

PROJECT INFORMATION

SITE ADDRESS:

1563 GREENWAY AVE, COLUMBUS, OH 43203

PARCEL NUMBER: 0100011712

PROJECT DESCRIPTION:

3 STORY STACKED RESIDENTIAL TRIPLEX

OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP R2F

AREA CALCULATIONS:

TOTAL LOT AREA: 4,110 SQ. FT. (0.09 ACRES)
 BUILDING FOOTPRINT: 910.08 SQ. FT.
 BLDG. LOT COVERAGE: 22%
 REAR YARD AREA: 2,657.7 SQ. FT.
 SIDE YARD AREA: 227.52 SQ. FT.

3 PARKING SPACES: 9' X 18' EACH
 HEATED SQ. FTG.: 668 SQ. FT. EACH

TOTAL HEATED SQ. FTG.: 2,004 SQ. FT.

SETBACKS (VARIANCE REQUESTED)

PROVIDED:	REQUIRED:
FRONT: 21.50'	21.50'
EAST SIDE: 5.80'	3.00'
WEST SIDE: 5.80'	3.00'

PARKING SPOTS (VARIANCE REQUESTED):

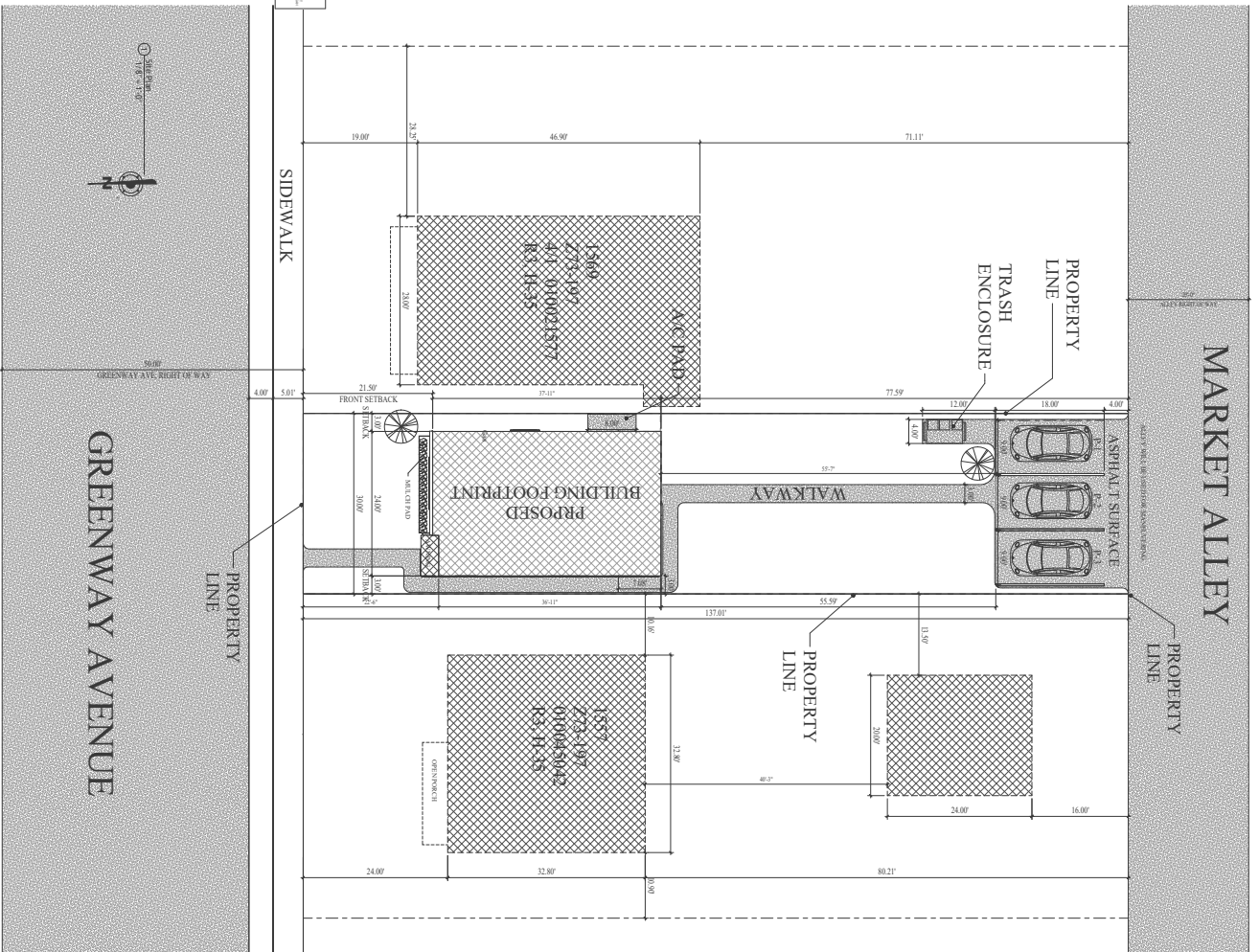
SPOTS REQUIRED: 6
 SPOTS PROVIDED: 3

BUILDING HEIGHT:

REQUIRED: 35'-0"
 PROPOSED: 34.75'

Scale: 1/8" = 1'-0"

