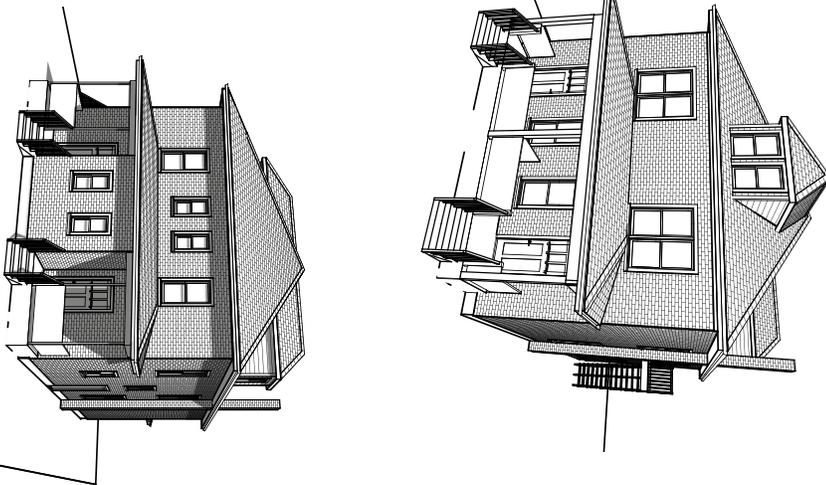


Parcel ID: 010-041589-00
 835-837 S. CHAMPION AVE.
 COLUMBUS, OHIO 43205

SITE PLAN
 SCALE: 1"=20'-0"

