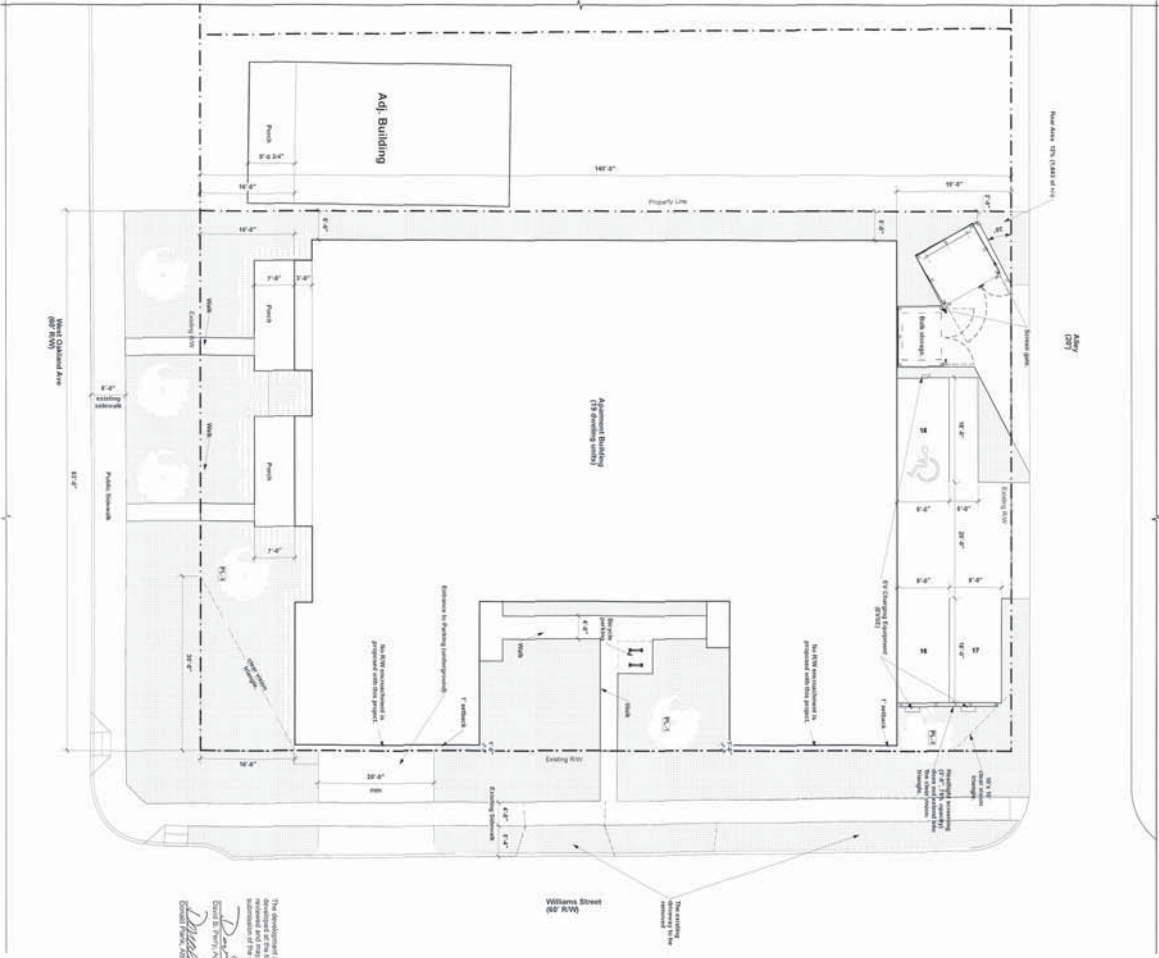
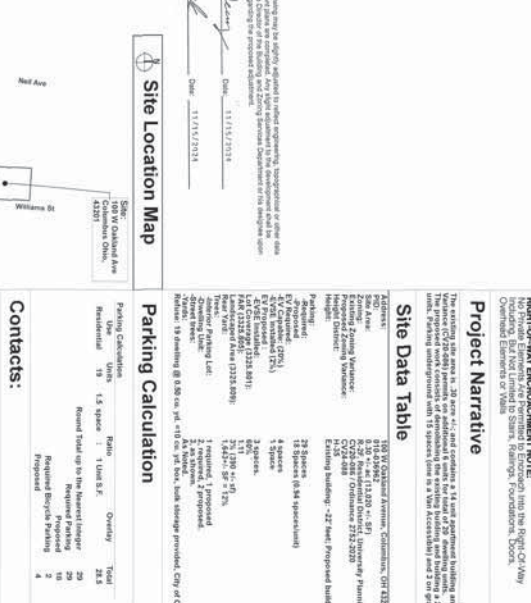


