

PROJECT NAME:  
**HAMLET AND DETROIT**  
180 DETROIT AVE

OWNER:  
**LS DEVELOPMENT 174 DETROIT LLC**  
COLUMBUS OHIO

ARCHITECT:  
**SHREMSHOCK ARCHITECTS INC.**  
NEW ALBANY OHIO

**PROJECT ZONING AND SITE INFORMATION**  
**SITE AND BUILDING A**

EXISTING ZONING: AR-3, H-35  
PROPOSED ZONING: N/A, CV15-074  
PROPOSED USE: APARTMENT RESIDENTIAL  
20 DWELLING UNITS  
PROPOSED HEIGHT: 34' TO TOP OF FLAT ROOF

PARKING: 19 SPACES  
FLOOD ZONE: OUT

PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)
PID - 010-066312-30	4236.43	0.10
PID - 010-066341-30	9996.32	0.23
PID - 010-066275-30	4236.43	0.10
<b>EXISTING LOT COVERAGE</b>	<b>18468.17</b>	<b>0.42</b>
<b>PROPOSED LOT COVERAGE</b>	<b>11680.75</b>	<b>0.27</b>
<b>BUILDING (A)</b>	<b>15594.65</b>	<b>0.36</b>
<b>BUILDING (A)</b>	<b>7851.21</b>	<b>0.18</b>
<b>SITE (A)</b>	<b>6.21</b>	<b>0.19</b>
<b>SITE (A)</b>	<b>8095.04</b>	<b>0.19</b>
<b>TOTAL DISTURBED AREA (SITE A)</b>	<b>11680.75</b>	<b>0.27</b>
<b>PROPOSED GROSS BUILDING AREA (A)</b>	<b>945.60 SF</b>	
<b>EXISTING</b>	<b>15819.15 SF</b>	
	<b>16764.75 SF</b>	

**SITE AND BUILDING B - HAMLET**

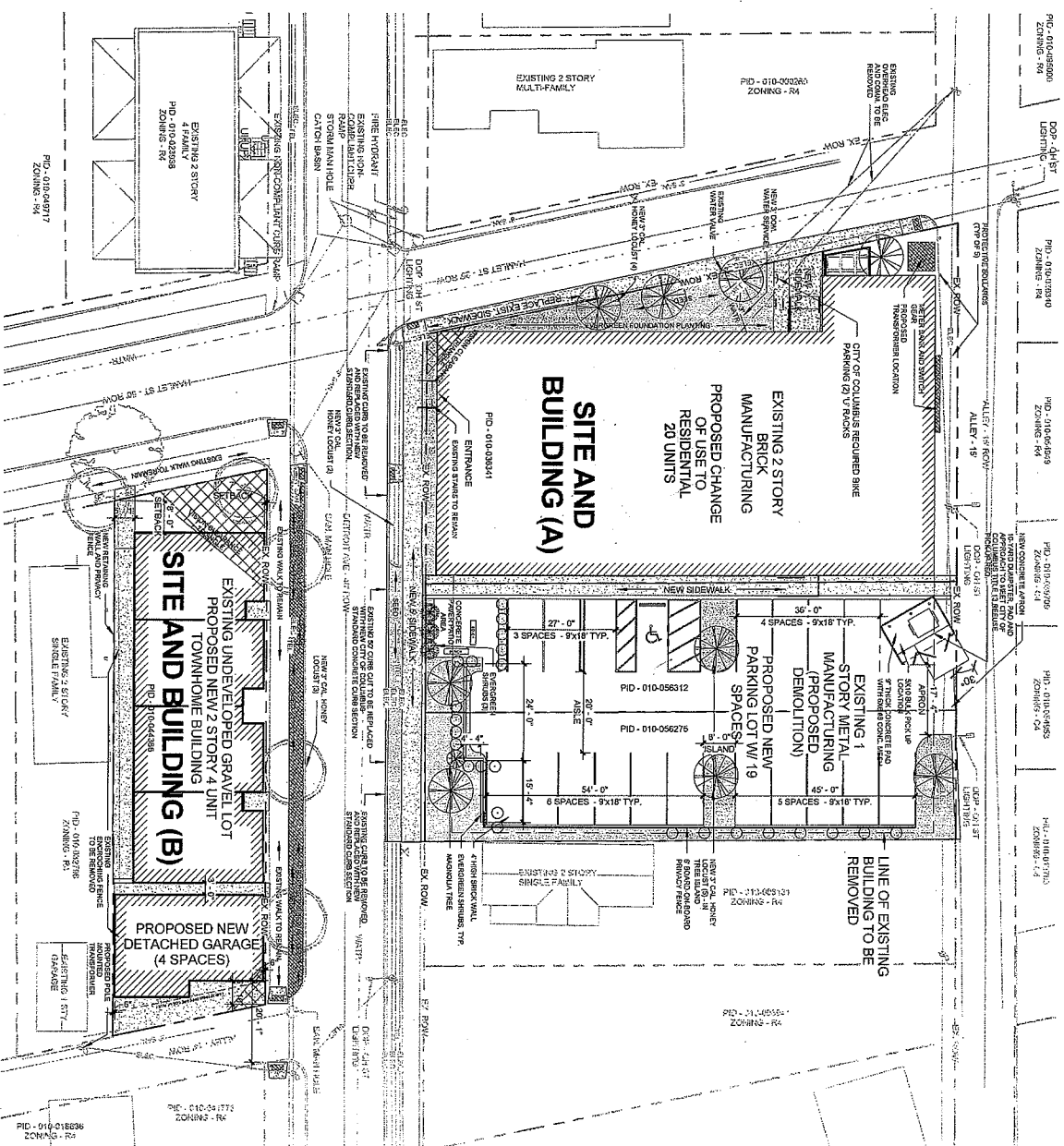
EXISTING ZONING: AR-1, H-35  
PROPOSED ZONING: N/A, CV15-074  
PROPOSED USE: APARTMENT RESIDENTIAL  
4 DWELLING UNITS  
PROPOSED HEIGHT: 28'-0" TO TOP FLAT ROOF

