

- 1 - VARIANCE TO ALLOW 6 UNITS IN AY R-4 DISTRICT (332.035).
- 2 - VARIANCE TO EXCEED 50% MAX LOT COVERAGE (APPROXIMATELY 13% INCLUDING PLANTINGS & PLANTINGS) (332.036).
- 3 - VARIANCE TO CHANGE THE 12' SIDE YARD SETBACK TO 10' (332.037/038/039).
- 4 - VARIANCE TO CHANGE BUILDING SETBACKS ON BOTH (332.040/041).
- 5 - VARIANCE TO CHANGE THE 1ST AVENUE TO 0 (332.042/043).
- 6 - VARIANCE TO CHANGE THE MINIMUM DRIVEWAY WIDTH TO 10' TO 12' (332.044/045).
- 7 - VARIANCE TO CHANGE THE DRIVE RAMP (REMOVED FROM 1' RAMP TO 0 RAMP) (332.046).

DATE	02/28/98	12:45 P
DATA	F4 (RESIDENTIAL)	
ZONE	273-0252	
COMMON CASE NUMBER	0710	
CERTIFIED ADDRESS	875 SLIGHT STREET	
TAX PARCEL ID	010-0217875	
PLANNING ID		
TOTAL FLOOR AREA	13,535 SF	
TOTAL DECKING AREA	4,444 SF	
MAX BUILDING HEIGHT	30'-4"	
PARKING REQUIRED	8 SPACES/UNIT	
0 DWELLING UNITS x 1.5 SPACES/UNIT	12 OFFICE	
PARKING PROVIDED		
1 SPACE PER FIRST 20 VEHICULAR SPACES	1 SPACE/VEHICLE	
RETAIL YEAR AHEAD PROPOSED	20K (3,000 SF)	
RETAIL YEAR AHEAD PROPOSED	30K (4,000 SF)	

OWNER/DEVELOPER
BORROR PROPERTIES
(WOOD RUN PARTNERS, LLC)
600 STONEHENG PARKWAY
DUBLIN, OHIO 43017

SITE DATA TABLE

PHONE: (614) 260-5843	
EMAIL: JEFF.BAUMBER@CORPORATES.COM	
TOTAL SITE AREA:	0.278 AC
TOTAL DISTURBED AREA:	0.139 AC
POST-DEVELOPED IMPERVIOUS AREAS:	0.235 AC
PRE-DEVELOPED IMPERVIOUS AREAS:	0.235 AC
SEPA MAP PANEL & ZONE:	38040C0307K (ZONE 7)*

SITE NOTES:
ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE, AND AS MODIFIED BY CM14-026 AND REFERENCED SITE PLAN.

SITE LIGHTING SHALL CONFORM TO SECTION 3327.03. LIGHTING SHALL NOT EXCEED 16' IN HEIGHT AND SHALL HAVE FULLY SHIELDED RECESSED LAMPS DIRECTED AWAY FROM ADJUTING PROPERTIES AND DIRECTED DOWNWARD TO PREVENT GLARE AND SHINE ABOVE THE ADJUTING PROPERTY.

ALL PARKING SPACES SHALL BE A MINIMUM OF 9'X18' (90 DEGREE) AND SHALL CONFORM TO SECTION 3312.29 FOR SURFACE COMPOSITION; SECTION 3312.39 FOR STRIPING AND MARKING AND HORIZONTAL PLANE.

SECTION 331.245 FOR WHEEL STOPS/CURBS,
SHADE TREES IN PARKING AREAS SHALL CONFORM TO SECTION
331.221A. PARKING LOT SCREENING SHALL CONFORM TO SECTION
331.240C.

THE SUBJECT PARCEL IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 39049C0207K (DATED JUNE 17, 2008).

AND IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.25 ANNUAL CHANCE FLOODPLAIN).

