

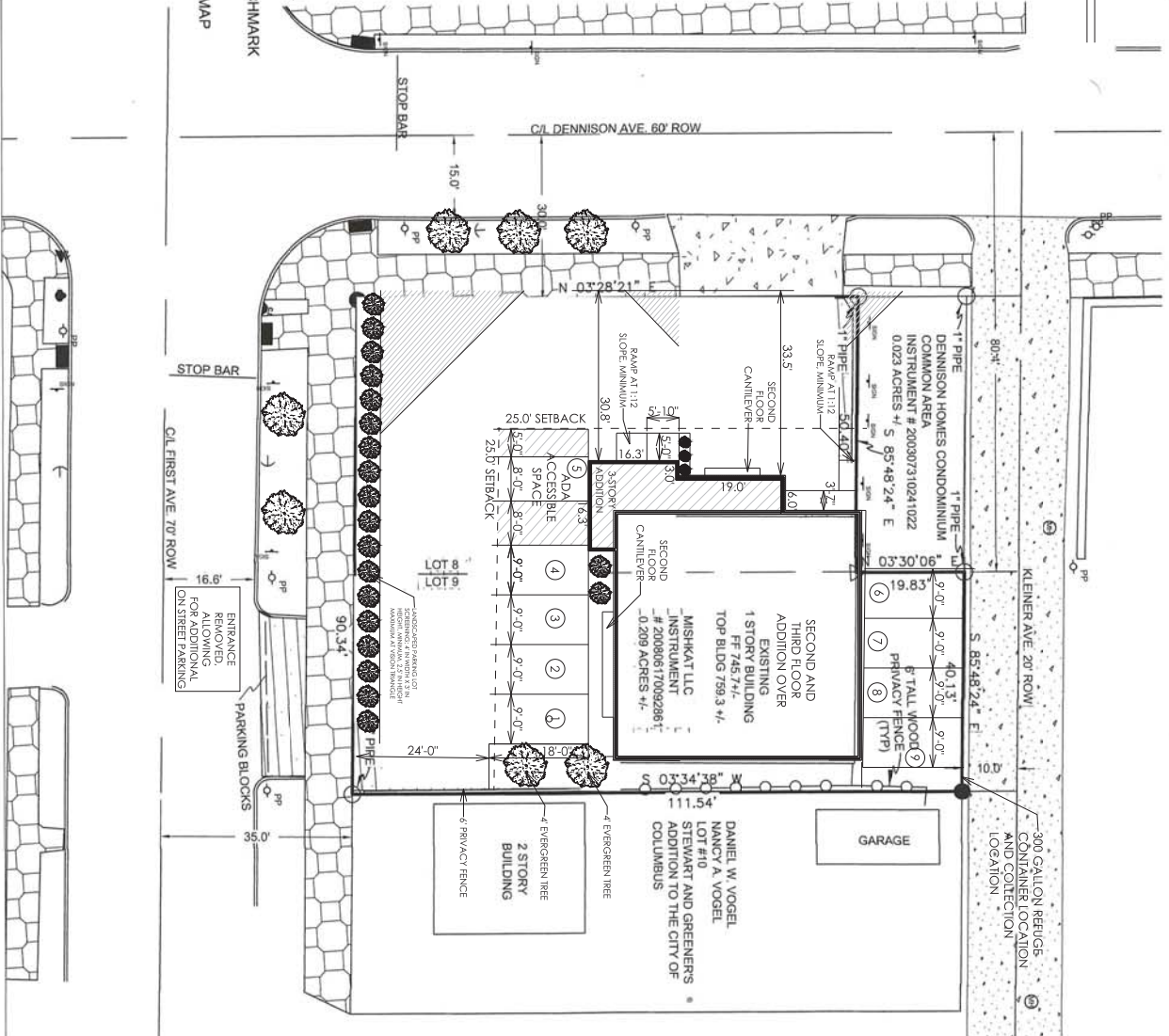
SITE PLAN

SCALE: 1" = 10'

