

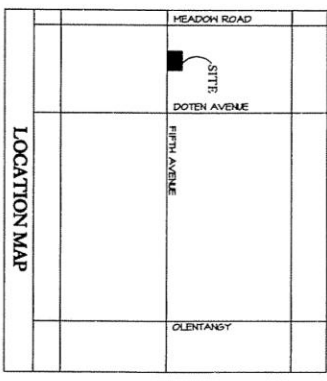
PROPOSED SITE PLAN
SCALE 1"=20'-0"

SITE DATA

ADDRESS: 1200 W. FIFTH AVENUE
 PID: 010.061686-00
 PROPERTY AREA: 14,566 SQ. FT.
 FLOOD ZONE: "X"
 EXISTING ZONING: C4
 PROPOSED ZONING: C4
 PROPOSED ZONING: C4

PARKING BREAKDOWN

19 SPACES
 26 PARKING SPACES REQUIRED, 19 PROVIDED



Handwritten signature and date:
 N. M. Walker
 10/25/10

PROPOSED SITE PLAN

Site Plan

Shawn McAllister 1679 OLD HENDERSON ROAD
 COLUMBUS, OH 43220
 M
 Architect, Inc.
 TEL: 614-291-9900
 FAX: 614-291-9901
 SMARCH@MCAI.COM

1200 W 5th Ave

CV10-013

SHEET

CI



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:

Change of use on first floor from general office to residential apartments. This building was originally constructed as apartments and converted to office use. The owners want to change the use back to as many as six (6) residential units (the original number of units for this area of the building), due to a lack of demand for office space. No exterior changes will be required and most interior modifications will be cosmetic.

The owners of 1200 West 5th Avenue are requesting a change of use on the first floor from general office to residential apartments. This building was originally constructed as all residential apartments, then converted to office use many years ago. The current hardship revolves around the fact that the demand for office space in this area has disappeared, as evidenced by the fact that in the past 20 months we have only had three (3) showings on approximately 4,000 square feet of office space and only one new lease of 800 square feet. On the other hand, this building has seven (7) apartment; all of which are currently rented, and have remained rented consistently over the past 29 years. A real hardship exists when you consider that we, the owners, pay all utilities, real estate taxes, insurance and other operating expenses for this vacant office space. A return to residential apartments would reduce the parking demand and conform to the residential nature of the neighborhood, while making this building economically viable again.

Signature of Applicant *[Handwritten Signature]* Date 12/22/09

STATEMENT OF HARDSHIP
Supplemental Information

Subject Property: 1200 West 5th Avenue
Columbus, Ohio 43212

Applicant: 1200 properties LLC
c/o Steve Mauger, managing member
2043 N. Devon Road
Columbus, Ohio 43212

Having completed the preliminary site review process on January 14, 2010, we would like to include the "live/work" use as part of the Council variance for the six proposed first floor units, which consists of approximately 5,000 square feet. We believe that the appropriate "work space" would be approximately 30% of each apartment unit. This would allow the building to provide for a perceived increasing demand for a working component within the residential living environment.

