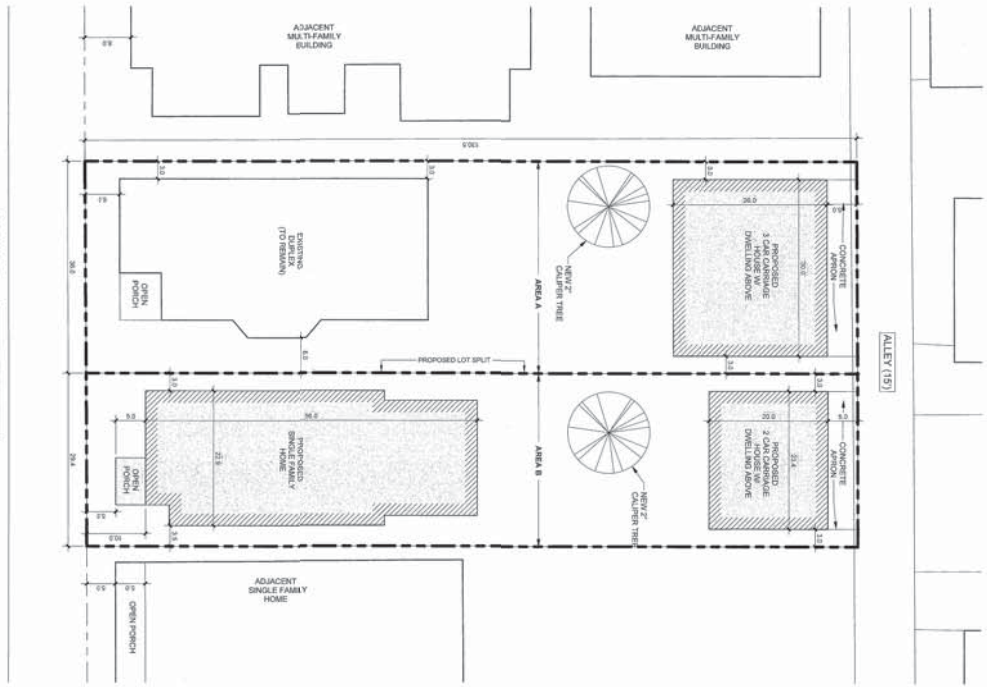


PROJECT NAME: **90 GREENWOOD AVE. C&W INVESTMENT Co 2 LLC. COLUMBUS OHIO**

OWNER: **90 GREENWOOD AVE. C&W INVESTMENT Co 2 LLC. COLUMBUS OHIO**

ARCHITECT: **COLUMBUS DESIGN CO. WESTERVILLE OHIO**

ADDRESS	90 W. GREENWOOD AVE COLUMBUS OHIO 43201
TAX PARCEL	010017545
ZONING	AR1
HEIGHT DISTRICT	H-35
AREA	2 AC ± = 8,760 SF ±
PROPOSED - LOT SPLIT OF EXISTING SF DWELLING AND CONSTRUCTION OF NEW SF DWELLING	AREA A
PROPOSED - LOT SPLIT OF EXISTING SF DWELLING AND CONSTRUCTION OF NEW SF DWELLING	AREA B
SETBACKS - LOT COVERAGE	AS NOTED
SETBACKS - BUILDING	AREA A
HEIGHT	AREA A
HEIGHT	AREA B
PARKING	EXISTING (APPROX 30)
REAR YARD	AREA A
REAR YARD	AREA B
DETACHED GARAGES	AREA A
HEIGHT	AREA A
HEIGHT	AREA B
% OF REAR YARD	(488/1778) = 27%



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the dimensions shall be the responsibility of the applicant. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities regarding the proposed development.

David B. Ferry, Agent for Applicant
 David B. Ferry
 Date: 06/11/2021

David B. Ferry, Agent for Applicant
 David B. Ferry
 Date: 06/11/2021

GREENWOOD AVE.
 90 WEST GREENWOOD AVE.

the columbus
designco
 COLUMBUS DESIGN CO. LLC
 3440 N. STATE ST.
 WESTERVILLE, OHIO 43081

SHEET DATE: 06/11/21
 PROJECT #: 25445
ZONING PLAN
 PROJECT DATE: 06/11/21

01
 SITE PLAN

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.

