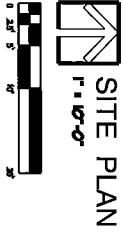


Final Site Plan  
 C/15-035  
 Rec'd 6/29/15



SITUATED IN OHIO COUNTY OF FRANKLIN,  
 CITY OF COLUMBUS, BEING PART OF LOTS  
 4, 7 OF LORENZ & STANIS ADDITION  
 PLAN BOOK 1, PAGE 145

CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR  
 PUBLIC WORKS OF THE STATE OF OHIO, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

Project Status	Date
Planning	17 March 2015
Programming	29 May 2015
Schematic Design	
Design Development	
Construction Documents	
Revisions	8 June 2016
	29 June 2016

Project Reference 18006  
**Residential Development**  
 812 Summit Street  
 Columbus, Ohio 43215



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 firm and its employees. Segna Associates, Inc. (SAG) will  
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**Segna Associates**  
 Incorporated

781 northwest boulevard  
 columbus, ohio 43212

Phone: 614-231-7810  
 Website: segna.com  
 Email: segna@segna.com

CV15-035

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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.

**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

*Cosmo J. Klein*

Date

*6/2/15*

**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**

**The Property is one parcel that was formed by combining two platted lots. The parcel fronts on the east side Summit Street and is bordered at its rear by a 20' wide alley.**

**The south lot portion of the parcel is improved with a two story, two family dwelling and a detached garage accessed by the alley. The north lot portion of the parcel is improved with a garage accessed by the alley. The parcel is zoned R-4.**

**The parcels are in an area that is rapidly regenerating with new residential structures. The owner proposes to divide the parcel into two lots, as was originally platted, and on the south lot remove the existing garage and construct a garage with one dwelling unit above, and on the north lot construct a two family dwelling and remove the existing garage and construct a garage with one dwelling above. Each lot will have the six parking spaces in accordance with the zoning code's requirement of 2 spaces per unit.**

**While the R-4 District permits three and four dwelling units on a lot, it requires they all be in one structure. The applicant needs a Council variance because the three units will be in two structures: one two family dwelling and one single family dwelling on each lot. All other requested variances are area variances required to accommodate the lot areas resulting from re-establishing the two lot plan originally intended on the plat.**

**The proposed residential use and density are in the spirit of the area improvements.**

**The practical difficulties of constructing structures similar in design to the existing two family dwelling on the parcel variances from zoning requirements that do not accommodate the historical designs.**

**The use of the Property will not adversely affect the surrounding neighborhood. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.**

**The requested area variances address the practical difficulties of improving the parcel.**

**LIST OF VARIANCES**

**808 SUMMIT STREET**

To permit the existing parcel to be divided into two lots referred to herein as North Lot and South Lot:

1. **3332.039**: (North & South Lots) To permit three dwelling units to be in two structures on one lot.

2. **3332.15**:

North Lot: To permit three (3) dwelling units in two buildings to be situated on a lot which equals less than 2500 square feet per dwelling unit and to be 1466 square feet per unit and with the 3:1 requirement, 1024 square feet per unit.

South Lot: To permit three (3) dwelling units in two buildings to be situated on a lot which equals less than 2500 square feet per dwelling unit and to be 1635 square feet per unit and with the 3:1 requirement, 1225 square feet per unit.

3. **3332.19**: (North & South Lots) To permit a dwelling to not front on a public street.

4. **3332.27**:

North Lot: To permit a dwelling to have less than 25% rear yard and to have no rear yard.

South Lot: To permit a dwelling to have less than 25% rear yard and to have no rear yard; and to permit a principal building to have less than 25% rear yard and to have 22%.

5. **3332.28**: (North and South Lots) To permit paved parking spaces to be part of the required rear yard calculation.

6. **3332.38(F)**: (North and South Lots) To permit the square footage of a private garage to exceed 720 square feet and be 840 square feet.

