

**1 SITE PLAN - PROPOSED**

DATE: 6-13-19  
 DATE: 6/13/19

DESIGNER: J. NELSON  
 ARCHITECT: LANE GARDNER, AIA  
 CONSULTING: GARDNER + HENSON

REGULATORY: LANE GARDNER, AIA  
 CONSULTING: GARDNER + HENSON

DATE: 6/13/19

**SITE ADDRESS: 329 LOEFFLER AVE**

TOTAL LOT AREA: 30,420 SQ FT  
 PROJECT: 10 UNITS, 1,800 SF  
 LOT AREA: 19,420 SQ FT  
 PROJECT: 10 UNITS, 1,800 SF  
 ZONING: R-1 RESIDENTIAL, 20-0304  
 EFFICIENCY: 58.8%

**PROPOSED USE:** RESIDENTIAL SINGLE-FAMILY DWELLINGS AND SRV (8) UNIT BUILDING

**HEIGHT RESTRICTION:** 35' TYP OF PLATFOOR

**ACTUAL HEIGHT:** 35' TYP OF PLATFOOR

**THE LOCATION OF BUILDING AND ZONING RECORDS HAVE BEEN SHOWN ON THIS PLAN. IT IS BELIEVED THAT THESE RECORDS ARE ESSENTIALLY CORRECT.**

**SUB AREA A:** NORTH 9' SOUTH 9' WEST 10' EAST 10' LOT AREA: 1,818 SF (9%<sub>U</sub>) COVERAGE: 1.818 SF (20%<sub>U</sub>) REAR YARD: 1-277 SF (0%<sub>U</sub>) SRV (8) DWELLING UNITS (1) SENIOR SURFACE PARKING SPACES (1) 3+ DRIVE

**SUB AREA B:** NORTH 9' SOUTH 9' WEST 10' EAST 10' LOT AREA: 1,197 SF (6%<sub>U</sub>) COVERAGE: 1.197 SF (13%<sub>U</sub>) REAR YARD: 4-58 SF (0%<sub>U</sub>) PARKING: 2 CAR ATTACHED GARAGE (1) ATTACHED SINGLE-FAMILY (1) 3+ DRIVE

**SUB AREA C:** NORTH 9' SOUTH 9' WEST 10' EAST 10' LOT AREA: 1,145 SF (6%<sub>U</sub>) COVERAGE: 1.145 SF (13%<sub>U</sub>) REAR YARD: 4-58 SF (0%<sub>U</sub>) PARKING: 2 CAR ATTACHED GARAGE (1) ATTACHED SINGLE-FAMILY (1) 3+ DRIVE

**SUB AREA D:** NORTH 9' SOUTH 9' WEST 10' EAST 10' LOT AREA: 1,177 SF (6%<sub>U</sub>) COVERAGE: 1.177 SF (13%<sub>U</sub>) REAR YARD: 4-58 SF (0%<sub>U</sub>) PARKING: 2 CAR ATTACHED GARAGE (1) ATTACHED SINGLE-FAMILY (1) 3+ DRIVE

**NOT PART OF SITE**

**THE LOCATION OF BUILDING AND ZONING RECORDS HAVE BEEN SHOWN ON THIS PLAN. IT IS BELIEVED THAT THESE RECORDS ARE ESSENTIALLY CORRECT.**

**DATE: 06.13.2019**

**PHASE: ZONING REVIEW**

**REVISIONS:**

**DATE:**

**329 LOEFFLER AVE**

**COLUMBUS OH 43205**

**GUNZELMAN**

architecture + interiors

88 N 5th St Suite  
 COLUMBUS, OH 43215  
 P | 614.674.6696

**GAI**



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

CV19-037

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

Signature of Applicant: [Handwritten Signature] Date: 4-10-19

Signature of Attorney: [Handwritten Signature] Date: 4/10/19

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

#### CV19-037, 329 Loeffler Avenue

The site is located on the west side of Loeffler Avenue and the south side of Carrie Alley, and 175 +/- feet south of Bryden Road. The site is presently two (2) tax parcels: 010-027085, 010-011220. Both parcels are zoned R-3, Residential from an area rezoning. The two (2) existing houses are in poor condition. Applicant proposes to raze the existing houses and redevelop the site with a total of nine (9) dwelling units consisting of three (3) attached single family dwellings to be split on their own parcels and for sale, and a six (6) dwelling unit building and accessory parking. Each of the three (3) attached single family dwellings will have an attached two (2) car garage accessed from the rear of the unit.

