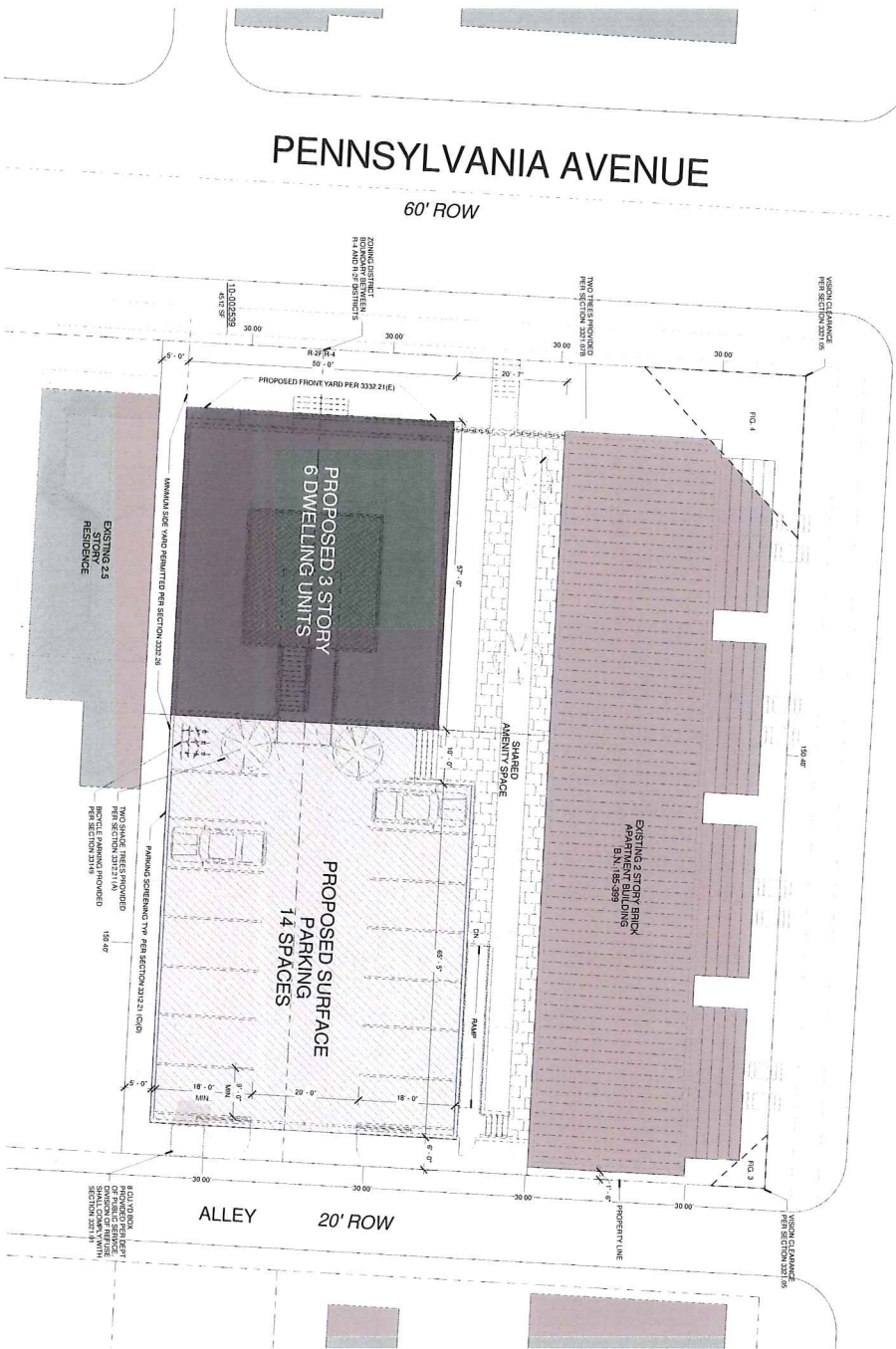


W 2ND AVENUE

60' ROW

PENNSYLVANIA AVENUE

60' ROW



SITE PLAN SUMMARY:

COMBINED CORNER LOT:

LOT 317 (R-4) 4,512 SF
LOT 318 (R-4) 4,512 SF
LOT 319 (R-4) 4,512 SF
LOT 320 (R-4) 4,512 SF
TOTAL 18,048 SF (0.41 ACRES)

NOTE: The R-4 and R-4 residential districts are designated to be a medium density urban district with a minimum lot size of 3,500 sq. ft. and a maximum lot area of 55,000 sq. ft.

