (NAME)

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 containing property owner information. Row 1: 1. 1102 Oak St, LLC; 2. Gallas Zadeh Development, LLC. 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 28th day of August, in the year 2017

Signature of Notary Public: Stacey L. Danza

My Commission Expires 11-5-2018

Notary Seal Here



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

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