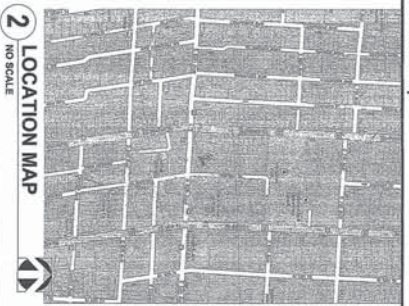


1 SITE PLAN
SCALE 1" = 30'-0"



2 LOCATION MAP
NO SCALE

Site Data

ADDRESS: 154 E 5th Avenue, Columbus, OH 43203
 PARCEL: 010-017296
 AREA: 4,232 SF (51.41 x 82.11)
 HEIGHT DISTRICT: H-35
 EXISTING USE: 1st Floor retail/foodservice
 ZONING: CV15-042
 VALUE: 2,300 SF/200
 PARCELS: 23 Old Victorian apartment building and a two (2) story garage building and a two (2) story garage building
 13 spaces 12,744
 LOT COVERAGES: 0.07 (200)
 0.07 (200) 12,744

Location Map

This plan may be slightly adjusted to reflect engineering, topographic, or other data developed at the time final development and engineering plans are prepared. The engineer and architect accept no responsibility for any errors or omissions in this plan, but we warrant that the design is complete and ready for construction. The design is subject to change without notice and may be modified at any time without notice. The design is not to be used for any other purpose without the written consent of the architect. The design is not to be used for any other purpose without the written consent of the architect.

David Powell
 David Powell, Architect
 David Powell, Architect

CV15-042
 Final Received 6/25/15

General Notes

#	Date	Change Description



MOODY+NOLAN
 RESPONSIVE ARCHITECTURE
 300 Grand Street
 Suite 300 Columbus, Ohio 43215
 Phone: (614) 441-4444
 Fax: (614) 266-0881
 www.moodynolan.com

Victorian Heritage Renovation
 154 E. Fifth Avenue
 Columbus, Ohio 43215
 Date: 6/25/15
 3-21.1

DATE: 6/25/15
 TIME: 4:46:52 PM
 PLOT: 13112_VHR_3-21.1.dgn
 PLOTTER: HP DesignJet T1100e
 PLOTTED BY: Anup



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

CV15-042

DEPARTMENT OF BUILDING AND ZONING SERVICES

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.

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 requested as detailed below:

See Exhibit 'B'

Signature of Applicant [Handwritten Signature] Date 6/24/16

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
CV15-042
154 E 5th Avenue, Columbus, OH 43201