06/09/2024



www.autodesk.com/revit

Consultant	
Address	Address
Address	Address
Address	Address
Phone	Phone
Consultant	
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Consultant	
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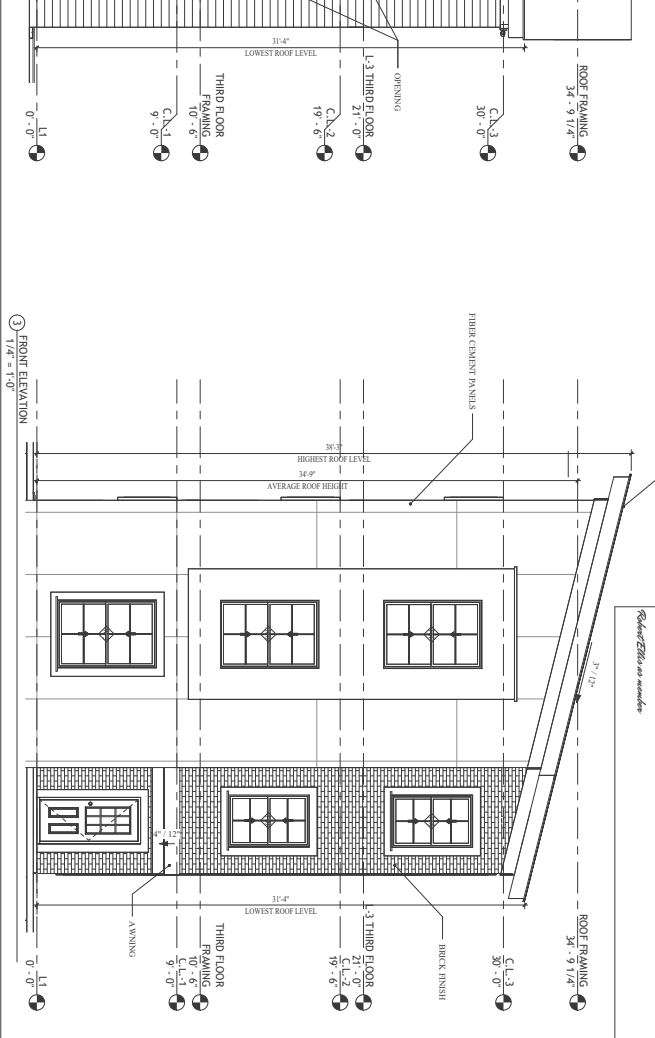
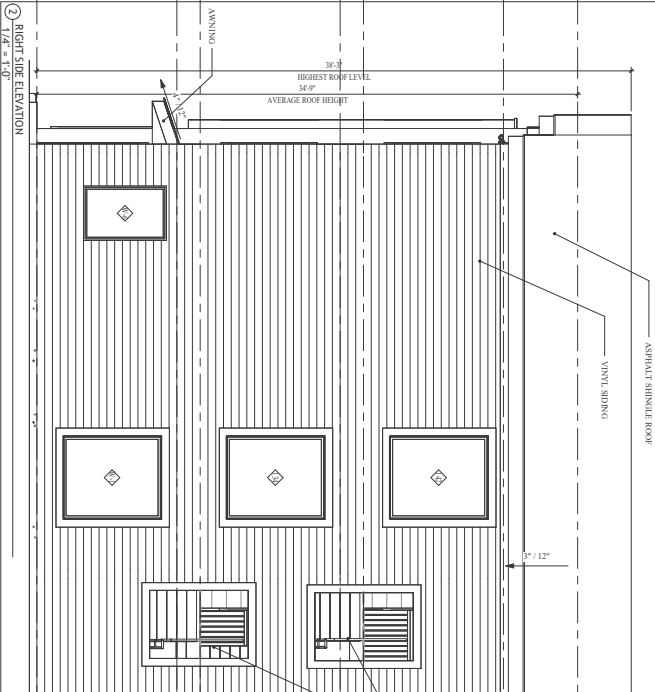
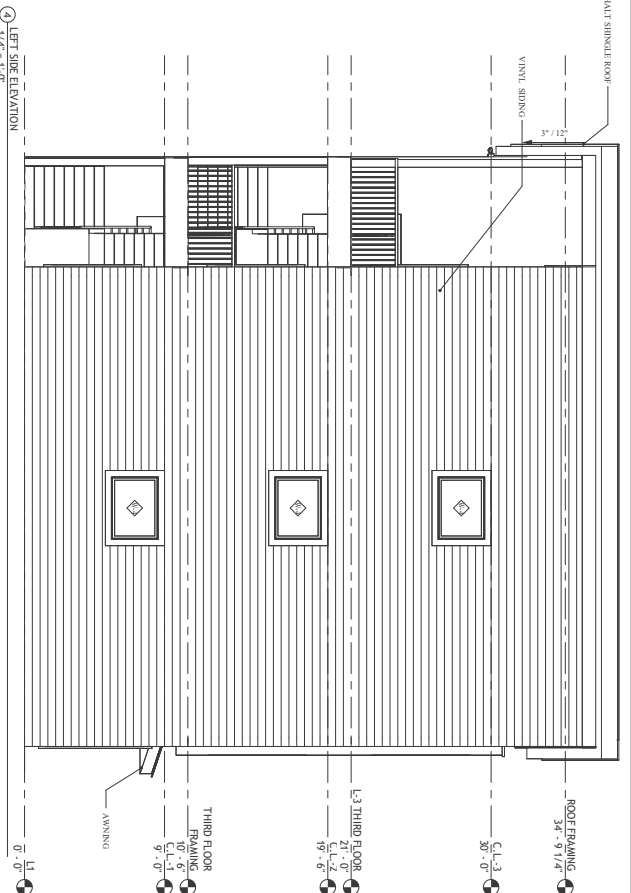
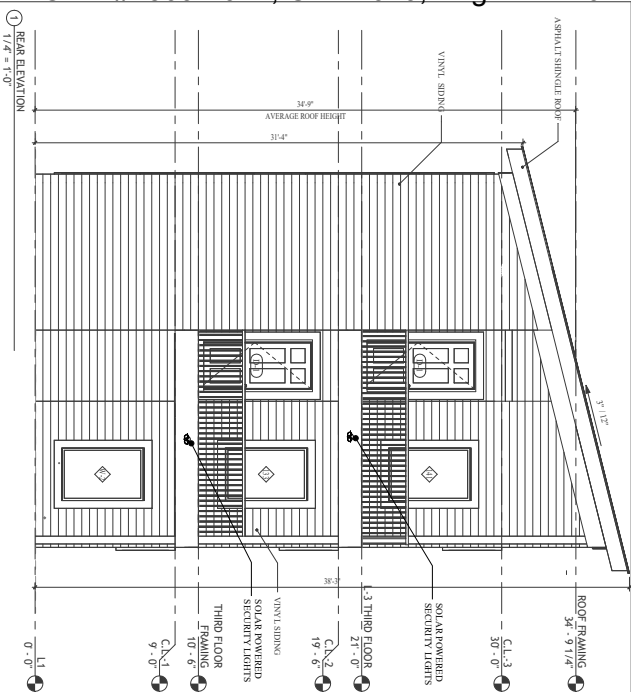
No.	Description	Date

**3 STORY
 STACKED
 TRIPLEX
 SITE PLAN**

Project Number: 00065
 Date: 2/20/2024
 Drawn By: Author
 Checked By: Checker

A-001

Scale: 1/8" = 1'-0"



Consultant Address Phone Fax e-mail	Consultant Address Phone Fax e-mail	Consultant Address Phone e-mail	Consultant Address Phone e-mail	Consultant Address Phone e-mail	Consultant Address Phone e-mail	Consultant Address Phone e-mail

No.	Description	Date

<p align="center">3 STORY STACKED TRIPLEX BUILDING ELEVATIONS</p>		
Project number	00065	
Date	2/20/2024	
Drawn by	Amlur	
Checked by	Checker	
Scale	1/4" = 1'-0"	

3/29/2024 9:35:16 AM



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

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.

