



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 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.

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.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):

Signature of Applicant Robert Ellis Date 03/15/2024

Statement of Hardship

Subject Property

Site Location: 236 Avondale Ave, Columbus, OH 43223

The subject property is currently zoned Z10-012, Residential, R-2F, 11/25/2010, H-35.

The subject property is contained within the Franklinton Area Commission.

Requested Variances

The applicant requests the following necessary variances to construct the 3-family, 3-story stacked triplex dwelling:

- **3332.037 R-2F residential district use requirements.** The applicant requests to vary the standards of the district to permit a three-family dwelling on the parcel.
- **3332.14 R-2F area district square footage requirements.** The applicant requests to decrease the required lot size from 6,000 square feet to 4,128 square feet.
- **3332.05 area district lot width requirements.** The applicant requests to vary the standards of the district to reduce the lot width requirement. The development standards require 50' wide. The lot is 32' wide.
- **3312.49 required parking.** The applicant requests to vary the required parking standards from 6 parking spaces (2 per unit) to 3 parking spaces (1 per unit) The width of the existing lot allows 3 parking spaces without stacked parking.
- **Section 3332.26(F), Minimum Required Side Yard** - A 3-story dwelling requires a side yard that is 1/6 the height of the dwelling. Vary the north and south side yards of the dwelling from 5.83' to 4'.

Justification

The applicant intends to construct affordable housing on a vacant lot. Revitalization and redevelopment of residential areas is important, especially vacant land within the neighborhood.

The architecture is planned to mimic the signature design standard of the immediate neighborhood.

The West Franklinton Plan calls for neighborhood mixed uses, including residential. The essential character of this area is mixed density residential with complimentary neighborhood commercial and institutional uses. The applicant's proposed dwelling is aligned with these uses.

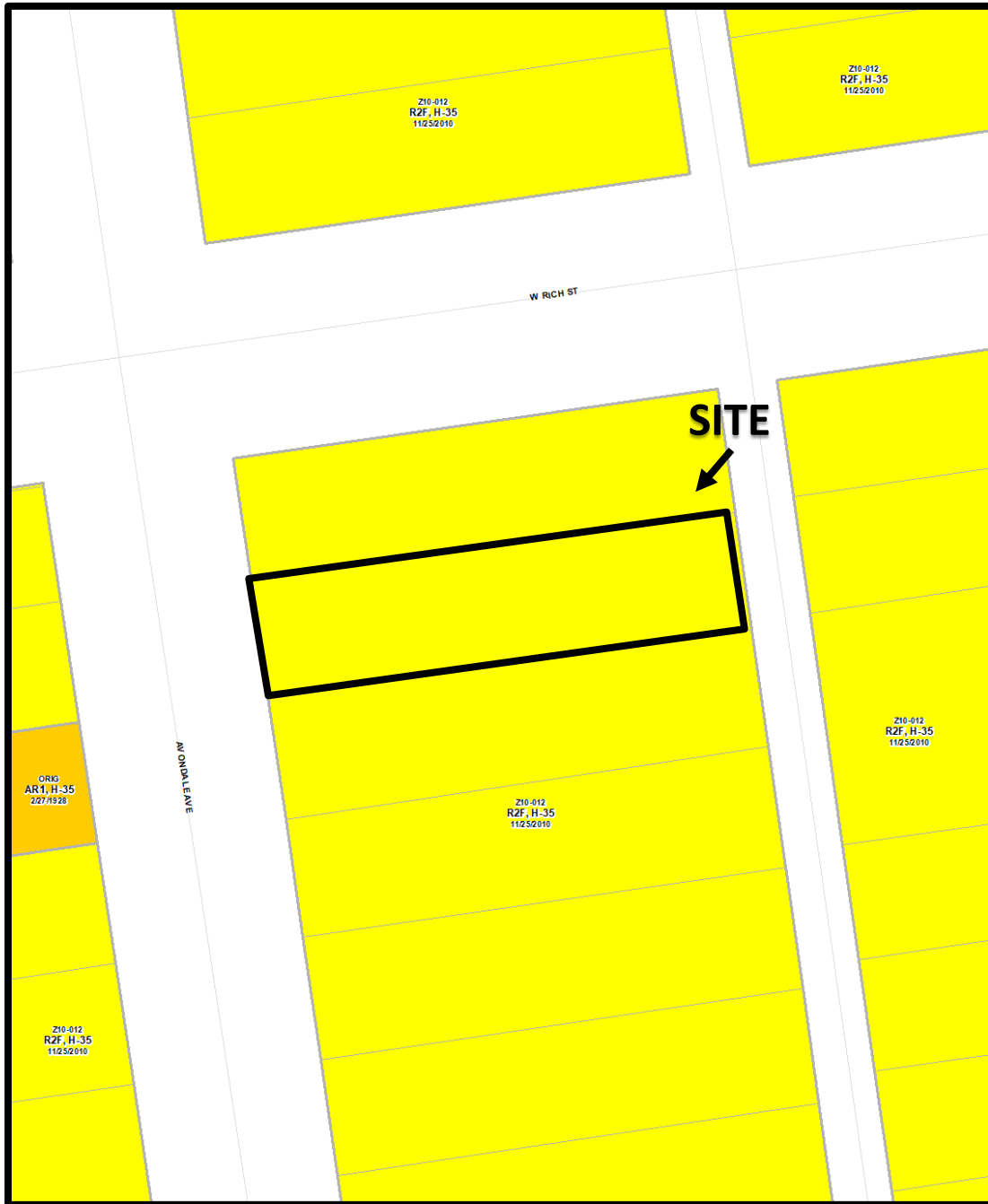
There are no adverse effects to adjacent landowners. In fact, we believe this dwelling will enhance the neighborhood, likely increasing the desirability of the adjacent landowners' properties.

