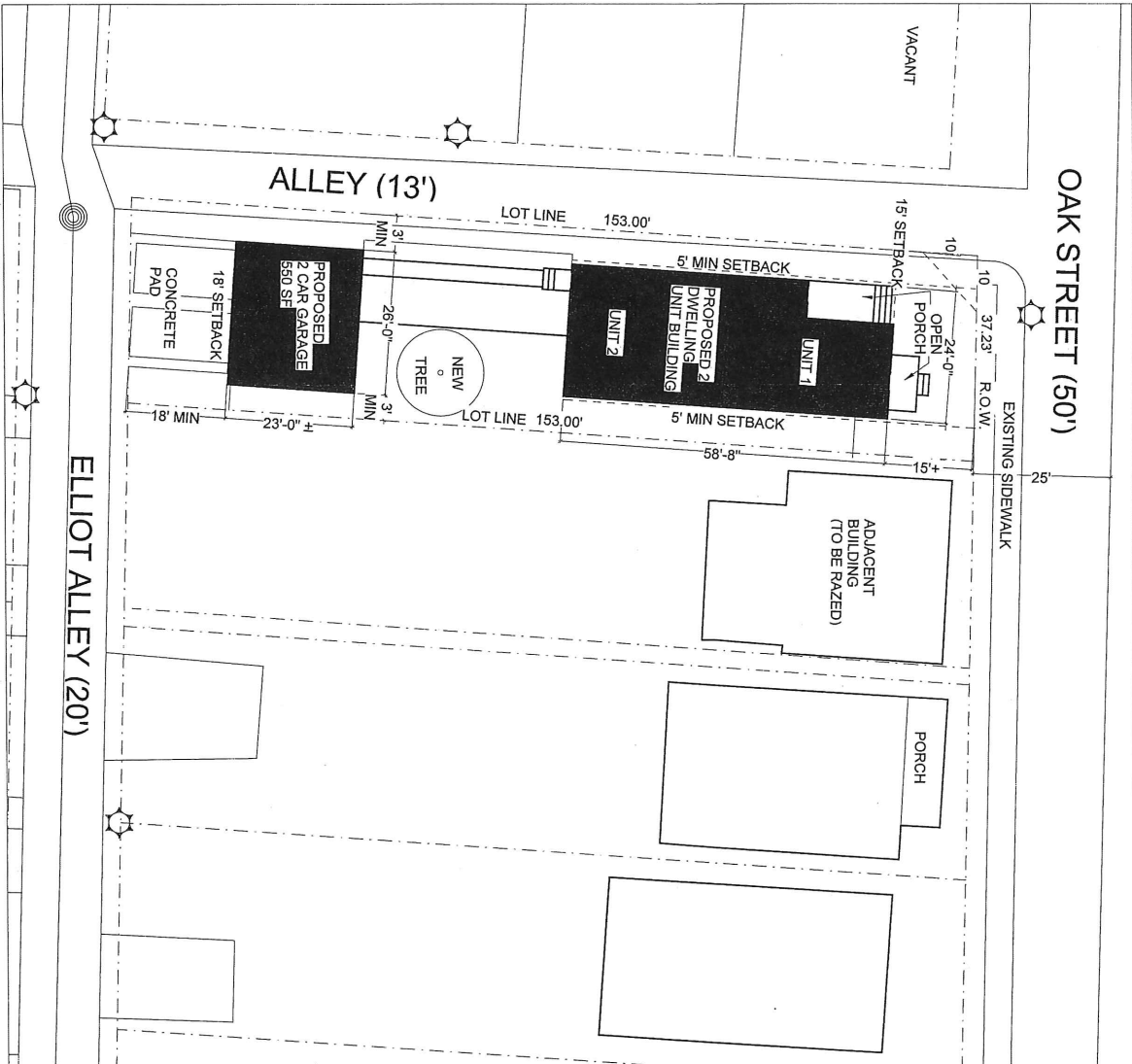


1 Site Plan West  
SCALE 1"=40'



Final Site Plan Received 10/15/18 Sheet 1 of 2

OWNER: BRIC DEVELOPMENT GROUP LLC  
 ARCHITECT: GUNZELMAN ARCHITECTURE + INTERIORS  
 88 N 5th Street Suite 202  
 Columbus OH 43215  
 (614) 430-5242  
 g@gunzelman.com

