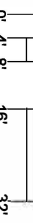


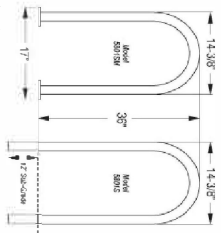
1 SITE PLAN

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



1 BIKE RACK

NOT TO SCALE



**GENERAL NOTES:**

- Emergency responder radio coverage. All new buildings shall have approved radio coverage for emergency responders. The building shall be provided with the existing communication systems of the jurisdiction at the expense of the party. OTC 510. Slant test OTC506.1.
- Know entry required for each secured tenant space. OTC506.1.

**FOR THE DIVISION OF POWER:** The Division of Power (DOP) may have overhauled and undergrounded primary, secondary, and street lighting at this work location. The Division of Power (DOP) may have overhauled and undergrounded street lighting at this work location. Any new lighting shall be provided to meet the existing code requirements. The Division of Power (DOP) shall be responsible for testing and certifying the system. The Division of Power (DOP) shall be responsible for testing and certifying the system. The Division of Power (DOP) shall be responsible for testing and certifying the system.

GENERAL NOTES:	SITE DATA TABLE
1. Emergency responder radio coverage. All new buildings shall have approved radio coverage for emergency responders. The building shall be provided with the existing communication systems of the jurisdiction at the expense of the party. OTC 510. Slant test OTC506.1.	Total Site Area: 4,506 SF
2. Know entry required for each secured tenant space. OTC506.1.	Total Deeded Area: 1,000 SF
	Total Impervious Area: 1,002 SF
	Pre-developed Impervious: 2,905 SF
	Post-developed Impervious: 2,905 SF
	FLOOD PLAIN DATA
	IMPERVIOUS AREA ADDED: 1,905 SF
	DEVELOPMENT CODE: NO
	1000.1 of the CMSC manual
	DOPs existing Street Light
	DOPs containing Street Light
	Procedure, MS-1, copies of which are available from DOP.
	If any electric facility belonging to DOP is damaged in any construction area is to be replaced by the contractor, its name by the contractor, its location, and the date of replacement and, at the expense of and requires emergency repairs, the DOP Dispatch Office should be contacted immediately at (614) 645-7627. DOP shall make all necessary repairs and other related costs shall be paid by the contractor to the Division of Power, City of Columbus, Ohio.

DATA TABLE	PROJECT ADDITION TO ADD 1,000 SF OF RESTAURANT SPACE TO THE EX. 1,000 SF FOOTPRINT. TWO FLOORS OF RESIDENTIAL DWELLING WILL BE ADDED - CONSISTING OF TWO 2,000 SF APARTMENT FLATS.
2,000 SF RESTAURANT SPACE	2,000 SF / 4,506 SF = 44.4%
2 APARTMENT UNITS	% BUILDING LOT COVERAGE
	2,000 SF / 4,506 SF = 44.4%
	% REAR YARD
	1,523 SF / 4,506 SF = 33.7%
	PARKING
DINING: 1,75 SF	27 SPACES
RESIDENTIAL: 2 UNIT	4 SPACES
TOTAL REQD SPACES: 31 SPACES	3 SPACES PROVIDED
REQD MANUEVERING SPACE: 20	
NONE PROVIDED	
LOT SIZE	REQUIRED PER R.3 - 5,000 SF
EX LOT SIZE	4,506 SF

**PROJECT ADDITION TO ADD 1,000 SF OF RESTAURANT SPACE TO THE EX. 1,000 SF FOOTPRINT. TWO FLOORS OF RESIDENTIAL DWELLING WILL BE ADDED - CONSISTING OF TWO 2,000 SF APARTMENT FLATS.**

**ZONING R3 (EXISTING)**

**PROPOSED HEIGHT: 32'-0"**

**ALLOWABLE HEIGHT: 35'-0"**

**SANITARY SEWER NOTES:**

Connection to sanitary sewer cannot be made without obtaining a permit from Sewer Permit Office 1111 N. Front St. 614-645-7480.

Sanitary Services are shown on this plan for reference only. Approval of this plan does not constitute approval of the sanitary services or their location. Contact the DPU Permit Office at 1111 N. Front St for sanitary service approval.