EXISTING DWELLING UNITS:

8

NEW DWELLING UNITS:

6

EXISTING OFF-STREET PARKING:

0

NEW OFF-STREET PARKING:

14

MAXIMUM PERMITTED DENSITY:

ONE PER 3,000
SF ON CORNER LOT

ONE PER 1,500
SF ON CORNER LOT

Section 3323.15 - *Public safety requirements.* Code permits 15 dwelling units or as stated otherwise, a maximum of 15 dwelling units per lot, with an area which equals or exceeds 1,500 sq. ft. per DU if a corner lot.

PROPOSED DENSITY:

14

LOT COVERAGE CALCULATION:

REAR YARD CALCULATION:

Section 3323.27 - *Rear yard.* Rear yard (area east of proposed building and rear yard) shall be at least 10 feet wide and 10 feet deep.

PROPOSED SITE PLAN

1018 PENNSYLVANIA AVE, COLUMBUS, OHIO 43201

SCALE: 1" = 10'

AMENDED COUNCIL VARIANCE APPLICATION : CV15-077

DATE: 02/21/2016
PREPARED BY: JONATHAN BARNES
FOR: JONATHAN BARNES ARCHITECTURE AND DESIGN





Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CV15-077

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:

Please see attached.

Signature of Applicant

Date

11/30/15

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 checks payable to the Columbus City Treasurer

**Amended Council Variance Application CV15-077
Statement of Hardship**

Property Location: .4143 acres located at 385-399 West Second Avenue &
1018 Pennsylvania Avenue, Columbus, Ohio 43201

This Statement of Hardship is submitted in support of Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed condominium project in Harrison West.

Site Area - Background

The project that is the subject of this variance application is located in Harrison West at the southeast corner of the intersection of West Second Avenue and Pennsylvania Avenue (the "**Site Area**"). The Site Area totals about 18,048 square feet and consists of two tax parcel numbers which will be combined into one tax parcel as a part of this proposed development. Tax parcel number 010-031258 comprises $\frac{3}{4}$ of the site and is zoned R-4. Tax parcel number 010-002539 comprises $\frac{1}{4}$ of the site and is zoned R-2F. There is an existing eight unit apartment building on the northern half of the Site Area with zero off-street parking spots (the "**Existing Building**"). The Existing Building footprint covers approximately 25% of the Site Area and is estimated to be over 100 years old.

The Project - Overview

The contemplated project (the "**Project**") will (1) restore the exterior and improve the construct improvements to the interior of the Existing Building and convert the existing units into condominium units; (2) construct six new condominium units (the "**New Condos**") on the southern half of the property; and (3) add 14 parking spaces for the condominium units so that each condominium unit will have one parking space.

In order to accomplish the above, the Project respectfully must request that variances be granted to bring the Existing Building into compliance with the Zoning Code and so that the new units contemplated in the Project may be built.

The Project – Specifics

The New Condos will be designed in a way to best reflect the architectural character of the neighborhood. Transitions and other design elements will be utilized to best fit the new building into the neighborhood. The building will be designed with many Victorian Queen Anne features, shapes, and elements to match the surrounding homes and the other homes in Harrison West. Each floor of the building is designed as two flats. A rear staircase provides access to all levels. By providing rear access, the building only has two front doors along Pennsylvania and the look and feel of the Project matches a residential scale. The southeast corner of the Site Area, tucked behind the New Condos, will contain 14 secured parking spaces that can be accessed from the alley that runs along the east border of the Site Area.

The Existing Building exterior will be restored and the interior of the units will be renovated and improved. The benefits of this are twofold. First, this preserves the integrity and historic features of a building which has long been part of the fabric of the neighborhood. Second, it transforms the property from an aging apartment complex into a rejuvenated condominium complex with owners who are investing in the future of the neighborhood.

We are not requesting any additional curb cuts with this Project. We will access the site from the alley that runs along the east border of the Site Area.

