



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

Application Number: CV17-054

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 Attached Statement

Signature of Applicant

Date 08/10/17

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

Statement of Hardship

Council Variance Application for: 21 E. Arcadia Ave 43202

Revised per Dept. of Building and Zoning Review

Introduction to Project:

The following variances being requested are being done in support of my proposed project to renovate the existing two buildings at 21 E. Arcadia Ave into my primary residence. The renovation of as much of these two existing buildings as possible is both the charm and the challenge of this project.

The property has been vacant for many years and I am excited about the opportunity to breathe new life into these contributing buildings and the neighborhood. At one time this site was a parking lot and car barn for the Columbus streetcar system serving northern Columbus and the Olentangy Village Amusement Park. Remnants of the original car barn arched windows are still evident on the west building. The gap between the two buildings reflects the remnants of Pearl Alley. The proposed project respects this community heritage while finding new use for challenging buildings.

Additional challenges are posed by creating a residential property right on the transition point between the commercial overlay along High Street and the residential neighborhood adjacent to the East. This position drives the need of some of the variances requested.

Purchase of this property from the Ohio Power Company (AEP) is contingent on the successful rezoning to R2F and approval for the following variances. I greatly appreciate your considerations of the unique attributes of this project in your review.

Background to code analysis:

- Proposed to rezone to R-2F
- We conceptually looked at the overall property like a single family home with a carriage house apartment attached to the garage. Only the garage is adjacent to the house rather than behind it due to the existing location of the buildings.
- It is our understanding that the Neighborhood Commercial (NC) Subarea Overlay will supersede the requirement indicated for Residential Districts. This will primarily effect the building line/setback/yard requirements as the overlay is distinctly different than the Residential Districts. We fall underneath the height requirements for the overlay and the height district, which are different as well.

Below is the list of all sections of Code to be varied:

Code Section: 3325.231 & 3325.281 A

Proposed Variance: VARIANCE TO ALLOW PARKING BETWEEN PRINCIPAL BUILDING AND STREET RIGHT-OF-WAY LINE.

Reasoning: The project consists primarily of two existing buildings with a small addition. There is not sufficient space within the existing structures and lot to provide parking except in front of the buildings.

Code Section: 3325.241 D

Proposed Variance: VARIANCE TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS.

Reasoning: Preference is to not add windows to the existing west building to maintain the historical character of the north building frontage. Note, north frontage of adjacent east building will have windows. Request that the window glass on the adjacent building within the property be considered as meeting this requirement.

Code Section: 3325.261

Proposed Variance: VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING AT FRONT YARD

Reasoning: Screening requirement appears to be intended for off street parking lots for commercial properties. The proposed project is residential and contains just two parking spots which presents similar to cars parked in a residential driveway.

Code Sections: 3325.261(B)

Proposed Variance: VARIANCE TO USE A FENCE OTHER THAN THE FENCE TYPE THAT IS ALLOWED IN 3325.261(B)

Reasoning: South property line runs along Grau Alley and is adjacent to a busy commercial use property. Variance to increase fence height to 8'-0" requested to increase privacy.

Code Section: 3332.037

Proposed Variance: VARIANCE TO ALLOW TWO SINGLE-FAMILY DWELLINGS

Reasoning: There is an active sewer line easement that prevents connecting the two existing buildings together making a 1-2 family single building dwelling not viable.

Code Sections: 3332.14 R2F Area District Requirements

Proposed Variance: VARIANCE TO ALLOW TWO SINGLE-FAMILY DWELLINGS ON A PARCEL THAT IS LESS THAN 12,000 SQUARE FEET

Reasoning: The existing lot is +/- 10,000 Square feet, but the second single family dwelling is small enough to be contained within the existing west building as a one bedroom apartment.

Code Sections: 3332.25 Maximum Side Yard Permitted

Proposed Variance: VARIANCE TO ALLOW FOR A MAXIMUM SIDE YARD OF 5'11" INSTEAD OF 16'

Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot.