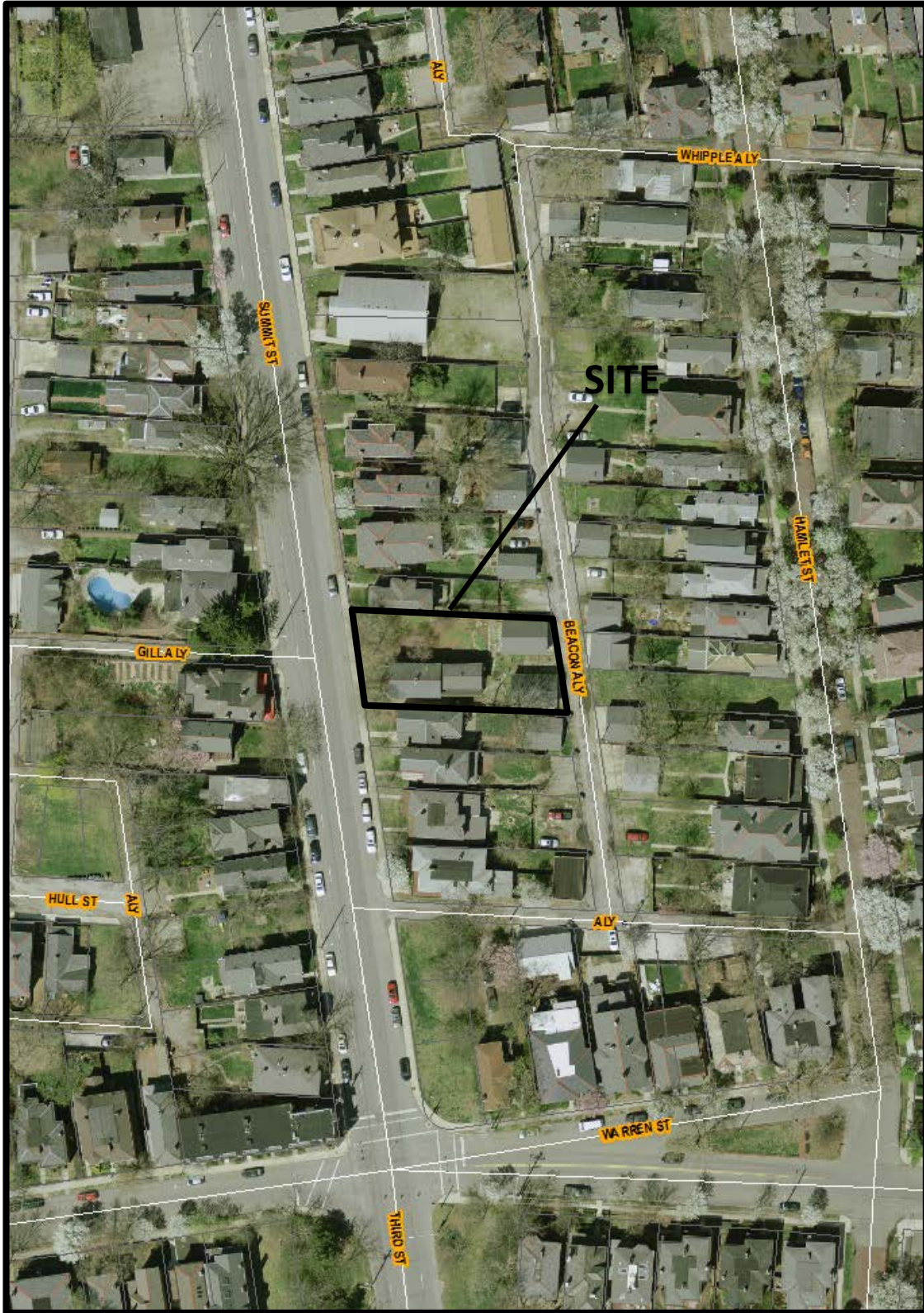
7. **3312.25**: (North and South Lots) To permit maneuvering to occur in the area of a stacked parking space.

8. **3312.29**: (North and South Lots) To permit 2 car stacked parking.

9. **3332.05**: (North and South Lots) To permit buildings to be erected on a lot with a width measured at the front lot line of less than 50 feet and to be 29' and 35'.



CV15-035  
808 Summit Street  
Approximately 0.21 acres



CV15-035  
808 Summit Street  
Approximately 0.21 acres



STEVEN R. SCHOENY  
Director

COPY

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR  
DEPARTMENT OF  
DEVELOPMENT

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### ITALIAN VILLAGE COMMISSION

*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.*

**PROPERTY ADDRESS:** 808 Summit Street  
**APPLICANT'S NAME:** Connie J. Klema, Attny. (Applicant)

Marion Risberg (Owner)

**APPLICATION NO.:** 15-6-17

**COMMISSION HEARING DATE:** 6-16-2015

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

**Variance or Zoning Change Request**

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

- Special permit
- Setbacks
- Other

**TYPE(S) OF ACTION(S) REQUESTED:**

Upon review of Application #15-6-17, 808 Summit Street, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

To permit the existing parcel to be divided into two lots referred to herein as North Lot and South Lot:

1. 3332.039: (North & South Lots) To permit three dwelling units to be in two structures on one lot.
2. 3332.15:  
North Lot: To permit three (3) dwelling units in two buildings to be situated on a lot which equals less than 2500 square feet per dwelling unit and to be 1466 square feet per unit and with the 3:1 requirement, 1024 square feet per unit.  
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6. 3332.38(F): (North and South Lots) To permit the square footage of a private garage to exceed 720 square feet and be 840 square feet.
7. 3312.25: (North and South Lots) To permit maneuvering to occur in the area of a stacked parking space.
8. 3312.29: (North and South Lots) To permit 2 car stacked parking.

**MOTION:** Sudy/Lapp (6-2 [Hagerling/Sutton-against]-0 [Cooke-abstain]) **APPROVAL RECOMMENDED**



**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.

 *et*

Randy F. Black  
Historic Preservation Officer



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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 # CV15-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. KLEMA ATTORNEY  
of (COMPLETE ADDRESS) 145 E RICH ST 2ND FL CO15 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

1. <u>MARION RISBERG</u> <u>808 Summit St.</u> <u>CO15 OH 43215</u> <u>2 CO15 BASED EMPLOYEES</u> <u>614-588-3898</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Connie J Klena

Sworn to before me and signed in my presence this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Eugene R. Butler  
SIGNATURE OF NOTARY PUBLIC

LIFETIME  
My Commission Expires

Notary Seal Here



**EUGENE R. BUTLER**  
Notary Public  
This Notary Public Commission expires six (6) months after the date of notarization.  
Lifetime Commission

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