3312 AND 3321 OF THE COLUMBIUS CITY CODE [EXISTING
NON-CONFORMING CONDITIONS MUST BE CLEARLY LABELED ON THE
SITE COMPLIANCE PLAN; SUPPORTING DOCUMENTATION MAY BE
REQUIRED]

FOR THE DIVISION OF POWER
THE DIVISION OF POWER HAS OVERHEAD PRIMARY, OVERHEAD STR
LIGHTING AND SECONDARY IN THE PROJECT AREA. THE CONTRACTOR
IS HEREBY REQUIRED TO CONTACT OUPS AT 1-800-363-2764
FOR ALL REQUESTS TO CONTACT ANY OF THE DIVISIONS OF THE
DIVISION OF POWER. ANY COMPANY WITHIN THE DIVISION OF
POWER SHALL BE REQUIRED TO CONTACT OUPS AT 1-800-363-2764
FOR ALL REQUESTS TO CONTACT ANY OF THE DIVISIONS OF THE
DIVISION OF POWER.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER
THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS
(614) 645-7627 (VOICE).

ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER DIRECTION OF DDP PERSONNEL, AND AT THE EXPENSE OF PROJECT. DDP SHALL MAKE ALL FINAL CONNECTIONS TO DDP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT.

THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY THE FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS: (MS) AND CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (MCS) (MCS) AT NEW OR RE-INSTALLATION.

UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOTS EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, M15-85. COPIES OF WHICH ARE AVAILABLE FROM DOTS IF YOU CALL 1-800-455-0011.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER, THE PARTY RESPONSIBLE FOR THE DAMAGE SHALL BE AVAILABLE FROM DOP IF YOU HAVE ANY QUESTIONS, CALL SCOTT WOLFE AT (614) 724-4351 OR CHRIS VOGEL AT (614) 645-6963.

MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, DOF SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

CERTIFICATION:

STATE OF
MISSISSIPPI
TO THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN
MEET ALL REQUIRED ZONING TEXT STANDARDS

SHANN L GOODMAN NO. E-72732 9/8/74 DATE

Final Received 9/8/14

CV14-038

SHAWN L. GOODMAN

E-72732

NO.

9/8/74

DATE

C0001

**VARIANCE
SITE PLAN
FOR
865-875 SUMMIT
STREET
COLUMBUS, OHIO**

9/8/2014

CERTIFIED BY

ISSUANCE INDEX
DATE: 09/04/2014

SCALE: 1" = 10'

[illegible]