There is no effect on the delivery of governmental services.

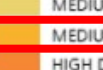
The proposed project does not result in the demolition of an architecturally significant building and is proposed to fill a vacant lot where a single family home used to sit.

These older platted lots are already established within a developed area – the applicant cannot feasibly obviate variances – and to the extent they can be limited to achieve remaining green space and parking – the applicant has done so.

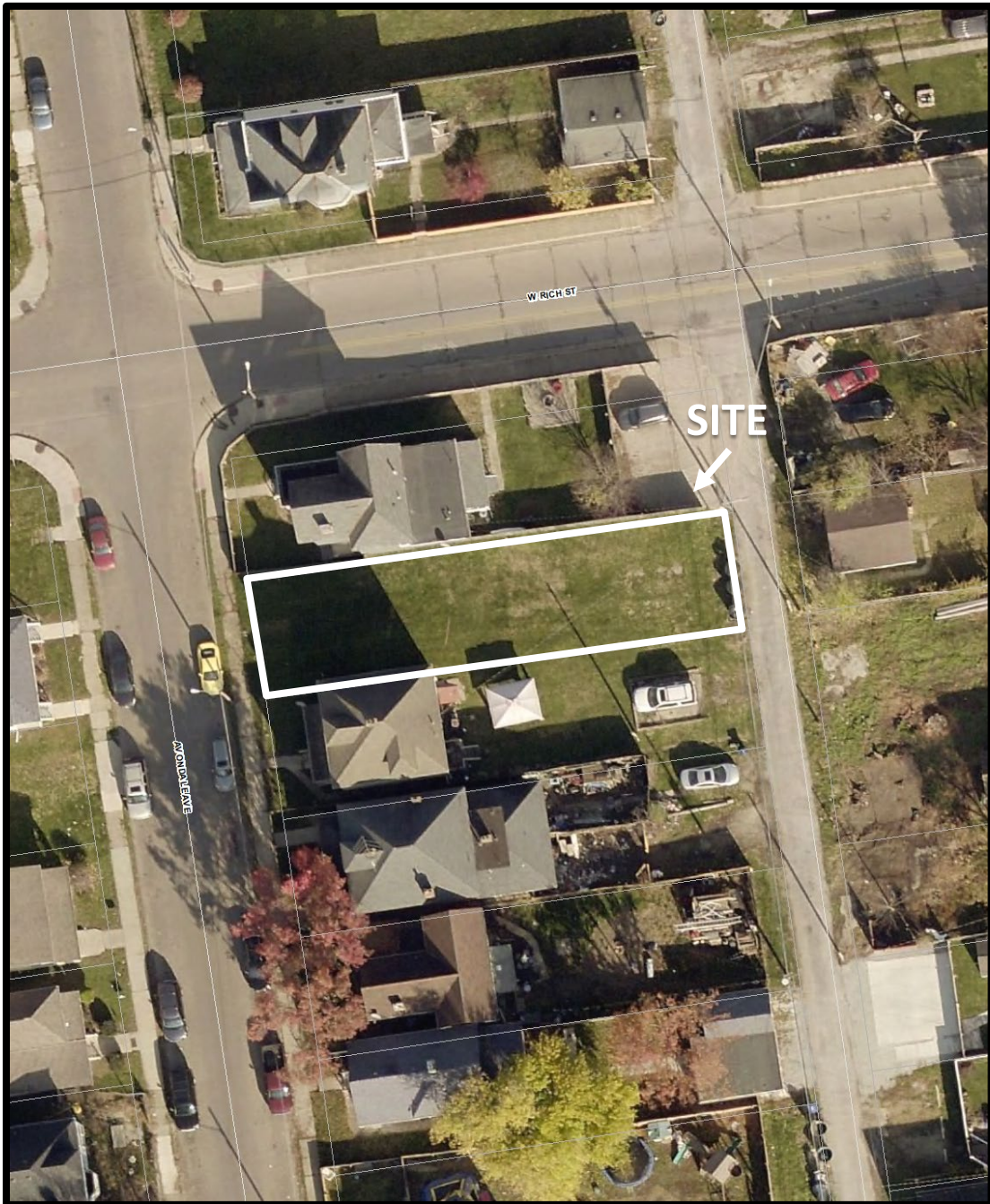
Based on the lot size and shape, a smaller footprint of only 668 square feet of heated space per unit stacked maximizes parking on site providing minimum impact on parking and traffic.



