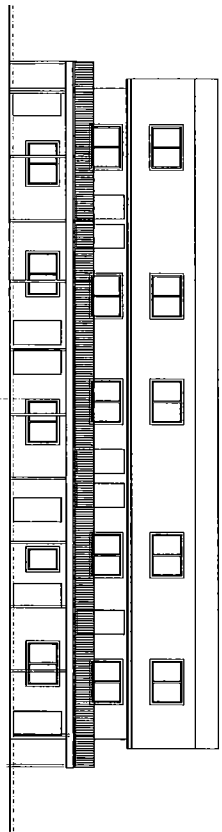
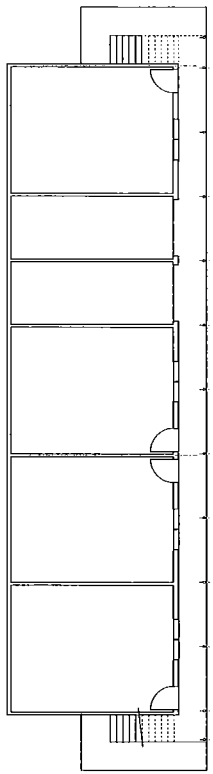


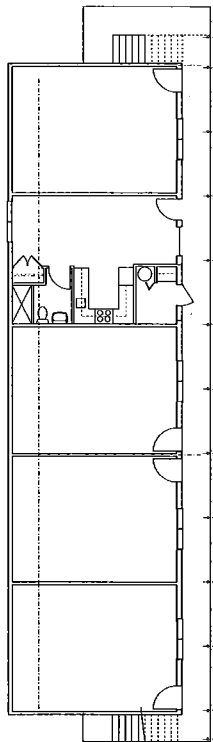
ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ASBUILT
FLOOR PLAN
SCALE: 1/8" = 1'-0"



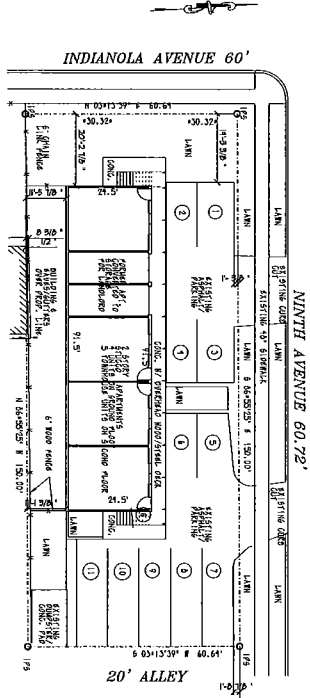
PROPOSED
FLOOR PLAN
SCALE: 1/8" = 1'-0"

VARIANCE INFORMATION
 The applicant desires a variance from the zoning ordinance to allow for the use of the proposed building in the existing building. The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building. The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building.

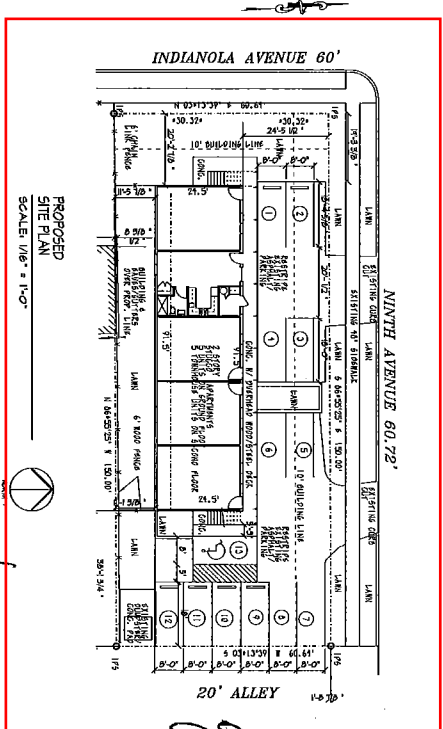
ZONING INFORMATION
 The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building. The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building.

BUILDING CODE INFORMATION

The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building. The proposed building is a 10,000 sq. ft. building. The existing building is a 10,000 sq. ft. building.