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):

Signature of Applicant Robert Ellis Date 03/18/2024

Statement of hardship:

Site location: 1563 Greenway Ave, Columbus, OH 43203

From the Near East Area Plan, “the highest percentage of land in every part of the Near East Side is residential. Two family and multifamily residential uses are mixed in with the single family residential areas...”

The Subject property is contained within district 2 of the Near East Boundary Map. 20% of the existing land use in this district is 3+ multifamily or 1 in 5 properties. The proposed project does not result in the demolition of an architecturally significant building and is proposed to fill a vacant lot where a single family home used to sit.

The proposed structure is architecturally compatible with single family and multifamily new construction homes in the area as well as the multifamily structures on the same street.

Based on the lot size and shape, a smaller footprint of only 700 square feet heated space per unit stacked maximizes parking on site to provide minimum impact on parking and traffic.

It's a policy that the revitalization and redevelopment of the residential areas ... especially vacant land within the neighborhood should be redeveloped into housing.

The subject property is currently zoned Z73-197, Residential, R3, 4/11/1974, H-35 and sits in the Near East Area Commission.

The subject property is situated amongst multifamily properties on the same street and surrounding areas and the applicant's three story triplex requests following variances are necessary to construct this 3 family dwelling:

3332.035 R3 district to vary the use standards to permit a three family dwelling on the parcel.

3332.13, R-3 area district requirements. To reduce the required lot area for the east lot from 5,000 square feet to 4,110 square feet.

Lot width 3332.05: The applicant requests that a variance be granted to allow for reduced development standards regarding the lot width requirements. The current development standards are 50' and the existing lot is 30' but was a previously built on lot. (existing)

3312.49: Parking the footprint of the proposed structure allows for 3 parking spaces based on the width of the lot. Code requires 2 parking spaces per dwelling unit. Applicant requests a variance from 6 parking spaces to 3. One per unit which will be striped and labeled and assigned.

3332.26(F), Minimum Required Side Yard.. A 3-story dwelling requires a side yard that is 1/6 the height of the dwelling. Vary the east and west side yards of the dwelling from 5.83' to 3'.

Section 3332.21, Building Lines to reduce building setback from Greenway Ave from 25' to 21'.

Provided for additional information:

The parking area will be made up of asphalt with concrete walkways from the building.

The applicant has already spoken to the sewer and water department and taps are available to this property in the sizes required for the size and density of the building either as a shared set or individual taps.

The existing building is built on a slab and will be less than 35" and within development guidelines. Based on applicants' previous applications with the NEAC, the stairwell has been concealed and no front doors were added to conceal the units except for a very small visible area from the alley behind the property to be within development guidelines of the neighboring property.

Several council variances have been approved in Districts 1 and 2 nearby for similar variances establishing precedent. 70 N 21st which has a duplex and carriage house in the rear in 2020 that allowed for a use variance for three dwelling units with almost double the number of variance requests.