CV24-030
236 Avondale Ave.
Approximately 0.04 acres



MEDIUM DENSITY RESIDENTIAL
MEDIUM-HIGH DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMUNITY COMMERCIAL
NEIGHBORHOOD MIXED-USE
REGIONAL MIXED-USE
INSTITUTIONAL
PARKS & RECREATION
INDUSTRIAL
RAILROADS



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236 Avondale Ave.
Approximately 0.04 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-030

Address 236 AVONDALE AVENUE

Group Name FRANKLINTON AREA COMMISSION

Meeting Date 5/14/2024

Specify Case Type

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

Recommendation
(Check only one)

- ☐ Approval
- ☒ Disapproval

LIST BASIS FOR RECOMMENDATION:

No hardship in this case. Disapproved.

See attached document for justification.

Vote 11 No, 1 Yes

Signature of Authorized Representative Jacqueline Mills Champion

Recommending Group Title Franklinton Area Commission

Daytime Phone Number 614-516-5176

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

236 Avondale Ave - Triplex

No hardship in this case. Disapproved.

The owner, Pink contacted the FAC Chair on numerous occasions before the Zoning Committee Meeting then did not attend the meeting. He sent no legal representative to the Zoning Committee. Instead, the Construction Supervisor, Paul Civitello represented the project but refused to provide the owner's name, said the company is Dream Way LLC but home city and on the Franklin County Auditor's website is a different name. Could not elaborate on the rationale except that housing is needed and this was "affordable"- no numbers. He noted that many other area commissions around Columbus rejected this triplex building project.

Zoning Committee questions were not answered, and no data was available to support the justification claims.

Andrew Ginther was at FAC in October 2022 and stated that city neighborhoods are not solely responsible for providing density in housing. Franklinton has numerous vacant ready-to-rentals and livable homes for sale sitting empty, dozens infill lots available for single and double family homes for more density.

Avondale neighbors also object for all the reasons the triplex would require variances:

- a triplex is outside of code for 1 or 2 family dwellings - too big,
- the height and style do not fit in with surrounding homes, should be 1-2 story a pitched roof, front porch home on a residential street in a historic neighborhood,
- the lot is too small,
- lack of adequate off-street parking on an already crowded street for vehicles.

Zoning Committee agreed.

In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area; a one-story, two-family dwelling shall be situated on a lot of no less than 3,600 square feet in area per dwelling unit; and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit.

§ 3332.037. R-2F residential district

- A. In an R-2F residential district the following uses are permitted:
 1. One single-family dwelling;
 2. One, two-family dwelling;
 3. An agricultural use, farm, field crops, garden, greenhouse, nursery and a truck garden;
 4. A religious facility;
 5. A school;
 6. A public park, playground and recreation facility;
 7. A public library;
 8. A city approved soil conservation and watershed protection project, and water filter bed, reservoir and tower;

236 Avondale Ave - Triplex

9. An adult and child day care center as an accessory use when located within a school or religious facility building.

B. Each use shall conform to respective area district standards unless otherwise specifically provided.

Disapproved Variances

1. Section 3332.037 R-2F- grant a variance for a triplex on a lot zoned for 1-2 family dwellings.
2. Section 3312.49 – reduce required parking.
3. Section 3332.26 (F) Reice required side yard from 5.83 feet to 4 feet.
4. Section 3332.21 Reduce set back from 15 feet to 12 feet.

Approved variance

These variances acknowledge the lot size does not conform to Columbus standards as is the case throughout Franklinton and in other historic neighborhoods.

1. Section 3332.14 R-2F – Lot size is 4,128 square feet– less than the 6,000 square feet code requires for 1-2 family dwellings.
2. Section 3332.05 Lot width is 32' not the standard 50 feet.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-030

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) Robert Ellis
of (COMPLETE ADDRESS) P O Box 8174 Columbus, Ohio 43201
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Pink Development and Construction LLC Robert Ellis / 614-400-8764 P O Box 8174 Columbus, OH 43201 2	2. Nextrise RealEstate LLC Jeff Kowalczyk/614-456-9000 156 E LIVINGSTON AVE COLUMBUS OHIO 43215 1
3.	4.

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

SIGNATURE OF AFFIANT Robert Ellis 03/19/2024

Sworn to before me and signed in my presence this 19th day of March, in the year 2024

SIGN Bruce Toledo 9-26 Notary Seal Here

Bruce Toledo

Bruce Toledo
Commission # HH 284846
Notary Public - State of Florida
My Commission Expires Sep 09, 2026

This Project Disclosure Statement expires six (6) months after date of notarization.

