

PROJECT NAME:
MICHIGAN AVENUE

DEVELOPER:
LYKENS COMPANIES
COLUMBUS OHIO

ARCHITECT:
COLUMBUS DESIGN CO.
WESTERVILLE OHIO

SITE DATA

ADDRESS 1275 MICHIGAN AVENUE AND 1281 MICHIGAN AVENUE / 409 W. 5TH AVENUE
COLUMBUS OHIO 43201

TAX PARCELS 010-033095, 010-001776

ZONING R-2F (PENDING Z20-116 FOR PID: 010-033095), R-2F (010-001776)

HEIGHT DISTRICT H-35

AREA PID: 010-033095, 14 AC +/-, 6000 SF +/-
PID: 010-001776, .08AC +/-, 3266 SF +/-

PID: 010-033095 (AREAS A, B, AND C):
PROPOSED LOT SPLITS (3) FOR CONSTRUCTION OF TWO (2) NEW SINGLE FAMILY DWELLINGS AND
DETACHED GARAGE

PID: 010-001776 (AREAS D AND E):
PARCEL DEVELOPED WITH TWO (2) EXISTING STRUCTURES, PROPOSED LOT SPLIT OF 409 W. 5TH AVENUE
AND 1281 MICHIGAN AVENUE

AREA A: 2315 SF +/-
AREA B: 2745 SF +/-
AREA C: 940 SF +/-
AREA D: 920 SF +/-
AREA E: 2346 SF +/-

USE:
AREA A: ONE (1) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE
AREA B: ONE (1) SINGLE FAMILY DWELLING AND DETACHED GARAGE
AREA C: ONE (1) DETACHED GARAGE ON SEPARATE PARCEL (LOT SPLIT)
AREA D: EXISTING FORMER DELI (RESTAURANT), CHANGE OF USE TO DETACHED SINGLE
FAMILY DWELLING
AREA E: EXISTING 2 DWELLING UNITS

SETBACKS: AS NOTED

LOT COVERAGE BUILDING:

AREA A: 54%
AREA B: 59%
AREA C: 61%
AREA D: 64%
AREA E: 43%

REAR YARD:
AREA A: 19%
AREA B: 45%
AREA C: NA
AREA D: 1%
AREA E: 8%

HEIGHT:

AREA A: 34' - 3 STORIES
AREA B: 34' - 3 STORIES
AREA C: 20' - 1 STORY (DETACHED GARAGE)
AREA D: 20' - 1 STORY (DETACHED GARAGE)
AREA E: 20' - 2 STORIES (EXIST)
20' - 2 STORIES (EXIST)

PARKING:

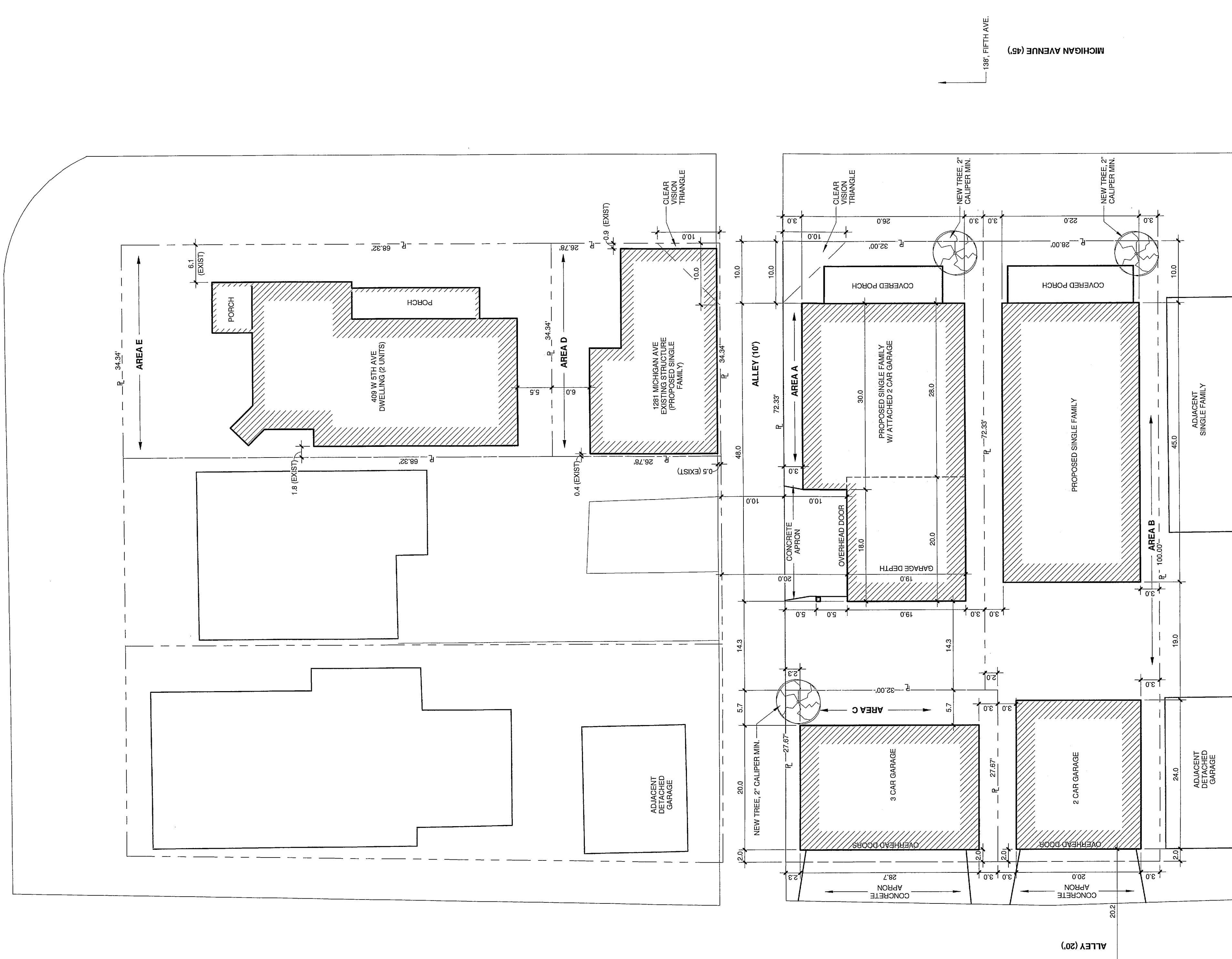
AREA A: 2 SPACES REQUIRED / 2 SPACES PROVIDED
AREA B: 2 SPACES REQUIRED / 2 SPACES PROVIDED
AREA C: 3 SPACES PROVIDED FOR DWELLING UNITS AT 409 W 5TH AVENUE AND 1281
MICHIGAN AVENUE
AREA D: NONE
AREA E: NONE

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry Date: 05/19/2021
David B. Perry, Agent for Applicant

Donald Plank Date: 05/19/2021
Donald Plank, Attorney for Applicant

Final Received 5/19/21 CV20-133



Council Variance Application

CV20-133

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.

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 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 Applicant *Lykens Companies by David E. Blaney, Agent* Date 12-29-2020

Signature of Attorney *Donald Frank* Date 12/29/2020

Exhibit B**Statement of Hardship****CV20-133, 1275 Michigan Avenue**

The site for this variance application consists of two (2) parcels. 1275 Michigan Avenue, being PID:010-033095, 0.14 +/- acres, is located on the west side of Michigan Avenue, 100 +/- feet south of W. Fifth Avenue. The site is zoned L-P-1, Limited Parking District (Z86-1152). The site was rezoned to the L-P-1 district to provide parking for an off-site commercial use located across the abutting alley to the north at 1281 Michigan Avenue (PID: 010-001776). The off-site commercial use at the time was a sandwich shop with seating (Morbitzers Deli). The building on PID: 010-001776, 1281 Michigan Avenue, is now entirely used as a single family dwelling. There is no commercial use remaining for which the L-P-1 parking lot is providing parking. Rezoning application Z20-116 is pending to rezone the parking lot (PID:010-033095) from L-P-1 to R-2F.