- LEGEND**
- FOUND MONUMENT
 - SET IRON PIN
 - ▲ SET MAG NAIL
 - ORIGINAL LOT LINES
 - STEWART AND GREENERS ADDITION TO THE CITY OF COLUMBUS PLAT BOOK 2 PAGE 111
 - PP POWER POLE
 - ⊖ GUY WIRE
 - ⊖ SIGN
 - ⊖ CURB INLET
 - ⊖ MANHOLE
 - ⊖ FIRE HYDRANT
 - CURB
 - SIDEWALK
 - CONCRETE APRON
 - ASPHALT LOT
 - ADA RAMP

NOTES:

- 1- ALL ELEVATIONS ARE ON NAVD88 DATUM
FRANKLIN COUNTY ENGINEERS OFFICE BENCHMARK
COC22-82 IS SOURCE BENCHMARK
- 2- SITE IS IN FLOOD ZONE X, PER FEMA FLOOD MAP
39049C0307K, EFFECTIVE 06/17/2008.



BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE CENTERLINE OF DENNISON AVENUE AS N03°28'21"E AS DELINEATED IN CONDO PLAT BOOK 114, PAGE 1

DOCUMENTS USED
DEEDS OF RECORD
TAX MAPS
PLATS OF RECORD

OCCUPATION IN GENERAL FITS SURVEY
IRON PINS SET ARE 30" LONG 5/8" REBAR WITH YELLOW ID CAP (PECK S-8324)

35'-0" BUILDING HEIGHT
LOT COVERAGE AND REAR YARD:
LOT: 9,149.0 SQUARE FEET
EXISTING MEDICAL OFFICE: 1974.0 SQUARE FEET
ADDITION: 2940.0 SQUARE FEET
SECOND FLOOR BUMP OUTS: 51.0 SQUARE FEET
NEW FOOTPRINT: 2319.0 SQUARE FEET
NEW LOT COVERAGE: 25.4%
ALLOWABLE LOT COVERAGE: 50%
6.7% EXISTING REAR YARD

PARKING:
1 ADA SPACE REQUIRED AND PROVIDED
9 TOTAL PARKING SPOTS PROVIDED
SNSPA = 2248.0 SQUARE FEET/400 PER
MEDICAL OFFICE = 4 SPACES NEEDED
1 PARKING SPACE PER DWELLING UNIT
(2 PROPOSED DWELLING UNITS = 2 ADDITIONAL SPACES NEEDED)

VARIANCES REQUESTED:
FOLLOWING VARIANCES WILL BE REQUIRED PER CODE
- 331.21 (A) PARKING LOT TREE
- 331.21 (D) (1) PARKING LOT SCREENING
- 331.227 PARKING SETBACK ALONG FIRST AVENUE TO 4'-0"
- 3333.24 EXISTING REAR YARD FROM 25% TO 6.7%
- 3333.04 AR-O PERMITTED USES TO ALLOW 2 APARTMENT UNITS



6065 Frantz Road, Suite 205
Dublin, Ohio 43017
614.774.2490 Phone
simplifiedarchitecture.com



Dennison Dental Center
910 Dennison Avenue
Columbus, Ohio 43201

20.21

REVISION	DATE
PRELIMINARY	11/021
BIDDING	03/122
CONSTRUCTION	000000

NOT FOR CONSTRUCTION

HIGH IN REAR YARD
KNAUF/CEILING/201/0031

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

CV22-001

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.

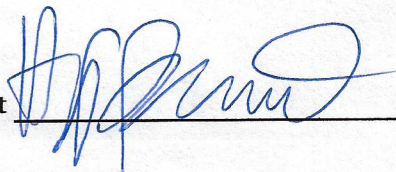
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE 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.

