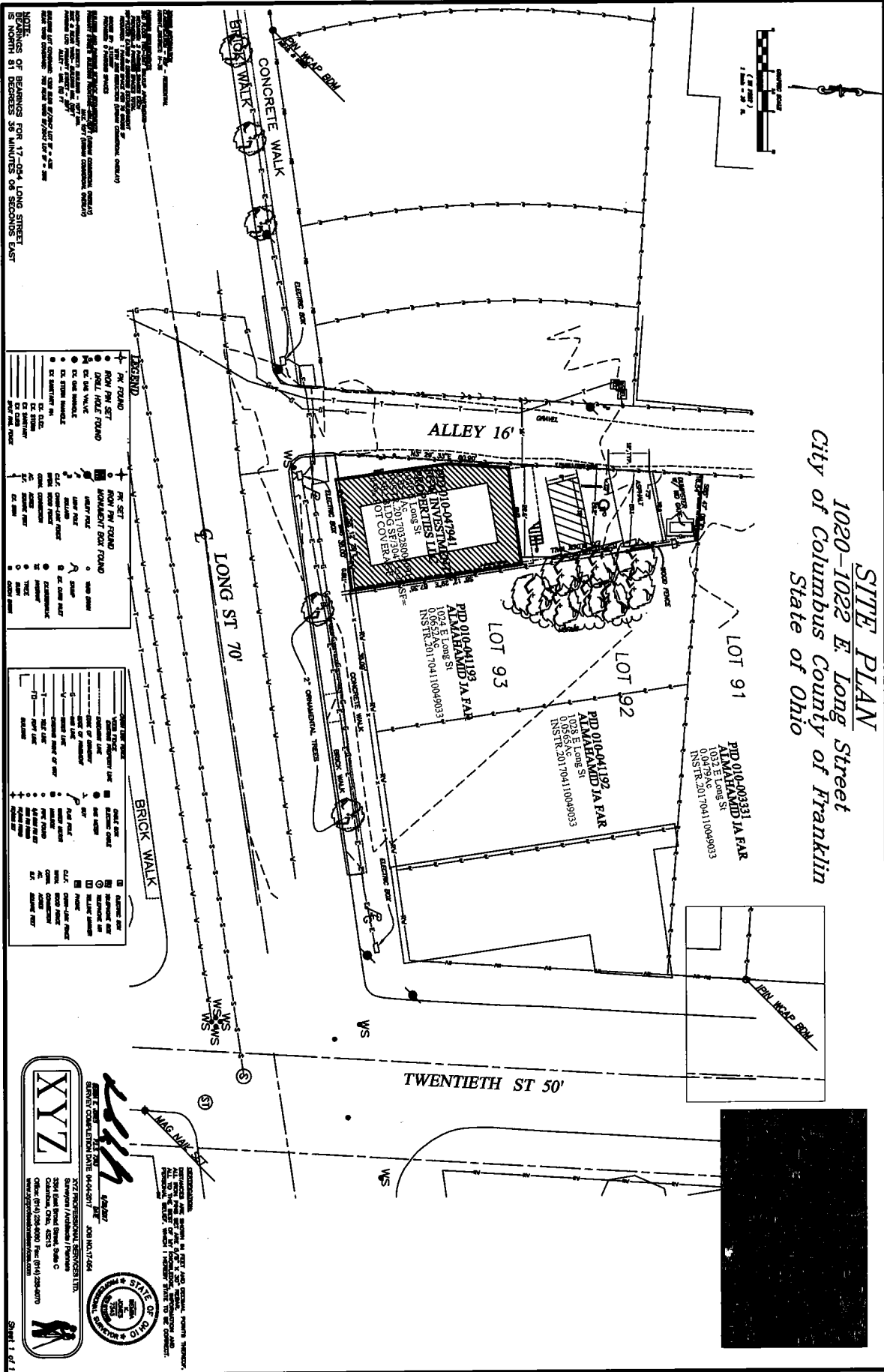
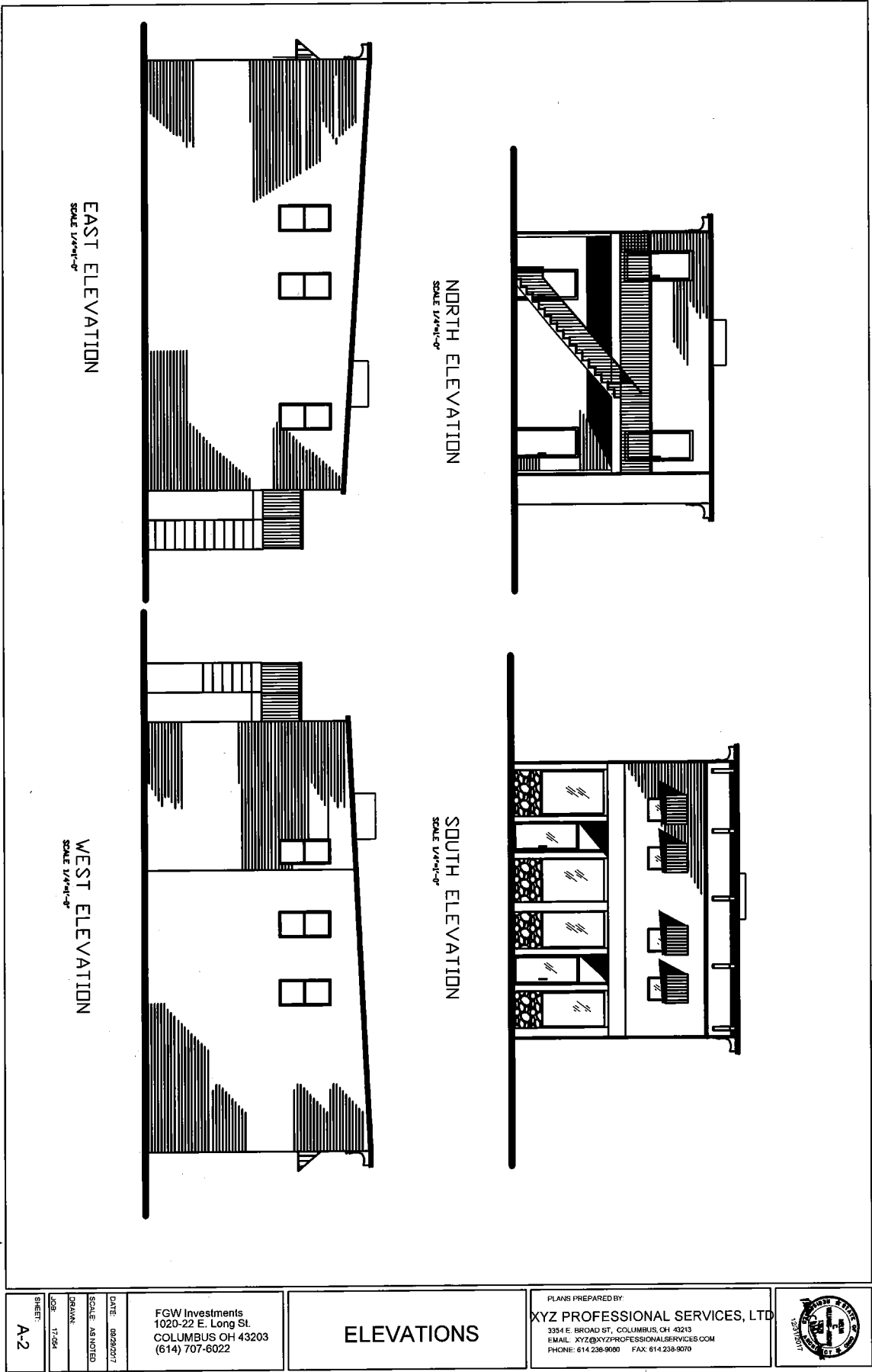


