

FINAL SITE COMPLIANCE PLAN

Final Received 11/11/21, CV19-090

FOR THE GEMMA

2018

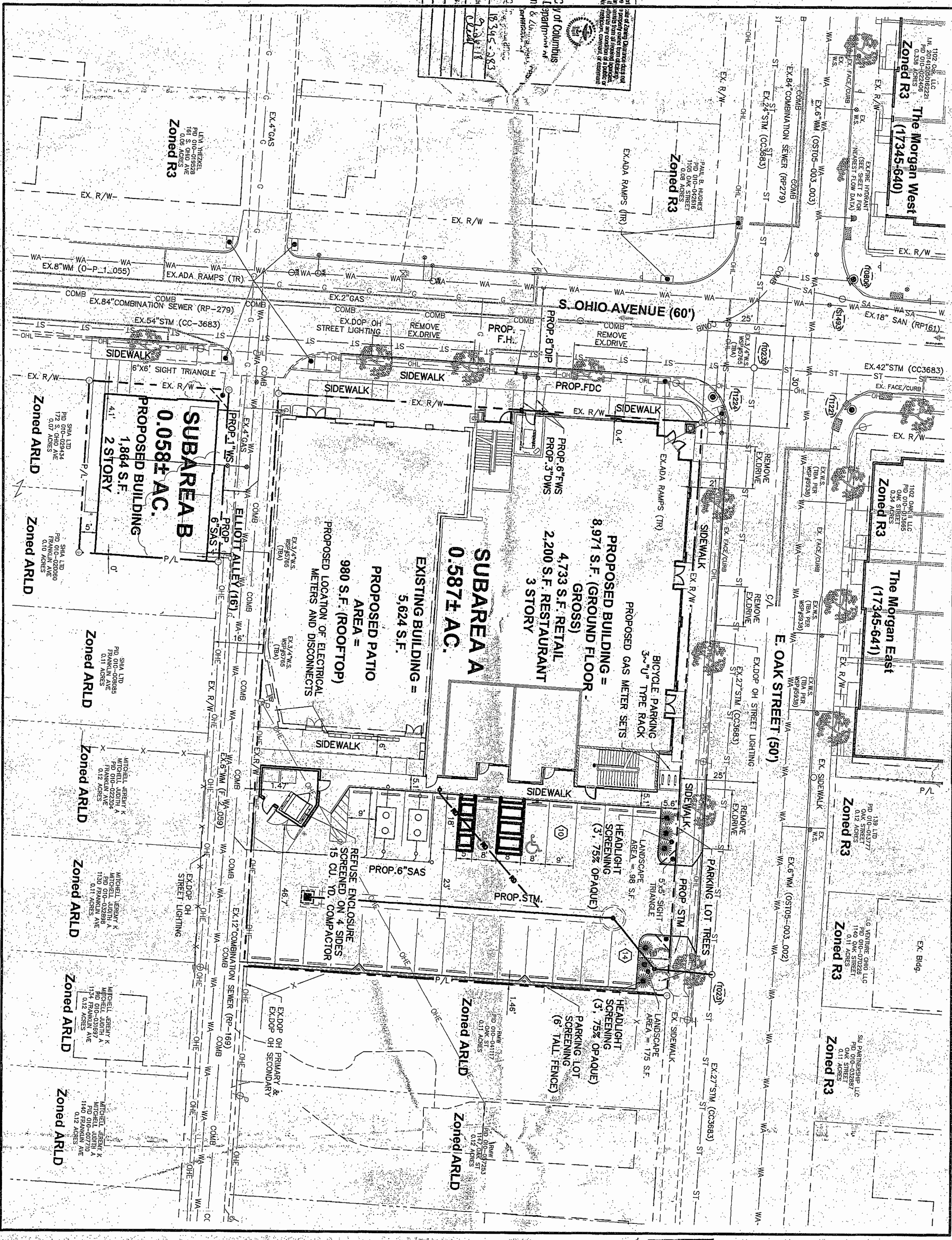
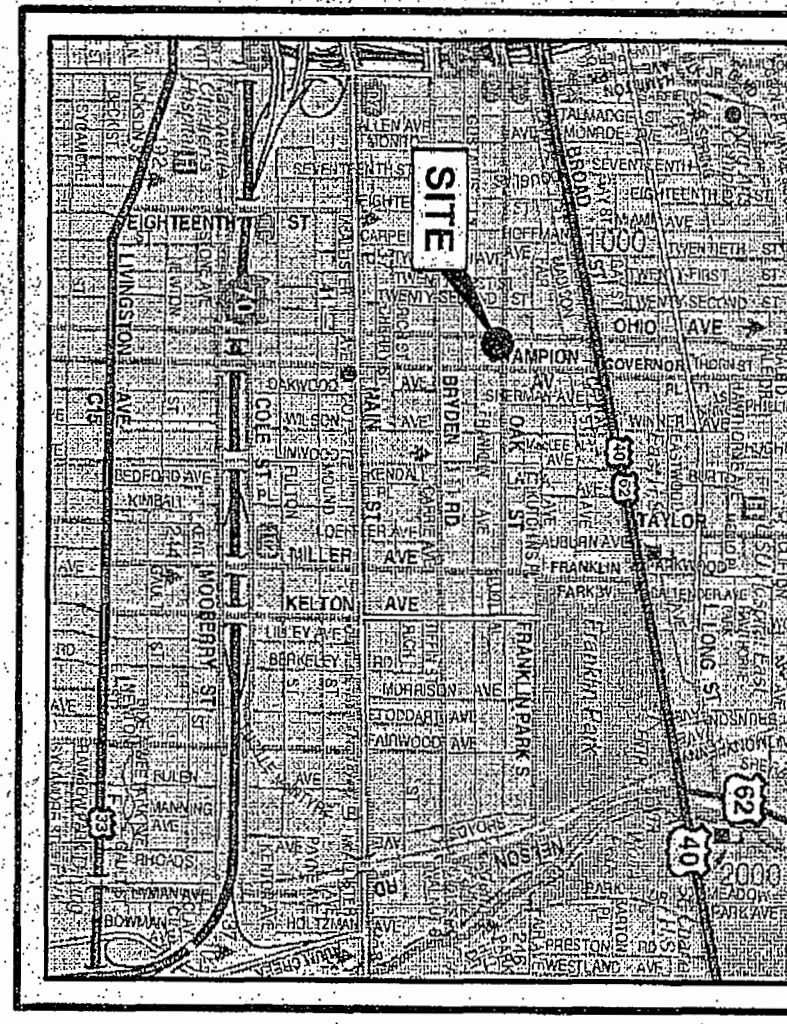
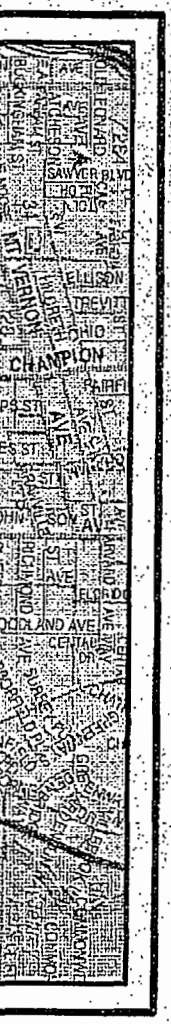
The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be submitted to the Department of Planning and Zoning Services Department or the designee upon the submission of the application for the proposed development.