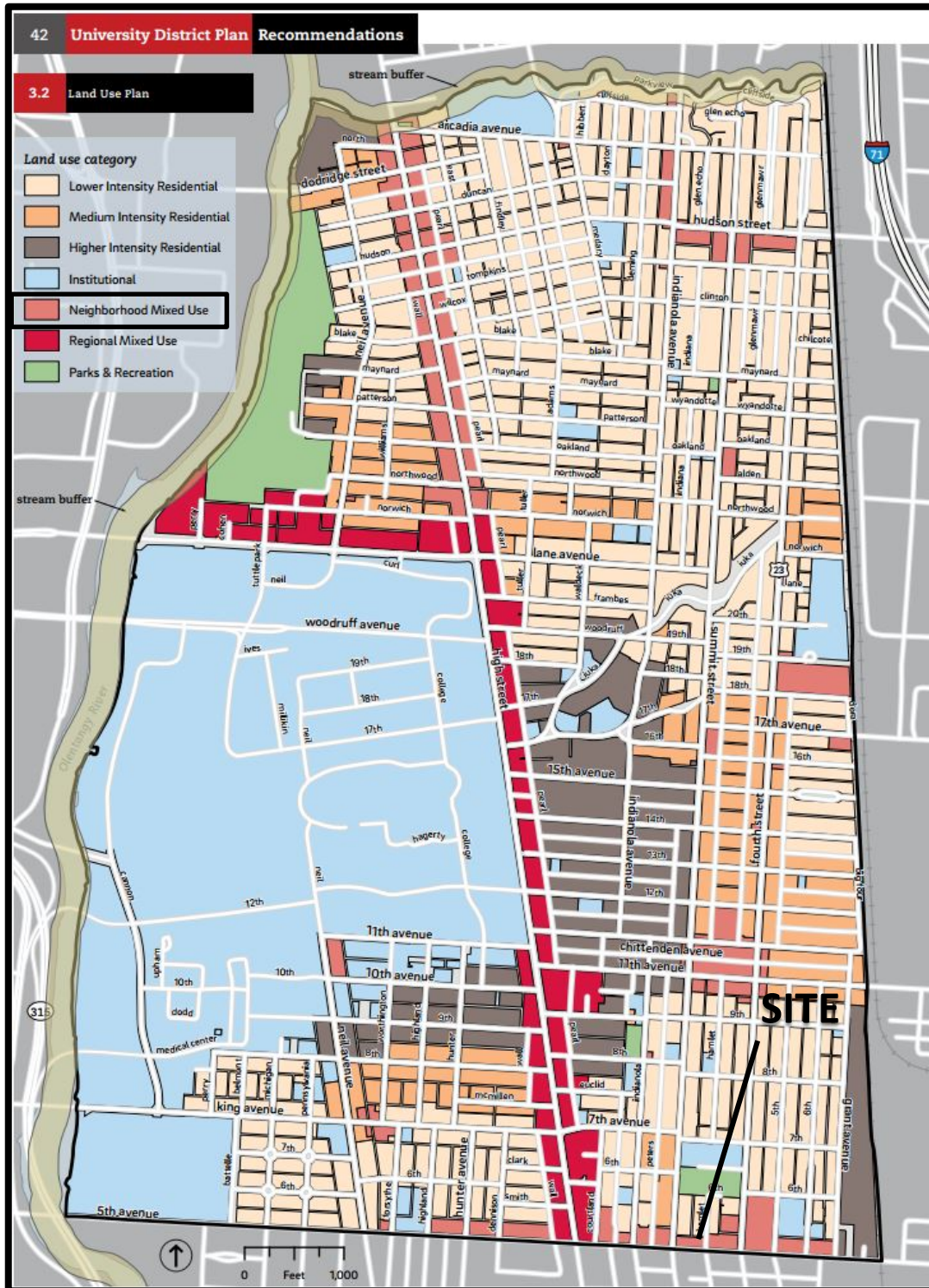
The property (PID: 010-037298) is located at the northwest corner of E 5th Avenue and Hamlet Street. The 23,130 SF parcel is zoned R-4, Residential and is developed with a two (2) family dwelling and a 15 dwelling unit building, both on the same parcel. The buildings and building arrangement pre-date the R-4 zoning (Z79-106) and pre-dates Columbus establishing zoning (1928). The use of the property with two (2) buildings totaling 17 dwellings on one parcel is non-conforming and site development doesn't comply with various development standards of the Zoning Code as itemized. Due to the non-conforming use and non-conformity to development standards, applicant seeks to conform the property/buildings in the R-4 district to applicable sections of the Zoning Code. The City of Columbus "Statement of Hardship" form, to which this narrative/explanation is a supplement, is hereby incorporated by reference. Applicant has a hardship and practical difficulty with compliance with the referenced code sections because there is no zoning district to which the property could be rezoned to conform the property to current use and applicable standards, non-compliance is not due to any action of applicant and applicant's lender requires conformance.

Variations are requested as follows:

1. 3332.039, R-4 Residential District, to permit a two (2) family dwelling and a 15 dwelling unit building, total of 17 dwelling units, on a single parcel, to conform the existing development.
2. 3332.15, R-4 Area District Requirements, to permit a two (2) family dwelling and a 15 dwelling unit building, total of 17 dwelling units, on a 22,130 SF parcel (1,300 SF lot area/DU) rather than on separate lots with 2,500 SF of lot area per unit.
3. 3332.21, Building Lines, to reduce building setback lines on E 5th Avenue and Hamlet Street from 60 feet and 25 feet to 21 feet and 0 feet, respectively.
4. 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 16 feet to 0 feet for the E 5th Avenue building.
5. 3332.26, Minimum Side Yard Permitted, to reduce the minimum 5 foot side yard to 0' for the west side yard of the East 5th Avenue building and to 0.75 feet for the north side yard of the Hamlet Street building.
6. 3312.49, Minimum Number of Parking Spaces Required, to reduce code required parking from 26 spaces (17 DU @ 1.5 spaces) to 13 spaces, to conform the existing spaces.
7. 3321.05(B)(2), Vision Clearance, to reduce the 30 foot clear vision triangle at the intersection of E 5th Avenue and Hamlet Street to 9' x 9', to conform the existing condition to this Section.
8. 3372.542, Maximum Lot Coverage, to increase permitted lot coverage from 25% to 42%.
9. 3372.543, Building Lines, to increase the E 5th Avenue building setback from 5' to 21'.
10. 3372.544, Maximum Floor Area, to increase the permitted floor area from 0.40 to 1.2.



