

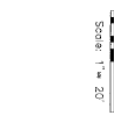
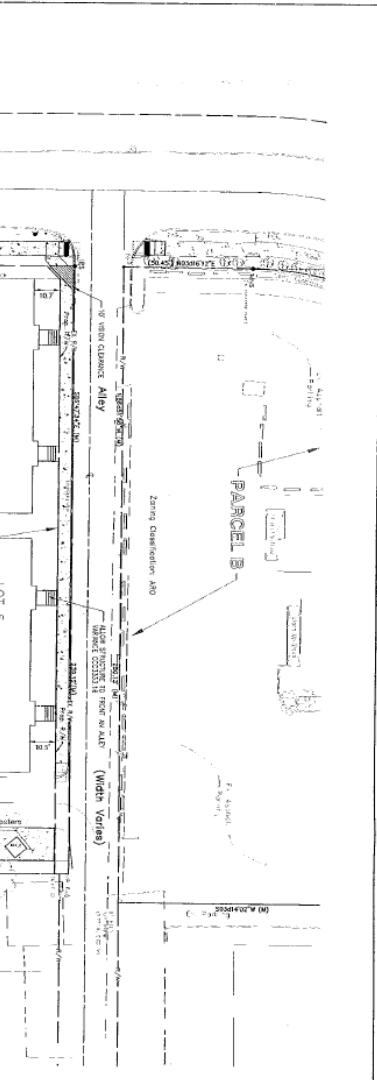
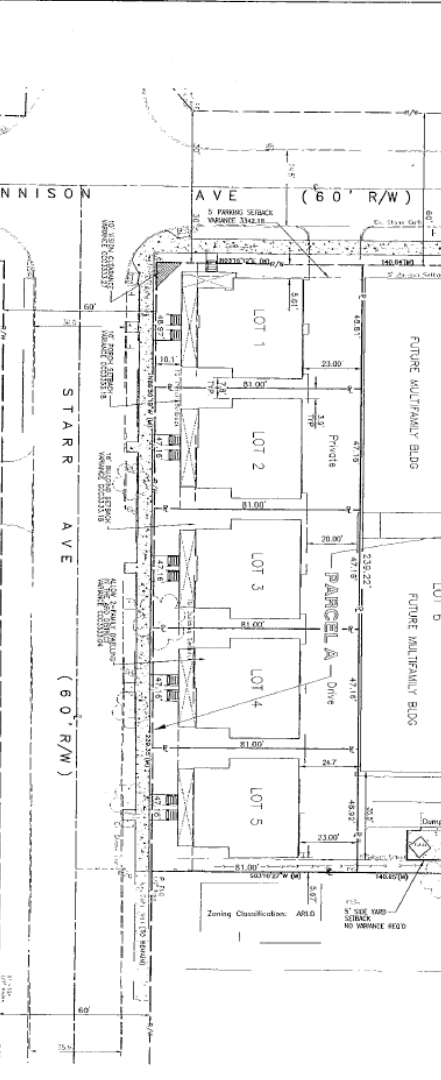
CV09-025

E.P. FERRIS & ASSOCIATES, INC.

REVISION	DESCRIPTION	DATE

PLAN PREPARED BY
E.P. FERRIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS & ARCHITECTS
 614-239-2885
 614-239-2888
 614-239-2882

BY **PRELIMINARY 08-20-09**
 Registered Engineer



Parcel No.	Area (sq. ft.)	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Parcel A	12,571 S.F.	3,207 S.F.	2,928 S.F.	3,098 S.F.	3,098 S.F.	14,281 S.F.	
Parcel B	15,906 S.F.	1,824 S.F.	1,703 S.F.	1,703 S.F.	1,703 S.F.	8,008 S.F.	
Parcel C	2,393 S.F.	2,342 S.F.	2,342 S.F.	2,342 S.F.	2,342 S.F.	9,158 S.F.	
Parcel D	8,079 S.F.	1,198 S.F.	1,198 S.F.	1,198 S.F.	1,198 S.F.	3,583 S.F.	
Parcel E	8,059 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel F	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel G	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel H	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel I	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel J	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel K	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel L	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel M	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel N	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel O	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel P	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel Q	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel R	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel S	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel T	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel U	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel V	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel W	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel X	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel Y	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	
Parcel Z	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	1,192 S.F.	3,583 S.F.	