SITE PLAN
 1020-1022 E. Long Street
 City of Columbus County of Franklin
 State of Ohio



CV17-058 Final Received
 9/29/2017

1042



CV17-058 Final Received 9/29/2017

2 of 2

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

STATEMENT OF HARDSHIP

Application Number: CV17-058

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):

Parcel ID#010-047941-00 located at 1020-1022 E. Long Street is an approximately .06-acre site with an existing 2-story mixed-use building of approximately 2,420sf. The 1st floor are two retail units, and the 2nd story is 2-unit walkup apartments. The parcel is zoned R-2F, Residential District. The applicant is proposing to renovate the 1st floor retail units into an eating and drinking establishment, and to renovate the existing 2nd floor apartment units, while also including a list of potential future commercial uses for the property. The requested Council Variance will permit: 1) approximately 1,210sf of limited commercial uses in the R-2F, Residential District; 2) a variance (to 3312.49 Table 2) to reduce the required number of parking spaces of 22, assuming the most intense permitted use of a restaurant occupies the entire building and applying the permitted Urban Commercial Overlay reduction to zero (0) spaces; 3) two (2) off-street parking spaces due to the lack of land instead of the required two parking spaces (3312.49 Table 1) for each apartment unit (totaling 4). The applicant proposes the following permitted uses: Grocery Store, Barber Shop, Nail Salon, Beauty Salon, Baked Goods Stores, Cafes, Delicatessens and Restaurants, Florist, Gift, Novelty and Souvenir Stores, Specialty Food Stores, Radio and Television Broadcasting Stations and Studios, Recording Studios, Art Dealers and Galleries, Arts and Crafts, Compact Disc, Music, Record and Video Stores (includes rental), Jewelry Stores.