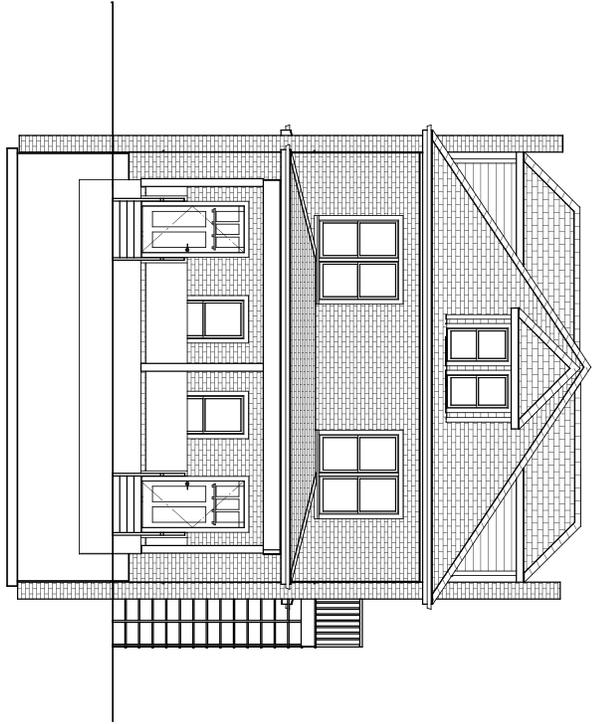
Robert Ellis

dotloop verified
 06/19/19 11:45 AM
 EDT
 GPRE-VTBP-H4PJ-9D1

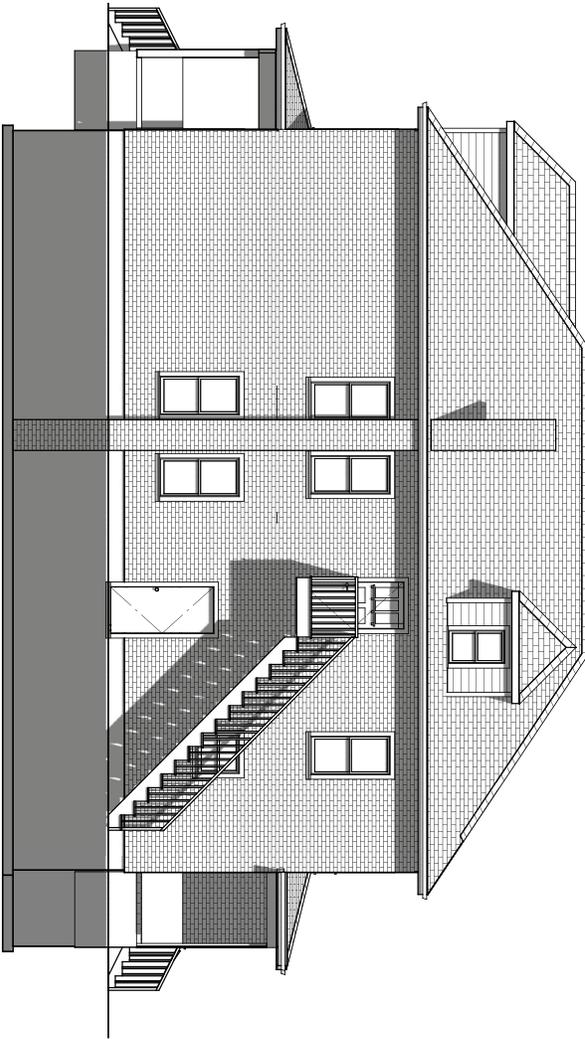


CV19-039 FINAL RECEIVED 7/10/19 PAGE 1 OF 3

SHEET: A-1	NOTED	SCALE:	DATE:	DRAWINGS PROVIDED BY: Jim George (937)718-0842 jgeorgedesigns@yahoo.com	PROJECT DESCRIPTION: House Renovation Project 835-837 S. CHAMPION AVE. COLUMBUS, OHIO 43205	SHEET TITLE: SITE PLAN	NO.	DESCRIPTION	BY	DATE



FRONT ELEVATION
SCALE: 1/8"=1'-0"

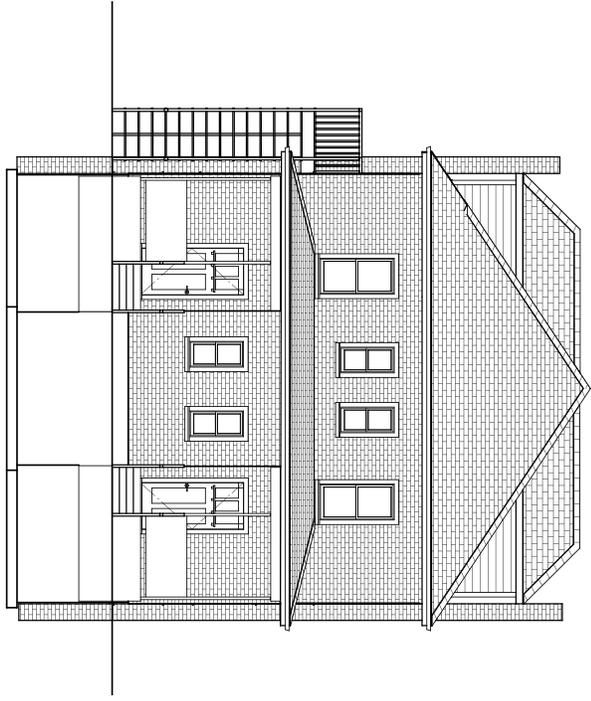


RIGHT ELEVATION
SCALE: 1/8"=1'-0"

