

# 10 Avenue Holdings LLC

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus, Being Lots 25 & 26 of Joyce and Sheldon's East Long Street Woodland Addition, Plat Book 3, Page 10

**Applicant:**

ORD #1256-2022; CV21-148; Page 1 of 8

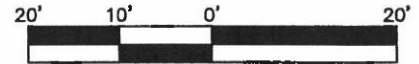
**Posted Address:** 67 N. 21st Street, Columbus, Ohio

## CV21-148 SITE PLAN

Michael Newman

M. N.  
April 21, 2022

20' ALLEY



Scale 1" = 20'

Date: 10/27/2021



I.P. Set  
N89°51'17"E  
1.00' from cor.

Proposed Lot Line

Owner: 61 N. 21st STREET, L.L.C.,  
and Ohio limited liability company  
Inst. No. 201303120040739  
P.I.D. 010-056711

E. GAY STREET 25.5'  
(formerly WILLIAMS STREET)

S89°53'28"W  
126.20' (Survey)

126' (Plat)

VAC. ORD. 10212 (06-03-1895)

12.25'

6.2'

33.0'

6.1'

21.1'

12.25'

I.P. Set

NORTH  
42.42'

NORTH  
31.90'

31' (Plat)

31' (Plat)

concrete

blacktop

LOT 25

LOT 26

PARCEL A

PARCEL B

2 story  
brick  
#61

SOUTH  
4.70'

0.133 Ac.  
(5,777 S.F.)

P.O.B. 0.133 Ac.

81.5'

55.39'

21.1'

3.4'

31' (Plat)

SOUTH

42.50'

I.P. Set

31' (Plat)

5.2'

6.0'

3.4'

10.3'

15.1'

22.7'

19.0'

0.8'

21.5'

19.0'

0.8'

21.5'

19.0'

0.8'

21.5'

19.0'

0.8'

EAST

19.60'

31' (Plat)

concrete walk

metal stairs

5.0'

17.6'

30.1'

47.90'

4.68'

S45°00'00"E

126' (Plat)

N89°51'17"E

126.20' (Survey)

126' (Plat)

0.7'

13.7'

0.7'

19.0'

0.8'

21.5'

19.0'

0.8'

21.5'

19.0'

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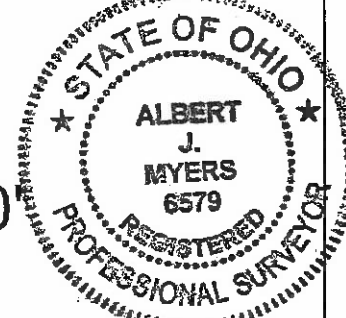
0.8'

21.5'

19.0'

0.8'

N. TWENTY-FIRST STREET 50'



Myers Surveying Co., Inc

By *Albert J. Myers*  
10/27/2021  
Professional Surveyor

Final Site Plan Received 4.21.22 Sheet 1 of 1 CV21-148

Basis of bearings is the west right of way line of N. 21st Street assumed SOUTH.

Option #2

Michael Neman  
 m-n  
 April 21, 2022

**STATEMENT OF HARDSHIP**  
**61-67 N. 21<sup>ST</sup> STREET, Columbus, Ohio 43203**

**1. Parcel A (the 11-unit)**

- a. **3332.037 - R-2F Residential District:** The applicant requests that a use variance be granted to confirm the existing 11-unit within an R2F residential district. The 11-unit is an existing structure that requires this variance to conform to the zoning code. No material changes are being made to the 11-unit (the interior will be renovated), and this request is being made in connection with a lot split. This requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.
- b. **3332.05 – Area District Lot Width Requirements:** The applicant requests that a variance be granted to allow for reduced development standards regarding the lot width requirements. The lot width requirement for Parcel A under the Code is 50 feet. The proposed lot width of Parcel A following the lot split is 42.50'. The applicant cannot meet the required 50 feet lot width for Parcel A as the total lot width of the current lot to be split is only 74.4 feet, and Parcel B requires 31.90 feet for the Duplex to be contained on its parcel. This requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.
- c. **3332.14 – R-2F Area District Requirements:** The applicant requests that a variance be granted to allow for reduced development standards regarding the required area district requirements. Under the Code, Parcel A is required to have no less than 6,000 square feet of area. The proposed lot split will result in Parcel A having an area of 5,777 square feet. The applicant cannot meet the requirement of 6,000 square feet for this lot split as that would require taking additional land away from Parcel B, which is also below the minimum requirements in regard to area district requirements. This requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.
- d. **3332.18(D) – Basis of Computing Area:** The applicant has determined that a variance under Section 3332.18(D) is not required as the dwelling occupies 46.5% of the lot area for Parcel A, which is below the allowable threshold of 50%.
- e. **3332.26(F) – Minimum Side Yard Permitted:** The applicant requests that a variance be granted to allow for reduced development standards regarding the requirement that a two- and one-half story structure have a minimum side yard no less than 1/6<sup>th</sup> of the height of the building. The 11-unit is an existing structure that is currently 22 feet tall, requiring a minimum side yard of 3.66 feet. The Applicant requests a variance reducing the requirement from 3.66 feet to 3.4 feet as the side yard cannot be increased any further to create additional space between Parcel A

and Parcel B. These are both existing buildings and this requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.