REVISIONS

CONTRACTOR

SCALE: 1" = 20'

SHEET 1/1

REVISIONS



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:

A previous council variance was approved for this and abutting property in 2006, however at that time Parcel "A" (the subject parcel of this application) was to be developed as a condominium project. It is now the owners desire to split the five (5) duplexes onto their own lots and maintain the two (2) multi-unit building as one development. This application reflects the new variances required by subdividing the parcel into six (6) properties and reiterates the previously approved variance for parcel "A". The layout design, density of units remains the same and the only alteration is the splitting of the original parcel. The granting of the variances would not negatively impact the surrounding properties in any way as the project has not changed from that which was previously approved.

Signature of Applicant

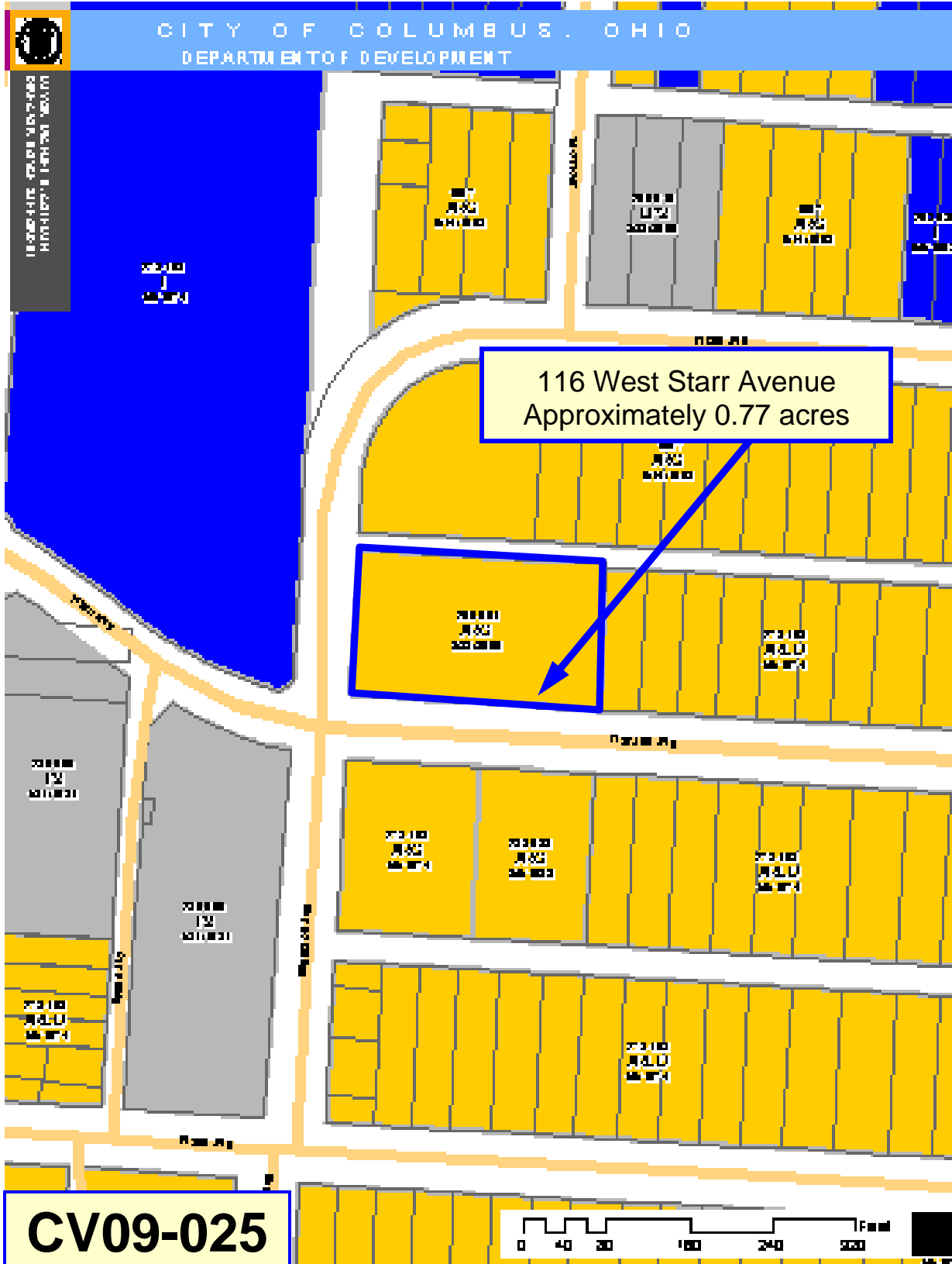
Jaham B. Reynolds Date 9/15/09

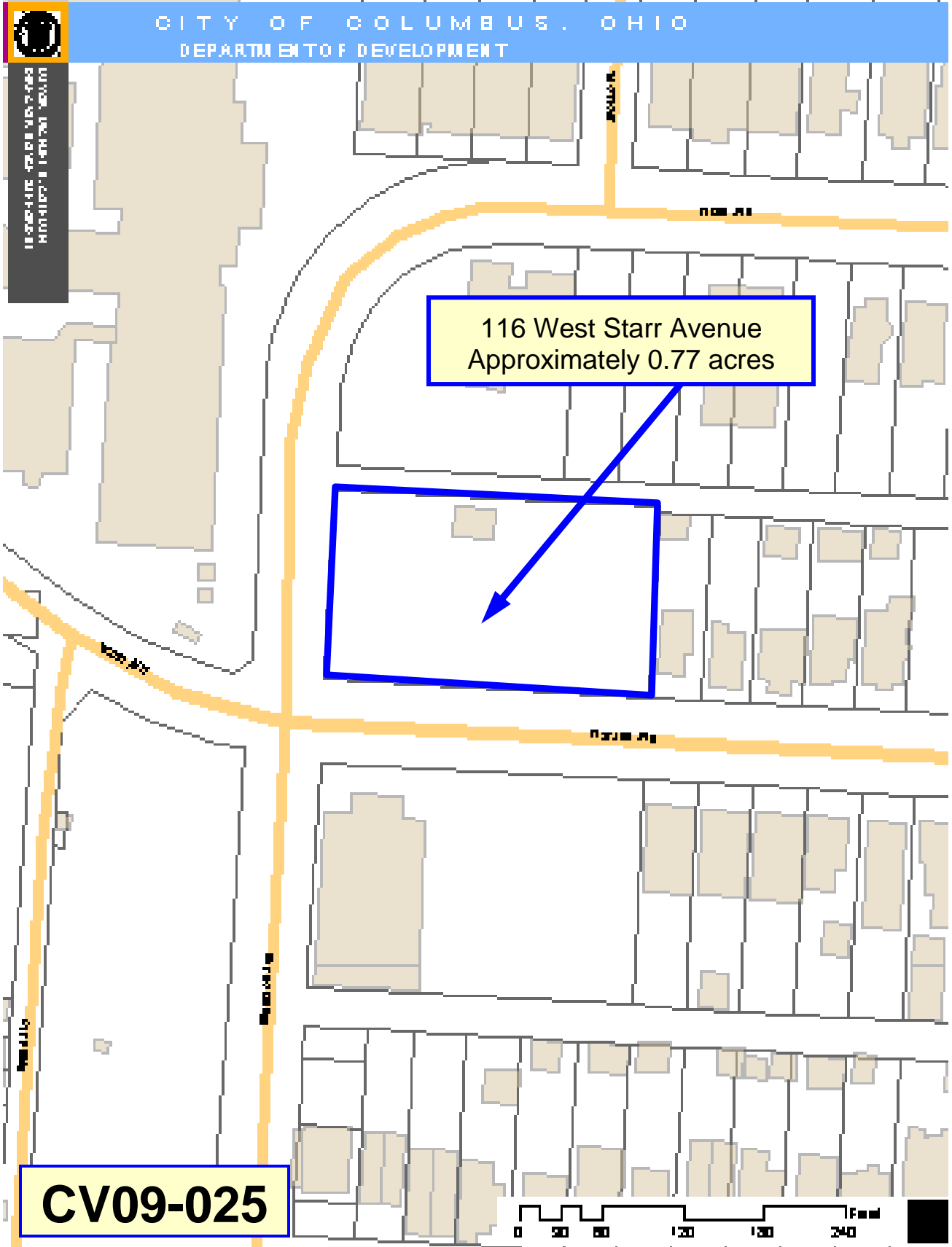
Council Variance Memo 116 W. Starr Avenue