Benefits v. Existing Conditions

The existing Site Area is holistically inadequate to meet the needs of Harrison West in 2016. The existing Site Area is a hundred year old apartment building with no parking adjacent to vacant land without any current productive use. The contemplated Project adds six new condominiums, 14 parking spaces (which will result in one for each unit and an overall reduction street parking), converts eight units from a multifamily use into condominiums while preserving the architectural integrity of Harrison West.

Variances Requested

Section 3332.037 – To permit existing 8 dwelling unit development and partial occupation of proposed 6 unit development, (combined 14 unit development) where this section permits one two-family dwelling.

Note: This relates to that $\frac{1}{4}$ portion of the Site Area zoned R-2F.

Section 3332.039 – To permit existing 8 dwelling unit development and partial occupation of proposed 6 unit development, (combined 14 unit development) where this section permits a dwelling containing a minimum of three dwelling units and a maximum of four dwelling units.

Note: This relates to that $\frac{3}{4}$ portion of the Site Area zoned R-4.

Section 3312.49 – To reduce minimum number of parking spaces from 21 parking spaces required (based on 1.5 per DU with 14 DU) to 14 parking spaces.

Note: The result of the Project will be a decrease in the congestion on streets. The existing condition is zero parking spots per unit, and the result of the Project is one parking spot per unit.

Section 3321.05 - To reduce vision clearance triangle's at alley and street (figure 3) and at street and street (figure 4). See site plan.

Note: This relates to the Existing Building exclusively.

Section 3332.14 - To permit 14 dwelling units on corner lot where code permits 6 dwelling units or as stated otherwise, code requires that a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 sf per DU.

Note: This relates to that $\frac{1}{4}$ portion of the Site Area zoned R-2F

Section 3332.15 - To permit 14 dwelling units on corner lot where code permits 12 dwelling units or as stated otherwise, a dwelling containing 3 or 4 DU shall be situated on a lot with an area which equals or exceeds 1,500 sf per DU if a corner lot.

Note: This relates to that $\frac{3}{4}$ portion of the Site Area zoned R-4

Section 3332.26 (C)(3) – To permit a side yard of one foot six inches where code permits a minimum side yard of no less than five feet.

Note: This relates to the Existing Building exclusively; the edge of the structure along the alley.

Appropriateness

While the scale of the neighborhood is residential, Harrison West is a vibrant urban neighborhood. The Project seeks to recognize and balance the need for residential continuity and architectural consistency and the desire to provide an appropriate product within Harrison West.

While this Project, as a condominium, will have a different impact than a standard multifamily project would on Harrison West due to the longevity of owners (instead of renters), multiple adjacent and numerous nearby properties have multifamily uses. For example, (1) 1007-1009 Harrison Avenue (directly East across alley from Site Area) consists of eight apartment units on a property that is approximately one-half the size of the Project; (2) 992 Pennsylvania Avenue (6 buildings South of Site Area) consists of multifamily use on a lot about 40% the size of the Site Area; and (3) 1015 Pennsylvania Avenue (across street from Site Area) consists of multifamily use on a lot about 75% the size of the Site Area.

The Project will not be injurious to neighboring properties, nor will it be contrary to public interest or the intent of the Zoning Code. The Harrison West Plan contemplates the balanced mix of additional residential development as both Harrison West and the City of Columbus continues to grow and evolve. As that occurs, this variance process allows for thoughtful projects that match the spirit of the neighborhood while reflecting the needs of today to be presented for your consideration and approval.