REVISION SCHEDULE	
NO.	DESCRIPTION

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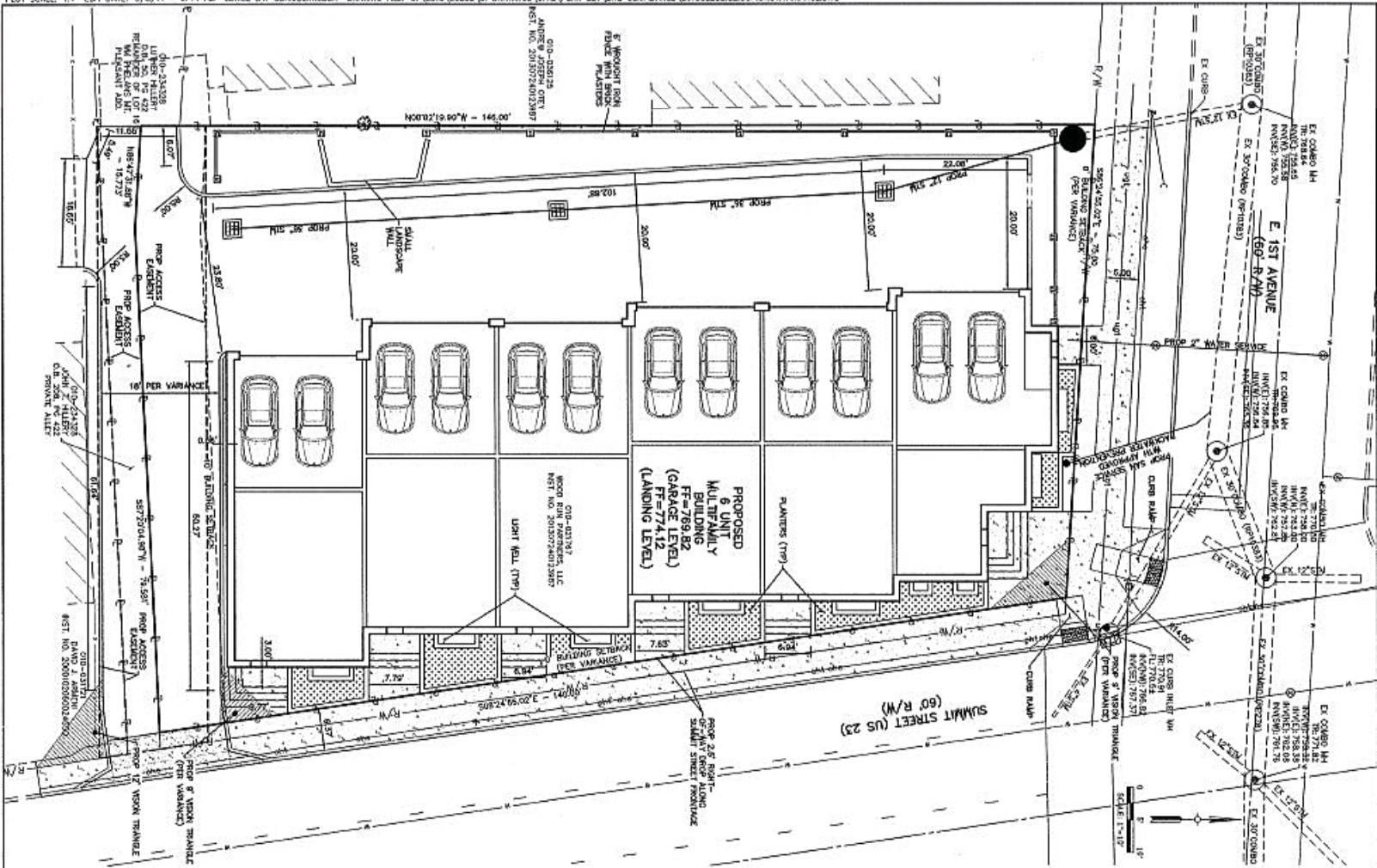
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Project Number	201
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C0001

Enlarged Site Plan

PLOT SCALE: 1:1 EDIT DATE: 8/8/14 - 8:44 AM EDITED BY: COANSCHROEDER DRAWING FILE: G:\2013\02252\0. DRAWINGS\CNL\PLAN SET\SITE COMPLIANCE\201302252.CE.SOP.01.01.VARIANCE.DWG



STORAGE, SEWAGE, AND
FIRE PROTECTION. ALL
ITEMS TO BE STORED ON
THIS SITE TO LESS THAN 10 FEET, SO WATER QUALITY WILL NOT BE REQUIRED
TO BE MAINTAINED. ALL ITEMS TO BE STORED ON THIS SITE SHALL BE STORED
WILL BE DESIGNED TO ACCOMMODATE ALL DEFLECTION REQUIREMENTS.
CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE
PERMIT FROM SEWER PERMIT OFFICE, 910 DUBLIN RD. AND FLOOR, 665-7490.
BECAUSE CALCULATIONS ARE:
6. OVERLAPPING UNITS
7. 3 CY OF RESIDENTIAL STORAGE, 7/8 UNITS & 0.5 CY OF REFUSE STORAGE PER UNIT
REFUSE WILL BE COLLECTED ONCE PER WEEK, FROM WHEELED CONTAINERS
PERMITTED TO BE STORED ON THIS SITE. ALL ITEMS TO BE STORED ON THIS SITE
CITY OF COLUMBIA REFUSE OUT-TOWN FORM IN CONJUNCTION WITH FINAL SITE
COMPLIANCE PLAN.

BUILDING MATERIAL WILL COLLECT BLK ITEMS AS REQUIRED AND HAVE
THEM REMOVED FROM THE PROJECT. BLK ITEMS CAN BE STORED
OUTDOORLY IN THE GARAGES, NO OTHER AREA ONSITE WILL BE PROVIDED
FOR BLK REFUSE STORAGE OTHER THAN THE GARAGES.