The second parcel for this variance application is PID: 010-001776, 0.08 +/- acres (409 W 5th Avenue and 1281 Michigan Avenue), located at the southwest corner of W. 5th Avenue and Michigan Avenue and directly north across and unnamed alley from 1275 Michigan Avenue. The second parcel is zoned R-2F and is developed with a two (2) unit dwelling (409 W 5th Avenue) and the former sandwich shop (1281 Michigan Avenue) for which the parking on PID: 010-033095 was provided. 409 W 5th Avenue is a two (2) unit dwelling by permit. 1281 Michigan Avenue is to be changed to a single family dwelling by permit.

Property surrounding the site is developed with various forms of residential uses, including single-family, two-family and multi-family uses. The parking lot is 60 feet wide on Michigan Avenue and leaves a hole in the streetscape. Applicant proposes to redevelop the site with two (2) single family dwellings fronting Michigan Avenue and a detached 3 car garage on its own parcel. The 3 car garage is to provide parking at one (1) space/unit for 409 W 5th Avenue and 1281 Michigan Avenue.

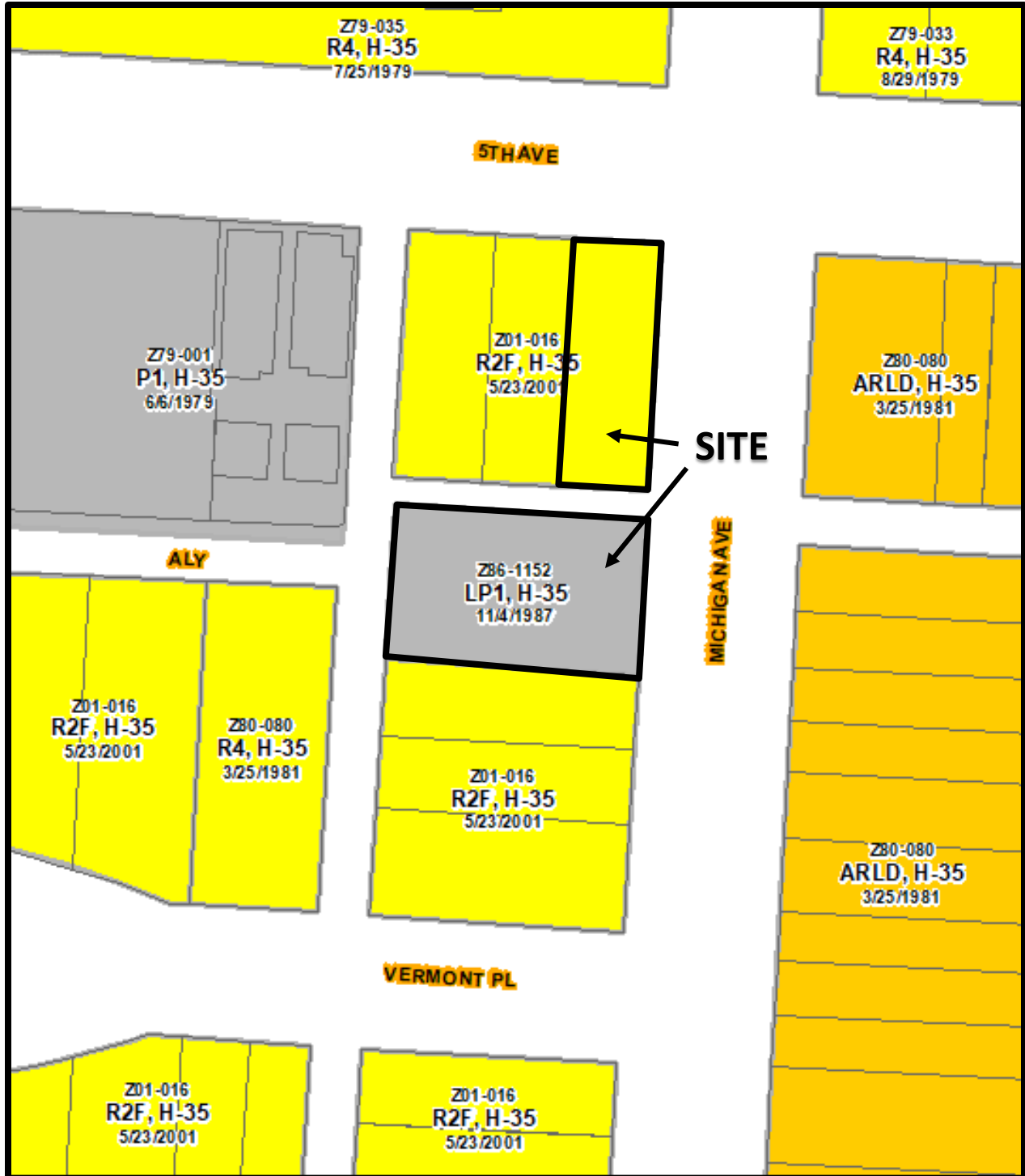
The Site Plan identifies Area A (new detached single family dwelling with attached garage), Area B, (new detached single family dwelling with detached garage), Area C (detached 3 car garage), Area D (1281 Michigan Avenue, existing building to be changed to single family dwelling and Area E (409 W 5th Avenue, existing 2 dwelling unit building). Applicable variances are cited for Area A – E, inclusive, including variances to permit lot splits of Areas A-E, as depicted on the Site Plan.

