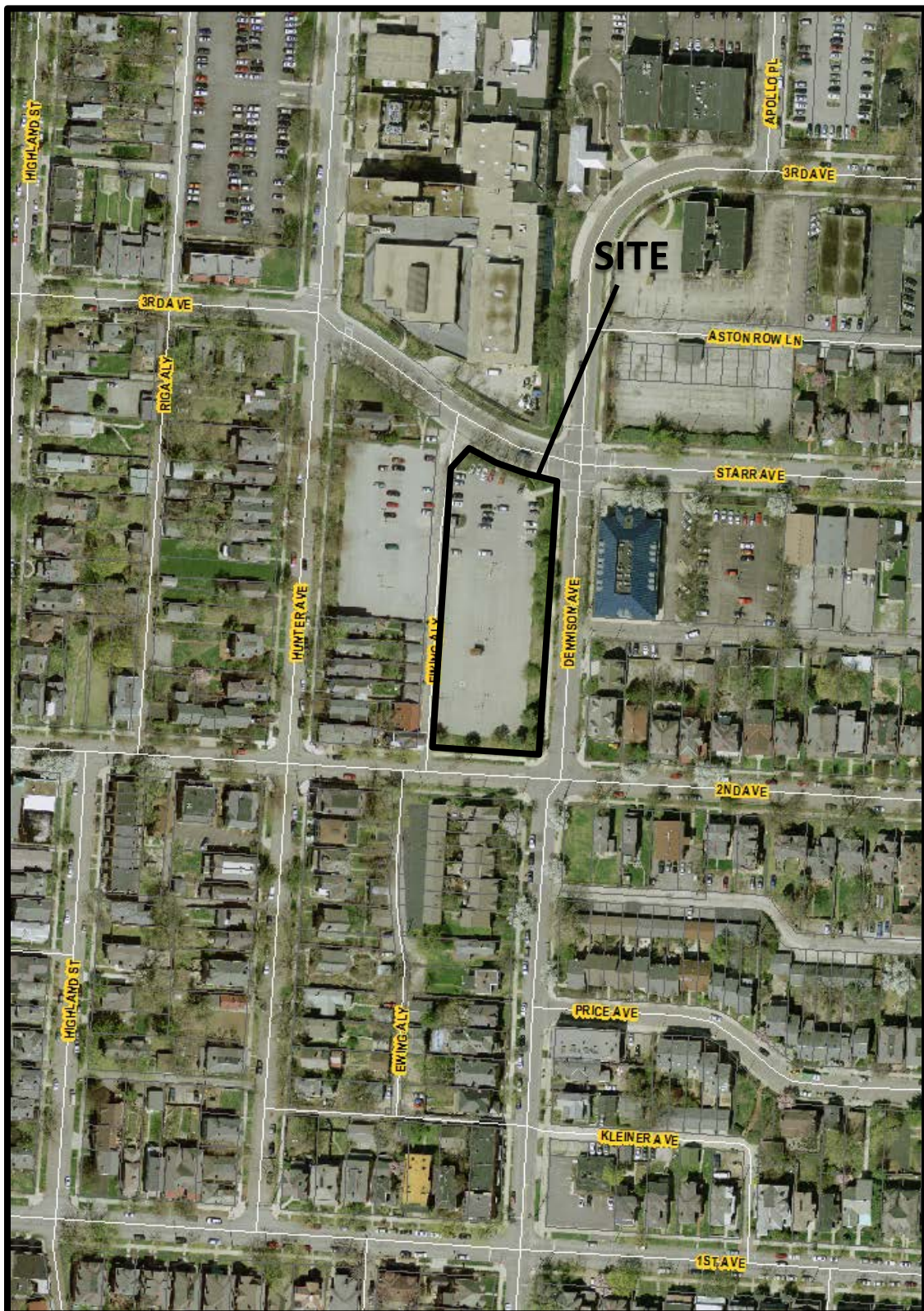
[illegible][illegible]



CV14-042
1015 Dennison Avenue
Approximately 1.13 acres



CV14-042
1015 Dennison Avenue
Approximately 1.13 acres

CM4-042

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant

Conrad J. Klen

Date

*8/5/14***PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP**1015 DENNISON AVENUE****COLUMBUS, OHIO 43201**

The subject property is zoned P-2 and for decades has served as a surface parking lot for a local hospital. The property is located in an historic area that has been experiencing revitalization in the last 30 plus years. The property is located in the heart of the Victorian Village area and is surrounded by many restored and newly constructed homes, condominiums, offices, and commercial establishments. The property is vacant and a vacuum in the center of the vibrant neighborhood but with development, it becomes a vital piece of the neighborhood.

The rezoning of the property to AR-0 with the accompanying variances permits a residential development of condominiums and apartments that fills a vacant paved space with residences that continue and grow the neighborhood without adverse affect.

The variances needed to develop this property as proposed do not impair adequate light and air to adjacent properties or unreasonably increase the congestion of streets. The development enhances the neighborhood and does not diminish the public health, safety, comfort, morals, or welfare of the City of Columbus.