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 Exhibit B

Signature of Applicant Cardinal Investment Co., 2, LLC Date 1-1-21
by David B. P. Best
 Signature of Attorney Donald P. [Signature] Date 1/15/21

Exhibit B**Statement of Hardship****CV21-009, 90 W Greenwood Avenue**

The site is 90 W Greenwood Avenue (PID: 010-017645) in Victorian Village. The parcel is zoned AR-1 and is developed with a two (2) unit dwelling established in 1920 by permit. The parcel is large for the area at 0.20 ac (8,550 SF) and 66 feet of frontage. The existing building is located on the west half of the parcel. There may have been another dwelling on the east side of the parcel.

Applicant proposes to split the parcel to create two parcels of 4,698 SF +/- with the existing dwelling (Area A) and a new parcel of 3,835 SF +/- (Area B) for new development. Area A is proposed to have the existing two (2) family dwelling and a new carriage house at the rear (north) of the lot with the carriage house having a three (3) car garage on the ground level and a dwelling unit on the second floor. Area B is proposed to be developed as a separate parcel with a new single family dwelling on the W. Greenwood frontage and a new carriage house at the rear (north) of the lot with the carriage house having a two (2) car garage on the ground level and a dwelling unit on the second floor.

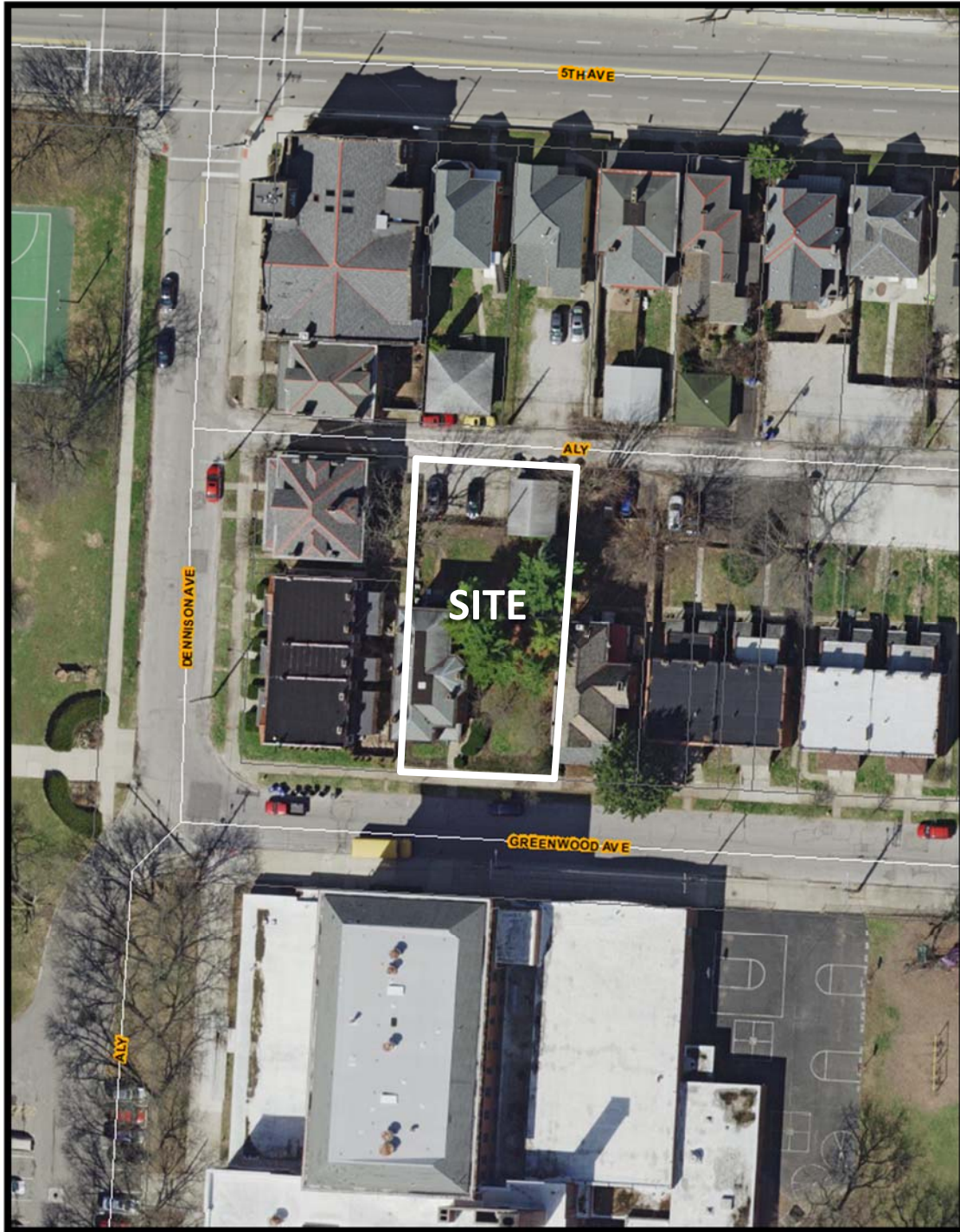
The existing historic two (2) unit building, proposed lot splits, proposed new single family dwelling and proposed carriage houses are characteristic of a wide range of residential uses and parcel sizes in Victorian Village. The Applicant has a practical difficulty to comply with current code standards in this historic neighborhood where the norm is non-compliance with current code lot area, frontage and yards. The site plan titled ""Greenwood Avenue", dated 06/11/2021, hereafter Site Plan, is the site development plan.