The proposed use and form of the redevelopment is appropriate for and consistent with the site and area. Applicant has a practical difficulty to comply with current code standards in this historic neighborhood. The site plan titled "Michigan Avenue", dated 05/19/2021, hereafter Site Plan, is the site development plan. The proposed parcels are labeled Area A, Area B, Area C, Area D and Area E on the Site Plan.

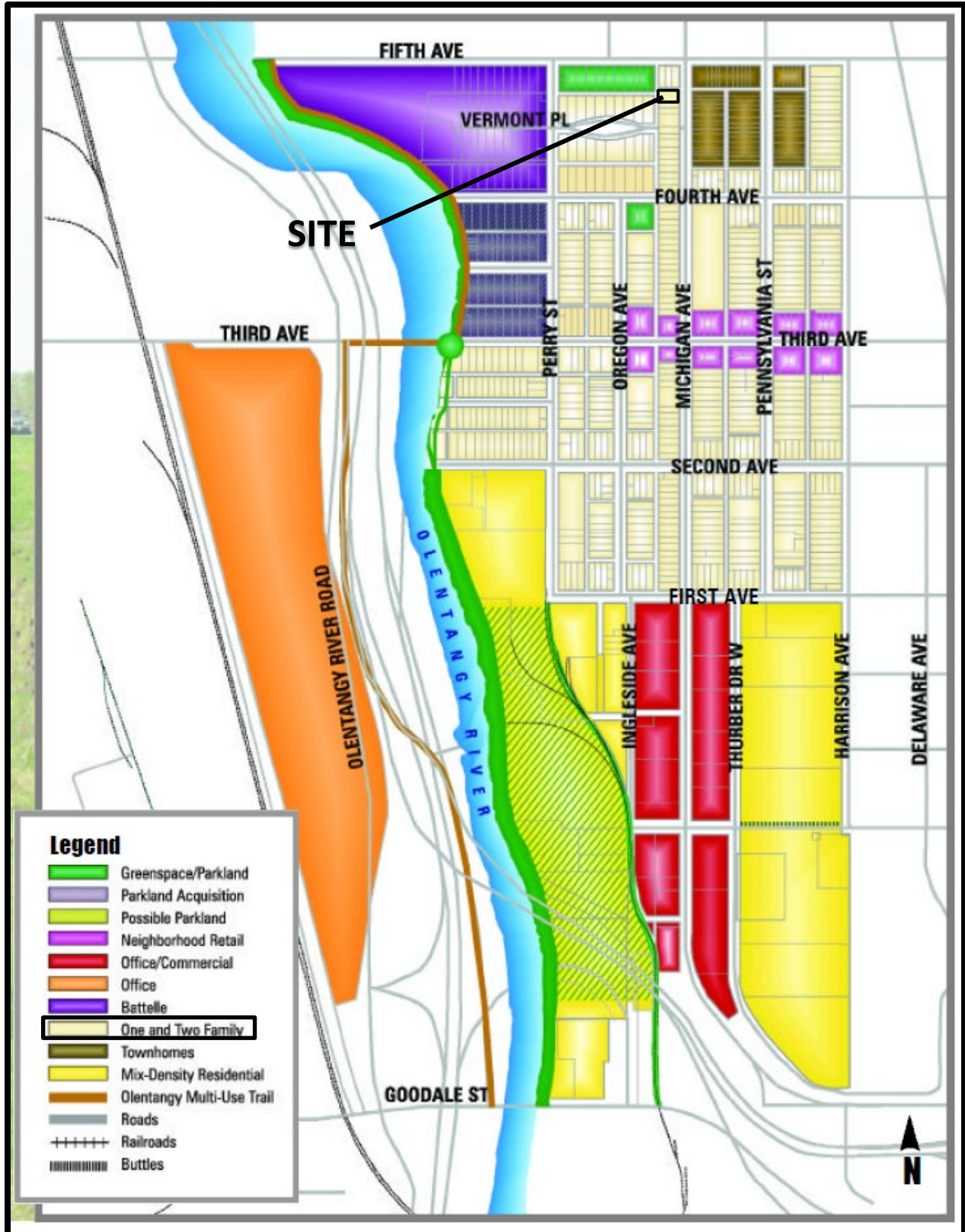
Applicant requests the following variances:

- 1). Section 3332.037, R-2F, Residential District Use, to permit a garage as the primary use. (Area C).
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 2 spaces 0 spaces for Areas D and E.

- 3). Section 3321.05(B)(1), Vision Clearance, to reduce the clear vision triangle for Area D at the intersection of Michigan Avenue and alley on the south side of Area D from 10'x10' to 0'x0', for the existing building.
- 4). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce lot width from 50' to 32', 28', 32', 26' and 34' for Areas A, B, C, D, and E, respectively.
- 5). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 SF to 2,315 +/- SF, 2,745 +/- SF, 940 +/- SF, 920 +/- SF, and 2,346 +/- SF, respectively, for Areas A, B, C, D, and E, respectively, and, for Area B, to reduce lot area to 2,352 SF by calculation with Section 3332.18(C), Basis of Computing Area, which limits lot area to lot width (28') by three times the lot width (84').
- 6). Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 54%, 58%, 61%, and 64% for Area A, B, C and D, respectively.
- 7). Section 3332.19, Fronting, to permit a principal building to not front on a public street, as defined, while the proposed garage building is the principal building and Area C won't have public street frontage as it abuts two (2) alleys.
- 8). Section 3332.21, Building Lines, to reduce the Michigan Avenue building setback of the existing buildings on Area D and Area E from 10' to 0.50' and 6', respectively.
- 9). Section 3332.26(F), Minimum Side Yard Permitted, to reduce the minimum side yard from 5.66 feet to 3' for Area A and Area B and from 3' to 0.40' (existing south yard of Area D) and 1.8' (existing west yard of Area E).
- 10). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 9%, 17%, 1% and 8% for Area A, C, D and E, respectively.
- 11). Section 3332.38(G), Private Garage, to increase Area B detached garage height from 15 feet to 20 feet (ridge),



CV20-133
1275 Michigan Ave.
Approximately 0.22 acres



CV20-133
1275 Michigan Ave.
Approximately 0.22 acres



CV20-133
1275 Michigan Ave.
Approximately 0.22 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-133

Address: 1275 MICHIGAN AVE

Group Name: HARRISON WEST SOCIETY

Meeting Date: 5/19/21

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

The Society appreciates the applicant's willingness to receive and adjust to feedback, and we believe the final product is appropriate for the character of the area.

Vote: 9-0

Signature of Authorized Representative:  Digitally signed by David Carey
DN: cn=David Carey, o.ou, email=david.j.carey@gmail.com, c=US
Date: 2021.05.19 20:03:34 -04'00'

SIGNATURE

Planning Chair

RECOMMENDING GROUP TITLE

(646)957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-133

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) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Lykens Cos.; 1086 N. 4th Street, Ste 109, Cols, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614) 565-4209</p>	<p>2. McGee-Michigan Ave, LLC; 1086 N. 4th Street, Ste 109, Cols, OH 43201; # Cols based emps: Zero (0) Contact: Kevin Lykens, (614) 565-4209</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 15th day of June, in the year 2021

[Signature] SIGNATURE OF NOTARY PUBLIC None My Commission Expires Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date
Sec 147.03 B.C.

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