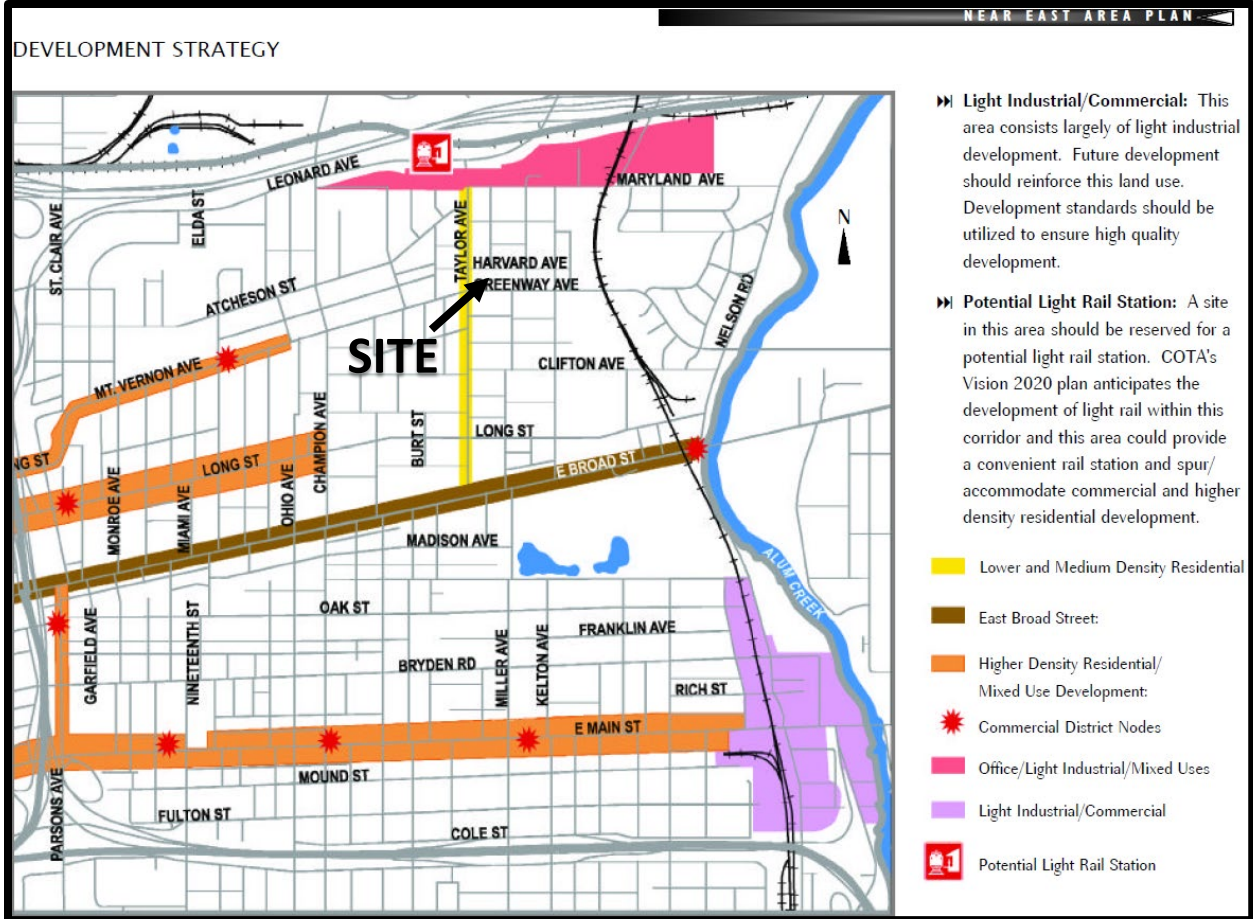
A second recent council variance was granted at 163 N 22nd St for two dwelling units (a principal and a detached carriage house) with much higher building coverage than the subject property and double the amount of variance requests. This was also build on an infill lot similar to the subject property. The applicant believes that the addition of a 3 family dwelling will be additive to the neighborhood and that the requested variances are reasonable and in line with the area and will not have a negative impact on the neighborhood.

Use of the council variance process is very common in the adjoining areas and neighborhoods for multifamily. Additional Closeby variances approved recently include the variance in an R3 district to allow for a duplex to be built at 240-251 Taylor avenue (approved), the variance of 325 Taylor Ave for the construction of an 8 unit on an R3 zoned parcel (approved), 1404 Granville St use variance from a church to a duplex in an R3 zoned residential district, 1550 Clifton Avenue for the use of a two family dwelling in an R3 district, and finally 514 Taylor Ave rezoning of an R-3 7 parcel assemblage to AR2 for the construction of 48 studio apartments.

The variances are being request to allow for the construction of housing that is compact floorplans targeting affordability. The subject site is not a historic site and is not located within a commercial overlay.



CV24-029
1563 Greenway Ave.
Approximately 0.09 acres



» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- ★ Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- ★ Potential Light Rail Station

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-029

Address 1563 GREENWAY AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 5/9/2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 8/6/0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 903 2225

Please **e-mail** this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-029

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) Robert Ellis
of (COMPLETE ADDRESS) P O Box 8174 Columbus, Ohio 43201
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Pink Development and Construction LLC Robert Ellis / 614-400-8764 P O Box 8174 Columbus, OH 43201 2</p>	<p>2. GREENWAY HOLDINGS LLC Rich Russo as statutory agent of owner, Rich Russo Realty P O BOX 1024 Powell, OH 43065 2</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Robert Ellis 03/19/2024

Sworn to before me and signed in my presence this 19th day of March, in the year 2024

SIGN Bruce Toledo

Bruce Toledo

9-26
Notary Seal Here

Bruce Toledo
Commission # HH 284846
Notary Public - State of Florida
My Commission Expires Sep 09, 2026

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



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