LEGAL DESCRIPTION:  
 1515 OAK STREET  
 ZONING: R-RESIDENTIAL, DISTRICT  
 PARCELS: # 01020215

THE LOCATIONS OF EXISTING BUILDINGS AND ZONING INFORMATION HAVE BEEN OBTAINED FROM THE PUBLIC RECORDS OF THE COLUMBIAN ZONING SERVICES DEPARTMENT. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

**ZONING DATA**  
 ZONING: R-RESIDENTIAL, DISTRICT  
 UNIT BUILDING  
 2000 SF TOTAL  
 2 UNITS  
 2 UNITS  
 2 UNITS  
 2 UNITS

**SETBACKS**  
 FRONT: 5' (MIN) 5' (MIN)  
 REAR: 5' (MIN) 5' (MIN)  
 SIDE: 5' (MIN) 5' (MIN)  
 TOTAL LOT SF: 2348 SF

**REAR YARD**  
 TOTAL LOT SF: 2348 SF  
 REAR YARD INCLUDING GARAGE: 2348 SF (81%)

**LOT COVERAGE**  
 TOTAL LOT SF: 2348 SF  
 LOT COVERAGE: 2110 SF (90%)  
 DWELLING: 2000 SF  
 DWELLING: 110 SF

**REAR YARD**  
 TOTAL LOT SF: 2348 SF  
 REAR YARD INCLUDING GARAGE: 2348 SF (81%)

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 development shown on this drawing shall be the responsibility of the applicant. The Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

Signature: *Daniel R. Perry* Date: 10-15-18  
 Signature: *Daniel R. Perry* Date: 10/15/18  
 Daniel R. Perry, Architect  
 2000 Park, Albany, NY 12205

CV18 - 038  
 SHEET 1 OF 2

FEET 1" = 40'



<p><b>A-0.2</b></p>	<p>SITE PLAN</p>	<p>1515 OAK ST                  COLUMBUS, OH 43205</p>	<p><b>GUNZELMAN</b>                  architecture + interiors                  88 N 5th Street Suite 202                  Columbus OH 43215                  P 614-674-6696</p>	<p><b>GAI</b></p>
	<p>DATE: 10.15.2018</p>			





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

Application #: CU18-038

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'

Multiple horizontal lines for providing details on variances.

Signature of Applicant: Donald Plank Date: 5/23/18
Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date: 5/23/18
Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date: 5-23-18

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 CV18-\_\_\_\_\_**  
**1515 Oak Street, Columbus, OH 43205**

The site is two (2) platted lots zoned R-3, Residential District from the 1974 Model Cities area rezoning. One lot is vacant and one is developed with a two-family dwelling that is boarded and uninhabitable. The vacant lot was formerly developed with a two-family dwelling. Applicant proposes to build two (2) new two-family dwellings with one two (2) family dwelling on each parcel. The area has many forms of residential uses. The proposed two-family dwellings are consistent with the historical use of the site as well as the range of housing stock and styles in the area.