- f. **3332.27 – Rear Yard:** The applicant requests that a variance be granted to permit the rear yard of Parcel A to be 14.39%, which is less than 25 percent of the total lot area as required under the Code. The rear yard for Parcel A as existing is currently 14.39% of the total lot area and cannot be increased without demolishing part of the 11-unit. No extension of the 11-unit is being made to reduce the rear yard. This requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.
- g. **3312.49 – Parking:** The applicant requests that a variance be granted to allow for reduced development standards regarding the amount of required vehicle parking. The code requires that Parcel A, as an 11-unit, provide 1.5 parking spaces for vehicles per unit.
  - i. **Vehicle:** Currently, there are 3 parking spaces in the rear of Parcel A with no bicycle parking. The applicant is unable to add additional parking as there is no room for additional parking spots located on the Parcel. The 11-unit's use is not being expanded, so it will continue to operate in the same manner in which it is currently operating in the event the variance is granted. As such, this requested variance will not have a negative impact on the property or surrounding area as the 11-unit will continue to operate in the same manner as it has done previously.

## 2. Parcel B (the Duplex)

- a. **3332.05 – Area District Lot Width Requirements:** The applicant requests that a variance be granted to allow for reduced development standards regarding the lot width requirements. The lot width requirement for Parcel B under the Code is 50 feet. The proposed lot width of Parcel B following the lot split is 31.90'. The applicant cannot meet the required 50 feet lot width for Parcel B as the total lot width of the current lot to be split is only 74.4 feet, and Parcel A requires 42.50 feet for the 11-unit to be contained on its parcel. This requested variance will not have a negative impact on the property or surrounding area as the duplex will continue to operate in the same manner as it has done previously.
- b. **3332.14 – R-2F Area District Requirements:** The applicant requests that a variance be granted to allow for reduced development standards regarding the required area district requirements. Under the Code, Parcel B is required to have no less than 6,000 square feet of area (3,000 square feet per dwelling unit). The proposed lot split will result in Parcel A having an area of 3,052 square feet (per 3332.18(C) a depth of only three times the width may apply). The applicant cannot meet the requirement of 6,000 square feet for this lot split as that would require

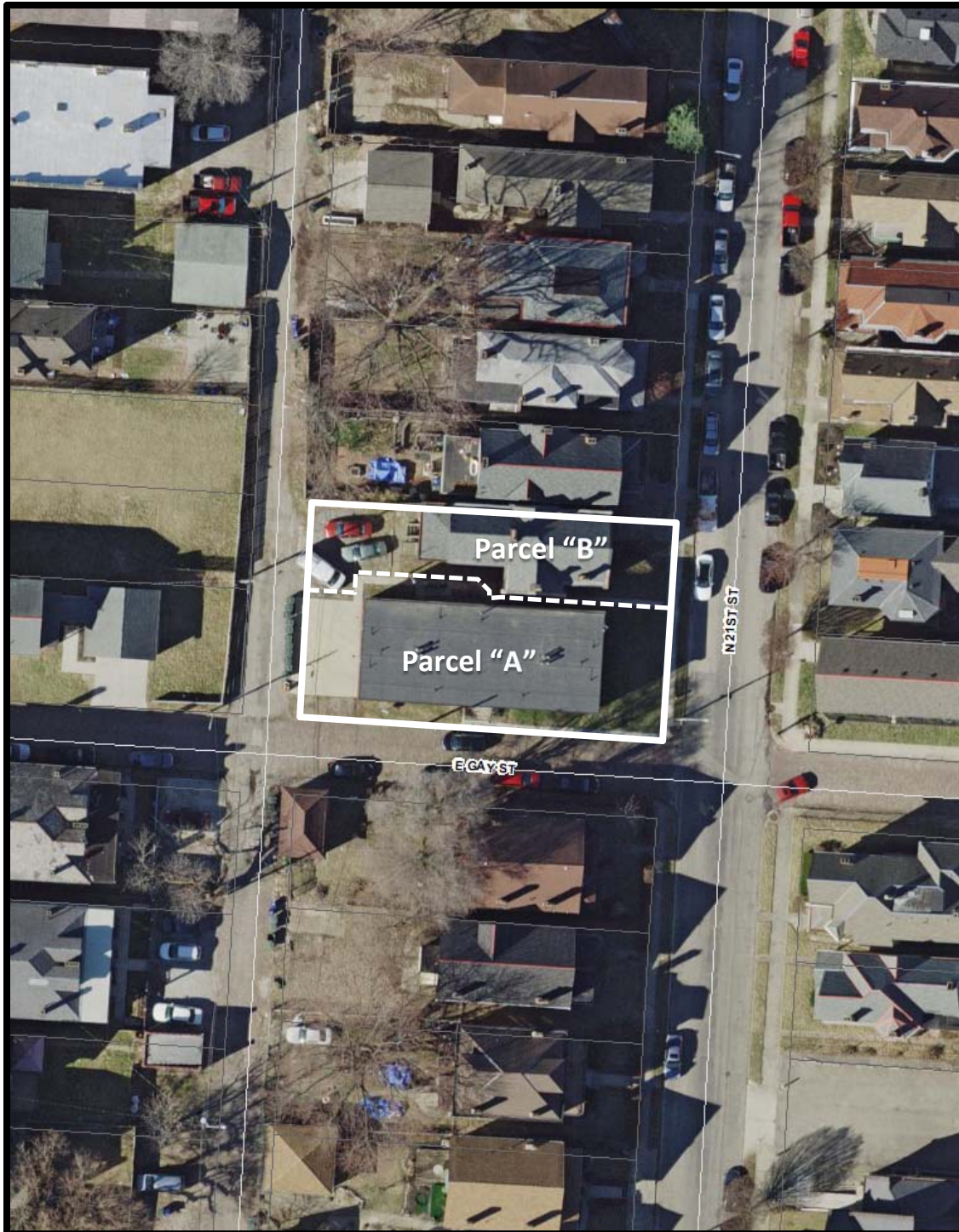
taking additional land away from Parcel A, which is also below the minimum requirements in regard to area district requirements. This requested variance will not have a negative impact on the property or surrounding area as the duplex will continue to operate in the same manner as it has done previously.