David B. Perry, Agent for Applicant

11/11/2021

Donald Frank, Attorney for Applicant

11/11/2021



AT LEAST THE FOLLOWING INFORMATION MUST APPEAR ON EACH SITE PLAN:

- NORTH ARROW AND SCALE.
- LABEL DISTANCE FROM A SITE BOUNDARY TO THE NEAREST STREET INTERSECTION.
- LABEL AND DIMENSION RIGHT-OF-WAY LINES, BUILDING SETBACK, PROPERTY LINES, AND PARKING SETBACK LINE.
- LABEL AND DIMENSION REQUIRED FOR PROPOSED SIDE AND REAR YARDS AND OPENING.
- LABEL EXISTING AND PROPOSED DRIVEWAY (ONSITE), OFF-SITE ADJACENT AND OPPOSING.
- LABEL DIMENSIONS FOR LOADING DOCKS/LOADING AREAS AND UNLOADING AREAS.
- SHOW AND LABEL PARKING LOT SHADE TREES TO BE PROVIDED.
- SHOW AND LABEL BUFFER SOBERIES WHEN REQUIRED.
- SHOW AND LABEL ALL TREES, INDICATING HEIGHT AND SPECIES.
- SHOW DIMENSIONS SCREENED ON ALL THREE SIDES, PARKING SPACE DIMENSIONS (INCLUDING SPACES TO MEET THE CITY'S ACCESSIBLE PARKING SPACE POLICY), TRAILS OR FLAR FOR CURB CUTS.
- SHOW WHEEL STOPS AND/OR GUIDES FOR PARKING.
- SHOW AND LABEL ALL SIDEWALKS REQUIRED IN PUBLIC R.O.W.
- SHOW AND LABEL ALL SIDEWALKS REQUIRED IN DRIVE-THROUGH PICKUPS.
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GENERAL NOTES

- ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.
- ALL SITE ROADS, DRIVEWAYS AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED NOVEMBER 21, 1992.
- STORAGE AND GRADING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- IT IS INTENDED THAT THESE WILL BE PROVIDED BY A PRIVATE SERVICE PROVIDER FOR THIS DEVELOPMENT.
- NO R/W ENCROACHMENTS ARE PROPOSED AS PART OF THIS PLAN.

INDEX OF DRAWINGS

SITE PLAN	1
DETAILS	2
ELEVATIONS	3

FLOOD INSURANCE RATE MAP NUMBER: 390490328K
 COMMUNITY PANEL: 328 OF 466
 ZONE: X
 EFFECTIVE DATE: JUNE 17, 2008

GRAPHIC SCALE: 1 inch = 20 feet

ADVANCED CIVIL DESIGN ENGINEERS
 422 BECKER ROAD
 COLUMBUS, OHIO 43230
 TEL: 614-482-7750
 FAX: 614-482-7750
 EMAIL: INFO@ADVANCEDCIVILDESIGN.COM

DATE: 09/18/2018
 SHEET: 1 / 4

SITE INFORMATION
 THE GEMMA
 ARD (Z33-197)
 14-35
 PROPOSED ZONING VARIANCE CV17-083
 9x18' (TRP)

SITE STATISTICS TABLE SUBAREA A

PARCELS:	010-007855
ADDRESS:	156 S. OAK AVE., 1117 OAK STREET
BUILDING COVERAGE:	14,595 S.F. (57.1% LOT COVERAGE)
DWELLING UNITS:	22 DWELLING UNITS
RESTAURANT AREA:	7,824 S.F. (2,200 S.F. + 5,624 S.F.)
RETAIL AREA:	960 S.F.
REAR YARD AREA:	4,733 S.F.
TOTAL SITE AREA:	9,893 S.F. (38.5%)
POST-DEVELOPED IMPERVIOUS:	0.587 AC
PRE-DEVELOPED IMPERVIOUS:	0.058 AC (2,200 S.F.)
TOTAL IMPERVIOUS:	0.637 AC (27,747 S.F.)
POST-DEVELOPED IMPERVIOUS:	0.637 AC (27,747 S.F.)
PRE-DEVELOPED IMPERVIOUS:	0.058 AC (2,200 S.F.)
TOTAL IMPERVIOUS:	0.695 AC (30,047 S.F.)

SITE STATISTICS TABLE SUBAREA B

PARCELS:	010-027275
ADDRESS:	S. OHIO AVE
BUILDING COVERAGE:	1,964 S.F. (73.6% LOT COVERAGE)
DWELLING UNITS:	2 DWELLING UNITS
TOTAL SITE AREA:	0,058 AC (2,526 S.F.)
POST-DEVELOPED IMPERVIOUS:	0.058 AC
PRE-DEVELOPED IMPERVIOUS:	0.000 AC
TOTAL IMPERVIOUS:	0.058 AC

DIVISION OF POWER NOTES

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT DOP AT 614-480-3622 FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERVISOR AND AT THE CONTRACTOR'S EXPENSE. AT THE EXPENSE OF THE PROJECT, THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (MCS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM DOP PRIOR TO THE START OF CONSTRUCTION.

IF ANY ELECTRICAL FACILITY BEHIND OR IN THE PATH OF ANY EXISTING OR PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM DOP PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM DOP PRIOR TO THE START OF CONSTRUCTION.