Code Sections: 3332.26 Minimum Side Yard Permitted

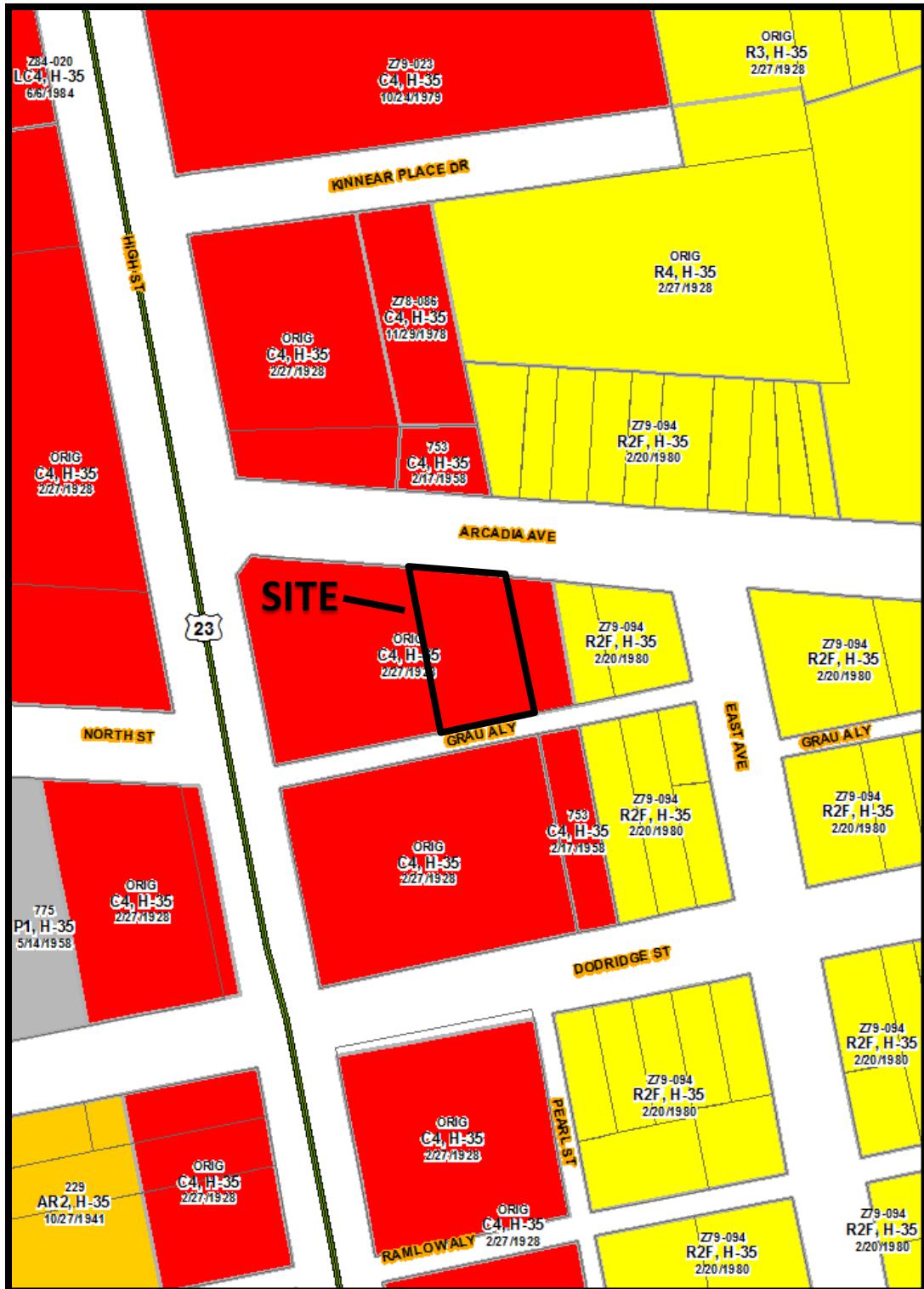
Proposed Variance: VARIANCE TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5'

Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot.