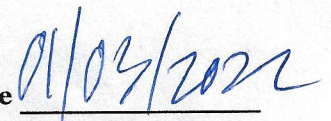
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant

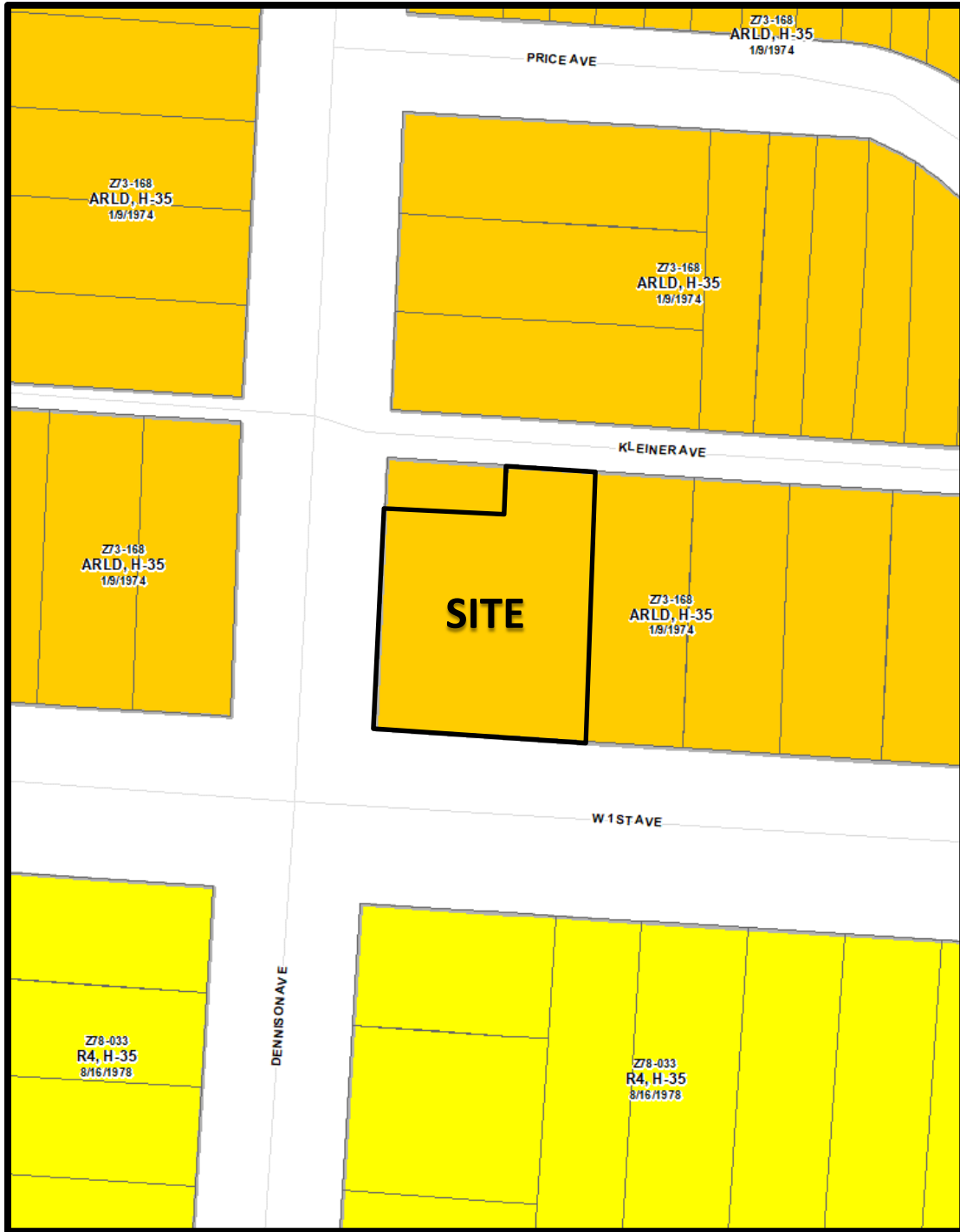


Date

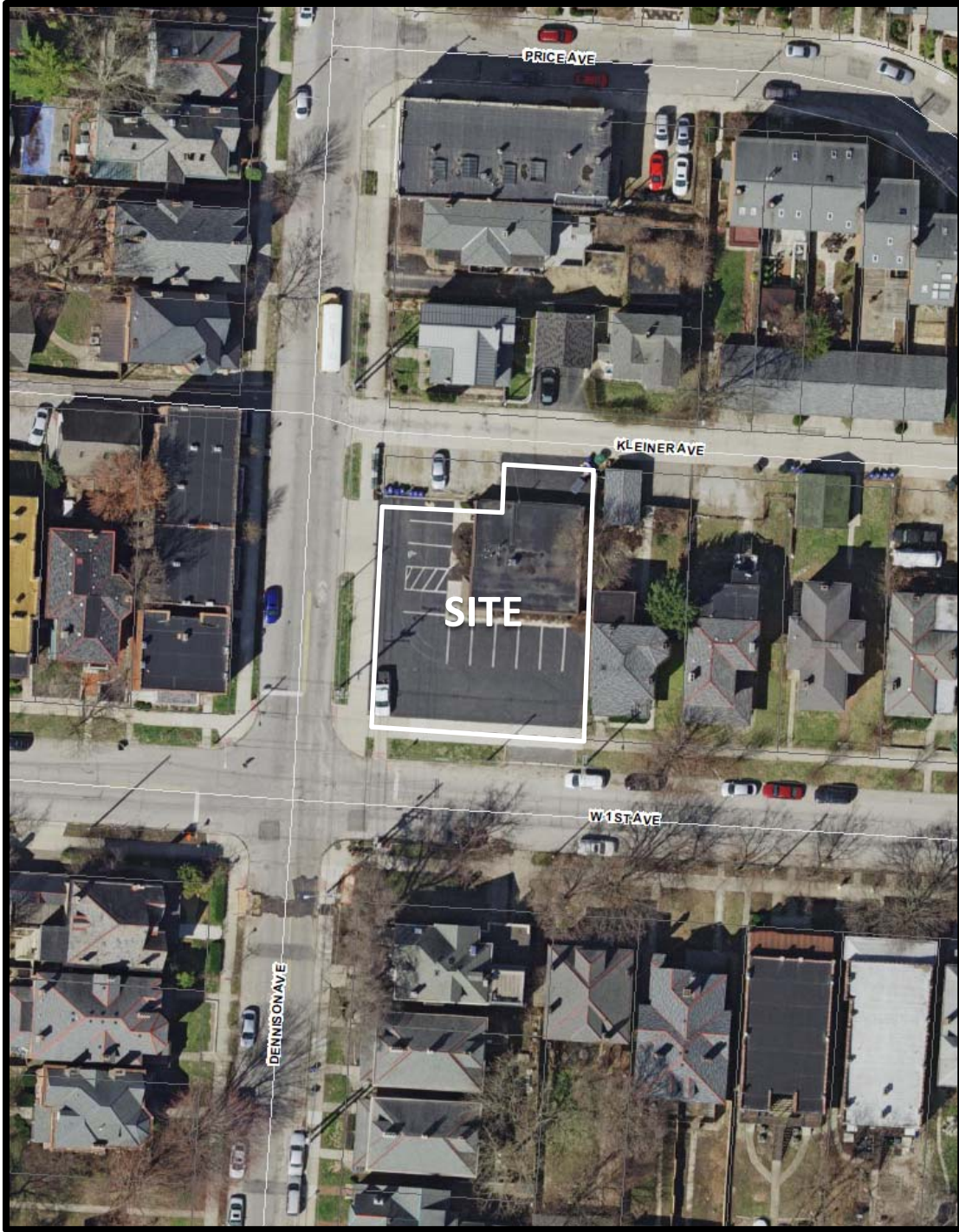


A variance is requested for 3312.21 (A) Parking lot tree: one tree at the interior of the parking lot is needed per 10 parking spaces, 3312.21 (D) (1) Parking lot screening: Screening for parking lot to right of way is needed, at least 4' in width, 3' in height, 3312.27: Parking setback: Parking setback along 1st Avenue from 25' to 4', 3333.24: Rear Yard Area: Existing rear yard from 25% to 6.7%, and for 3333.04: AR-O Permitted Uses: AR-O permitted uses to allow 2 apartment units.