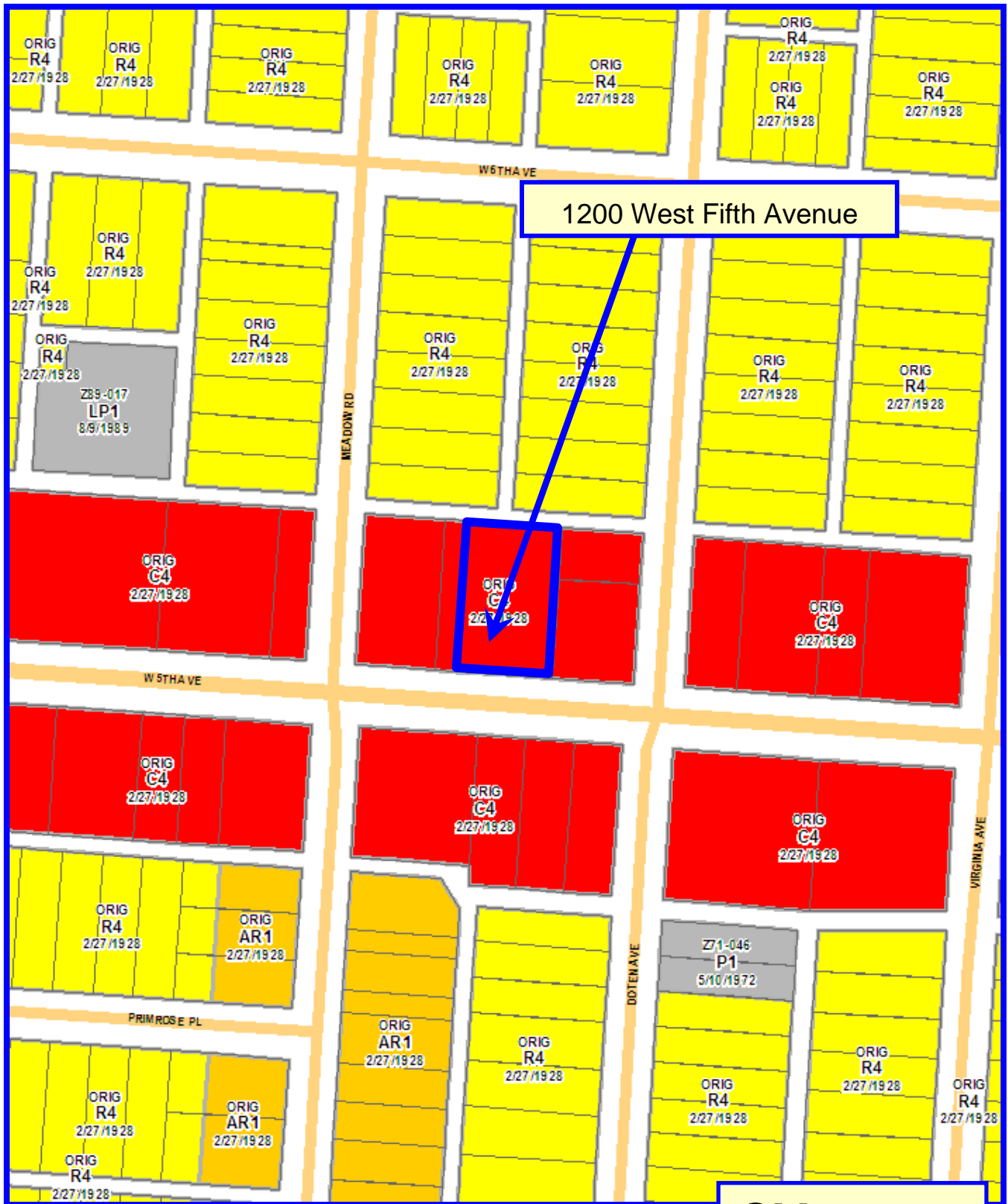
Approval to add four (4) additional blacktop parking spaces and a driveway on the west side of the subject property has been reviewed and approved by City of Columbus Staff. This will bring the existing off street parking spaces to 13. This represents a 44 % increase in off street parking.

Although the variance would include a parking variance, the parking requirement by code would actually decrease:

Current Use Parking Requirement	
7 apartments x 1.5 spaces/apt =	11 spaces
5,000 sf office (@1space/ 300 sf) =	<u>17 spaces</u>
	28 spaces
Proposed Use Parking Requirement	
13 apartments x 1.5spaces =	20 spaces
1,500 sf commercial (@1space/ 250 sf) =	<u>6 spaces</u>
	26 spaces