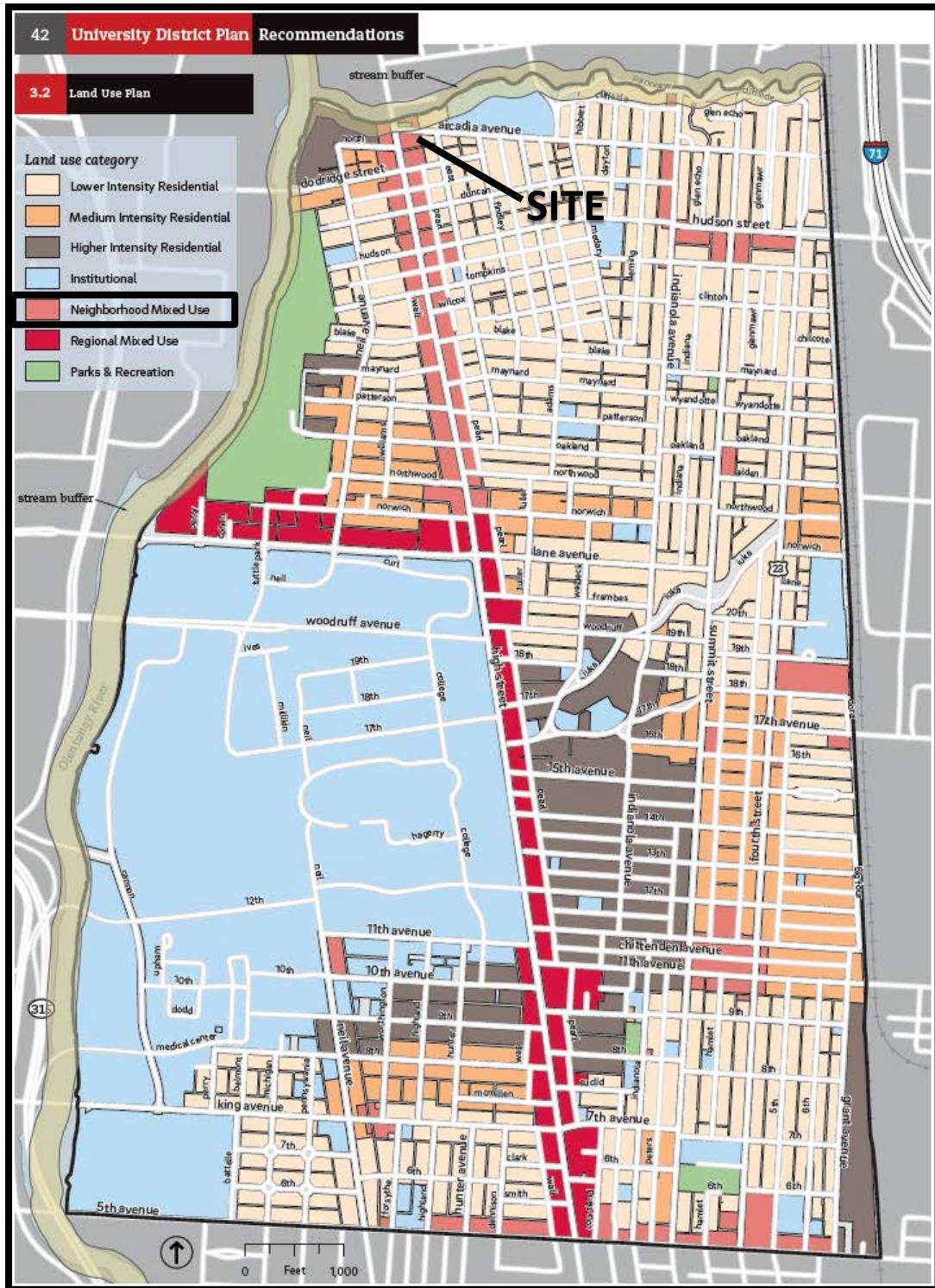
Code Sections: 3332.27 Rear Yard

Proposed Variance: VARIANCE TO ALLOW FOR NO REAR YARD

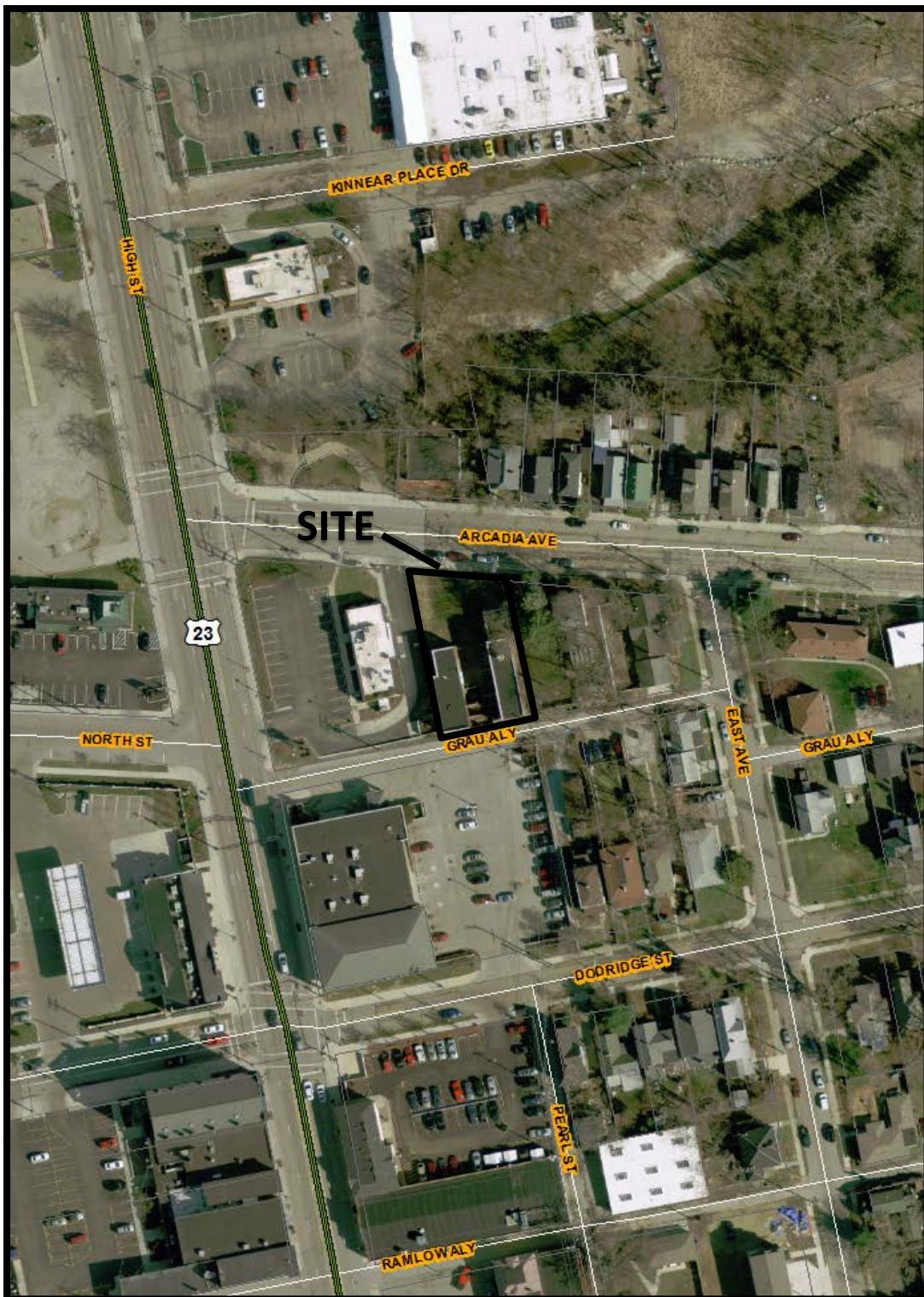
Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot. Reduce from 25% to 0% for both dwellings.



CV17-054
21 East Arcadia Avenue
Approximately 0.23 acres



CV17-054
21 East Arcadia Avenue
Approximately 0.23 acres



CV17-054
21 East Arcadia Avenue
Approximately 0.23 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 2980-2017; CV17-054; Page 8 of 12
University Area Commission

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

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Aaron Marshall*
Corr. Secretary

Brian Williams*
Recording Secretary

Seth Golding*
Treasurer

TO: Tim Dietrich
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6665
tedietrich@columbus.gov

RE: 21 E. Arcadia Avenue
Z17-030 & CV17-54

Dear Tim:

October 9, 2017

Craig Bouska*
Mario Cespedes
Omar Elhagmusa

Andrew Frankhouser

Pasquale Grado*

Abby Kravitz

Rory Krupp*

Michael Sharvin

Lauren Squires

Deb Supelak

Steve Volkmann

Alex Wesaw

Tom Wildman

This letter is to confirm that on September 20, 2017 the University Area Commission voted to *approve* the request for the rezoning of a commercial property (C4) to a residential use (R2F), and the request for council variance to renovate this commercial property into a residence. The property is located at 21 E. Arcadia Avenue. Variances being requested are as follows:

1. Sect. 3325.231 & 3325.281 A: Setback requirements & Parking & Circulation – to allow parking between principal building and street right-of-way.
2. Sect. 3325.241 D: Building Design Standards – to allow building frontage with 0% window glass.
3. Sect. 3325.261: Landscaping & Screening – to remove requirements for landscaping & screening at front yard.
4. Sect. 3325.281, B, 3: Parking and Circulation – to remove requirement for bicycle parking.
5. Sect. 3332.037 & 3332.18 : R-2F Residential District & Basis of computing area – to allow two single-family dwellings.
6. Sect. 3332.14 R2F: Allowable Uses – to allow 2 detached dwelling units on a single parcel.
7. Sect. 3321.261(B) – to use a fence other than the fence type that is allowed in 3321.261(B).
8. Sect. 3332.25: Maximum Side Yard Permitted – to allow for a maximum side yard of 5'-11" instead of 16 ft.
9. Sect. 3332.26: Minimum Side Yard Permitted – to allow for a minimum side yard of 2'6" side yard instead of 5 ft.
10. Sect. 3332.27: Rear Yard – to allow for no rear yard.

The UAC was very supportive of this project. The renovation of this vacant commercial building will become the primary residence of the applicant. The commission saw this project as a creative adaptive use of an older historic property. It creates a 'new' owner-occupied dwelling unit while maintaining the commercial/industrial history of the property. It also provides a good transition between High St. commercial and the residential neighborhood to the east - a very positive addition to the neighborhood and community.

The vote to approve the above variance request was: **For – 14; Against – 0; Abstentions – 1.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

*Denotes Zoning
Committee member

University Impact District Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

RECOMENDATION

| | |
|------------------|--------------------------------|
| zoning case no. | CV17-054 & Z17-030 |
| property address | 21 EAST ARCADIA AVENUE (43202) |
| hearing date | September 21, 2017 |
| applicant | Dean Monnin (Owner) |
| issue date | September 29, 2017 |

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.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Graphics
- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

In a unanimous 5-0 vote the Board passed a motion:

To support the requested Variances to advance the project as proposed.

RECOMMENDATION:

- SUPPORT REQUESTED VARIANCE OR ZONING CHANGE
- DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE
- NO ACTION TAKEN

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



Daniel Ferdelman
University Area Review Board, Staff

| | | | |
|---|--|--------------------------|--|
| Application Number: | CV17-054 & Z17-030 | Date Reviewed: | 9/29/2017 |
| Address: | 21 EAST ARCADIA AVENUE (43202) | Planning Contact: | Daniel Ferdelman 614-645-6096 |
| Existing Land Use: | Vacant Street Railcar Buildings | BZS Case Planner: | Tim Dietrich 614-645-6665 |
| Existing Zoning: | C-4, Commercial District. | BZS File Month : | October |
| Requested Zoning or Variance: | <p>R-2F, Residential District. - Two dwelling units. 3325.231 & 3325.281 (A) - TO ALLOW PARKING BETWEEN BUILDING AND STREET (ROW) 3325.241 D - TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS. 3325.261 VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING 3325.281(B)(3) TO REMOVE REQUIREMENT FOR BICYCLE PARKING 3332.037 & 3332.18 - TO ALLOW TWO SINGLE-FAMILY DWELLINGS 3332.14 - TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL 3321.261(B) TO INCREASE FENCE HEIGHT TO 8' -0" REQUESTED TO INCREASE PRIVACY. 3332.25 TO ALLOW FOR A MAXIMUM SIDE YARD OF 5' 11" INSTEAD OF 16' 3332.26 TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5' 3332.27 TO ALLOW FOR NO REAR YARD.</p> | | |
| Applicable Plan: | University District Plan (2015) | | |
| If Rezoning or Council Variance, Plan's Land Use Recommendation: | <p>Neighborhood Mixed Use This classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional. While the composition of uses may be similar to the Regional Mixed Use classification, these areas are less intense in nature. Hotels are not recommended in these corridors. While development geared to the pedestrian is the goal, auto-oriented commercial (e.g. gas stations with convenience stores) built to Urban Commercial Overlay design standards would be supported. Areas recommended include High Street north of Norwich Avenue; Hudson Street at Indianola Avenue, Summit Street, and Fourth Street; Fifth Avenue east of Highland; and smaller scattered sites that currently contain neighborhood-scale commercial development. A particular note is that the portion of High Street generally between Norwich and Tomkins should be a focus for preservation of existing buildings to maintain the existing development character (e.g. including a moderate intensity mix of uses, trees, etc.).</p> <p>Within areas designated as Neighborhood Mixed Use, the following provisions apply:</p> <ol style="list-style-type: none"> 1. A variety of uses are appropriate for these areas, including retail, office, multifamily residential, and institutional. 2. The conversion of existing storefronts to residential uses is not supported. 3. Priority is placed on preservation of existing contributing buildings. 4. Minimum floor area ratio (FAR) is 0.5; maximum is 1.0. 5. An FAR bonus of 0.2 may be granted for projects on High Street or Fifth Avenue that preserve an existing principal contributing structure. 6. An FAR bonus of 0.4 may be granted for projects on High Street or Fifth Avenue that replace a non-contributing principal structure. 7. Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue. Proposed height limit is 35 feet elsewhere. 8. Parking should be provided for non-residential uses consistent with code standards. Parking variances to facilitate reuse of an existing historic storefront should be reviewed with consideration of the presence of on-street parking, extent of variance requested, size and nature of use, and potential impact on adjacent residential uses. 9. Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue, and 0.75 spaces per bed for all residential elsewhere. 10. Structured parking solutions are encouraged (such facilities should not count toward FAR limits, but height limits apply). | | |