Final Site Plan received 11/15/2024; CV24-088; page 1 of 1

1 Proposed Site Plan



2 Proposed Parking Level Plan



Site Location Map



The development described in this plan has been designed to conform to the requirements of the Columbus Zoning Ordinance, Ordinance 2182-2020, as amended, and the City of Columbus Planning Commission's Resolution No. 2021-001. The applicant warrants that the information provided herein is true and correct and that the development described herein will be constructed in accordance with the approved plans and specifications. The applicant warrants that the development described herein will be constructed in accordance with the approved plans and specifications. The applicant warrants that the development described herein will be constructed in accordance with the approved plans and specifications.

Daniel R. ...
 Date: 11/15/2024

City of Columbus Standard Notes:

REPORT-DRAWING RESPONSIBILITY NOTE:
 The City of Columbus Planning Commission has reviewed this drawing for compliance with the City of Columbus Zoning Ordinance, Ordinance 2182-2020, as amended, and the City of Columbus Planning Commission's Resolution No. 2021-001. The City of Columbus Planning Commission does not warrant the accuracy or completeness of the information provided herein. The City of Columbus Planning Commission is not responsible for any errors or omissions in this drawing. The City of Columbus Planning Commission is not responsible for any errors or omissions in this drawing.

Project Narrative

The existing site area is a 30,000 sq. ft. lot containing a 14,000 sq. ft. existing building and associated parking. The proposed development consists of a new 79-unit apartment building and associated parking. The proposed development will be constructed in accordance with the approved plans and specifications. The proposed development will be constructed in accordance with the approved plans and specifications.

Site Data Table

Item	Value
Address	100 W. Oakland Avenue, Columbus, OH 43211
Parcel ID	041-01-01-001-001
Zoning	Z.01
Lot Area	30,000 sq. ft.
Existing Building Area	14,000 sq. ft.
Proposed Building Area	79,000 sq. ft.
Proposed Parking	79 units

Parking Calculation

Category	Units	Requirement
Residential	79	1.5 spaces/unit
Commercial	0	1.0 space/unit
Industrial	0	1.0 space/unit
Public	0	1.0 space/unit
Required Bicycle Parking	2	1 per 50 units
Required Motorcycle Parking	2	1 per 50 units
Total Required	119	
Proposed	79	

Contacts:

Owner: Bass Studio Architects
 30 King Avenue, Columbus, OH 43211
 Tel: (614) 294-4893
 Fax: (614) 294-4894
 Email: info@bassstudio.com

Architect: Bass Studio Architects
 30 King Avenue, Columbus, OH 43211
 Tel: (614) 294-4893
 Fax: (614) 294-4894
 Email: info@bassstudio.com

Zoning Site Plan

Z.01



Zoning Site Plan
100 W Oakland Ave.
 100 W Oakland Ave.
 Columbus, Ohio 43201

Bass Studio Architects
 30 King Avenue,
 Columbus, Ohio 43211
 Tel: (614) 294-4893