Applicant requests the following variances:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a two-family dwelling and a carriage house (3 car garage and dwelling unit (Area A) and to permit a single family dwelling and a carriage house (2 car garage and dwelling unit (Area B)
- 2). Section 3333.09, Area Requirements, to reduce lot width from 50 feet to 36 feet (Area A) and 29.4 feet (Area B).
- 3). Section 3333.16, Fronting, to permit the second dwelling (carriage house) on Area A and Area B to not front on a public street (public alley).
- 4). Section 3333.22, Maximum Side Yards Required, to reduce total side yard from 7.2 feet (20% of Area A width) to 6 feet for the Area A carriage house.
- 5). Section 3333.23, Minimum Side Yard Permitted, to reduce the minimum side yard from 5' to 3' for the existing west side yard of the existing two-family dwelling (Area A); to reduce side yards from 5' to 3' for both side yards of the Area A carriage house; to reduce the minimum side yard from 5' to 3.5' and 3' for the east and west side yards, respectively, of the new single family dwelling on Area B and to reduce side yards from 5' to 3' for both side yards of the Area B carriage house.
- 6). Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to zero (0) percent lot area for the carriage houses on both Area A and Area B.



CV21-009
90 W. Greenwood Ave.
Approximately 0.20 acres



CV21-009
90 W. Greenwood Ave.
Approximately 0.20 acres

Certificate of Appropriateness
Victorian Village Commission

DEPARTMENT OF
DEVELOPMENT

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: 90 W. Greenwood Avenue
APPLICANT'S NAME: Columbus Design LLC- Karrick Sherrill (Applicant)

APPLICATION NO.: VV-21-05-017

MEETING OR STAFF APPROVED DATE: 06-09-21 **EXPIRATION:** 06-09-22

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:

VV-21-05-017c

Recommend approval of application VV-21-05-017c, 90 W. Greenwood Avenue, as submitted with clarifications as noted:


Variances

- Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a two-family dwelling and a carriage house (3 car garage and dwelling unit (Area A) and to permit a single family dwelling and a carriage house (2 car garage and dwelling unit (Area B)
- Section 3312.25, Maneuvering, to reduce maneuvering for 3 garage spaces from 20 feet to zero (0) feet to permit 3 parking spaces to stack behind 3 garage spaces in Area A with a garage space and a surface space assigned to each of the 3 dwelling units on Area A.
- Section 3312.49, Minimum Numbers of Parking Spaces Required Parking from 4 spaces to 2 spaces for Area B.
- Section 3333.09, Area Requirements, to reduce lot width from 50 feet to 36 feet (Area A) and 29.4 feet (Area B).
- Section 3333.16, Fronting, to permit the second dwelling (carriage house) on Area A and Area B to not front on a public street (public alley).
- Section 3333.22, Maximum Side Yards Required, to reduce total side yard from 7.2 feet (20% of Area A width) to 6 feet for the Area A carriage
- Section 3333.23, Minimum Side Yard Permitted, to reduce the minimum side yard from 5' to 3' for the existing west side yard of the existing two-family dwelling (Area A); to reduce side yards from 5' to 3' for both side yards of the Area A carriage house; to reduce the minimum side yard from 5' to 4' and 3' for the east and west side yards, respectively, of the new single family dwelling on Area B and to reduce side yards from 5' to 3' for both side yards of the Area B carriage house.
- Section 3333.24, Rear Yard, to reduce rear yard from 25% of lot area to zero (0) percent for the carriage houses on both Area A and Area B.

MOTION: Hissem/Sullivan (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

SNK

Staff Notes:

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 #: CV21-009

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (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)

<p>1. C&W Investment Co 2 LLC, 1086 N 4th St, Ste 109, Columbus, OH 43201; # Cols based emps: Zero (0) Contact: Kevin Lykens, (614) 565-4209</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 18th day of January, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires



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

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