ASBUILT
SITE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"

CV13-026 Final Received 1/31/2014

7/21/15
4/29/15
189 INDIANOLA
COLUMBUS OHIO



Juliet Rullock
 1-21-14



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

CV13-026

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

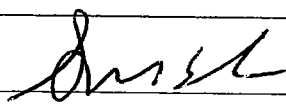
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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 attached)

Signature of Applicant  Date 6/3/2013

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

CV13-026

Statement of hardship

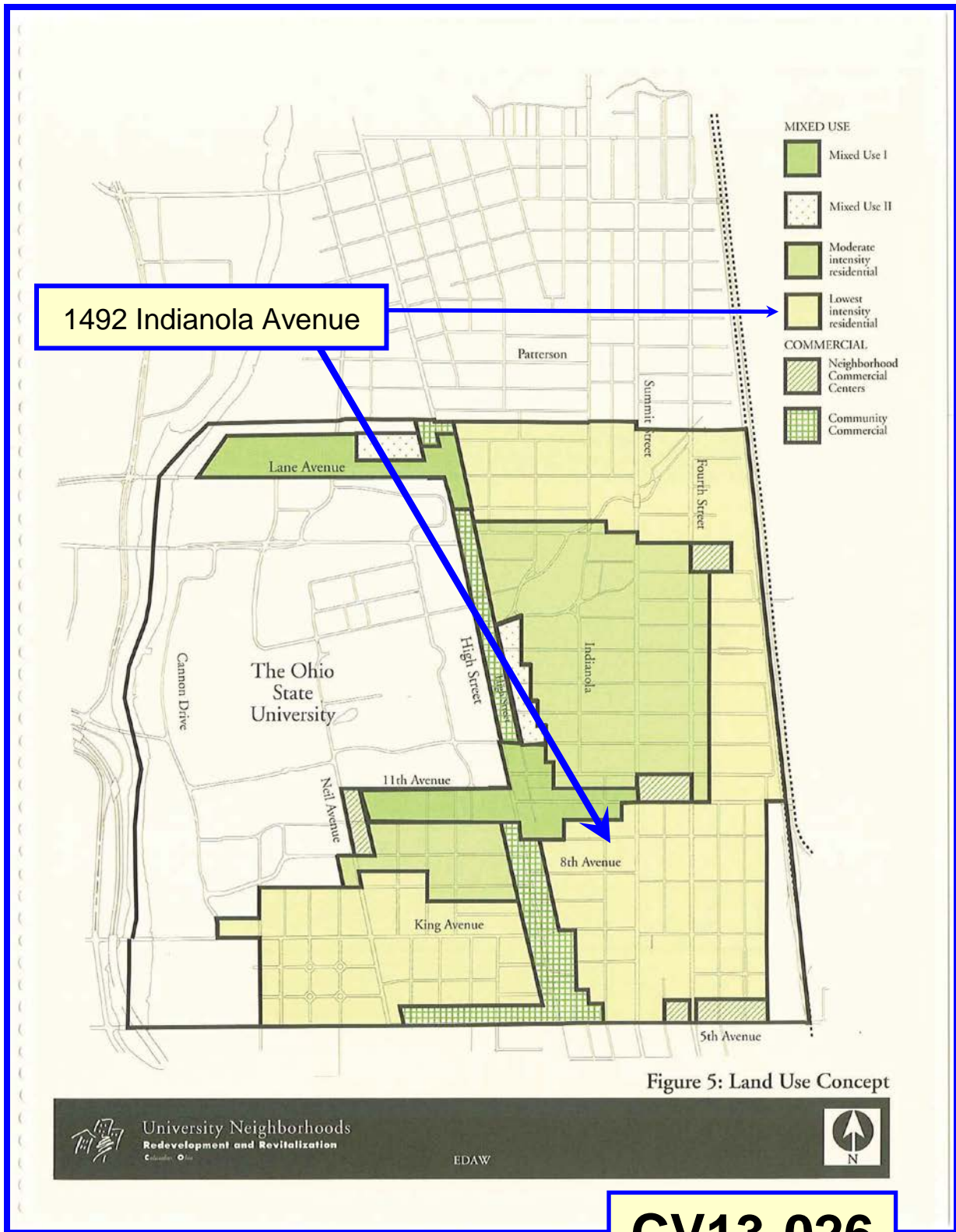
This is an existing residential 9 unit apartment building. We are proposing to convert the existing storage garage into a residential unit, which is clearly a more appropriate use than building material storage. However because the existing use is nonconforming, the addition of one more unit requires a use variance. We are not increasing the floor area ratio, existing is nonconforming.