The property owner is seeking to initiate development of the project and has determined that making the duplexes available individually will help spur the construction process. The request to plat the five (5) lots will allow the duplexes to be sold to the individual builders rather than one master developer of the project. Allowing the individual development of the homes is predicated on securing financing for each duplex and at this time lenders are reluctant to make loans on property that is not under control of the individual builder. It would be difficult, if not impossible to finance the construction of one of the duplexes if it were tied with the other four (4) duplexes and the multi-family units (which faces the alley). The necessity to plat the five (5) lots creates additional variances, over and above those that were previously granted for the project as the new lot lines create new divergences for the proposed house lots. The splitting of the five (5) lots for the duplexes and the lot for the two (2) multi-family buildings changed some of the previously approved variances and created two (2) new ones. The two (2) new variances created are for lot width from 50' to 47' or a reduction of 3' per duplex lot and the second is for vehicular maneuvering from the multi-family building's garage spaces. The proposed lot widths are consistent with other lots in the area and are appropriate given the type and style of the proposed homes as the originally platted lots on the site were only 40' in width. The maneuvering variance is a result of the location of the rear lot line for the five (5) duplex lots, given that there is a private drive that serves all the units within parcel "A" there would have to be a maneuvering variance requested given the small size of the total parcel. There will be an easement granted to provide the necessary ingress and egress for the multi-family building across the private drive area for access purposes. There are two (2) slight changes to granted variances that are included in this request that deal with the multi-family buildings thereby changing the need for a rear yard variance. The lot coverage for the multi-family building is now at 57% which is an increase over that which was previously approved as these buildings now sit on their own individual parcel rather than sharing space with the five (5) duplexes. The other change is the rear yard area for the multi-family building has changes as those buildings now have frontage on the alley and the rear yard is within the private drive area thereby reducing the rear yard for those buildings to 1%. Under the previous configuration the rear yard for the total parcel "A" was the alley area and with the splitting of the five (5) duplex lots the rear yard was reoriented for the multi-family buildings. The remainder of the requested variances are the same as reviewed and approved under CV05-056. The total development is in keeping with other urban infill development that is taking place within the center of Columbus and should therefore be approved.

Council Variances - 116 West Starr Avenue - Parcel A

1. CCC 3333.15(c) 50% lot coverage to 57% for the 2 multi-family buildings fronting on alley or an increase of 7%
2. CCC 3333.18(f) Front yard setback - 25', reduce to 10' for porch and 16' for facades of buildings
3. CCC 3333.27 Vision Clearance at West Starr and Dennison from 30' to 10' - a reduction of 20'
4. CCC 3342.28(A)(5) Parking spaces required - 56 reduce to 36 a variance of 16 spaces
5. CCC 3333.26(a) Height District - from 35' to 40' an increase of 5'
6. CCC 3342.18 Parking setback along Dennison Avenue from 25' to 5', a reduction of 20'
7. CCC 3333.04 Use to permit two (2) family dwellings in the ARO district
8. CCC 3333.24 Rear yard 25% to 1% a reduction of 24%
9. CCC 3333.09 Area Requirements - reduce the required lot width from 50' to 47', a reduction of 3'
10. CCC 3342.15 Maneuvering - to permit maneuvering across a lot line to gain vehicular access to the garage parking spaces into the two (2) multi-family buildings







City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 116 West Starr Avenue

APPLICANT'S NAME: Plaza Properties (Applicant)/ West Third Plaza, Ltd. (Owner)

APPLICATION NO.: 09-11-9

MEETING DATE: 11-12-09

EXPIRATION: 11-12-10

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

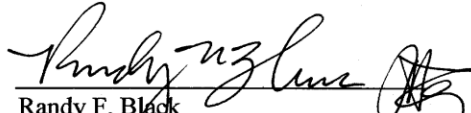
Recommend Variance Application #09-11-9, 116 Starr Avenue, as submitted:

- CC3333.15(c) – 50% lot coverage to 57% for the 2-family buildings fronting on alley (an increase of 7%).
- CC3333.18(f) – Front yard setback – 25', reduce to 10' for porch and 16' for façades of buildings.
- CC3333.27 – Vision Clearance at West Starr and Dennison from 30' to 10' (a reduction of 20').
- CC3342.28(A)(5) – Parking spaces required – 56 reduce to 36 spaces (reduction of 16 spaces).
- CC3333.26(a) – Height District – from 35' to 40' (an increase of 5').
- CC3342.18 – Parking setback along Dennison Avenue from 25' to 5' (a reduction of 20').
- CC3333.04 – use to permit two (2) family dwellings in the ARO district.
- CC3333.24 – Rear yard 25% to 1% (a reduction of 24%).
- CC3333.09 – Area requirements – reduce the required lot width from 50' to 47' (a reduction of 3').
- CC3342.15 – Maneuvering – to permit maneuvering across a lot line to gain vehicular access to the garage parking spaces in the two (2) multi-family buildings.

MOTION: Decker/Hissem (5-0-0) RECOMMEND APPROVAL.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


 Randy F. Black
 Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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 # CV09-025

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, 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 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

West Third Plaza Ltd. 3016 Maryland Avenue Columbus, OH 43209 0 employees Larry Ruben 237-3726	Plaza Properties 3016 Maryland Avenue Columbus, OH 43209 75 employees Nick Vollman 237-3726

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

SIGNATURE OF AFFIANT Jackson B. Reynolds III
 Subscribed to me in my presence and before me this 15th day
 of September, in the year 2009
 SIGNATURE OF NOTARY PUBLIC Natalie C. Patrick
 My Commission Expires: 9/4/2010

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



Notary Seal Here
NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10