PARKING: 4 COVERED SPACES  
FLOOD ZONE: OUT

PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)
PID - 010-044366-30	5081.40	0.12
	5081.40	0.12
<b>EXISTING LOT COVERAGE</b>		
<b>AREA (SF)   AREA (AC)   %</b>	<b>PROPOSED LOT COVERAGE</b>	<b>AREA (SF)   AREA (AC)   %</b>
SITE (B) 0.00 0.00 0.00	BUILDING (B) 3471.95	0.08 68.3
0.00 0.00 0.00	SITE (B) 1033.16	0.02 20.3
<b>TOTAL DISTURBED AREA (SITE B)</b>	<b>6715.12</b>	<b>0.15</b>
<b>PROPOSED GROSS BUILDING AREA (B)</b>	<b>8736.75 SF</b>	
<b>NEW (B)</b>	<b>8736.75 SF</b>	

The development depicted on this Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *Donald Pank* Date: *2/17/16*  
Donald Pank, Attorney for Applicant

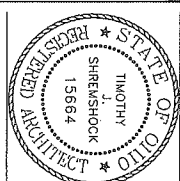


CV15-074 Final Received 2/17/15

CV15-074 SHEET 1 OF 1

VARIANCE SITE PLAN A

DETROIT AND HAMLET  
180 DETROIT AVE - MULTI-FAMILY



**SHREMSHOCK**

SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

DATE ISSUED: 2/17/2016  
REVISIONS:  
SCALE: AS SHOWN  
DRAWING NUMBER: 140421  
PROJECT: 182016 34111 P3

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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

**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

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Signature of Applicant Donald Hawk Date 2/2/16

**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**

#### **CV15-074**

#### **180 Detroit Avenue**

The development site consists of 0.42 +/- acres located at the northeast corner of Detroit Avenue (50') and Hamlet Street (25' north of Detroit Avenue) and 0.12 +/- acres located at the southwest corner of Detroit Avenue (50') and Hamlet Street (50'). Hamlet Street is a street, as defined, south of Detroit Avenue. The 0.42 +/- acre parcel shall hereafter be referred to as "Site A" and the 0.12 +/- acre parcel shall hereafter be referred to as "Site B". By Ordinance 1922-2015 (Z15-019), passed July 27, 2015, Site A and Site B were rezoned to the AR-3 and AR-1 districts, respectively. By Ordinance 1924-2015 (CV15-020), passed July 27, 2015, variances were granted for both Site A and B. Applicant has changed the development plans for Site A. The project requires a new variance to change the proposed development for Site A and also to repeat the same variances for Site B since the development plan upon which Ordinance 1924-2015 (CV15-020) is conditioned shows the development committed to for both development areas.

Italian Village is a dense, historic, urban neighborhood, built long before Columbus had a zoning code. The proposed development is appropriate for the neighborhood and in a different form has already been approved. Applicant has a hardship and practical difficulty with complying with suburban development standards being applied to an urban in-fill development in a historic district. There are many examples of non-compliance with current development standards in this and other City of Columbus historic districts.

