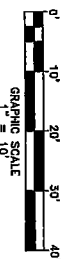


LOT PLAN 1" = 10'

SITE DEVELOPMENT DATA

Address: 1474 Ida Avenue, Columbus, OH 43212
 A/R: 0.202 +/- acres (8,842 +/- SF)
 P/L: 0.01-0.06682
 Zoning: R-4, Residential
 Height District: H-3S
 Proposed Use: Three (3) detached single-family dwelling condominiums
 Use Coverage: Two (2) dwelling units (detached garages)
 Lot Coverage: 47% (V-1) (50% permitted)
 Road Right: 25%

CV16-082



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NEW SINGLE FAMILY
 1474 FAIRVIEW AVENUE
 COLUMBUS, OHIO 43212



KRAMER ENGINEERS
 MECHANICAL/ELECTRICAL/CIVIL ENGINEERING

394 OAK STREET
 COLUMBUS, OHIO 43215
 WWW.KRAMERENGINEERS.COM
 TEL: 614.233.6911
 FAX: 614.233.6914

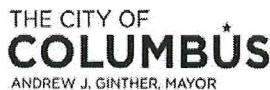
LOT
 PLAN

1

CV16-082 Final Received
 4/6/2017

Drawn By: J. J. Ryan
 Date: 7-6-17
 Checked By: J. J. Ryan
 Date: 7/6/17

Ohio
 Uniform
 Professional
 Engineer
 License
 1-800-365-2764



DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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

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 discovered after your application is approved, a new application 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 Donald Plank by [Signature]

Date 12/27/16

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

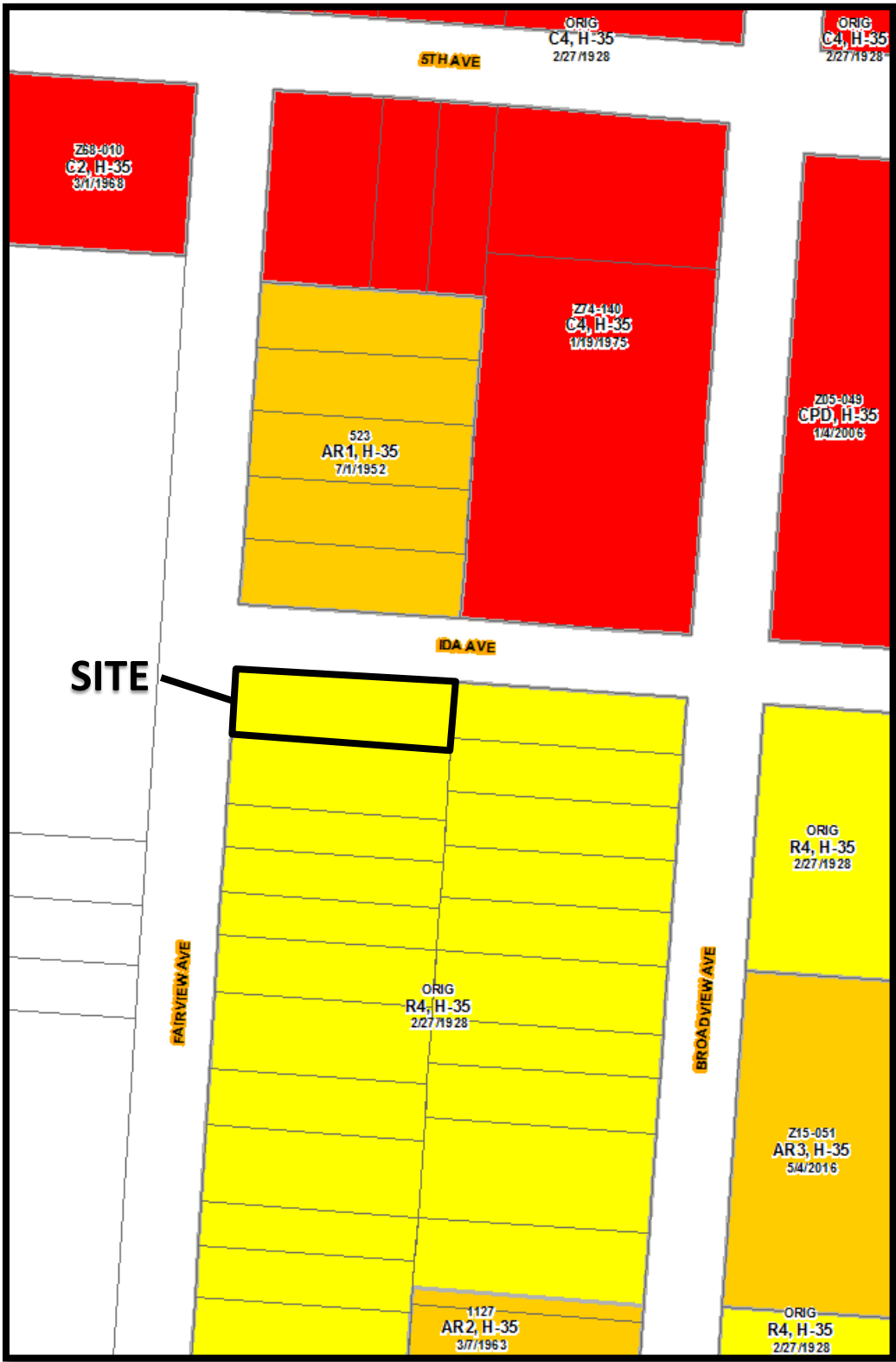
Exhibit B
Statement of Hardship
CV¹⁶~~17~~-082
1474 Fairview Avenue, Columbus, OH 43212