SANITARY SEWER NOTE

CONTRACTOR SHALL PERMIT OFFICE 111 N FRONT ST, 1ST FLOOR 614-645-7960 FOR ANY WORK INVOLVING THE SANITARY SEWER SYSTEMS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE SANITARY SEWER MAINLINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE SANITARY SEWER MAINLINE.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Handwritten signature of Dale Groen and date 6-19-19

Date

Signature of Attorney

Handwritten signature of Donald Rank

Date

Handwritten date 6/19/19

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

Handwritten number 019-090

Exhibit B

Statement of Hardship

CV19-090 1117 Oak Street and 156 S. Ohio Avenue, Columbus, OH 43205

The site is a total area of 0.645 +/- acres with 0.587 +/- acres (Subarea A) at the southeast corner of Oak Street and South Ohio Avenue and 0.058 +/- acres (Subarea B) located south of Subarea A, on S. Ohio Avenue, south of Elliott Alley (16'). The site is zoned ARLD, Apartment Residential Low Density (Z73-197). By Ordinance 1147-2018, passed May 7, 2018 (CV17-083), commercial and residential uses are permitted in Subarea A and a two dwelling unit building is permitted in Subarea B. The final Site Compliance Plan (SCP), 18345-283, was approved October 1, 2018. The buildings/uses permitted by Ordinance 1147-2018 have been built. Rezoning application Z19-069 is pending to rezone Subarea A to CPD, Commercial Planned Development and Subarea B to R-2-F, Residential. This application is submitted for applicable variances to conform the development to the CPD and R-2F districts.

Development in Subarea A is a three (3) story building with ground level commercial uses, two (2) ground level apartments and second and third floor apartments with ten (10) units on each floor. The ground level commercial space is for retail and restaurant uses. Subarea A parking will be provided with 24 on-site parking spaces. On-street parking is also available. Also in Subarea A, an existing single story building will be renovated for restaurant use. Development on Subarea B is a two-family dwelling. A site plan, "The Gemma" dated 09/18/2018, hereafter "Site Plan", depicting the development is submitted with this application.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses and development of new housing. The proposal meets these objectives, in addition to being a substantial investment in the neighborhood. Ordinance 1147-2018 received recommendations for "approval" from City staff and the Near East Area Commission (NEAC).

Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not also need variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed. Submittal of the follow-up rezoning variance applications is a requirement of Ordinance 1147-2018.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3355.03, C-3 Permitted Uses, to permit two (2) ground level dwelling units in Subarea A.