- 1 - VARIANCE TO ALLOW 6 UNITS IN AN R-4 DISTRICT (3332.039).
- 2 - VARIANCE TO EXCEED 50% MAX LOT COVERAGE (APPROXIMATELY 53% INCLUDING BUILDINGS & PLANTINGS) (3332.16(2)).
- 3 - VARIANCE TO CHANGE THE VISION TRIANGLE AT THE NORTH CORNER OF THE PROPOSED ENTRY DRIVE AND SUMMIT STREET FROM 12' TO 9' (332.09(4)(2)).
- 4 - VARIANCE TO CHANGE BUILDING SETBACKS ON G'SUMMIT STREET AND E 1ST AVENUE TO 0' (3332.21(1)(2)).
- 5 - VARIANCE TO CHANGE THE MINIMUM DRIVEWAY WIDTH OF 20' TO 18' (3331.2(3)(B)).
- 6 - VARIANCE TO CHANGE THE VISION TRIANGLE AT THE CORNER OF SUMMIT STREET AND E 1ST AVENUE FROM 30' TO 9' (3321.09(4)(2)).
- 7 - VARIANCE TO CHANGE THE TREE RAKE REQUIREMENT FROM 1" BACK TO 0" RACKS (3331.2(4)).

SITE DATA	0.279 ACRES	12,142 SF
STREET AREA		
ZONING	R4 (RESIDENTIAL)	
ADJACENT CASE NUMBER	273-028	
ADJACENT CASE ADDRESS	875 SUMMIT STREET	
TAX PARCEL ID	010-021467	
BUILDING DATA		
TOTAL FLOOR AREA	13,635 SF	
NUMBER OF UNITS	H-33	
HIGHEST DISTRICT	30-4*	
MAX BUILDING HEIGHT		
PARKING REQUIRED		
0 DRIVELINE UNITS X 1.5 SPACES/UNIT	9 SPACES	
PARKING PROVIDED	12 GARAGE SPACES	
BICYCLE PARKING REQUIRED		
1 SPACE PER FIRST 20 VEHICULAR SPACES (PER VARIANCE)	1 SPACE	
BIKEWAY DATA		
BEAR 7460 AREA REQUIRED	255 (3,008 SF)	
BEAR 7460 AREA PROVIDED	355 (4,260 SF)	

CV14-038

Final Received 9/8/14

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 875 Summit Street
APPLICANT: Borror Properties c/o
Michael Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: July 17, 2014
APPLICATION #: CV14-038

The Site consists of three parcels (PID's: 010-021767, 010-034121 and 010-234328). The Site is located at the south-west corner of Summit Street and First Avenue in the Italian Village Historic District. The Site is subject to the Italian Village Urban Commercial Overlay, the Italian Village Commission, and the I-670 Graphics Control Planning Overlay. The Site is currently zoned R4, Residential and the Height District is H-35.

Applicant proposes the construction of a multi-family apartment residential development. The development will provide 6 dwelling units, provide 12 garage parking spaces, stand 30.25 feet tall, and have a building footprint of 6,168 square feet.

Applicant request the following variances:

1. 3332.039, R-4 residential district, which Section does not permit a dwelling containing an excess of four dwelling units. Applicant requests a variance to allow a six dwelling apartment building in the R-4 district.
2. 3332.18(D), Basis of computing area, which Section does not permit the erection of any building greater than 50 percent of the lot area. Applicant requests a variance to permit a building to cover 53% of the lot area.
3. 3332.21(D)(2), Building lines, which Section establishes a building line at that distance determined by extending a line which is the same distance from the street property line as the existing building and parallel with the street property line but not less than ten feet. Applicant requests a variance to reduce the Summit Street building line to 0 feet and the First Avenue building line to 0 feet.
4. 3312.13(B), Driveway, which Section requires driveways serving more than 8 residential parking spaces to have a minimum width of 20 feet and a maximum width of 35 feet measured at the street right-of-way line. Applicant requests a variance to permit a minimum driveway width of 18 feet. See Private Access Easement between Wood Run Partners, LLC and Andrew Joseph Otey.

