

E MOUND ST 60'



MCALLISTER AVE (44')

**OWNER:**  
BURKE BROTHERS LLC

**ARCHITECT:**  
GUNZELMAN architecture + interiors  
Laurie Gunzelman AIA  
333 STEWART AVE.  
COLUMBUS, OH 43206  
(614) 203-5292  
lgunzelman@gunzelmanai.com

**LEGAL DESCRIPTION**  
986 E MOUND ST  
KIMBALL & MILLER  
LOT 10

**SITE ADDRESS:** 986 E MOUND ST  
COLUMBUS OH 43205

**TOTAL LOT AREA:** .19 ACRES, 8,040 +/- SF

**ZONING:** Z73-197  
**EFFECTIVE:** 4/11/1974  
**LAND USE:** R2F RESIDENTIAL  
**PARCEL #:** 010-027695-00  
**HEIGHT:** H-35

**PROPOSED USE:** (4) DETACHED SINGLE FAMILY DWELLINGS

THE LOCATIONS OF EXISTING BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

REAR YARD INFORMATION	PROPOSED PARCEL	LOT AREA	REAR YARD	REAR YARD %
REAR YARD: 450 SF	PROPOSED PARCEL 1	2,010 SF	450 SF	22% +/-
REAR YARD: 450 SF	PROPOSED PARCEL 2	2,010 SF	450 SF	22% +/-
REAR YARD: 450 SF	PROPOSED PARCEL 3	2,010 SF	450 SF	22% +/-
REAR YARD: 450 SF	PROPOSED PARCEL 4	2,010 SF	450 SF	22% +/-

LOT COVERAGE	PROPOSED PARCEL	LOT AREA	LOT COVERAGE	LOT COVERAGE %
LOT AREA: 2,010 SF	PROPOSED PARCEL 1	2,010 SF	770 SF	38.1% +/-
LOT AREA: 2,010 SF	PROPOSED PARCEL 2	2,010 SF	770 SF	38.1% +/-
LOT AREA: 2,010 SF	PROPOSED PARCEL 4	2,010 SF	770 SF	38.1% +/-
LOT AREA: 2,010 SF	PROPOSED PARCEL 4	2,010 SF	770 SF	38.1% +/-

SETBACKS AS SHOWN

Final Received 3/26/2021 - 1 of 2

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 adjustments to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department of its designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
 David B. Perry  
 Donald Park, Attorney for Applicant

Date: 03/26/2021  
 Date: 03/26/2021

1 SITE PLAN A  
 SCALE: 1" = 10'-0"

(FOUR DETACHED SINGLE DWELLINGS ON SEPARATE PARCELS)

