

SITE DATA TABLE

ADDRESS 225 SOUTH MONROE AVE
PARCEL NO. 010-037376
EXISTING ZONING R3
HEIGHT DISTRICT H-35
EXISTING AREA .13 AC +/-, 5,650 SF +/-

A. ZONING (PROPOSED LOT SPLIT)

ZONING R3
PROPOSED AREA A 2550 SF
PROPOSED AREA B 3100 SF
VARIANCE # CV21 - 128

B. BUILDING

PROPOSED USE A SINGLE FAMILY
PROPOSED USE B. DUPLEX (2 DU)

HEIGHT: 35'

LOT COVERAGE

A 49%
B 57%

REAR YARD:

A 15%
B 19%

SETBACKS:

AS NOTED.

C. PARKING

PARKING: REQUIRED A 2 SPACES (2 PER DU)
PARKING: PROVIDED A 2 SPACES
PARKING: REQUIRED B 4 SPACES (2 PER DU)
PARKING: PROVIDED B 3 TOTAL SPACES - 1.5 SPACE PER UNIT

D. SITE

REFUSE: CITY OF COLUMBUS
TREES: 1 TREE / 10 DU REQUIRED (1 TREE PER PARCEL PROVIDED)

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, Agent for Applicant
Date: 01/13/2022

Donald Plank, Attorney for Applicant
Date: 01/13/2022

SITE AREA CALCULATION

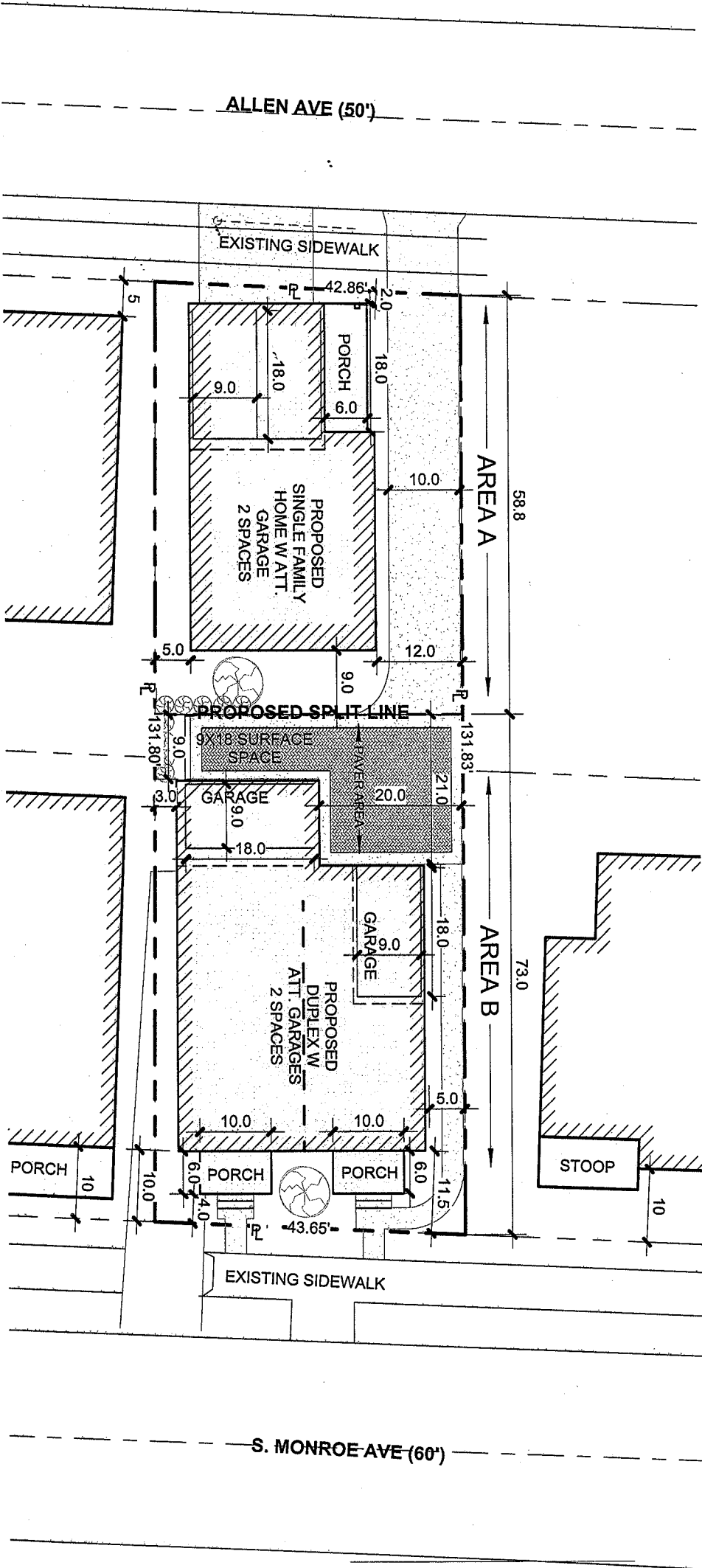
S. MONROE - AREA A

AREA DESCRIPTION	LOT COVERAGE	%
LOT COVERAGE		
SITE DATA - AREA A COVERAGE	1250 SF	49%
REAR YARD		
SITE DATA - AREA A REAR YARD	375 SF	15%
TOTAL SITE AREA	2550 SF	

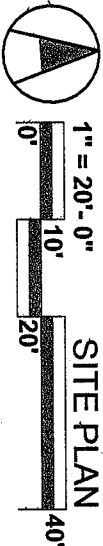
SITE AREA CALCULATION

S. MONROE - AREA B

AREA DESCRIPTION	LOT COVERAGE	%
LOT COVERAGE		
SITE DATA - AREA B COVERAGE	1775 SF	57%
REAR YARD		
SITE DATA - AREA B REAR YARD	600 SF	19%
TOTAL SITE AREA	3100 SF	



CV21-128 Final Received 1/13/2022



01

S. MONROE AVE

COLUMBUS OHIO

the columbus
designco

columbus design llc. thecolumbusdesigncompany.com 614-636-3075

PROJECT #: 21167 V2
DATE: 01/13/2022

SITE PLAN

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.

CV21- 128

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

Robert Reed Estate LLC
by David B. Reed, Agent

Date

11/22/21

Signature of Attorney

Donald J. Hawk

Date

11/22/21

Exhibit B
Statement of Hardship CV21-128
225 S Monroe Avenue, Columbus, OH 43205

The site is one (1) parcel (PID: 010-037376) zoned R-3, Residential District. The parcel is unique in that it has two (2) street frontages (S. Monroe Avenue, 60', and Allen Avenue, 50'). Applicant proposes to split the parcel with a two-family dwelling proposed for the S. Monroe Avenue parcel and a single family dwelling proposed for the Allen Avenue parcel. The area has many forms of residential uses and previous variances for new two (2) dwelling unit buildings have been supported. The proposed lot split and two-family dwelling on this vacant lot is consistent with a wide range lot sizes, housing stock and styles in the area. Area A and Area B on the Site Plan are the single-family dwelling and two-family dwelling, respectively.