NOT FOR CONSTRUCTION

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION:	CV24-088
Location:	100 W. OAKLAND AVE. (43201) , being 0.30± acres located at the northwest corner of West Oakland Avenue and Williams Street (010-036962; University Area Commission).
Existing Zoning:	R-2F, Residential District.
Proposed Use:	Apartment building.
Applicant(s):	110 Commons, LLC c/o Dave Perry; 411 E Town Street, Floor 1, Columbus, OH 43215 and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s):	110 Commons, LLC c/o George Ypsilantis; 411 E Town Street, Floor 1, Columbus, OH 43215.
Planner:	Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a 14-unit apartment building, in the R-2F, Residential District and is subject to the University District Zoning Overlay (UDZO). The site is subject to Ordinance #2752-2020 (CV20-086), passed on December 7, 2020, which allowed the addition of a new six-unit apartment building on the subject site. That project never came to fruition. This requested Council Variance will allow the site to be redeveloped with a 19-unit apartment building. Variances to required parking, EV parking, vision clearance, lot coverage, building lines, floor area ratio, landscaped area, side yards, and rear yard are included in this request
- A Council variance is required because the R-2F district only allows single- and two-unit dwellings, while the applicant proposes a 19-unit apartment building with reduced development standards.
- To the north, south, east, and west of the site are a mix of single-unit, two-unit, and multi-unit dwellings all within the R-2F, Residential District.
- The site is within the planning boundaries of the *University District Plan (2015)*, which recommends “Medium Intensity Residential” land uses at this location. The Plan also states that a variety of housing unit types and sizes be provided in the residential portions of mixed-use developments, and recommends any design of new construction to be compatible with nearby contributing buildings and the surrounding streetscape.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested Council variance will allow redevelopment of the site with a 19-unit apartment building Staff notes this proposal is consistent with the *University District Plan’s* land use recommendation of “Medium Intensity Residential”. Staff notes that CV20-086 was previously supported, and allowed 20 apartment units. Additionally, the site plan included with the request is consistent with the Plan’s design guidelines. Staff also notes the addition of street trees along

Oakland Avenue to help mitigate the loss of rear yard space, and that the proposal is consistent with the City's goal of creating more housing.



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

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 Yes No

The property is developed with a 14 unit building from 1965. By CV20-086, an additional 6 unit building was approved for total of 20 units. Owner has determined it is more cost efficient to build new and proposes a new 19 unit building.

2. Whether the variance is substantial.
 Yes No

Given the support and approval of CV20-086, the variance isn't substantial. The proposal is one unit less than is already permitted.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 Yes No

The essential character of the neighborhood will not be altered nor will adjoining properties suffer a substantial detriment. the proposal less than the number of units permitted with CV20-086.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

The variance request will not adversely affect the delivery of governmental services. All services are presently at the site.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The property owner purchased the property in 1965 when zoned AR-1. An area rezoning has made the property non-conforming. Applicant is aware of the R-2F zoning with CV20-086 by which additional units were approved.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

No.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

yes.

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):

See Exhibit B

Signature of Attorney Donald Plenk Date 7/17/24
Signature of Applicant 110 Commers LLC by Dean B Perry, Agent Date 07/17/2024

Exhibit B

Variances

CV24-088

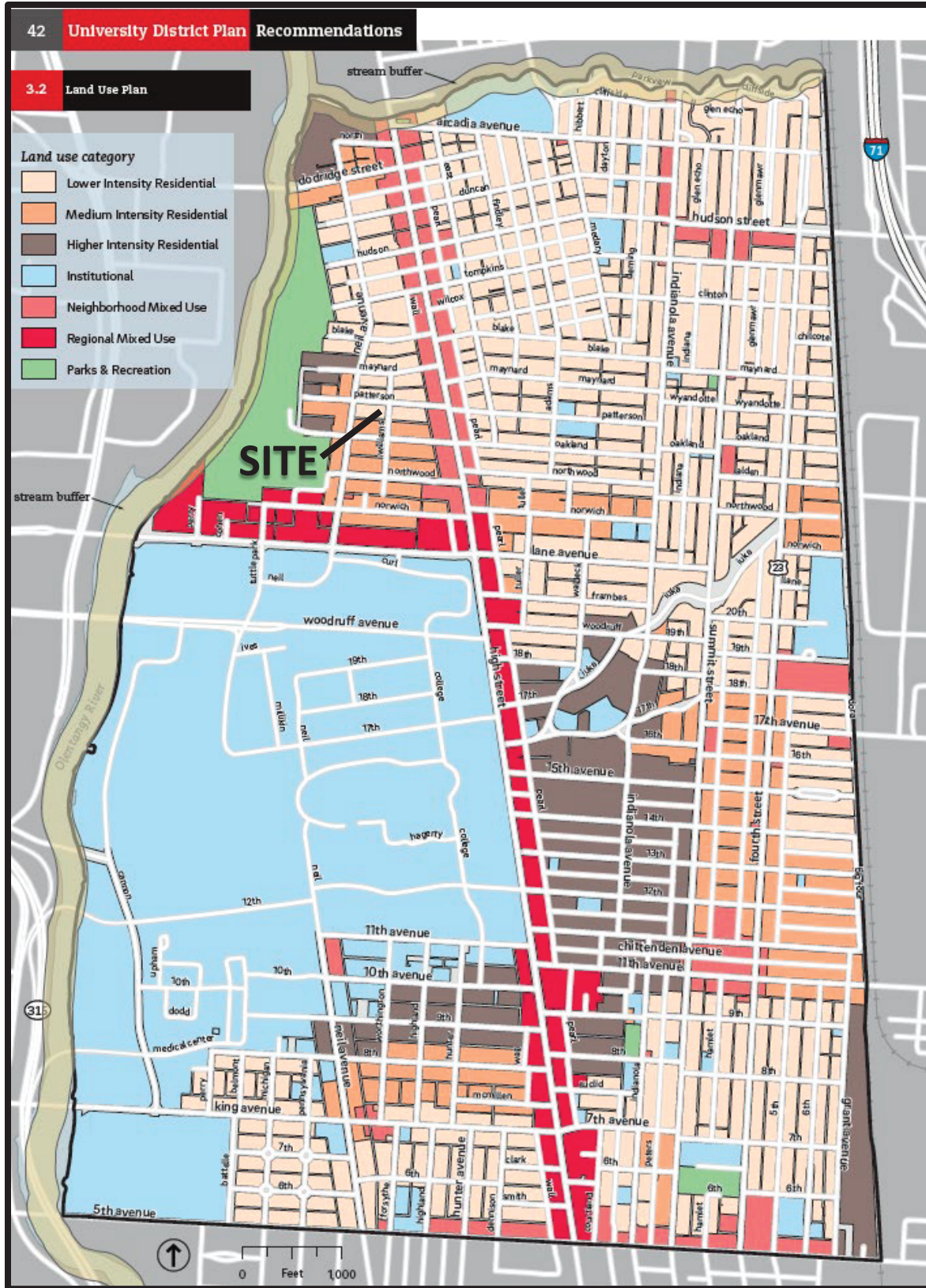
100 W. Oakland Avenue, Columbus, OH 43201