Variances

3332.039A R-4 District - Use, to allow for 10 unit apartment building in R-4 district.

3372.544 Maximum floor area - To allow the existing floor area that is existing to remain. .4 allowable or 3596 sf. Existing square footage - 2245 sf first floor, 2145 second floor, and 2145 third. Existing floor area at .72.







1492 Indianola Avenue

CV13-026

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax



MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

RECOMENDATION

property address	1492 Indianola Avenue
hearing date	6/23/2013
applicant	Julie Bullock (Architect), Sean Ash (Peak Property Group)
issue date	2/6/2014

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 3372.580.



Variance or Zoning Change Request

-
-
-
-

Rezoning
 Parking Variance
 Change of Use
 Lot Split

-
-
-

Special permit
 Setbacks
 Other

EXPANSION OF USE
CONFORM ZONING

TYPE(S) OF ACTION(S) REQUESTED:

- Remove parking in front yard.
- Resolve size and screening of garbage.
- Provide colored landscape plan.

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.

Daniel Ferdelman
University Area Review Board, Staff



City of Columbus
Mayor Michael B. Coleman

ORD # 0404-2014, CV13-026, Page 8 of 9
University Area Commission

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

Serving the University Community for over 30 Years

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President

Susan Keeny
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Jim Bach

Ethan Hansen

Lucas Dixon

Joyce Hughes

Colin Odden

Charles Robol

Gena Shelton

Laura Shinn

Richard Talbott

Tom Wildman

December 3, 2013

TO: Shannon Pine,
Planner II
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: Council Variance for 1492 Indianola Avenue
Application No.CV13-026

Dear Ms. Pine:

This letter is to inform you that the request for Council Variance CV13-026 was approved at the University Area Commission meeting on November 20, 2013. The variances are:

Section 3332.039A – R4 District: to allow a 10-unit apartment building in an R4 district.
Section 3372.544 – Max. Floor Area: to allow the existing 0.72 Floor Area Ratio (6535 existing sf.) to remain rather than the maximum permitted 0.40 Floor Area Ratio (3596 sf. Allowable sf.).

The applicant met with both the University Area Commission and the Weinland Park Civic Association to discuss the neighborhood concerns about this project:

- The building is a non-conforming building type according to current code
- The building is also a non-contributing structure and has had a negative impact on the neighborhood under the previous ownership

After these discussions, both community groups received assurances from the applicant that the property would be cared for and properly managed. In the end, the Commission voted to approve the request for council variance.

The final vote was **13** yes, **1** no and **0** abstentions.

If there are any questions, please feel free to call or email.

Respectfully Submitted,

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



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

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 # CV13-026

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Sean Ash

Of [COMPLETE ADDRESS] 2200 W. 5th Ave Suite 120
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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Sean Ash Peak Property Group 2200 W. 5th Ave Suite 120 Columbus, OH 43215	2. Brett Ballantyne 1119 Regency Dr. Columbus, OH 43220
3. Wayne Ballantyne 1119 Regency Dr. Columbus, OH 43220	4.

Check here if listing additional parties on a separate page.

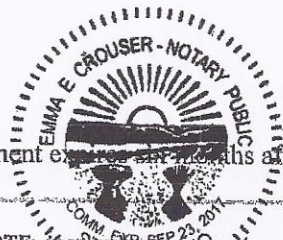
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC Emma E. Crouser

My Commission Expires: 9/23/2017

Notary Seal Here



This Project Disclosure Statement expires 30 months after date of notarization.

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