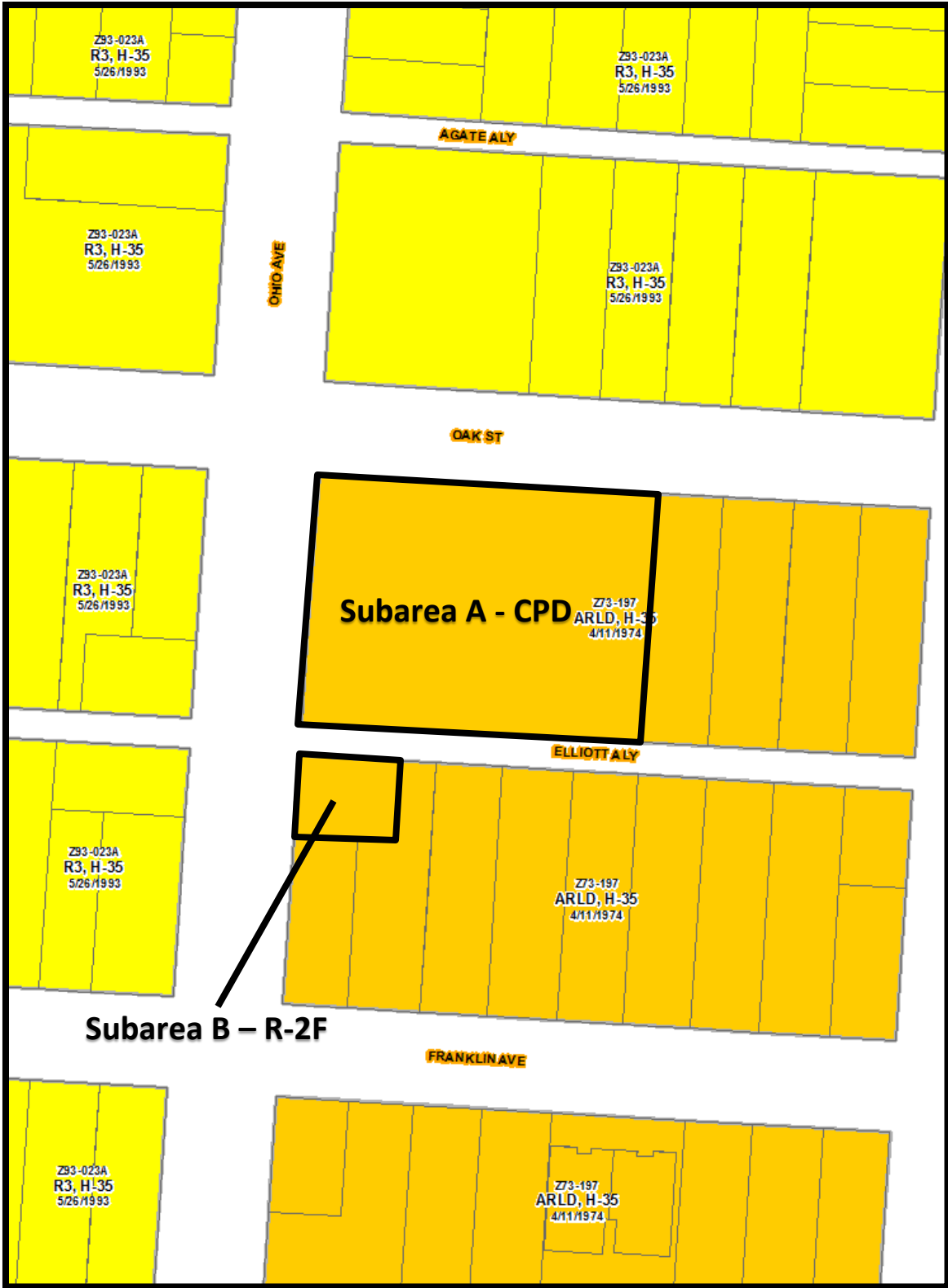
- 2). Section 3332.05(A)(4), Area District Requirements, to reduce lot width from 50 feet to the existing lot width of 45 feet for Subarea B.
- 3). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet (3,000 square feet/dwelling unit) to 2,526 square feet (1,263 square feet/dwelling unit) for the two-family dwelling on Subarea B.
- 4). Section 3332.18(D), to increase permitted lot coverage on Subarea B from 50% to 74%.
- 5). Section 3332.21, Building Lines, to reduce the S. Ohio Avenue building setback for Subarea B from 10 feet to 4 feet.
- 6). Section 3332.25, Maximum Side Yards Required, to reduce total side yard for Subarea B from 9' to 8'
- 7). Section 3332.26(C)(3), Minimum Side Yard Permitted, to reduce the north side yard of Subarea B from 5 feet to 3 feet.
- 8). Section 3332.27, Rear yard, to reduce rear yard in Subarea B from 25% of lot area to 0% lot area.
- 9). Section 3321.05(B)(2), Vision Clearance, to reduce the 10'x10' clear vision triangle at the northwest corner of Subarea B and Elliott Alley from 10'x10' to 6'x6'.

11/15/2021



Subarea B – R-2F

CV19-090
1117 Oak St.
Approximately 0.65 acres



CV19-090
1117 Oak St.
Approximately 0.65 acres

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

Case Number: Z19-069 and CV19-090

Address: 1117 Oak Street

Group Name: Near East Area Commission

Meeting Date: October 10, 2019

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: 9-0-0

Signature of Authorized Representative: Matthew J. Baulg

SIGNATURE

CHAIR

RECOMMENDING GROUP TITLE

614-582-3053

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 #: CV19-090

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. Oak Grocery II, LLC; 1371 West Third Avenue; Columbus, OH 43212; # Cols based emps: Zero (0) Contact: Gregg Gallas, (614) 545-3679	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 18th day of October, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



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.