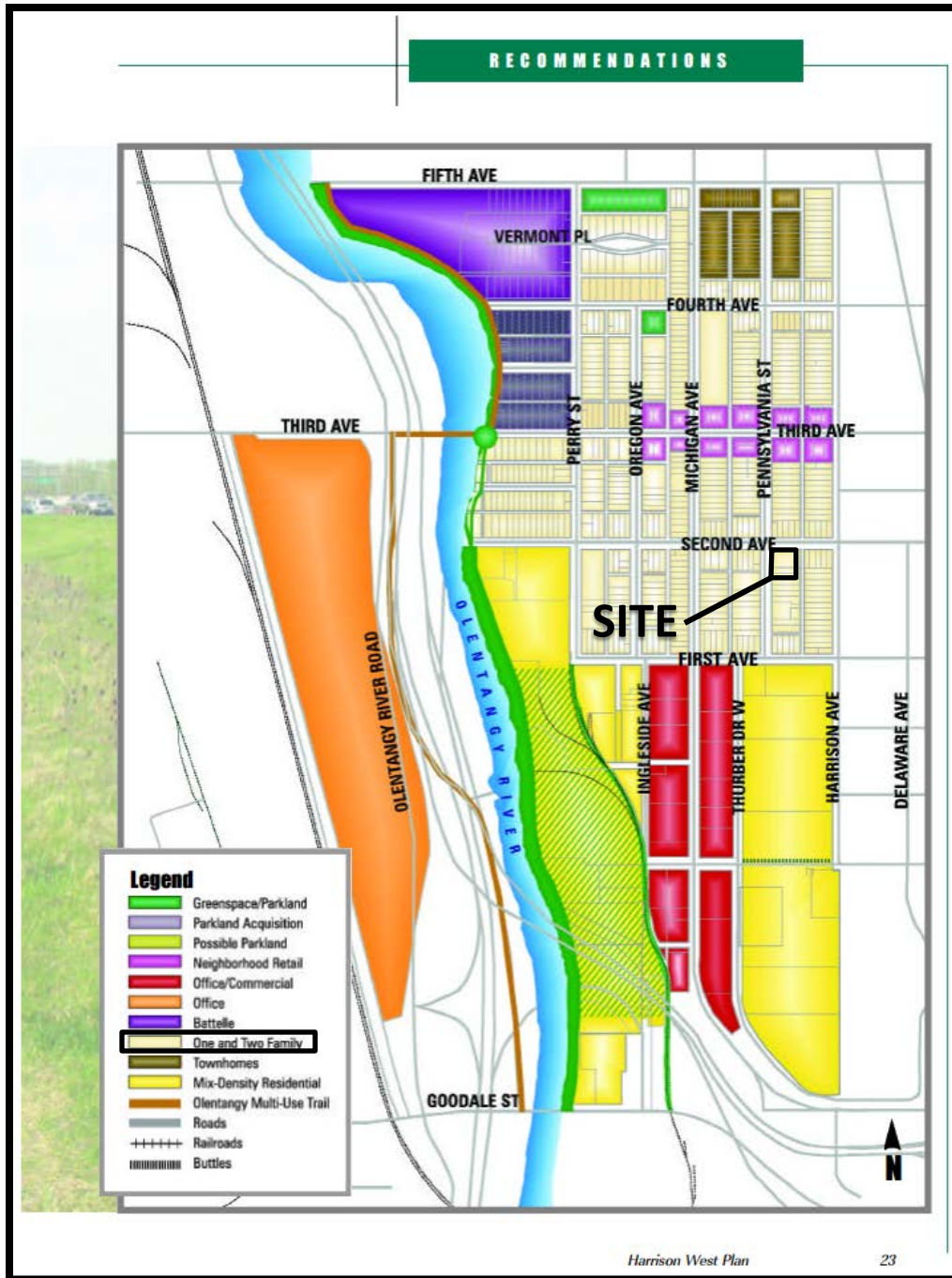
A hardship exists in that the proposed Project cannot completely conform to the underlying residential zoning districts established by the Zoning Code. The Project will appreciate and enhance the existing neighborhood, benefit surrounding property owners and the surrounding neighborhood, and alleviate a hardship which warrants variances from the Zoning Code.

The Project will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of Harrison West and the City of Columbus.