Signature of Applicant Melissa C. Williams Argue Date 11/1/2017

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

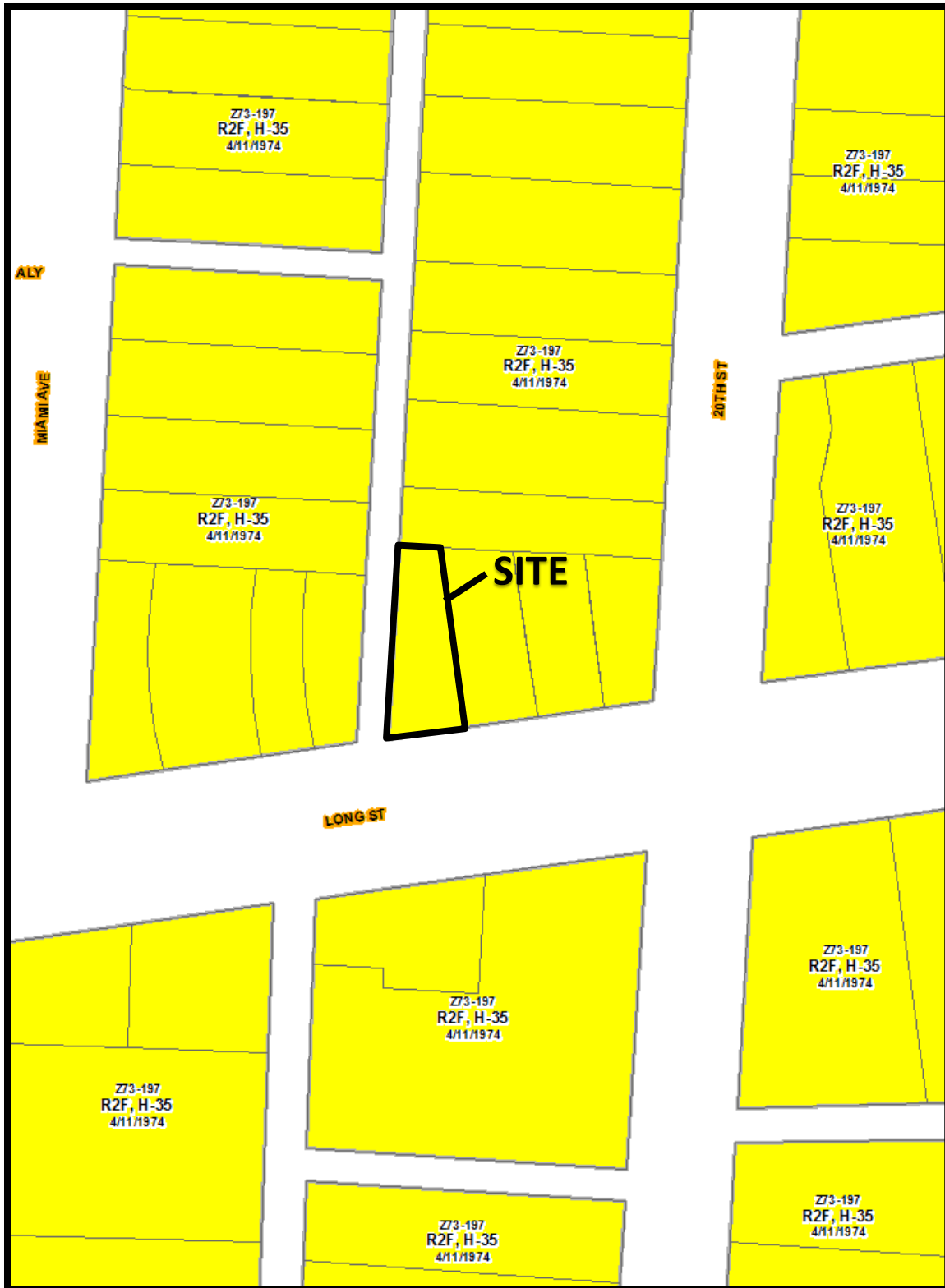
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