CV15-042
154 East Fifth Avenue
Approximately 0.51 acres



CV15-042
154 East Fifth Avenue
Approximately 0.51 acres
University District Plan (2015)



CV15-042
154 East Fifth Avenue
Approximately 0.51 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
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Susan Keeny*
1st Vice President
David Hegley
2nd Vice President
Sharon Young
Corr. Secretary
Rachael Beeman
Recording Secretary
Seth Golding*
Treasurer

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov
RE: 154 E. 5th Avenue
CV15-042

May 25, 2016

Dear Shannon:

This letter is to inform you that on May 18, 2016 the University Area Commission voted to *approve* the request for council variance for the renovation of a two (2) family dwelling & a 15 dwelling unit residential building, both on one parcel. These existing dwelling units will comply with current standards of this R4 zoning district, as required by the lending institution. The 10 variances requested in this council variance are as follows (*Note: #8 has been deleted by the applicant*):

1. Section 3312.49, Min. Number of Parking Spaces Required: to reduce code required parking from 26 spaces (17 DU x 1.5 = 26 spaces) to 13 spaces.
2. Section 3321.05(B)(2), Vision Clearance: to reduce the code-required 30 ft. clear vision triangle at the intersection of 5th Ave. & Hamlet St. to 9' x 9'.
3. Section 3332.039, R-4 Area District Requirements: to permit a two (2) family dwelling unit building (total of 17 dwelling units) on a single parcel.
4. Section 3332.15 R-4 Area District Requirements: to permit a two (2) family dwelling unit & a 15 dwelling unit building (total of 17 dwelling units) on one 22,130 SF parcel (1,300 SF lot area/DU) rather than on separate lots with 2,500 SF of lot area per unit.
5. Section 3332.21, Building Lines: To reduce building setback lines on E. 5th Ave. & Hamlet from a min. of 60 ft. & 25 ft. to 21 ft. & 0 ft., respectively,
6. Section 3332.23, Max. Side Yards Required: to reduce the max. side yard from 16 ft. to 0 ft. for E. 5th Ave. building.
7. Section 3332.26, Min. Side Yard Permitted: to reduce the min. 5 ft. side yard to 0 ft. for the west side yard of the E. 5th Ave. building & to 0.75 ft. for the north side yard of the Hamlet St. building.
- ~~8. Section 3332.541, Landscaped Area & Treatment: to reduce landscaped area behind the most rear portion of the buildings from 10% of lot area to 0%.~~
9. Section 3372.542, Max. Lot Coverage: to increase permitted max. lot coverage from 25% to 42%
10. Section 3372.543, Building Lines: to increase the E. 5th Ave. building setback from 5 ft. to 21 ft.
11. Section 3372.544, Max. Floor Area: to increase the permitted floor area ration from the code maximum of 0.40 to 1.2.

Although variance #8 was withdrawn from the council variance, it did enter extensively into the discussion within both the Zoning Committee and the Commission. There was frustration over the fact that the applicant chose to keep the asphalt paving at the rear of the property and not install any grass or plant materials. Commissioners felt that the lack of any grassy area in the rear would create an unsafe condition by encouraging children to play in the front yard which faces the heavily trafficked 5th Avenue. Other commissioners were encouraged by the fact that existing historic row houses were being saved and renovated into decent housing for low income residents. This superseded concerns over the lack of landscaping in the rear.

With variance #8 deleted, there was eventual approval of the project.

The vote to approve the above variance request was: **For – 10; Against – 6; Abstentions – 1.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

Craig Bouska*
Mario Cespedes
Joyce Hughes
Abby Kravitz
Rory Krupp*
Sam Runta
Michael Sharvin
Dan Sheehan
Deb Supelak*
Richard Talbot*
Steve Volkmann
Alex Wesaw
Tom Wildman*
Brian Williams*

*Denotes Zoning
Committee member



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 # CV15-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich Street, 3rd FL, 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 for listing property owners. Row 1: 1. Victorian Heritage Homes, LLC, 3443 Agler Road, Columbus, Ohio 43219, # of Columbus Based Employees: 0, Contact: Lisa Minklei 614-545-4878. Row 2: 2. (Empty)

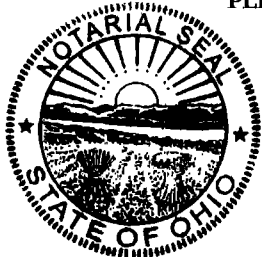
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 30TH day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza
My Commission Expires 11-5-2018
Notary Seal Here

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



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