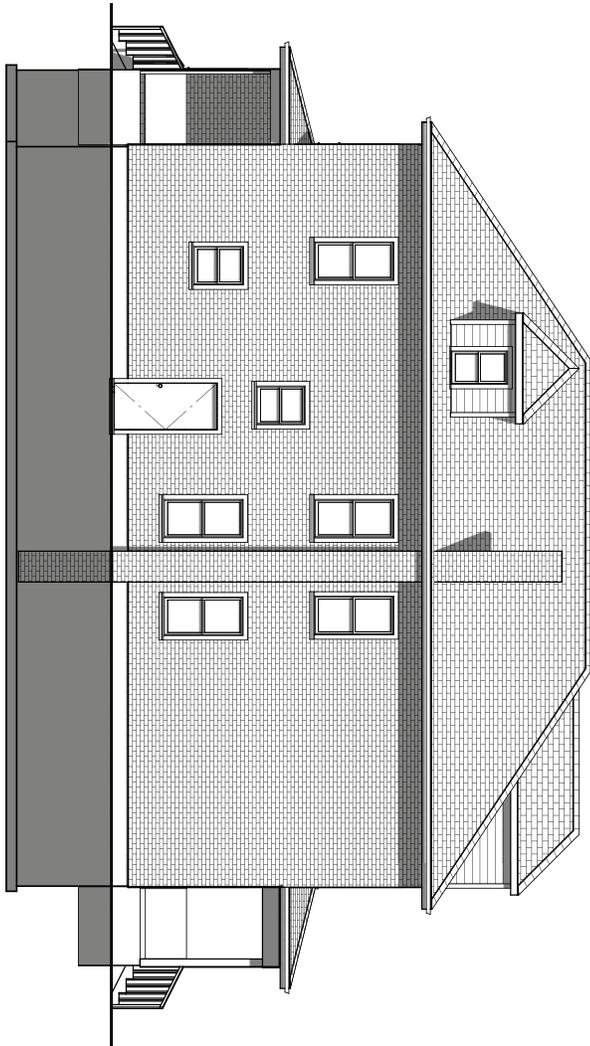
Robert Ellis

dotloop verified
06/19/19 11:43 AM EDT
ZDDV-TXOK-WMQR9NUO

A-4	SHEET:	NOTED	SCALE:	6/18/2019	DATE:	DRAWINGS PROVIDED BY: Jim George (937)718-0842 jgeorgedesigns@yahoo.com	PROJECT DESCRIPTION: House Renovation Project 835-837 S. CHAMPION AVE. COLUMBUS, OHIO 43205	SHEET TITLE: ELEVATIONS 1	NO.	DESCRIPTION	BY	DATE



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

CV19-039 FINAL RECEIVED 7/10/19 PAGE 3 OF 3

Robert Williams

dotloop verified
drawing
SR/KK/CAV/OL/PC/RDAV

A-5	SHEET:	NOTED	SCALE:	DATE: 6/18/2019	DRAWINGS PROVIDED BY: Jim George (937)718-0842 jgeorgedesigns@yahoo.com	PROJECT DESCRIPTION: House Renovation Project 835-837 S. CHAMPION AVE. COLUMBUS, OHIO 43205	SHEET TITLE: ELEVATIONS 2	NO.	DESCRIPTION	BY	DATE

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):

Please see attached statement of hardship

Signature of Applicant

Robert Ellis

Date

4/22/2019

CV19-039

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

835-837 S Champion Ave Statement of Hardship

The 0.11606 +/- Acre Site is located at the corner of S Champion Ave and E Sycamore Ave. Current zoning is R2F which allows for 1-2 family. Current use is a duplex.

The current site has been sitting vacant for years. The owner / applicant's desire is to convert the building into a 3 unit condo building. Each unit would have one garage spot and one off street parking space for a total of 6 off street parking spaces (no parking variance). In addition, allowing a 3rd unit would allow for the most affordable unit of the condo development encouraging home ownership. The area is surrounded by apartments and other mixed use buildings and is in line with the neighborhood.

In order to rehabilitate the existing building into a usable and profitable venture the City Council must grant the requested variances. The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest nor the intent of the zoning code nor 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.

Variance list 835 s champion

3332.037 - R-2F residential district permitted uses. R2F does not permit 3-unit dwellings

[3312.27](#) (3) Parking setback: The parking pad needs to be at least 10' from the north property line, whereas the applicant proposes 1'.

3312.49 Minimum numbers of parking spaces required: to reduce the number of parking spaces required from 6 down to 3

[3332.05](#)(A)(4) Lot Width: a lot is required to be 50' wide whereas the existing lot is 32'

3332.14 - R-2F area district requirements: In an R-2F area district a principal building shall be situated on a lot of no less than 6,000 square feet in area, whereas the applicant proposes to convert a 2-unit to a 3-unit on 3072sq' that can count toward lot area

[3332.25](#) Maximum Side Yard: The width of the 2 required side yards must add up to at least 20% of the lot width, the existing house has a total side yard of 5' 10" instead

of the required 6.4'.

3332.26(E) Minimum Side Yard: The detached garage needs to be at least 3' from the north and south property lines, whereas the applicant proposes 1' from the north and south property lines