The property owners are downsizing and would like to convert the building to multi-use so they can move to Victorian Village and have a live-work space. There are numerous constraints that are presented due to the existing size of the parking lot. One tree is needed at the interior of the parking lot per 10 spaces, along with one dwelling unit tree, making a total of three trees required. Only two trees can fit within the parking lot and the tree requirements for these zoning codes can not be combined, so we are only requesting a variance for the parking lot tree requirement. Parking lot screening cannot be provided along the alleyway due to the distance from the parking lot from the alley, or along Dennison Avenue due to the visibility requirement. The rear yard area will remain the same as the existing 6.7% and will not be reduced further.



CV22-001
910 Dennison Ave.
Approximately 0.21 acres



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910 Dennison Ave.
Approximately 0.21 acres

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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 910 Dennison Ave

APPLICANT'S NAME: Heidi Bolyard (Applicant)/ Michael and Katya Yankelevich (Owners)

APPLICATION NO.: VV-22-03-005

MEETING DATE: 03/09/2022

EXPIRATION: 03/09/2023

The Victorian Village 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 & 3319 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Recommend approval of application VV-22-03-005, 910 Dennison Ave, as submitted with clarifications as noted:

Variances

- 3312.21 (A) Parking lot tree: one tree at the interior of the parking lot is needed per 10 parking spaces.
- 3312.21 (D) (1) Parking lot screening: Screening for parking lot to right of way is needed, at least 4' in width, 3' in height.
- ~~*3312.25 Maneuvering: Decrease maneuvering distance from 20' 0" to 15' 6" along Dennison Avenue.~~
- 3312.27: Parking setback: Parking setback along Dennison from 25' to 0' and along 1st Avenue from 25' to 4'.
- 3333.24: Rear Yard Area: Existing rear yard from 25% to 6.7%.
- AR-O Permitted Uses: AR-O permitted uses to allow 2 apartment units.

MOTION: Hissem/Siwo (4-0-0) RECOMMENDED.

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.


James A. Goodman, M.S.
Historic Preservation Officer



*This variance was dropped at the request of the Division of Traffic Management.

Date Issued: 03/11/2022

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-001

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

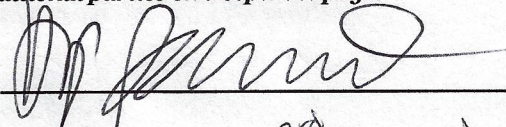
Being first duly cautioned and sworn (NAME) Heidi Bolyard, Simplified Living Architecture
of (COMPLETE ADDRESS) 6065 Frantz Road, Suite 205, Dublin, Ohio 43017

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:

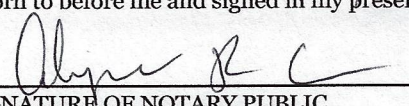
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. MISHKAT LLC, Michael Yankelevich 4880 Oldbridge Drive Columbus, Ohio 43220	2.
3.	4.

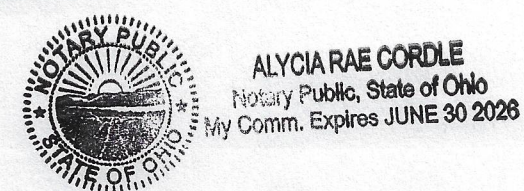
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 3rd day of January, in the year 2022


SIGNATURE OF NOTARY PUBLIC

June 30 2026 Notary Seal Here
My Commission Expires



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