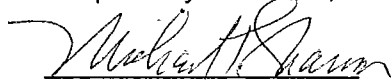
5. 3321.05(A)(2), Vision clearance, which Section requires a clear vision area of 12 feet at driveways accessing residential lots. Applicant requests a variance to reduce the clear vision area to 9.5 feet.
6. 3321.05(B)(2), Vision clearance, which Section requires a clear vision triangle of 30 feet at intersections adjacent to residential apartment developments. Applicant request a variance to reduce the clear vision triangle to 9 feet on the corner of Summit Street and East 1st Avenue. As a mitigating factor, the traffic on Summit Street is one-way south. The reduced clear vision triangle will not impede vision of traffic on Summit Street.
7. 3312.49, Minimum number parking spaces allowed, which section requires a minimum of 2 bicycle parking spaces for residential uses of four or more dwelling units. Applicant requests a variance to reduce the number of bicycle parking spaces to 0. Applicant shall provide bicycle parking within the garage.

A hardship exists in that the proposed development cannot conform to the underlying residential zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrant variances from the R-4, Residential zoning code.

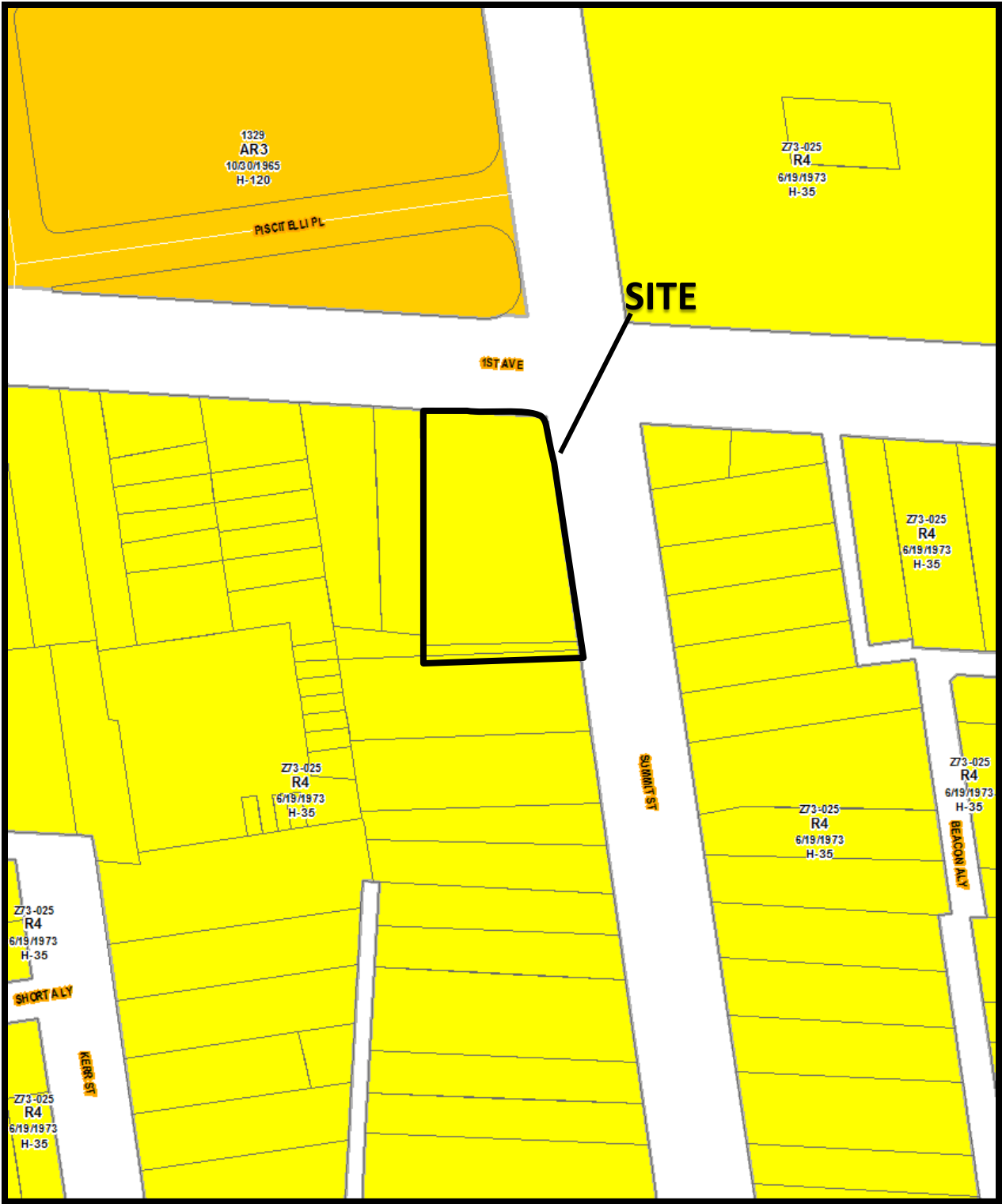
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Shannon".