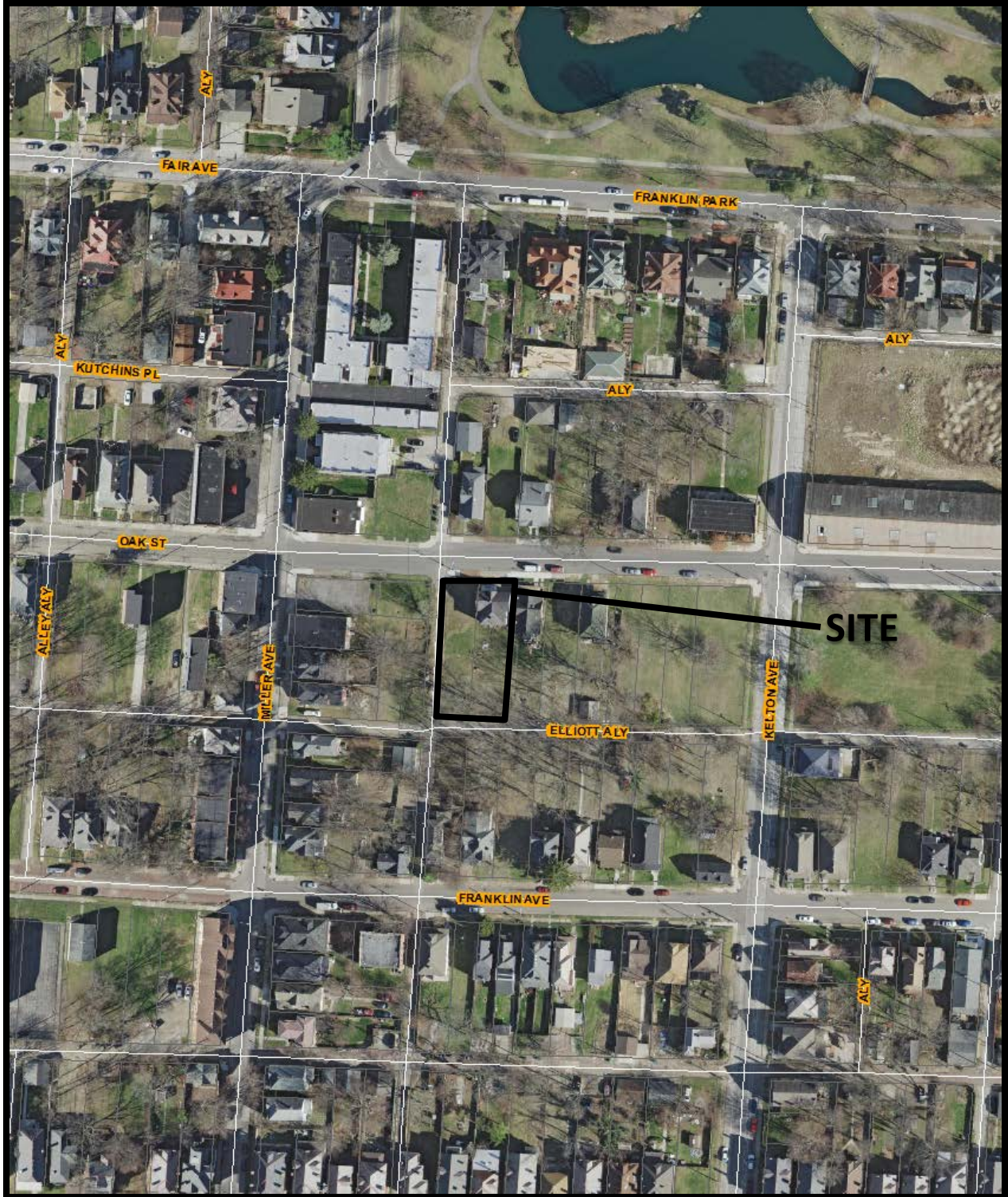
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The parcels were historically developed with two-family dwellings and there are various forms of residential uses in the neighborhood. Applicant plans to sell the units as condominiums thereby increasing the likelihood of home ownership. The proposed use is consistent with the area and the historical use of the site. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit two (2) two dwelling unit dwellings on separate parcels in the R-3 District.
- 2). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce required lot width from 50 feet to the existing lot widths of 37 feet and 40 feet.



CV18-038  
1515 Oak Street  
Approximately 0.28 acres



CV18-038  
1515 Oak Street  
Approximately 0.28 acres

**From:** [Pine, Shannon L.](#)  
**To:** [Dietrich, Timothy E.](#)  
**Subject:** FW: NEAC Zoning Variances  
**Date:** Friday, October 12, 2018 9:57:53 AM  
**Importance:** High

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FYI – NEAC Rec for CV18-038.

Shannon Pine

Planning Manager

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**City of COLUMBUS**  
**Department of Building & Zoning Services**

Zoning/Council Activities Section

111 North Front Street

Columbus, OH 43224

**Direct:** 614.645.2208

**Public Hearings:** 614.645.4522

**E-mail:** [spine@columbus.gov](mailto:spine@columbus.gov)

[www.columbus.gov](http://www.columbus.gov)

Track the status of an application online at <https://ca.columbus.gov/ca> (Citizens Access Portal).

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**From:** Kathleen Bailey [mailto:KathleenDBailey@hotmail.com]

**Sent:** Friday, October 12, 2018 12:39 AM

**To:** Pine, Shannon L.

**Cc:** margcool@gmail.com

**Subject:** NEAC Zoning Variances

**Importance:** High

The Near East Area Commission (NEAC) voted unanimously (12-0-0) to support the following zoning variances on the Near East side. The vote took place at the NEAC General Business meeting on 10/11/2018

328 St. Clair (CV18-057)

1309 Oak Street (CV18-053)

1515 Oak Street (CV18-038)

Please let me know questions or concerns.

Thank you

Kathleen Bailey

Chair



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CU18-038

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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
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 listing parties with names, addresses, and employee counts.

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 23rd day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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

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 all checks payable to the Columbus City Treasurer