Applicant has a hardship in that there is no means other than a variance to permit the proposed use. Even with rezoning, variances would be required because there is no zoning district that accommodates the proposed urban development and the proposed mix of for sale and rental units. The development proposal includes single family dwellings, as permitted in the R-3 district, but as attached townhouse units and a six (6) unit building. The variances aren't substantial for urban development and the proposed development is compatible with redevelopment occurring in the area. Pursuant to Section 3301.10, Variances by City Council, the variances will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, endanger public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

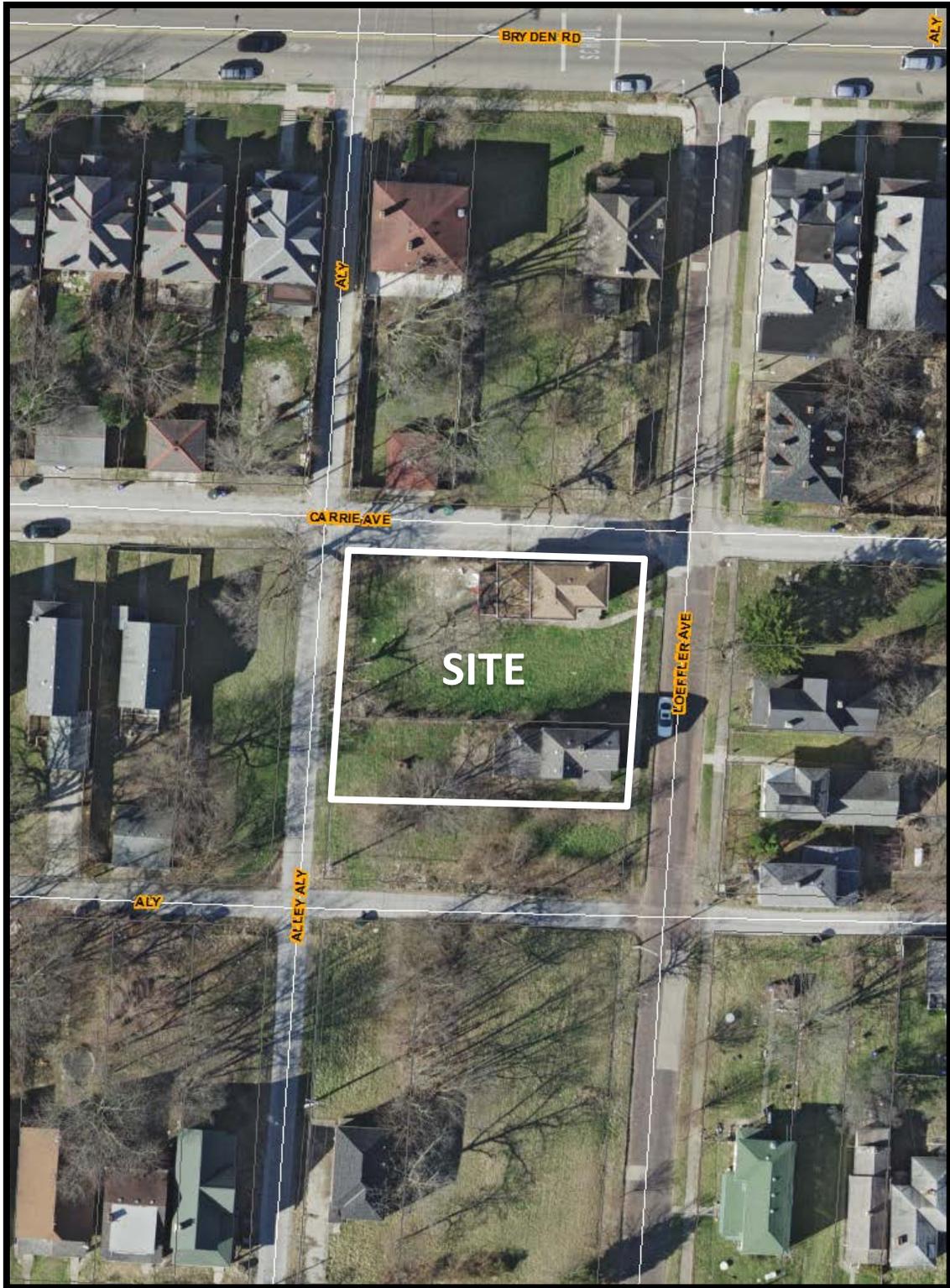
Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a six (6) dwelling unit building (Subarea A) in conjunction with three (3) attached single family dwellings (Subareas B, C, D), as noted on the site plan.
- 2). Section 3312.21(D), Landscaping and Screening, to reduce required screening of a parking lot along the south property line and the west side of five (5) parking spaces in Subarea A from five (5) feet and 75% opacity to three (3) feet and 75% opacity.
- 3). Section 3312.25, Maneuvering, to reduce on-site maneuvering for parking spaces in the attached garages of the attached single family dwellings (Subareas B, C, D) from 20 feet to 2 feet , subject to an easement being provided for maneuvering in the adjacent parking lot to the west, and thereby providing all code required maneuvering area.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce the required parking for six (6) dwelling units from 9 spaces at 1.5 spaces per unit to seven (7) spaces (Subarea A).