Michael T. Shannon, Esq.
Attorney for Applicant



CV14-038
875 Summit Street
Approximately 0.28 acres



CV14-038
875 Summit Street
Approximately 0.28 acres

COPY

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: 875 Summit Street

APPLICANT'S NAME: Borror Properties (Applicant)

Wood Run Partners, LLC. (Owner)

APPLICATION NO.: 14-8-12

COMMISSION HEARING DATE: 8-19-2014-201

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 #14-8-12, 875 Summit Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

1. 3332.039, R-4 residential district, which Section does not permit a dwelling containing an excess of four dwelling units. Applicant requests a variance to allow a six dwelling apartment building in the R-4 district.
2. 3332.18(D), Basis of computing area, which Section does not permit the erection of any building greater than 50 percent of the lot area. Applicant requests a variance to permit a building to cover 53% of the lot area.
3. 3332.21(D)(2), Building lines, which Section establishes a building line at that distance determined by extending a line which is the same distance from the street property line as the existing building and parallel with the street property line but not less than ten feet. Applicant requests a variance to reduce the Summit Street building line to 0 feet and the First Avenue building line to 0 feet.
4. 3312.13(B), Driveway, which Section requires driveways serving more than 8 residential parking spaces to have a minimum width of 20 feet and a maximum width of 35 feet measured at the street right-of-way line. Applicant requests a variance to permit a minimum driveway width of 18 feet. See Private Access Easement between Wood Run Partners, LLC and Andrew Joseph Otey.
5. 3321.05(A)(2), Vision clearance, which Section requires a clear vision area of 12 feet at driveways accessing residential lots. Applicant requests a variance to reduce the clear vision area to 9.5 feet.



6. 3321.05(B)(2), Vision clearance, which Section requires a clear vision triangle of 30 feet at intersections adjacent to residential apartment developments. Applicant request a variance to reduce the clear vision triangle to 9 feet on the corner of Summit Street and East 1st Avenue. As a mitigating factor, the traffic on Summit Street is one-way south. The reduced clear vision triangle will not impede vision of traffic on Summit Street.
7. 3312.49, Minimum number parking spaces allowed, which section requires a minimum of 2 bicycle parking spaces for residential uses of four or more dwelling units. Applicant requests a variance to reduce the number of bicycle parking spaces to 0. Applicant shall provide bicycle parking within the garage.

MOTION: Sudy/Lapp (5-0-1 [Cooke]) 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.



Randy F. Black
Historic Preservation Officer

**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 # CV14-038

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Rita Stincer

Of [COMPLETE ADDRESS] 500 S. Front Street, #1200, Columbus, Ohio 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 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. WOOD RUN PARTNERS LLC 600 STONEHENGE PKWY DUBLIN OH 43017	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

BECKY J. HUNT
 Notary Public, State of Ohio
 My Commission Expires 11-28-2015

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

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