**GUNZELMAN**  
 architecture+interiors  
 88 N 5th Street Suite 202  
 Columbus OH 43215  
 P 614-674-6696

**GAI**

PJT #: 20-165

**986 E MOUND STREET**  
 COLUMBUS, OH 43205

REVISIONS  
 DATE

FOR (4) SINGLE FAMILY DWELLINGS ON SEPERATE PARECLS

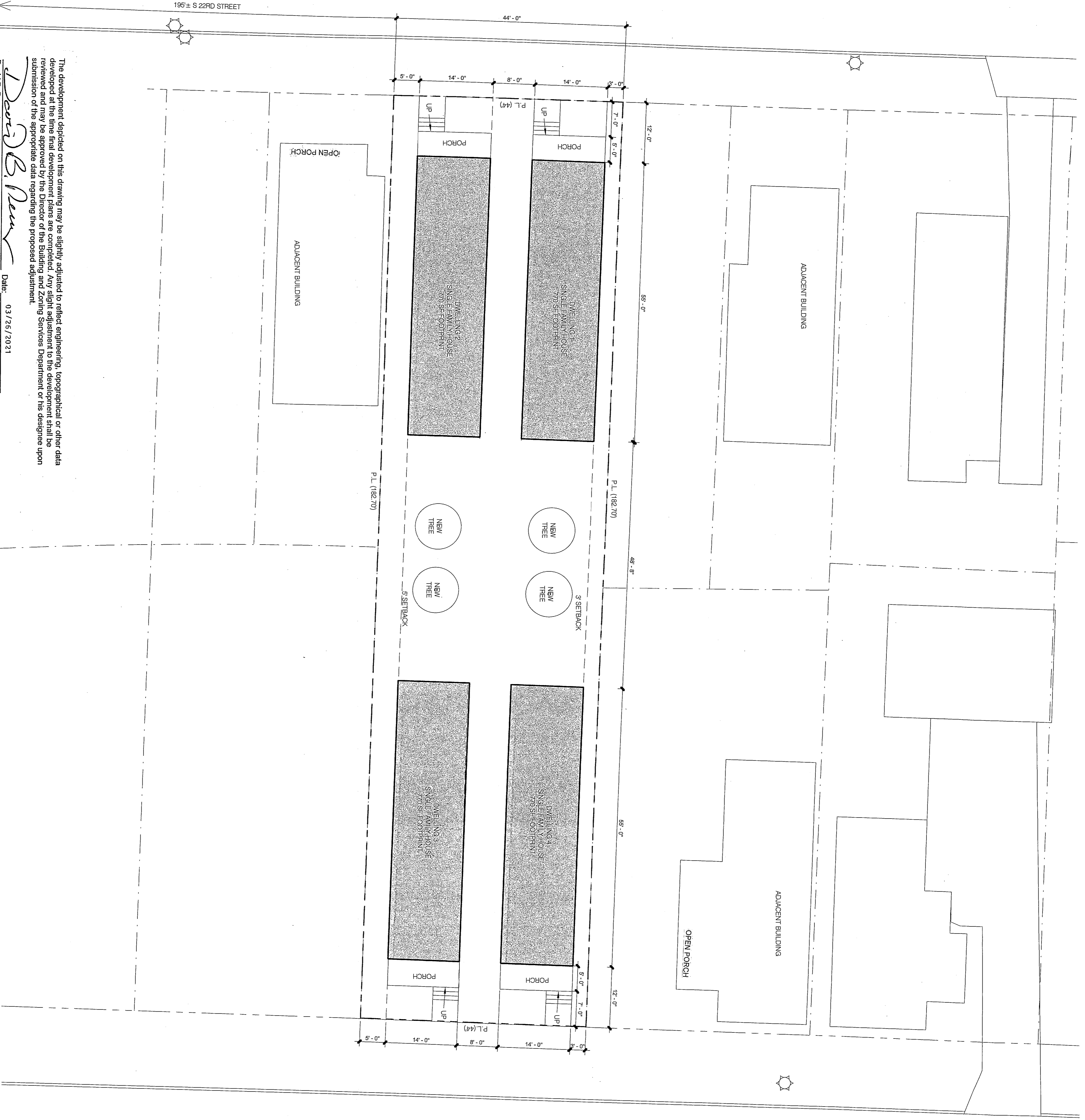
PHASE :

DATE: 03/26/2021

D-02-A

CV20-075

E MOUND ST 60'



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 shall be submitted and approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
 Date: 03/26/2021  
 Donald Frank, Attorney for Applicant  
 Date: 03/26/2021

1 SITE PLAN B  
 SCALE: 1" = 10'-0"  
 (FOUR DETACHED SINGLE DWELLINGS ON ONE PARCEL)

MCALLISTER AVE (44')

**OWNER:**  
 BURKE BROTHERS LLC

**ARCHITECT:**  
 GUNZELMAN architecture + interiors  
 Laurie Gunzelman, AIA  
 333 STEWART AVE.  
 COLUMBUS, OH 43206  
 (C) 614-203-5252  
 lgunzelman@gunzelmanai.com

**LEGAL DESCRIPTION**  
 986 E MOUND ST  
 KIMBALL & MILLER  
 LOT 10

**SITE ADDRESS:** 986 E MOUND ST  
 COLUMBUS OH 43205  
**TOTAL LOT AREA:** .19 ACRES, 8,040 +/- SF  
**ZONING:** Z79-197  
**EFFECTIVE:** 4/11/1974  
**LAND USE:** R2F RESIDENTIAL  
**PARCEL #:** 010-027695-00  
**HEIGHT:** H-35

**PROPOSED USE:** (4) DETACHED SINGLE FAMILY DWELLINGS

THE LOCATIONS OF EXISTING BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

<b>LOT COVERAGE</b>	LOT AREA: 8,040 SF
<b>PROPOSED PARCEL</b>	LOT COVERAGE: 3,080 SF
	LOT COVERAGE %: 38.1% +/-

SETBACKS AS SHOWN

Final Received 3/26/2021 - 2 of 2

CV20-075

<b>D-02-B</b>	FOR (4) SINGLE FAMILY DWELLINGS WITHOUT LOT SPLITS DATE: 03/26/2021	<b>986 E MOUND STREET</b> COLUMBUS, OH 43205	PLOT #: 20-165 <b>GUNZELMAN</b> architecture+interiors 88 N 5th Street Suite 202 Columbus OH 43215 P 614-674-6696	
	REVISIONS DATE	PHASE:	88 N 5th Street Suite 202 Columbus OH 43215 P 614-674-6696	