| | |
|------------------------------------|--|
| Relevant Design Guidelines: | <p>Design Principles</p> <p>The following design principles serve as a foundation for the University District Plan Design Guidelines:</p> <ol style="list-style-type: none"> 1. Preserve and enhance the unique design characteristics of the district; 2. Promote the creative design of high quality, sustainable development that fits within the design context of individual neighborhoods and sub-districts; 3. Encourage a mix of uses, attract business investment and promote the economic vitality of commercial areas, while minimizing adverse impacts to adjacent residential neighborhoods; 4. Ensure that High Street and Lane Avenue continue as mixed use corridors with the densest development, served by a variety of parking solutions, fulfilling the retail needs of the district, and creating enjoyable public spaces; 5. Enhance the district's pedestrian orientation by reducing reliance on the automobile while enhancing pedestrian and bicycle connectivity and access to transit; 6. Support a wide variety of housing opportunities; 7. Promote preservation and rehabilitation of existing buildings that contribute to the district's diverse character; 8. Create opportunities for gathering places, public art installations, and civic uses that engage the community; and 9. Continue to encourage demographic and ethnic diversity through design. |
| Pay As We Grow? (Y/N) | No |

Review Comments (9/18/2017) (9/29/2017 revised):

Planning supports the requests. The use is consistent with the University District Plan recommendations and requested variances from standards are a result of the adaptive reuse of an industrial building for residential use.

The UDP designates this area for Neighborhood Mixed Use. There are several recommendations in the Neighborhood Mixed Use that have relevance to this project:

- *Mixed Use: A mix of retail, restaurant and residential is consistent with the UDP.*
 - *The proposed use is residential and is compatible with this recommendation.*
- *Preservation: Priority is placed on preservation of existing contributing buildings.*
 - *As proposed the use will preserve these former industrial buildings that have remained vacant for many years.*
- *FAR: Minimum floor area ratio (FAR) is 0.5; maximum is 1.2.*
 - *As submitted the proposal FAR for this project is approximately 0.67.*
- *Height: Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue.*
 - *The proposed development is 2 stories high and well within the 45 foot maximum.*
- *Parking: Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue.*
 - *The proposed bed count is 5, required parking would be 3; the proposal provides 4 parking spaces.*

Revised Review Comments (Date):

Revised Review Comments (Date):

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

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 Number: CV17-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dean Richard Monnin
of (COMPLETE ADDRESS) 1080 E Tulane Rd Columbus OH 43202
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

OWNER

| | |
|--|--|
| 1. <u>Ohio Power Company</u> <u>1 Riverside Plaza</u> <u>Columbus, OH 43215</u> <u>Nicole C Burigana 614 716 6869</u> | 2. <u>Dean Richard Monnin</u> <u>1080 E Tulane Rd</u> <u>Columbus, OH 43202</u> <u>614 352 3600</u> |
| 3. <u>N/A</u> | 4. <u>N/A</u> |

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

SIGNATURE OF AFFIANT

Karen R. Bishop

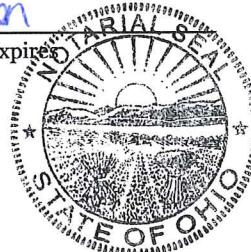
08/21/2017

Sworn to before me and signed in my presence this 21st day of August, in the year 2017

Heather J. Bishop
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

No expiration
My Commission Expires



Heather J. Bishop, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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