**ERE SYSTEM**

The ERE system is required for the use of the ERE KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. OTC 506.1.

FINAL SITE COMPLIANCE PLAN # 29801-00045		NO DRS IMPROVEMENTS IN THE FRONT YARD		OTHER ASSOCIATED	
DRAWER #	STORM CC #	ROW PERMIT	APPROVED	APPROVED	APPROVED
					X

**SITE PLAN**

**A010**

**THE MILBERRY**  
**678 MILLER AVENUE**  
**MIXED USE DEVELOPMENT**

CLIENT: DOROTHY HANLEY

STATE OF OHIO  
 REGISTERED PROFESSIONAL ENGINEER  
 CHELO E-40253

KDW design | build  
 32 North 17th Street  
 Columbus, Ohio 43203  
 614|296|0298

RELEASE DATE: 04/23/2024

# 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):**

1. 3332.26(F) – Reduce the side yard requirement from 5'-4" to 0'-0" along the north side of the property.

**The north wall of the existing structure is built on the existing north parcel line. This condition dates back to 1919, prior to the existence of the current zoning regulation.**

2. 3312.49 – Reduce the required number of parking spaces from 31 to 3.

**Given the proportion of the site occupied by the footprint of the existing structure as well as the planned addition, there is not adequate space on the site for number of parking stalls required by the zoning regulation.**

3. 3332.05 – Reduce the required lot width from 50' (for R-3) to 29'

**The lot is situated against rights of way on the west, south, and east sides. There is a developed parcel to the north. Therefore, there's no opportunity to increase lot size. The site for decades has not been offering any value to the nearby public. Little to no publicly useful development can take place on a 29' wide site without zoning adjustment. The owner seeks to create retail and residential uses on this property to bring services and goods of value to this community.**

4. 3332.13 – Reduce the required lot size from 5,000 sq. ft. to 2,523 sq. ft.

**The lot is situated against rights of way on the west, south, and east sides. There is a developed parcel to the north. Therefore, there's no opportunity to increase lot size. The site for decades has not been offering any value to the nearby public. Little to no publicly useful development can take place on 2,523 sq. ft. site without zoning adjustment. The owner seeks to create retail and residential uses on this property to bring public value to this property.**

5. 3332.035 – Use of a commercial dining facility on a lot zoned R-3.

**To alleviate the absence of retail development in the area the owner wishes to provide a space in which dining would be the most intensive use. Any new retail or dining in this area will require a zoning adjustment.**

6. 3332.21 – Reduce building setback from Miller Ave to 0' from 15'-0"

**The north wall of the existing structure is built on the existing north parcel line. This condition dates back to 1919, prior to the existence of the current zoning regulation**

7. 3321.05(B)(1) - Reduce 10' Clear Vision Triangle –from 10'-0" to 9'-10"