**1015 DENNISON AVENUE
COLUMBUS, OHIO**

**ZONING REQUEST
IN ACCORDANCE WITH PLANS APPROVED BY THE
VICTORIAN VILLAGE COMMISSION**

A. Zoning:

Zone from "Parking—P2" to "AR-O" (CASE NO. Z14-036)

B. Variances: (The property will be divided into two lots) (CV14-042)

Lot No. 1

1. 3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
2. 3312.25: To permit maneuvering for two parking spaces to be less than 20' and to be on a driveway easement granted for use by said parking spaces.
3. 3312.49: To permit less than 81 parking spaces and to permit 55 parking spaces.
4. 3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 7' and 6' right angle triangle at Dennison Avenue and Starr Avenue.
5. 3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 70.9 percent of the lot area.
6. 3333.18: To permit the building lines of a residential building to be less than 25' and to be 6' on Dennison Ave. and 6' on Starr Ave.
7. 3333.24: To permit a rear yard totaling less than 25 percent of the total lot area and to be 1936.54 square feet which is 10 percent of the total lot area.
8. 3333.26: To permit the height to be greater than 35' and to be 52'.

Lot No. 2

1. 3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
2. 3312.25: To permit maneuvering for two parking spaces into an area less than 20' and to be 10' and to be on an additional 10' driveway easement granted for use by said parking spaces.
3. 3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 12.5' right angle triangle at Dennison Ave. and Second Ave.
4. 3333.04: Permitted uses in AR-O to permit two (2)-- two (2) unit dwellings.
5. 3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 50.1 percent of the lot area.
6. 3333.16: To permit two (2)—two (2) unit dwellings to not front upon a public street.
7. 3333.18: To permit the building lines of a residential building to be less than 25' and to be 10" on Second Ave. and 0" inches at Dennison Ave.
8. 3333.255: To permit a perimeter yard along Ewing Alley and the north property line to be less than 25' and to be 0'.
9. 3333.26: To permit the height to be greater than 35' and to be 40'.

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN VILLAGE COMMISSION**

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 991 Dennison Ave.

APPLICANT'S NAME: Connie J. Klema, Attorney (Applicant)

SND Partners, LLC (Owner)

APPLICATION NO.: 14-8-13

COMMISSION HEARING DATE: 11-13-14

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:

☒ **Variance or Zoning Change Request**

- ☒ Rezoning
- ☒ Parking Variance
- ☐ Change of Use
- ☐ Lot Split
- ☐ Special permit
- ☒ Setbacks
- ☒ Other

ACTION:

Recommend approval of application #14-8-13, 991 Dennison Ave., as submitted:

Variance Recommendation Request

- Rezone from "Parking-P2" to "AR-0". (CASE NO. Z14-036)

Lot No.1

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces to be less than 20' and to be on a driveway easement granted for use by said parking spaces.
- CC3312.49: To permit less than 81 parking spaces and to permit 55 parking spaces.
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 7' and 6' right angle triangle at Dennison Avenue and Starr Avenue.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 70.9 percent of the lot area.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 6' on Dennison Ave. and 6' on Starr Ave.
- CC3333.24: To permit a rear yard totaling less than 25 percent of the total lot area and to be in accordance with the site plan approved by the Victorian Village Commission.
- CC3333.25: To permit structures and ordinary projections in the side and rear yards.
- CC3333.26: To permit the height to be greater than 35' and to be 52'.

Lot No.2

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces into an area less than 20' and to be 10' and to be on an additional 10' driveway easement granted for use by said parking spaces.



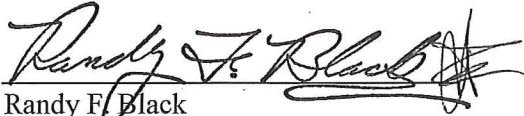
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 12.5' right angle triangle at Dennison Ave. and Second Ave.
- CC3333.04: Permitted uses in AR-O to permit two (2) - two (2) unit dwellings.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 50.1 percent of the lot area.
- CC3333.16: To permit two (2) - two (2) unit dwellings to not front upon a public street.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 10" on Second Ave. and 0" inches at Dennison Ave.
- CC3333.255: To permit a perimeter yard along Ewing Alley and the north property line to be less than 25' and to be 0'.
- CC3333.26: To permit the height to be greater than 35' and to be 40'.

MOTION: Decker/Hissem (6-0-0) RECOMMENDED.

RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black
Historic Preservation Officer

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV14-042

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

CONNIE J. KLEMA ATTORNEY

Of [COMPLETE ADDRESS]

145 E RICH ST 2ND FL C15 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 formats:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>BPI ASSOCIATES LLC</u> <u>600 STONEHENG PKWAY 2ND FL.</u> <u>DUBLIN OH 43017</u> <u>63 EMPLOYEES CONTACT: LORI STEINER</u> <u>614 356 5502</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Connie J. Klena

Subscribed to me in my presence and before this 5th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

James P. Carr

My Commission Expires:

Notary Seal Here

Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.02 OAC

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer