

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

- 2. APPLICATION: Z21-096**
Location: **910 DENNISON AVE. (43201)**, being 0.21± acres located at the northeast corner of Dennison Avenue and West 1st Avenue (010-052370; Victorian Village Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: AR-O, Apartment Office District (H-35).
Proposed Use: Mixed use development.
Applicant(s): Simplified Living Architecture; c/o Heidi Bolyard; 6065 Frantz Road, Suite 205; Dublin, OH 43017.
Property Owner(s): MISHKAT, LLC; 4880 Oldbridge Drive; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

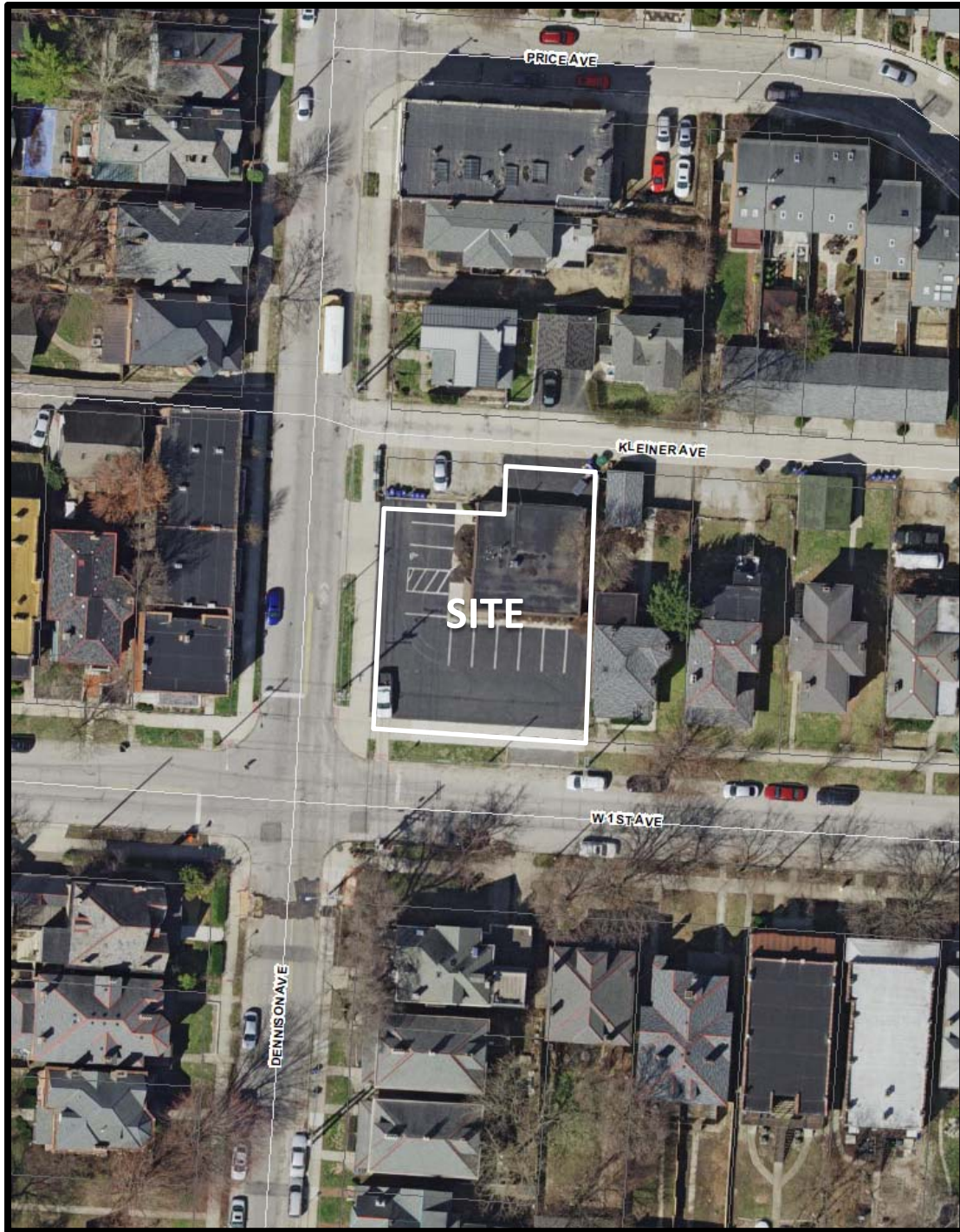
- The site consists of one parcel developed with a dental office in the ARLD, Apartment Residential District. The applicant requests the AR-O, Apartment Office District to permit the existing dental office to remain with the addition of two dwelling units above.
- North of the site are single-unit dwellings in the ARLD, Apartment Residential District. South and east of the site are two-unit dwellings in the ARLD, Apartment Residential District. West of the site are townhomes in the ARLD, Apartment Residential District.
- Concurrent CV22-001 has been filed to permit a two-unit dwelling in the AR-O, Apartment Office District and includes variances to parking setback, interior parking lot landscaping, parking lot screening, maneuvering, and rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is not within the planning boundaries of a Council adopted land use plan, but will require approval from Victorian Village Commission regarding the final design of the proposed addition.
- The site is located within the boundaries of the Victorian Village Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed AR-O, Apartment Office District will permit the addition of two apartments over an existing dental office. The proposed AR-O district will not add incompatible uses, permits the existing dental office to remain, and is consistent with the existing zoning pattern of the neighborhood. Additionally, a Certificate of Appropriateness from the Victorian Village Commission will be required for final design of the proposed addition.



Z21-096
910 Dennison Ave.
Approximately 0.21 acres
ALRD to AR-O



Z21-096
910 Dennison Ave.
Approximately 0.21 acres
ALRD to AR-O

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 910 Dennison Avenue

APPLICANT'S NAME: Simplified Living Architecture -Heidi Bolyard (Applicant)/Michael & Katya Yankelvich (Owner)

APPLICATION NO.: VV-21-11-018b

MEETING DATE: 11-10-21 **EXPIRATION:** 11-10-22

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

APPROVED SPECIFICATIONS:

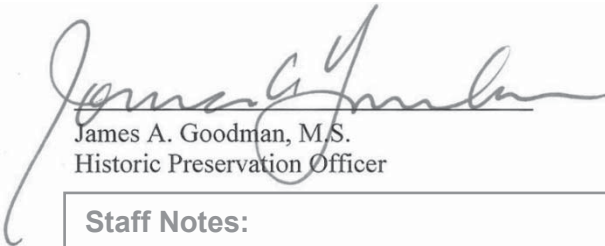
Recommend approval of application VV-21-11-018, 910 Dennison Avenue, as submitted with clarifications as noted:

- Rezone to AR-O with council variance
- Reclassified from group B to a mixed use of group B and R-2

MOTION: Skinner/Siwo (3-0-0) RECOMMENDED.

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.


James A. Goodman, M.S.
Historic Preservation Officer



Staff Notes:

COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

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Date: February 10, 2022

Application #: Z21-096	Requested: AR-O	Address: 910 DENNISON AVE (43201)					
# of Hearings: _____	Length of Testimony: 4:25 → 5:05	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: _____ Opposition: (1)	Development Commission Vote: Yes: (2) No: (1) Abstain: (0)	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN) + = Positive or Proper - = Negative or Improper	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	NO Keyes	NO Conroy	Y Onwukwe	ABSENT Golden
Land Use	+	+		-	-	+	
Use Controls							
Density or Number of Units	+	+		+	+	+	
Lot Size							
Scale	+	+		-		+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans	?	?		-	-		
Buffering or Setbacks	?	?					
Traffic Related Commitments	?	?					
Other Infrastructure Commitments							
Compliance with City Plans	+	+					
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+			+	+	
Governmental or Public Input							
MEMBER COMMENTS:							

FITZPATRICK: PROPOSED USE WOULD BE APPROPRIATE IF CARRIED OUT WITHIN THE STANDARDS OF THE VICTORIAN VILLAGE COMMISSION. OPPOSITION NEIGHBOR WAS NOT HEARD DURING VICTORIAN VILLAGE EVALUATION(S).

INGWERSEN: PROPOSED USE WOULD BE ACCEPTABLE IF AND ONLY IF CARRIED OUT PER VICTORIAN VILLAGE COMMISSION SIX UNFORTUNATELY APPLICANTS DID NOT ENGAGE NEIGHBORS WITH THEIR IN EITHER PLANNING OR REVIEW PROCESS.

ANDERSON:

KEYES: 3rd Floor Residential Dwelling height does concern me regarding appropriate residential dwelling

CONROY: The use in and of itself may be appropriate but the Village has no land use plan so there has been no way for the residents to give input on the future of the area. A design commission should not serve as the only "neighborhood voice." This may be an issue in appropriate / non-conforming use.

ONWUKWE: Appropriate land use. Victorian Village is an established architectural vocabulary. There is no documents presented to convey the context to the neighborhood.

GOLDEN:

Rezoning 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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-096

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) Heidi Bolyard, Simplified Living Architecture
of (COMPLETE ADDRESS) 6065 Frantz Road, Suite 205, Dublin, Ohio 43017
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. MISHKAT LLC; Michael Yankelevich 4880 Oldbridge Drive Columbus, Ohio 43220</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

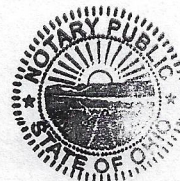
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23rd day of November, in the year 2021

SIGNATURE OF NOTARY PUBLIC

June 30 2026
My Commission Expires

Notary Seal Here



ALYCIA RAE CORDLE
Notary Public, State of Ohio
My Comm. Expires JUNE 30 2026

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