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

**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

**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

Signature of Applicant Burke Brothers LLC Date 7-28-2020  
by David B. P.  
Signature of Attorney Donald Plank Date 7/28/2020

**Exhibit B**  
**Statement of Hardship CV20-075**  
**986 E Mound Street, Columbus, OH 43205**

The 0.18 +/- ac (7,840 +/- SF) site is located on the north side of E. Mound Street (60') 180 +/- feet east of Gilbert Street and the south side of McAllister Avenue (50'), also 180 +/- feet east of Gilbert Street. The site is zoned R-2F, Residential. The block bounded by E. Mound Street, Gilbert Street, McAllister Avenue and S. 22<sup>nd</sup> Street has many parcels developed with single family dwellings on lots much less than 6,000 SF, in addition to many smaller lots in surrounding blocks also. Applicants parcel fronts on two (2) streets: E. Mound Street and McAllister Avenue. It is the only original platted lot in the block that hasn't been split. Applicants parcel is much larger than all other parcels in the block as well as many other parcels in the area.

Applicant proposes to build four (4) single family dwellings. Two (2) options are provided for how the four (4) single family dwellings may be built: Site Plan A: four (4) detached single-family dwellings on separate parcels by lot split and Site Plan B: four (4) detached single-family dwellings on one (1) parcel. Both options are provided for in this application. Separate variances are cited for Site Plan A and Site Plan B.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections in that there is no means other than variances to permit four (4) detached dwellings on the same parcel or lot splits for four (4) new parcels. There are examples of more than one dwelling on a parcel in the area and there are examples of single family dwellings on smaller parcels, including in the same block as this site. The prevailing standard of this neighborhood developed prior the Columbus having a Zoning Code is non-compliance with current R-2F lot area and lot width standards. The requested variances will provide for new single family dwellings and new opportunities for home ownership. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and a wide range of lot sizes and uses in the area of the property. The proposed single family dwellings will provide for additional home ownership in the area. There is no means other than a variance to permit the proposed single family dwellings.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F, Residential District, to permit four (4) detached dwelling units on the same parcel. (Site Plan B)
  
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 2 spaces to zero (0) per single family dwelling (Site Plan A) and from 8 spaces to zero (0) (Site Plan B).

- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 44 feet and 22 feet. (Site Plan A and B)
  
- 4). Section 3332.14, R-2F Area District Requirements, requires that a single-unit dwelling or other principal building shall be situated on a lot of not less than 6,000 square feet in area, while applicant proposes single-unit dwellings on 22' x 93.75' (2,062 SF) parcels (Site Plan A), but pursuant to lot area calculation in 3332.18(C) (Site Plan A) lot area is 1,452 SF and applicant proposes four (4) single-unit buildings on one parcel (Site Plan B) of 8,250 SF, but pursuant to lot area calculation in 3332.18(C) lot area is 5,808 SF.
  
- 5). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 8.8 feet to 8.0 feet (Site Plan B).
  
- 6). Section 3332.26(F), Minimum Side Yard Permitted, to reduce the minimum side yard from 5 feet to 3 feet for side yards as noted on Site Plan A (four parcels).
  
- 7). Section 3332.27, Rear Yard, to reduce Rear Yard from 25% of lot area behind each dwelling to Rear Yard(s) of 22%/parcel (Site Plan A), and Rear Yard for Site Plan B, as depicted on Site Plan B.



CV20-075  
986 E. Mound St.  
Approximately 0.18 acres



CV20-075  
986 E. Mound St.  
Approximately 0.18 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: CV20-075

Address: 986 E Mound Street

Group Name: Near East Area Commission

Meeting Date: November 12, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

Vote: *7-5-0 KDB*

Signature of Authorized Representative: *Walter D. Baily*  
SIGNATURE

*CHAIR NEAR EAST AREA COMM*  
RECOMMENDING GROUP TITLE

*614-582-3003*  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



# 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 #: CV20-075

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)

1. Burke Brothers, LLC; 3415 Keswick Drive, Atlanta, GA 30341; # Cols based emps: Zero (0) Contact: Gregg Burke, (614) 581-5205	2. -----
3. -----	4. -----

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 2<sup>nd</sup> day of February, in the year 2022

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires

Notary Seal Here



**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.*