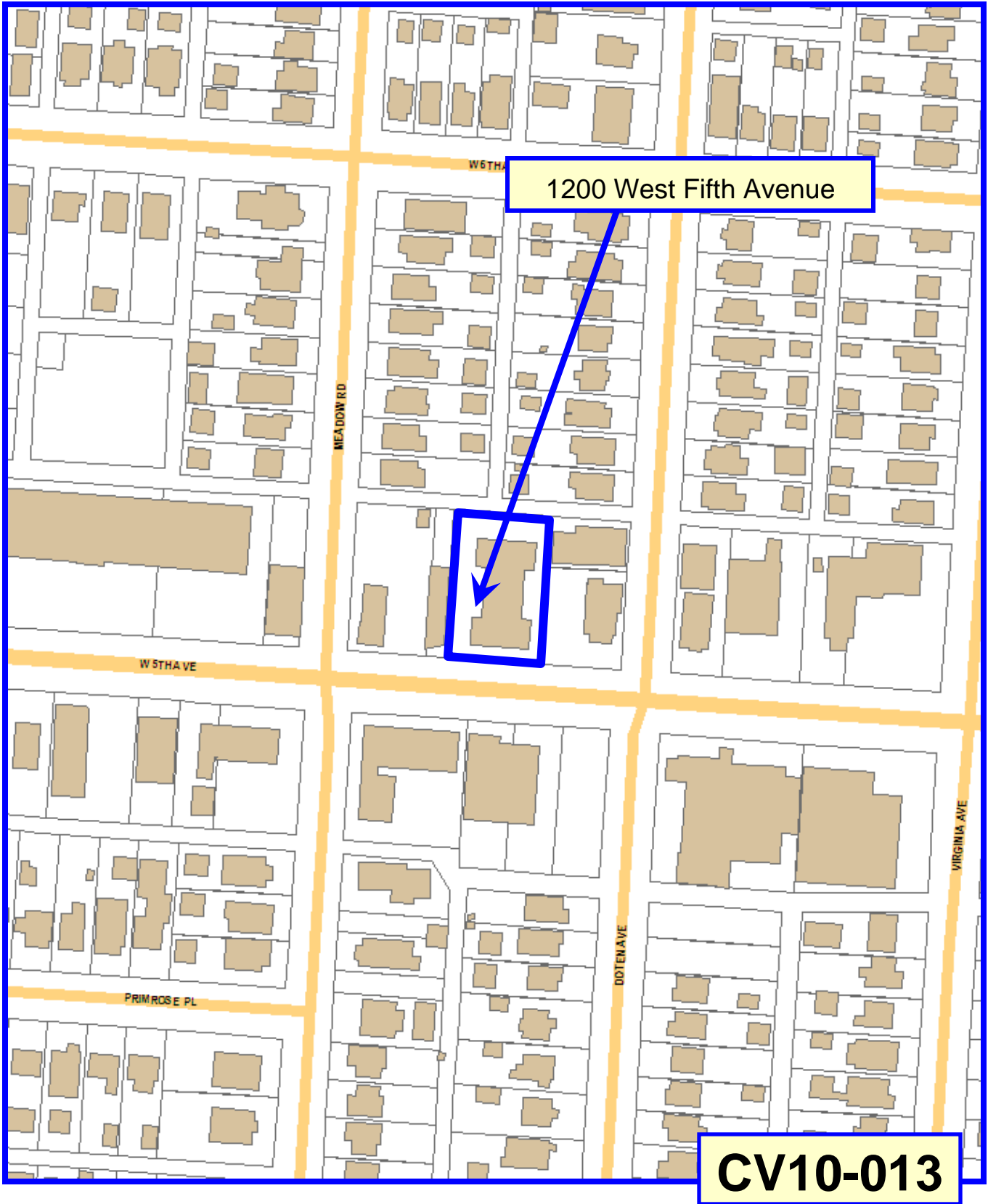
Requested Variances:

1. First floor- Change of use to live/work- 6 units; maintain existing basement unit and 6 second-floor units
2. Parking spaces from 26 to 13 provided
3. Set back (front) variance 12' allowance
4. Waive the dumpster screening requirement