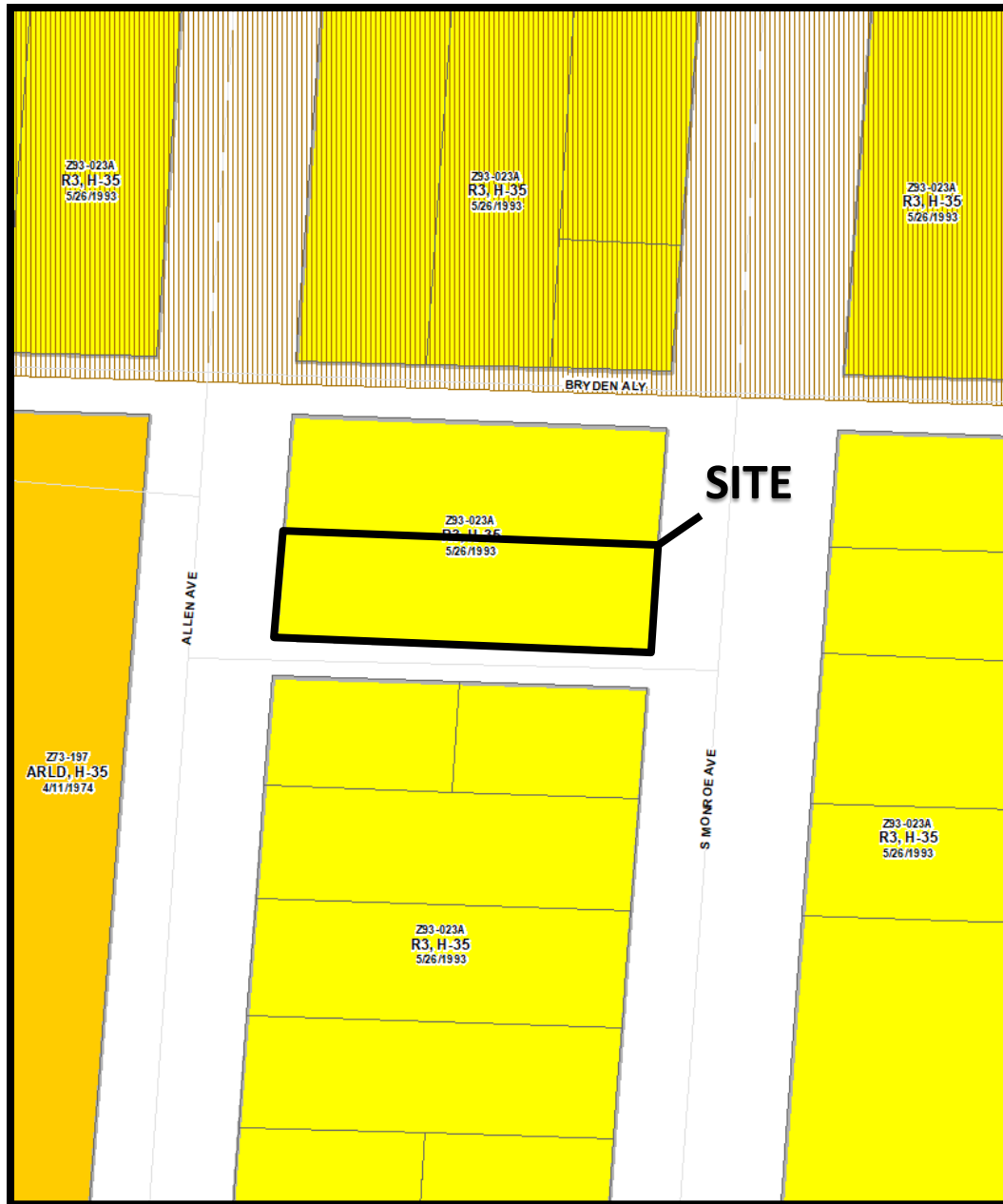
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The immediate area as well as the Near East Commission Area has many forms of residential uses. The proposed lot sizes, two family dwelling and single family dwelling are consistent with residential uses in the area and the full commission area, with several other comparable development projects and with investment in the neighborhood. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 4 spaces to 3 spaces (Area B).
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce lot width from 50' to 42' ~~42'~~ (Area A) and 43' ~~43'~~ (Area B), respectively.
- 4). Section 3332.13, R-3 Area District Requirements, to reduce lot area for a principal building from 5,000 SF to 2,550 SF (Area A) and 3,100 SF (Area B).
- 5). Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 58% (Area B).
- 6). Section 3332.21(D)(C) Building Lines, to reduce the Allen Street minimum building setback from 10' to 2', while there are other buildings at less than 10' setback from Allen Avenue in the block, including the adjacent dwelling to the south.
- 7). Section 3332.25, Maximum Side Yard Required, to reduce total side yard from 8.7' ~~8.7'~~ (20% of lot width) to 8' (Area B).

8). Section 3332.26(F), Minimum Side Yard Permitted, to reduce the south side yard of Area B from 5' H to 3'.

9). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 15% (Area A) and 19% (Area B).



CV21-128
225 S. Monroe Ave.
Approximately 0.13 acres



CV21-128
225 S. Monroe Ave.
Approximately 0.13 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 CV21-128

Address 225 S. Monroe Avenue

Group Name Near East Area Commission

Meeting Date January 13, 2022

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:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

10-0-1 Zellars (No Conflict)

[Signature]

Near East Area Commission

614-531-7700

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.

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-128

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
of (COMPLETE ADDRESS) Plank Law Firm, 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)

1. Ruben Real Estate, LLC; 2991 Bernard View Lane, Columbus, OH 43209; # Cols based emps: Zero (0) Contact: Alex Ruben, (614) 506-5252	2.
3.	4.

☐ 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

18th

day of

April

, in the year

2022

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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