The property (PID: 010-062682) is 0.204 +/- acres (8,890.6 SF) located at the southeast corner of Fairview Avenue and Ida Avenue. The property is zoned R-4, Residential. The site can be developed with a four (4) family dwelling under existing zoning and existing lot area. Applicant proposes to build three (3) detached single-family dwellings, as depicted on the Site Plan, rather than a single multi-family building. The proposed land use is less dense than permitted under existing zoning and will provide single family form of development vs. multi-family. Each of the three (3) single-family dwellings will be approximately 1,800 SF and will have an attached two (2) car garage. The proposed use is appropriate in density and form for the area. Multi-unit buildings exist on the parcels to the north and south of the site.

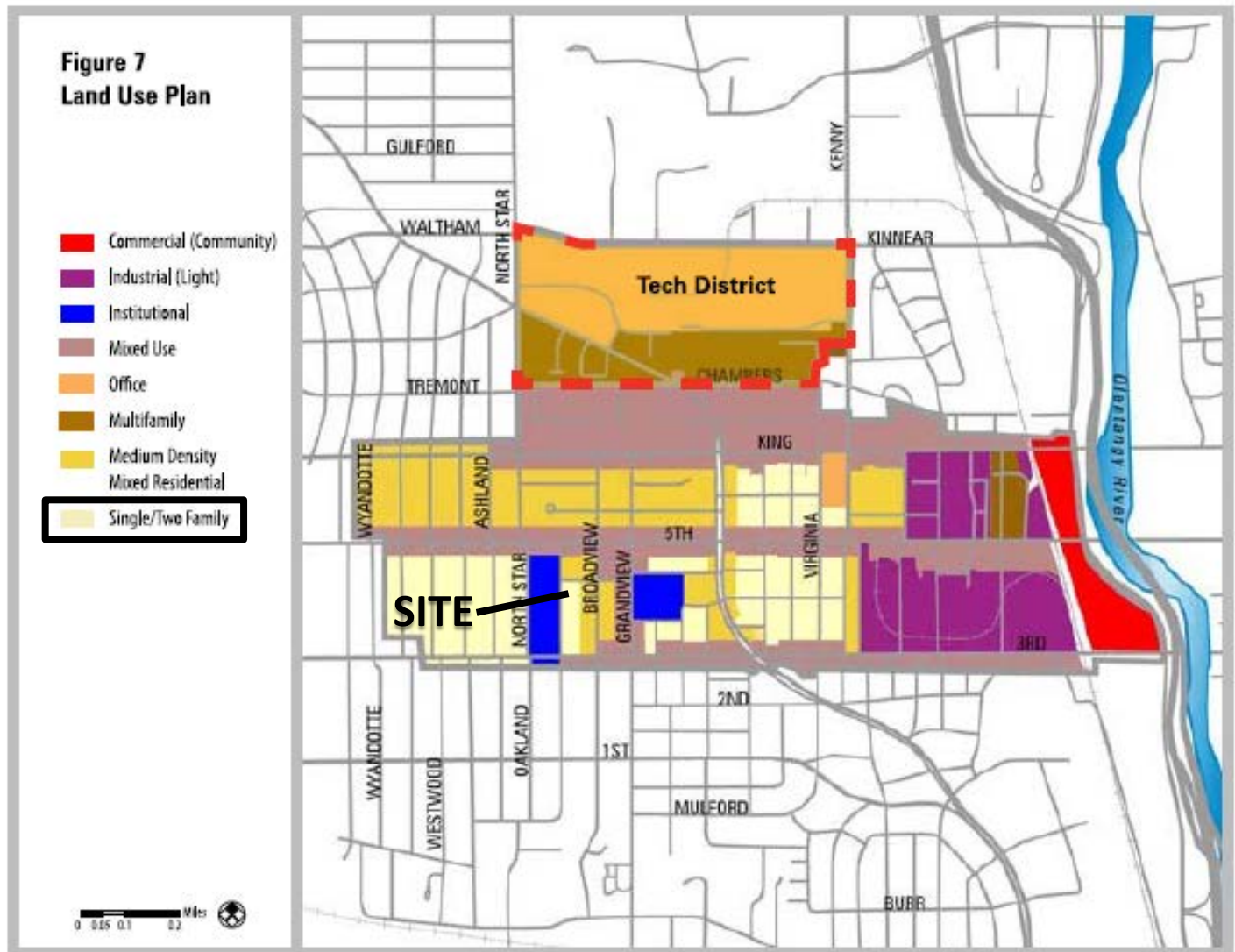
Applicant has a hardship and practical difficulty with compliance with the referenced code sections necessitating the requested variances because there is no zoning district to which the property could be rezoned to not need variances while the proposed use is consistent with the district and permitted density.

Applicant requests the following variances:

- 1). Section 3332.039, R-4 residential district, to permit three (3) detached single-family dwellings on one (1) parcel.
- 2). Section 3321.05(A)(2),(B)(2), Vision clearance, to reduce the driveway clear vision for driveways on Ida Avenue from 12' to 5' to the Ida Avenue property line, while actual distance to the pavement of Ida Avenue is 25'; and to reduce the clear vision triangle from 30'x30' to 15'x15' at the intersection of Ida Avenue and Fairview Avenue.