1200 West Fifth Avenue

CV10-013



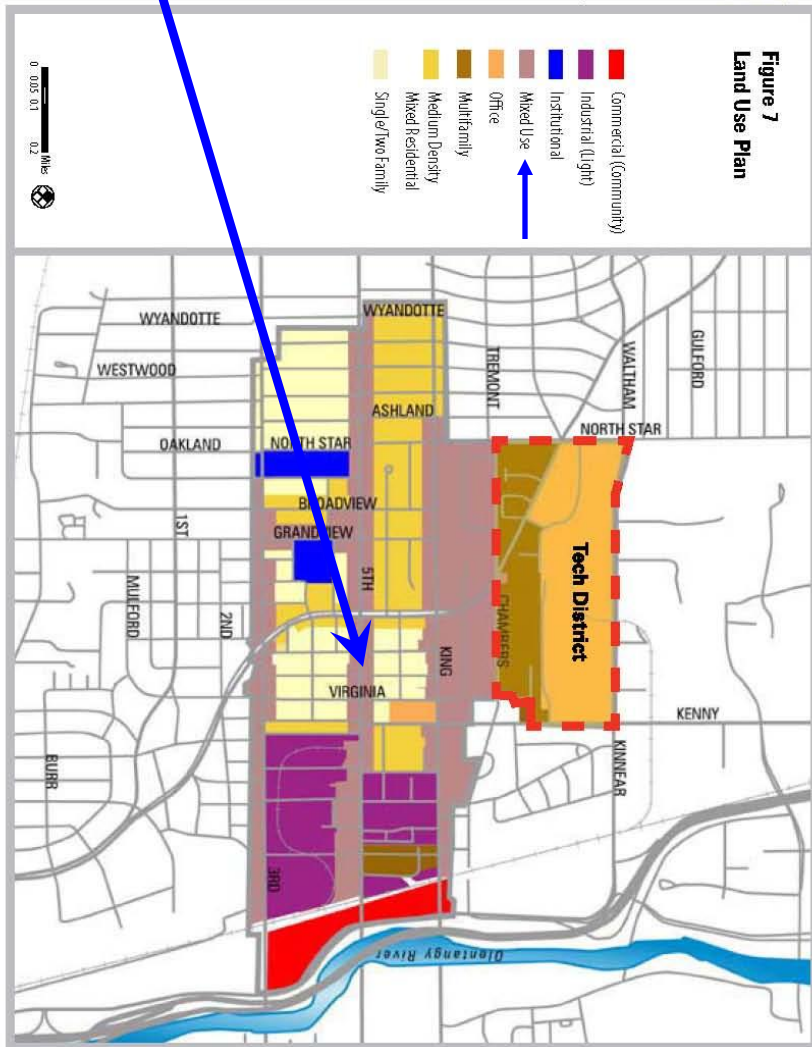
Policy:
 Mixed use development should be common on Fifth by Northwest primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).

PLAN RECOMMENDATIONS/Principle 1

1200 West Fifth Avenue



CV10-013



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: 54th/W Area Comm. Meeting Date: 9-7-2010

Case Number: C10-013 Case Type: Council Variance Rezoning

Zoning Address: 1200 West 5th Applicant: Steve Manger
Columbus OH 43212

Person(s) Representing Applicant at Meeting: Steve Manger

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

- 1. _____ Yes No
- 2. _____ Yes No
- 3. _____ Yes No
- 4. _____ Yes No
- 5. _____ Yes No
- 6. _____ Yes No
- 7. _____ Yes No
- 8. _____ Yes No

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 7 Against 0

Signature / Title of Authorized Representative: Dune Shalter Zoning Chair

Daytime Phone Number: 614-488-110 c 614-477-3801

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-013

Being first duly cautioned and sworn (NAME) Steven R Manger
of (COMPLETE ADDRESS) 2043 North Devon Road Columbus, OH 43212
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 formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Steven R. Manger 2043 North Devon Road Columbus, Ohio 43212	Richard Bengston 243 Deland Avenue Columbus, Ohio 43214
Dana Reynolds, Jr 4070 Kioka Avenue Columbus, Ohio 43220	Nancy Manger Davis & Julie Manger 2870 Asbury Road Columbus, Ohio 43221

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Steven R Manger
Subscribed to me in my presence and before me this 18th day
of OCTOBER, in the year 2010

SIGNATURE OF NOTARY PUBLIC Lauren Manger
My Commission Expires: MARCH 8, 2012

This Project Disclosure Statement expires six months after date of notarization
Notary Seal Here



LAUREN MAUGER
Notary Public, State of Ohio
Recorded in Franklin County
My Commission Expires
March 8, 2012