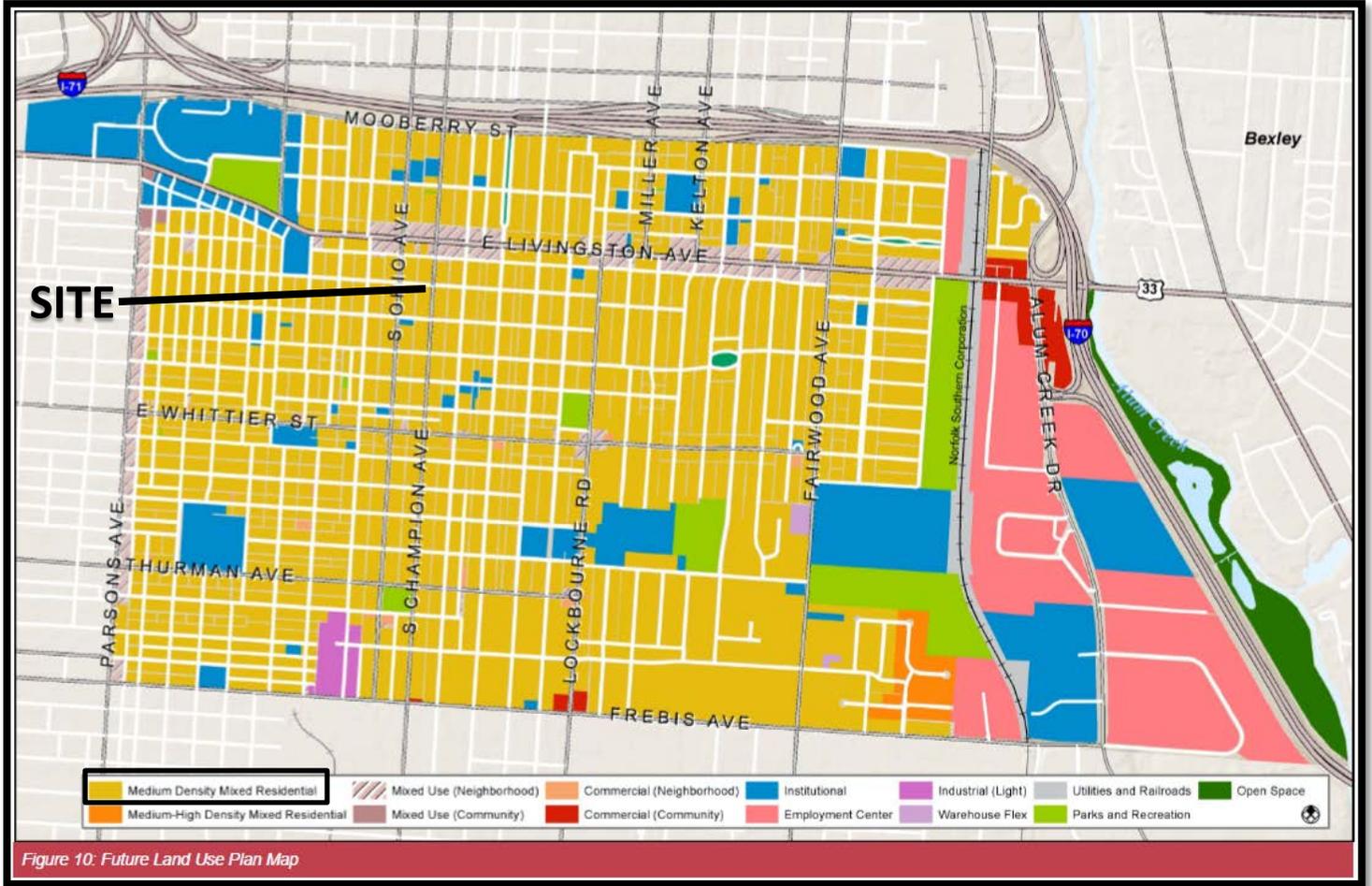
3332.26(F) Minimum Side Yard: One side yard could be a minimum of 5.82' wide, whereas the existing house has a south side yard that is 1' wide and a north side yard of 4'10".

3332.28 - Side or rear yard obstruction: the stairs to the 3rd floor apt encroach into the north side yard 4



