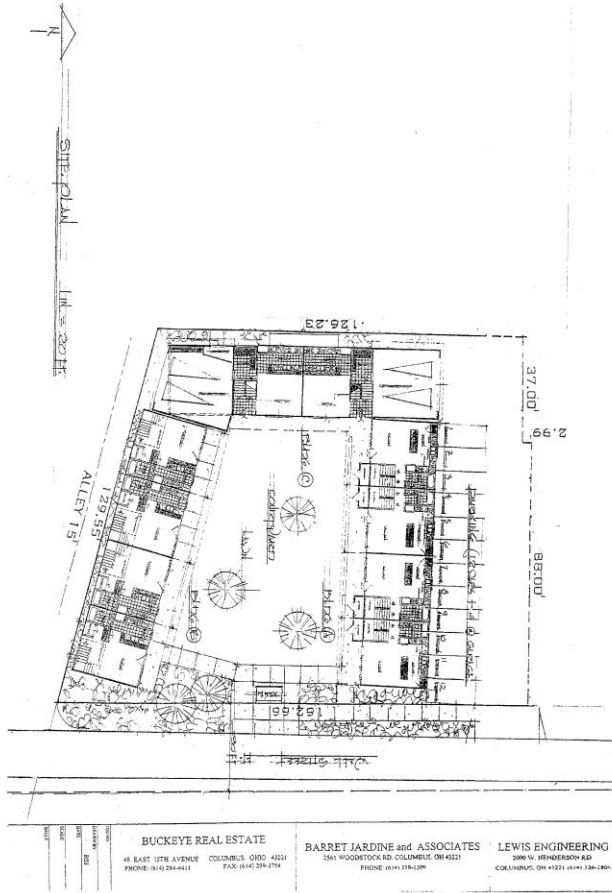


LOCATION MAP (No Scale)



SITE PLAN 1" = 20' HT

BUCKEYE REAL ESTATE      BARRET JARDINE and ASSOCIATES      LEWIS ENGINEERING  
 48 EAST 12TH AVENUE      2541 WOODSTOCK RD. COLUMBUS, OH 43221      3000 W. WINDERSBORO RD.  
 COLUMBUS, OH 43203      PHONE: (614) 299-3774      COLUMBUS, OH 43221 (614) 488-1882

Site Data

Address: 2471 North Wall Street  
 PID: 015-01014  
 Zoning: R-2F Residential District  
 Existing Use: University Planning Overlay  
 Proposed Use: 8 dwellings units (2, 4 unit dwellings and 1, 2 unit dwelling, as depicted on site plan)  
 Height: N.S. all dwellings shall be 2 stories  
 Parking: 10 spaces total (12 surface spaces and 2 car attached garages)  
 Notes: Development shall comply with Revised Code by providing 48' side setback from Wall Street and 20' rear setback from Wall Street (30' percentage of the property).

*David Park 12/30/09*  
 DEVELOPER'S SIGNATURE

*Final Revised 12/30/09 by Shannon Fung*

Development of this site shall be in accordance with the Site Plan (SP-1). The Plan may be signed, approved or modified by the City Engineer. Any modifications to the Plan may be made only by the City Engineer. The City Engineer shall not be responsible for the development or the design upon installation of the site and shall not be responsible for any proposed adjustments.

2471 North Wall Street

CV09-022

Site Plan - 2471 North Wall Street  
December 30, 2009

CV09-020



**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 Exhibit B  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Applicant Donald Plank Date 8/18/09