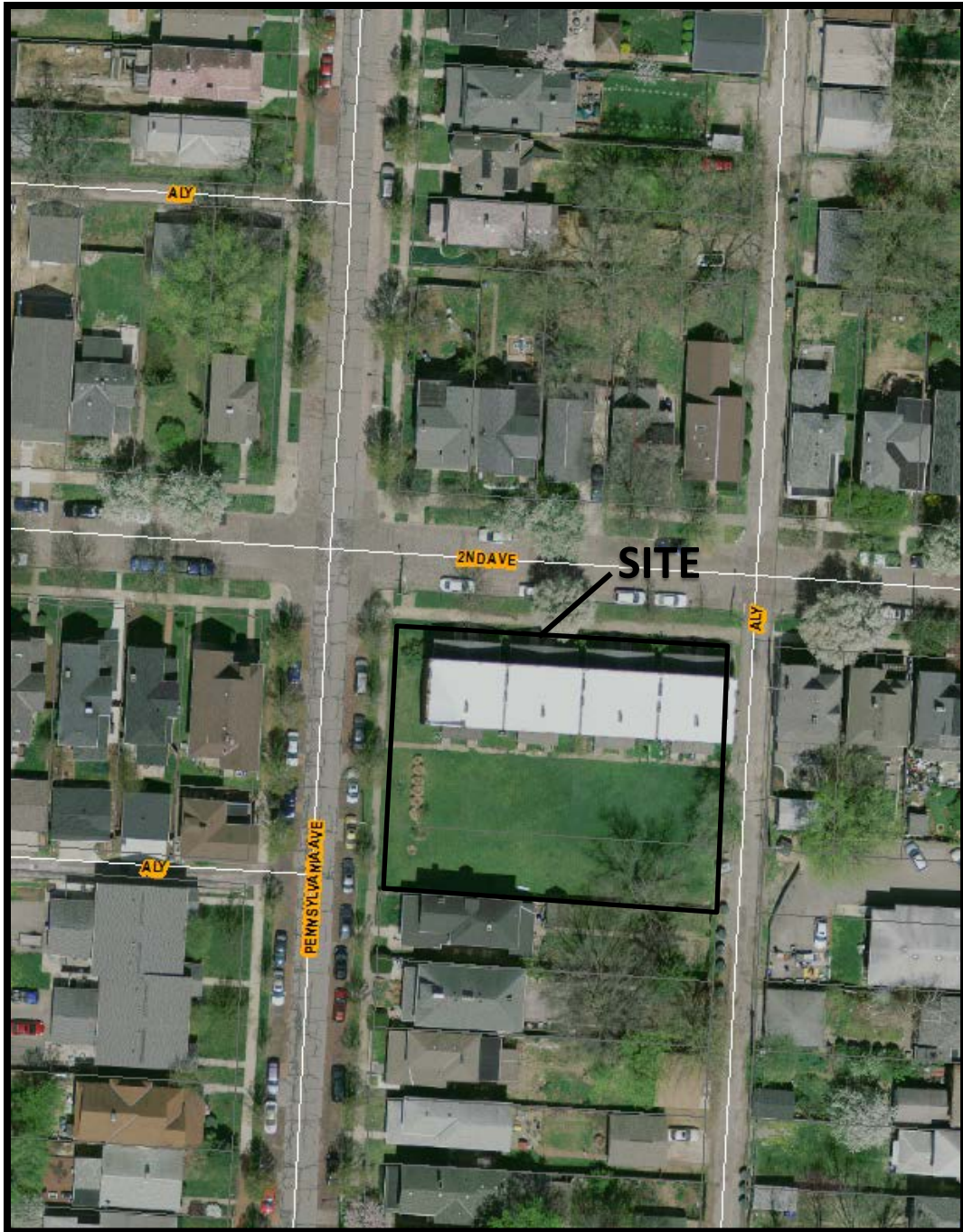
For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.



CV15-077
385-399 West 2nd Avenue
Approximately 0.41 acres



CV15-077
 385-399 West 2nd Avenue
 Approximately 0.41 acres



CV15-077
385-399 West 2nd Avenue
Approximately 0.41 acres

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV15-077

Address: 1018 Pennsylvania Ave

Group Name: Harrison West Society

Specify Case Type

- ☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

Meeting Date: 3/16/15

NOTES: Harrison West Society voted 16 in favor, and 2 opposed, to support the variances.

Vote: 16 in favor, 2 opposed

Signature of Authorized Representative



Recommending Group Title: Chair, Planning and Development Committee, Harrison West Society

Daytime Phone Number: Jacob Sukosd – 614-975-9977

Please **e-mail** this form to the assigned planner within forty-eight (48) hours of your meeting day; or **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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

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Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.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 # CV15-077

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bud Vetter

of (COMPLETE ADDRESS) 70 Park Avenue West, Mansfield, Ohio 44902

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

1. 385 West Second Avenue, LLC 70 Park Avenue West Mansfield, Ohio 44902 Bud Vetter, 419-529-7222	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30th day of November, in the year 2015

Gwen Vetter

SIGNATURE OF NOTARY PUBLIC

June 3, 2019

My Commission Expires

Notary Seal Here



GWEN VETTER
 NOTARY PUBLIC,
 STATE OF OHIO
 My Commission
 Expires
 June 3, 2019

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

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