- 5). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 26 feet (Subarea A, 6 DU building) and 22 feet, 22 feet, 31 feet (Subareas B, C, D, attached single family).
- 6). Section 3332.13, R-3 Area District Requirements, to reduce lot area from 5,000 SF to 1,161 SF, 1,145 SF, and 1,631 SF for the attached single family dwellings on Subareas B, C and D.
- 7). Section 3332.18(D), Basis of Computing Area, to increase permitted lot coverage from 50% to 80%, 81% and 59% for three attached single family dwellings (Subareas B, C, D).
- 8). Section 3332.21(D), Building Lines, to reduce the required Loeffler Avenue building setback line from ten (10) feet to a minimum of nine (9) feet in Subarea A and a minimum of five (5) feet for the three (3) attached single family dwellings (Subareas B, C, D).
- 9). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 16 feet to five (5) feet for part of Subarea A, and from 4.4 feet to zero (0) feet for the common walls of units in Subarea B and C, as depicted on the Site Plan.
- 10). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yard from 5.84 feet (1/6 height) to zero (0) feet for Subarea A, B, C and D.
- 11). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 20%, 3%, 3% and 3% rear yard(s) for Subareas A, B, C and D, respectively, as depicted on the Site Plan.



CV19-037  
329 Loeffler Ave.  
Approximately 0.29 acres



CV19-037  
329 Loeffler Ave.  
Approximately 0.29 acres



# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

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

Case Number CV19-037

Address 329 Loeffler Avenue

Group Name New East Area Commission

Meeting Date June 13, 2019

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 9-3-0

Signature of Authorized Representative Kathleen J. Bullock

Recommending Group Title CHAIR NEAR EAST AREA COMM

Daytime Phone Number \_\_\_\_\_

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, 111 N Front Street, Columbus, Ohio 43215.

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**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

1. Loeffler Condos., LLC; c/o Smart Move/Jeff Sheu 1020 Dennison Ave #102, Columbus, Ohio 43201 Number of Columbus based Employees: Zero (0) Contact: Jeff Sheu; Phone: 614-257-8070	2. 63 East 6th, LLC; c/o Smart Move/Jeff Sheu 1020 Dennison Ave #102, Columbus, Ohio 43201 Number of Columbus based Employees: Zero (0) Contact: Jeff Sheu; Phone: 614-257-8070
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 me this 10<sup>th</sup> day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



**MaryAlice Wolf**  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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Please make all checks payable to the Columbus City Treasurer