**EXHIBIT B****STATEMENT OF HARDSHIP**

2741 North Wall Street, Columbus, OH 43201

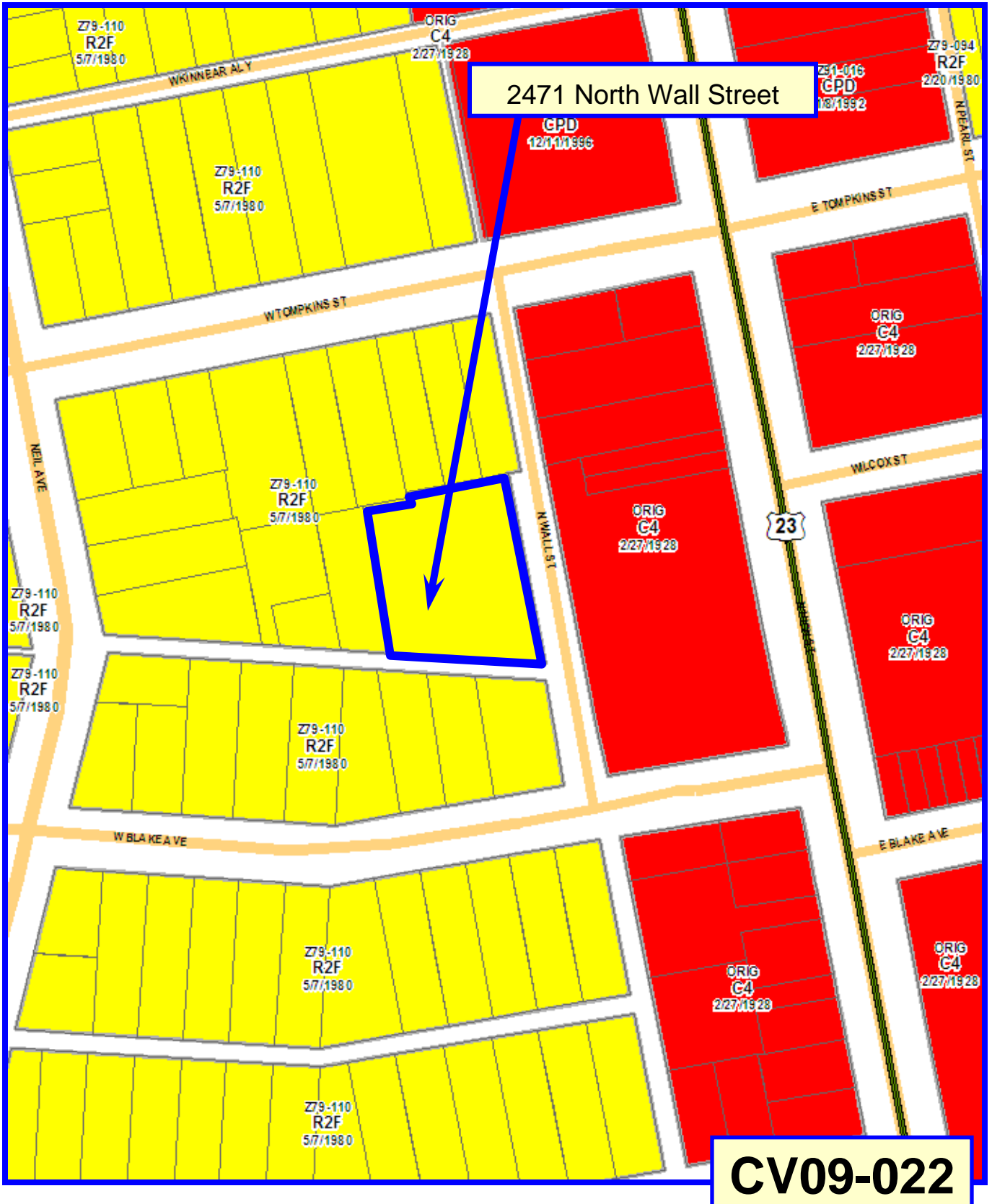
CV09- 022

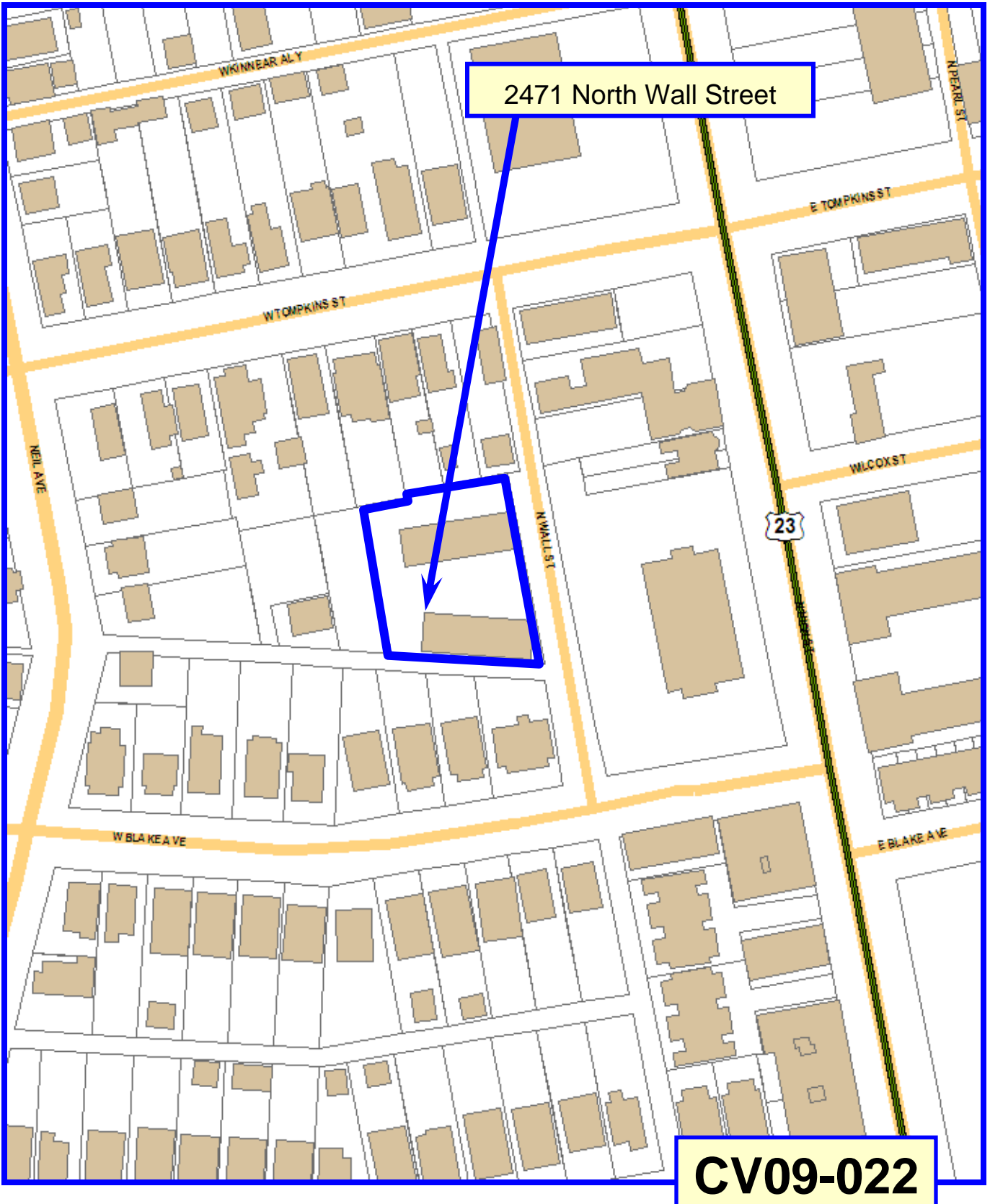
The site is located on the west side of Wall Street (30'), between West Tompkins Street and West Blake Avenue. The site is zoned R-2F, Residential and is also within the University Planning Overlay area. The site is developed with two (2), four (4) family dwellings, which are non-conforming in the R-2F, Residential District. Applicant proposes to raze the existing buildings to grade, and a council variance to permit reconstructing two (2) new four family dwellings and a two (2) family dwelling on the parcel, as depicted on the site plan.

Applicant requests the following variances:

- 1) Section 3332.037, R-2F, Residential District, to permit two (2) four (4) family dwellings and one (1) two (2) family dwelling on the same parcel.
- 2) Section 3332.19, Fronting, to permit the proposed construction on the existing parcel, which fronts on Wall Street (30 feet).
- 3) 3332.26, Minimum Side Yard Permitted, which requires a minimum five (5) foot side yard, while applicant proposes to rebuild the four (4) family dwellings on the existing foundations, which will result in the new south four (4) family dwelling being 2 +/- feet from the south property line, which is the same south side yard that presently exists.
- 4) 3332.27, Rear Yard, which section requires a rear yard of 25% of the total lot area, while the reconstruction will provide 4% +/- rear yard.