- c. **3332.25 – Maximum Side Yards Required:** The applicant requests a variance be granted to reduce the total side yard requirement under Section 3332.25 from 6.28 feet to 3.1 feet. The side yard to the North is an existing side yard and this requested variance will not have a negative impact on the property or surrounding area as the duplex will continue to operating in the same manner as it has done previously.
- d. **3332.26(C) – Minimum Side Yard Permitted:** The applicant requests that a variance be granted to allow for reduced development standards regarding the requirement that the side yard be no less than 5 feet. The applicant requests a variance to allow for a side yard of 3 feet to the South and 0.1' to the North (note: that the side yard to the North is the currently existing lot line). The duplex is an existing structure with current side yard's that cannot be moved. On the side parallel to Parcel A, the majority of the duplex does currently comply with the 5 feet side yard requirement except for where part of the duplex extends out. On the opposite side, the duplex is 1 foot from the property line. The applicant requests this variance because the building on Parcel B cannot be moved to meet this requirement. This is an existing building and this requested variance will not have a negative impact on the property or surrounding area as the duplex will continue to operate in the same manner as it has done previously.
- e. **3312.49 – Parking:** The applicant requests that a variance be granted to allow for reduced development standards regarding the amount of required vehicle parking, from 4 required parking spaces to 2 parking spaces. The code requires that Parcel B, as an 2-unit, provide 2 parking spaces for vehicles per unit.
  - i. **Vehicle:** Currently, there are 2 parking spaces in the rear of Parcel B. The applicant is unable to add additional parking as there is no room for additional parking spots located on the Parcel. The duplex's use is not being expanded, so it will continue to operate in the same manner in which it is currently operating in the event the variance is granted. As such, this requested variance will not have a negative impact on the property or surrounding area as the duplex will continue to operate in the same manner as it has done previously.



CV21-148  
61-67 N. 21<sup>st</sup> St.  
Approximately 0.22 acres





CV21-148  
61-67 N. 21<sup>st</sup> St.  
Approximately 0.22 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 CV21-148  
Address 61-67 N 21<sup>st</sup> St, Columbus, OH 43203  
Group Name Near East Area Commission  
Meeting Date 4/14/2022  
Specify Case Type  
☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit  
Recommendation ☒ Approval  
(Check only one) ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

*Approved with stipulation*  
\* Concrete Slab will be modified to include bike parking, or bike parking will be provided elsewhere on property.

Vote 6/0/1  
Signature of Authorized Representative [Signature]  
Recommending Group Title Commission Chair  
Daytime Phone Number 614 403 2225

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.



## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-148

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) Michael R. Neiman

of (COMPLETE ADDRESS) 175 S. Third Street, Suite 200, Columbus, Ohio 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

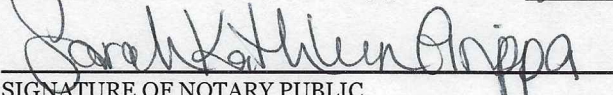
(Limited to 3 lines per box)

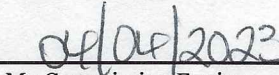
1. Wynn QOZB LLC, sole member Brandon Wynn 23626 Sunrose Lane, Golden, Colorado 80401	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 27<sup>th</sup> day of December, in the year 2021

  
SIGNATURE OF NOTARY PUBLIC

  
My Commission Expires



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