- 1). Section 3332.037, R-2F Residential District, to permit a 19 dwelling unit building.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 29 spaces (19 units at 1.5 spaces /DU) to 18 spaces (0.94 spaces/DU).
- 3). Section 3312.57, EV Parking Minimum Requirements Effective January 1, 2024, to reduce EV parking from a total of 5 spaces consisting of 4 EV Capable spaces and 1, EVSE installed space to a total of three (3) EV spaces, all 3 of which shall be EVSE installed spaces.
- 4). Section 3321.05(A)(B)(2), Vision Clearance, to reduce the 10'x10' clear vision triangle along Williams Street at the intersection of the parking garage driveway to 1' x 1' and to reduce the 30'x30' clear vision triangle at the intersection of W Oakland Avenue and Williams Street from 30'x30' to 30'x16'.
- 5). 3325.801, Maximum Lot Coverage, to increase permitted lot coverage from 25% to 60%.
- 6). Section 3325.803(A), Building Lines, to reduce the Williams Street building setback from 10 feet to 1'.
- 7). Section 3325.805, Maximum Floor Area Ratio (FAR), to increase permitted FAR from 0.40 to 1.11.
- 8). Section 3325.809, Landscaped Area and Treatment, to reduce 10% of the lot area landscaped and located behind the most rear portion of the principal building to 3%.
- 9). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 16' to 6' for the building.
- 10). Section 3332.26, Minimum Side Yard, to reduce the east side yard from 5' to 1' and for the dumpster at the northwest corner of the property from 5' to 2'.
- 11). Section 3332.27, Rear Yard, to reduce Rear Yard from 25% of lot area to 12% of lot area.