- 5) 3342.15, Maneuvering, which Section requires 20 feet of maneuvering area for 90 degree parking while the existing and future surface parking has 13 to 16 feet of maneuvering area on-site and additional maneuvering area off-site to provide adequate maneuvering for this and adjacent properties to the north.
- 6) 3342.28, Minimum Number of Parking Spaces Required, which Section requires 20 parking spaces for ten (10) dwelling units while 16 parking spaces are proposed.
- 7) 3372.541, Landscaped Area and Treatment, which Section requires a minimum of 10% of lot area (1,794.6 sq ft) to be landscaped and located behind the most rear portion of the building while site landscaping exceeds 10% with a large landscaped courtyard, but the 10% landscaped area is not located behind the most rear portion of the building(s).
- 8) 3372.542, Maximum Lot Coverage, which Section allows a maximum of 25% lot coverage, as defined, while applicant proposes 33% lot coverage.
- 9) 3372.544, Maximum Floor Area, which Section allows 0.40 floor area ratio, while applicant proposes a floor area ratio of 0.55.
- 10) 3372.545, Height, which Section requires the front principal cornice/eave height of a building to be at a height within ten (10) percent of the average cornice/eave height, as defined in C.C. 3372.502(A), while the eave height will vary due to variable site grade, but the buildings will be two (2) story, as is consistent with the predominant style of construction in the area.

The proposed project largely replaces and substantially upgrades the current housing. The location on Wall Street, behind the commercial uses fronting North High Street is appropriate for higher density, new development.