- 3). Section 3332.21(C), to reduce the Fairview Avenue building setback line from 25' to 15' and to reduce the Ida Avenue building setback line from 10' to 5' for part of the proposed houses and 10' for the remainder of each house, as depicted on the Site Plan.



CV16-082
1474 Fairview Avenue
Approximately 0.20 acres



CV16-082
1474 Fairview Avenue
Approximately 0.20 acres



CV16-082
1474 Fairview Avenue
Approximately 0.20 acres

COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

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

Case Number: CV16-082

Address: 1474 Fairview Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: February 7, 2017

Specify Case Type:

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

Recommendation:
(Check only one)

- ☐ Approval
☐ Disapproval

NOTES:

Approved as presented

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
 MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Scott Messer, Director

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 # CV16-082STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Christopher Kessler (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, Columbus, Ohio 43215deposes 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. Andrew J. and Bernice A. Spring 1474 Ida Avenue Columbus, Ohio 43212 # of Columbus Based Employees: 0 Contact: Andrew J. Spring (614) 257-7517	2. Terry O'Keefe 2547 Marble Vista Boulevard Columbus, Ohio 43204 # of Columbus Based Employees: 1 Contact: Terry O'Keefe: 614-206-2964
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 27th day of December, in the year 2016Stacey L. Danza

SIGNATURE OF NOTARY PUBLIC

11-5-2018

My Commission Expires

Notary Seal Here

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

Rev 10/16 slp



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018