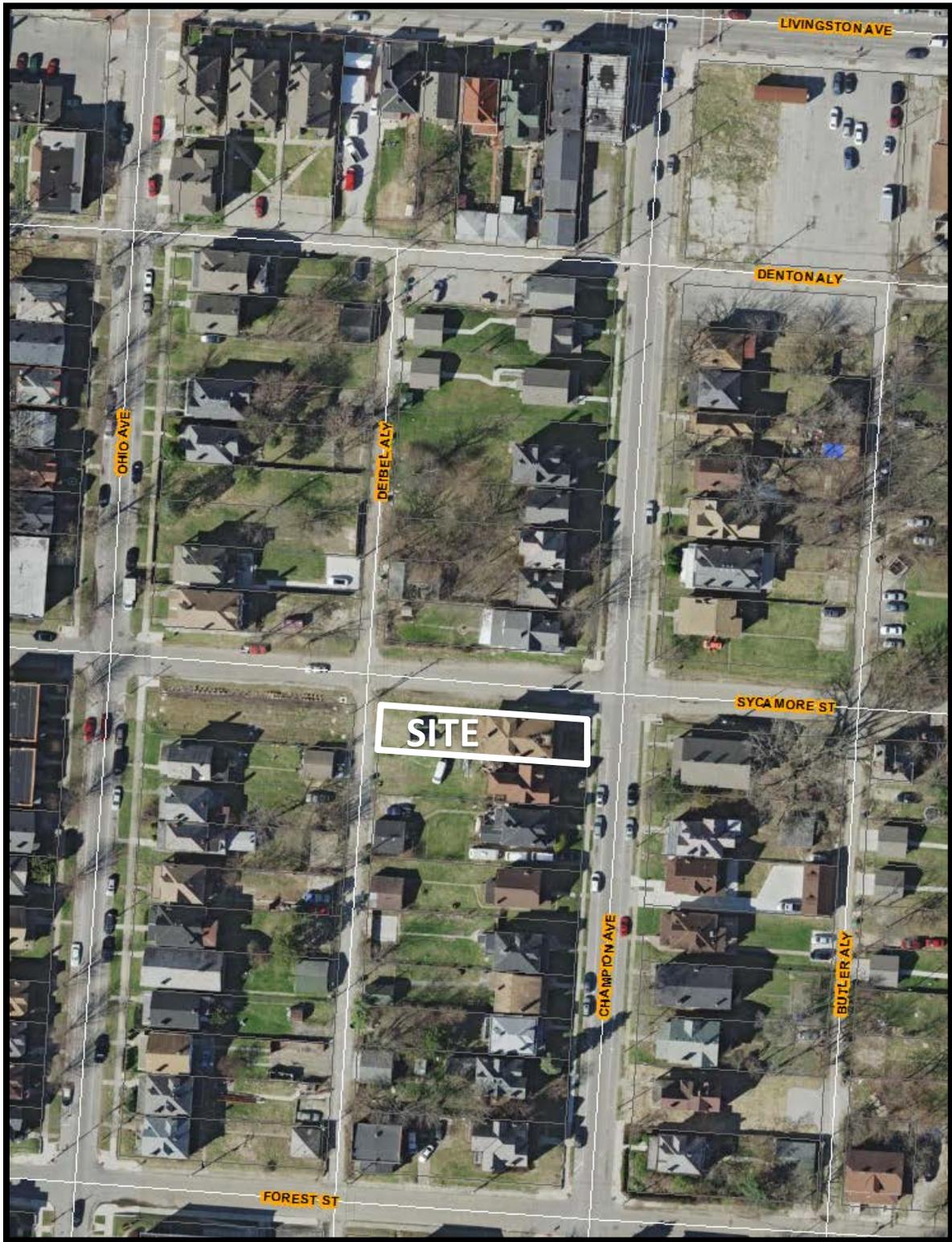
CV19-039
835-837 Champion Ave
Approximately 0.12 acres

Near Southside Plan (2011) - Neighborhood Mixed Use Recommended



Neighborhood Mixed Use – 6 to 10 du/acre, Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood’s primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.

CV19-039
 835-837 Champion Ave
 Approximately 0.12 acres



CV19-039
835-837 Champion Ave
Approximately 0.12 acres



ANDREW J. GANTHER, MAYOR

City of Columbus, Ohio 43224-3218
www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV 19-039

Address: 835-837 Champion Ave

Group Name: SOUTHSIDE AREA COMMISSION

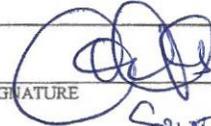
Meeting Date: _____

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one) Disapproval

NOTES: _____

Vote: 12-0 IN FAVOR

Signature of Authorized Representative: 

SIGNATURE
SOUTHSIDE AREA COMMISSION
RECOMMENDING GROUP TITLE

614-285-4901 X1100
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, 757 Carolyn Avenue, Columbus, OH 43224.

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CU19-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Ellis
of (COMPLETE ADDRESS) 1015 E Broad St Suite 110 Columbus OH 43205
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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. <u>Robert Ellis</u> <u>1015 E Broad St St 110</u> <u>Columbus, OH 43205</u>	2. <u>Michael Fenavo</u> <u>1015 E Broad St Ste 110</u> <u>Columbus OH 43205</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert Ellis

Subscribed to me in my presence and before me this 22 day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]
02-02-21

My Commission Expires:



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