**The structure, constructed in 1919 was sited 9'-10" north of the south parcel line.**



Signature of Applicant

Date: April 29, 2024



CV23-124  
678 Miller Ave.  
Approximately 0.10 acres

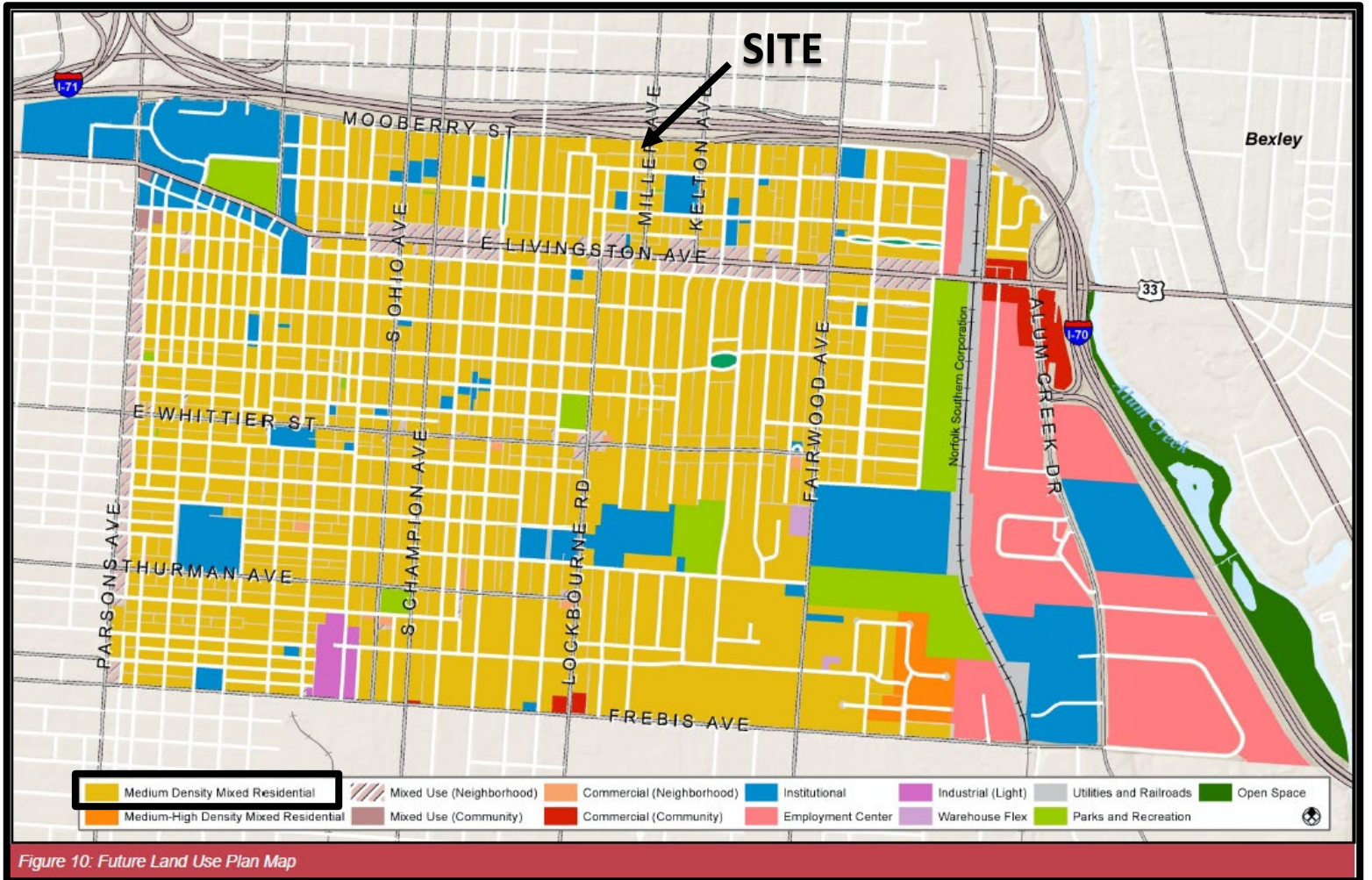


Figure 10: Future Land Use Plan Map

CV23-124  
678 Miller Ave.  
Approximately 0.10 acres



CV23-124  
678 Miller Ave.  
Approximately 0.10 acres



# Standardized Recommendation Form

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

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

Case Number CV23 - 124 BRANDON CARPENTER  
 Address 678 MILLER AVE. COLUMBUS, OH 43205  
 Group Name LIVINGSTON AVENUE AREA COMMISSION  
 Meeting Date JANUARY 16, 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:

FEB 12 2024

Vote APPROVAL - 8 ; DISAPPROVAL - 0 ; ABSENT - 1  
 Signature of Authorized Representative *Brandon Carpenter*  
 Recommending Group Title President  
 Daytime Phone Number 614-599-0106

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.

# 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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-124

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)  
of (COMPLETE ADDRESS)

Dorothy Patterson Hanley  
670 Miller Ave Columbus Ohio 43205

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

1. <u>HWP INC</u> <u>Dorothy Patterson Hanley</u> <u>678 Miller Ave</u> <u>Cols, Ohio 43205</u> <u>614 653-5394</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Dorothy Patterson Hanley

Sworn to before me and signed in my presence this 5 day of JUNE, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Corey Hancock

My Commission Expires

04/22/2025

Notary Seal Here



Corey P. Hancock  
Notary Public, State of Ohio  
My Commission Expires 04-22-2025

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