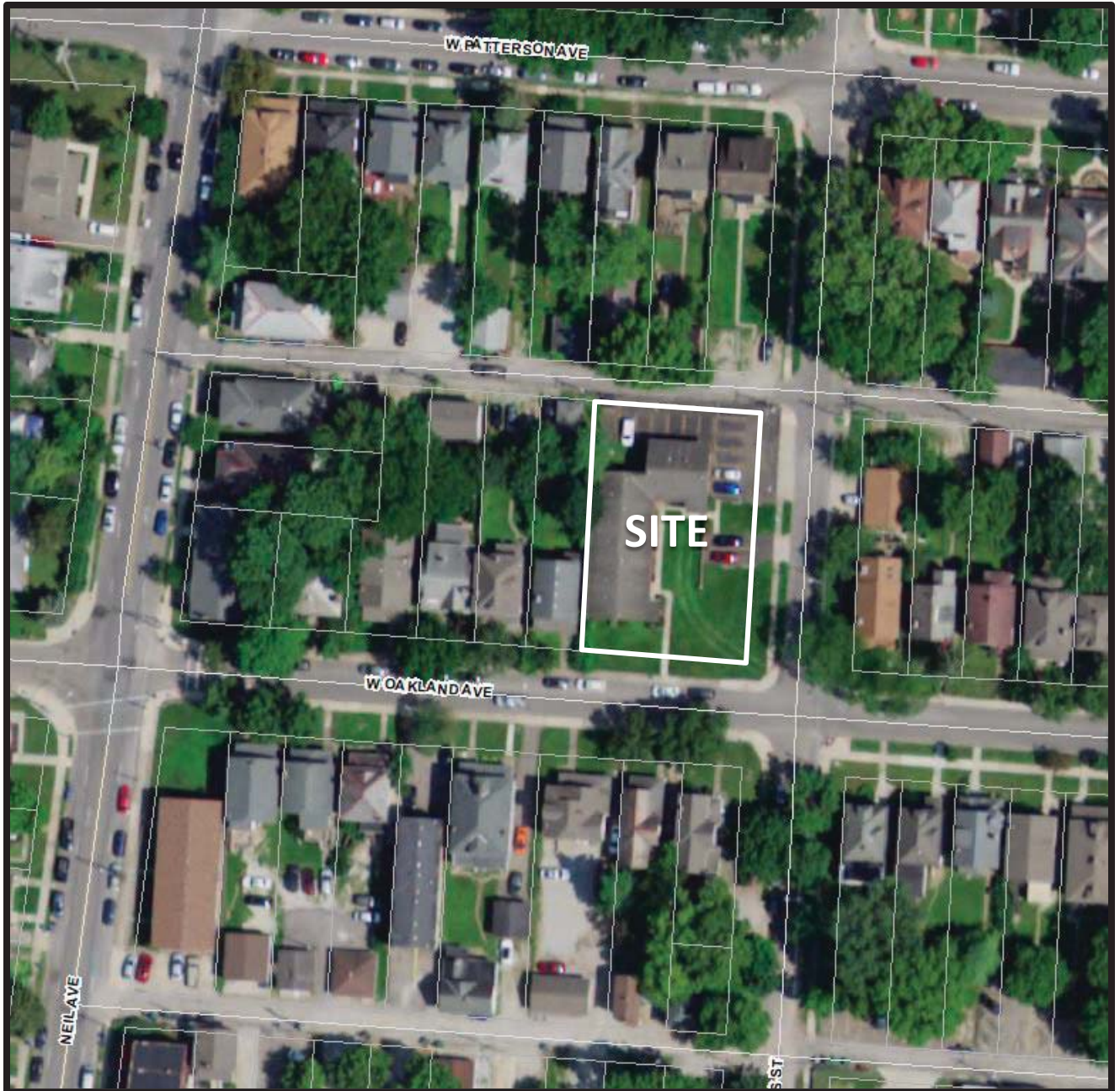
11/15/2024



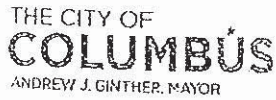
CV24-088
100 West Oakland Ave.
Approximately 0.30 acres



CV24-088
100 West Oakland Ave.
Approximately 0.30 acres



CV24-088
100 West Oakland Ave.
Approximately 0.30 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 CV 24 - 088
 Address 100 W. Oakland Ave
 Group Name David Perry Co.
 Meeting Date 10-16-24
 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:

The project was approved and received a rare all in support vote.

Vote 14 yes votes
 Signature of Authorized Representative Beth P. Golding UAC Zoning Chair
 Recommending Group Title University Area Commission
 Daytime Phone Number 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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 #: CV24- 088

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.

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 ~~they are~~ ^{he 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:

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

<p>1. 110 Commons, LLC; 52 East Fifteenth Avenue, Columbus, OH 43201 Number of Columbus-based employees: Zero (0) Contact: George Ypsilantis, (614) 291-2002</p>	<p>2. _____</p>
<p>3. _____</p>	<p>4. _____</p>

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 17th day of July, in the year 2024

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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