#### **SITE A**

The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 19 apartments with surface parking spaces adjacent to the east side of the building. The following variances are requested:

- 1) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet.
- 2) 3333.22, Maximum Side Yard Required, to reduce total side yard from 16 feet to 3 feet at the narrowest point of the sum of the side yards.
- 3) 3333.23(b), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25' ROW).

- 4) 3312.13(B), Driveway, to reduce the driveway entrance from the unnamed north alley from 20 feet wide to 17'-4" wide, due to the location of City of Columbus light pole adjacent to the east side of the driveway entrance from the north alley to the parking lot. On-site aisle and maneuvering are is 20 feet.
- 5) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 7% of lot area.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required to reduce code required parking for 20 dwelling units from 30 spaces to 19 spaces.
- 7) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for existing building to be located in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25'), as depicted on the Site Plan.

### **SITE B**

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:

- 1) 3332.18(D), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3332.21, Building Lines, to reduce the Hamlet Street building setback line to 8' and the Detroit Avenue building setback line to zero (0) feet.
- 3) 3332.26(c)), Minimum Side Yard Permitted, to reduce the 5' minimum side yard on the east side of the proposed building to 3'.
- 4) 3332.27, Rear Yard, to reduce required rear yard from 25% of lot area to 3% of lot area.
- 5) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 spaces to 4 spaces for the 4 DU building.
- 6) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 14' and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 5'.



CV15-074  
180 Detroit Avenue  
Approximately 0.54 acres



CV15-074  
180 Detroit Avenue  
Approximately 0.54 acres



**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION  
ITALIAN VILLAGE COMMISSION**

*This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 180 Detroit Avenue

**APPLICANT'S NAME:** David Perry for Lykens Companies (Applicant) LS Development 174 Detroit, LLC (Owner)

**APPLICATION NO.:** 16-2-7

**COMMISSION HEARING DATE:** 2-16-2016

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:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

**ACTION:**

Upon review of Application #16-2-7, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed variance, as follows:

SITE A

The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 20 apartments with surface parking spaces adjacent to the east side of the building. The following variances are requested:

- 1) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet.
- 2) 3333.22, Maximum Side Yard Required, to reduce total side yard from 16 feet to 3 feet at the narrowest point of the sum of the side yards.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25' ROW).
- 4) 3312.13(B), Driveway, to reduce the driveway entrance from the unnamed north alley from 20 feet wide to 17' - 4" wide, due to the location of City of Columbus light pole adjacent to the east side of the driveway entrance from the north alley to the parking lot. On-site aisle and maneuvering area is 20 feet.
- 5) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 7% of lot area.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required to reduce code required parking for 20 (previously 19) dwelling units from 30 (previously 29) spaces to 19 spaces.
- 7) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for existing building to be located in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25'), as depicted on the Site Plan.

SITE B

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:



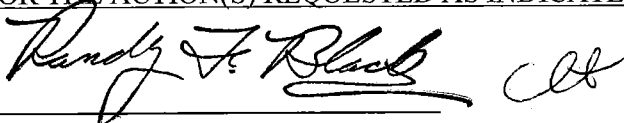
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- 4) 3332.27, Rear Yard, to reduce required rear yard from 25% of lot area to 3% of lot area.
- 5) 3312.27, Parking Setback Line, to reduce the Detroit Avenue parking setback from 10 feet to zero (0) feet for the detached garage.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 spaces to 4 spaces for the 4 DU building.
- 7) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 14' and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 5'.

MOTION: Lapp/Cooke (7-0-0) APPROVAL RECOMMENDED

**RECOMMENDATION:**

RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black  
Historic Preservation Officer







### COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # CV15-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank, -----

Of [COMPLETE ADDRESS] Plank Law Firm, 145 E. Rich St., 3rd FL, Columbus, OH 43215  
deposes and states that he 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 formats

- 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

<p>1. LS Development - 174 Detroit, LLC 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201 # Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209</p>	<p>2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201 # Columbus Based Employees: 5 Contact: Kevin Lykens (614) 565-4209</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

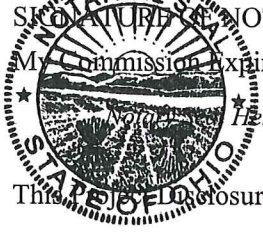
*Donald Plank*

Subscribed to, me in my presence and before me this 4th day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires: Stacey L. Danza 11-5-2018



Notary Public, State of Ohio  
My Commission Expires 11-05-2018

This Disclosure Statement expires six months after date of notarization.

**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 all checks payable to the Columbus City Treasurer