2471 North Wall Street

**CV09-022**

-----Original Message-----

**From:** Ronald Hupman [mailto:hupman1@att.net]

**Sent:** Sunday, October 25, 2009 7:22 PM

**To:** Pine, Shannon L.

**Cc:** David Perry

**Subject:** 2471 N. Wall St.

At its regular meeting on October 21, 2009, the UAC adopted the following motion:

The UAC recommends approval of a council variance to permit 2 four unit and 1 two unit dwellings on the same parcel in R-2F zoning. Vote: Yes 15, No 0, Abs. 1

Ron



City of Columbus  
Mayor Michael B. Coleman

## University Area Review Board

109 North Front Street, First Floor  
Columbus, Ohio 43215-9031  
(614) 645-6096 (614) 645-1483 fax

### MEETING SUMMARY

August 27, 2009

Ted Goodman, Doreen Uhas-Sauer, Brian Horne, Frank Petruziello, Pasquale Grado, George Kane

Bill Graver

Daniel Ferdelman

date  
members present  
members absent  
staff present

5.  
applicant:  
to be reviewed:  
~ 7:30

2471 Wall Street . Apartments  
**Barret Jardine (Architect), Wayne Garland (Owner)**  
**building addition and expansion, zoning recommendation**

Mr. Ferdelman presented the Staff Report and several images of the property. Mr. Ferdelman informed the Board that the applicant was not required to seek the UARB review, but the applicant was before the Board in an effort to get suggestions on ways to refine the development. Mr. Garland states that the buildings were built in 1963, prior to the area being down zoned in the late 1970's. Mr. Garland confirmed that he owns the two properties to the West which were recently built and/or rehabbed, were currently his employees live. Mr. Jardine states that the additions will be built atop the existing structures and the new building will close off the courtyard at the West end. Mr. Petruziello asked whether the existing zoning allows the level of density. Mr. Ferdelman returned that the R2F zoning classification does would not allow the existing configuration; the issue at hand is the expansion of an existing non-conforming use. Mr. Garland stated that the lot is a large odd configuration. Mr. Jardine said that he had looked at subdividing the lot into three parcels and putting up duplexes as allowed by code, but felt that he could reuse the existing structure and get close to the same bed count with the amenity of more community green space. Ms. Uhas-Sauer stated that this area was part of a second wave of down zoning in the neighborhood. Mr. Petruziello asked whether the development meets the parking requirement. Mr. Jardine stated that the proposal meets the standard. Mr. Ferdelman stated that it may meet the requirement but that he had not yet had the chance to do the calculation.

Ms. Uhas-Sauer stated that she always wondered how the existing configuration was ever profitable. Mr. Garland stated that it looks like an East Main Motel. Ms. Uhas-Sauer stated that she was appreciative of the efforts by Mr. Garland to improve the housing stock in the University District, but wondered whether the choice of materials for this project will improve the upon the environment. Mr. Garland stated that he is considering Hardiplank and Stucco and that these materials are a step better than what is there. Mr. Petruziello stated that the proposal is an improvement, but the design of the structures could be more contemporary. Mr. Petruziello stated that they could use shed roofs instead of gables, the windows could be larger and the elevations could vary a bit more; the courtyard is a good use and the parking as configured is good. Mr. Horne stated that the design is fine. Mr. Goodman stated that the expanded use is appropriate; the use of the courtyard is a plus, though some more attention to the landscaping at the East end should be considered. Mr. Kane commented that he agreed with everyone's assessment, especially the comment concerning making the design more contemporary and varied. Mr. Grado stated that the qualities of Mr. Garland's projects are a major plus and should help stabilize this portion of Old North Columbus. Mr. Ferdelman asked whether a recommendation is possible. Mr. Kane stated that he was uncomfortable forwarding a Recommendation when it is not the UARB charge to review the project. Ms. Uhas-Sauer agreed and said that the UAC should take the lead on the matter; though the minutes of this meeting could be put into the record but not as a formal letter of Recommendation. Mr. Goodman confirmed that it was the Boards consensus that the minutes of the meeting should be forwarded to Council and that the overall impression from the UARB is that the project has quite a few positive aspects to it.



**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV09-022

Being first duly cautioned and sworn (NAME) Donald Plank, Plank and Brahm  
of (COMPLETE ADDRESS) 145 East Rich street, Columbus, OH  
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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Breco Properties, Ltd c/o Wayne Garland 48 East 15th Avenue Columbus, OH 43201 # of Columbus based employees: 0 Contact: Wayne Garland, 294-0444	_____
_____	_____

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donald Plank  
Subscribed to me in my presence and before me this 25<sup>th</sup> day  
of September, in the year 2009  
SIGNATURE OF NOTARY PUBLIC Amy K. Kuhn  
My Commission Expires: \_\_\_\_\_

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

Notary Seal Here



Amy K. Kuhn, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.