The variances requested below are required to allow the project described on the previous page:

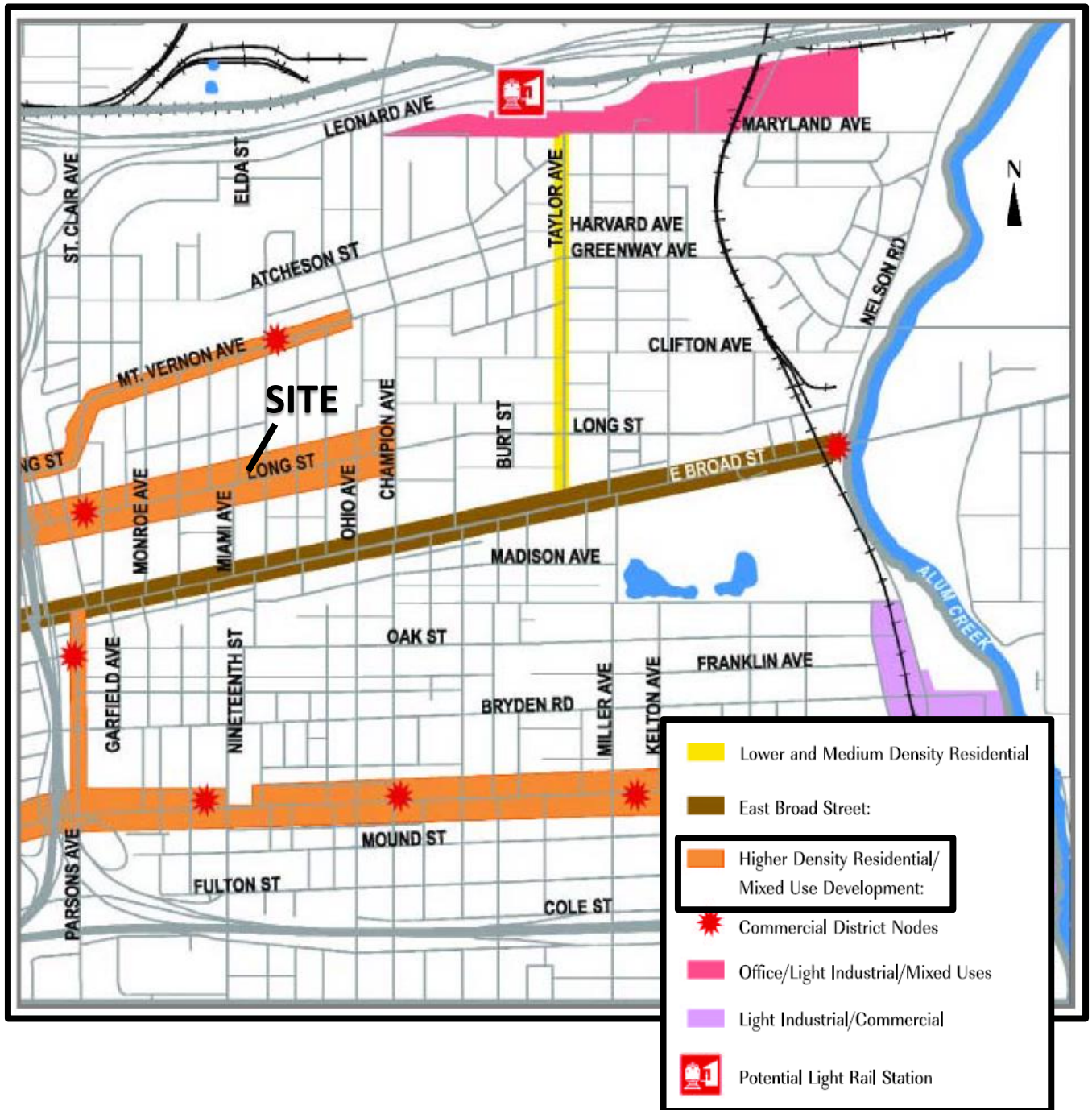
- Section 3332.07, R-2F Residential District to permit the uses described on the previous page.
- Sections 3312.21 (D)(1), 3372.607 (A; B) of the zoning code provides for the following: (a) there shall be a 4' wide landscaped area, with a wall or planting area of no less than 3' on the east side of parking lot; (b) for buffering residentially zoned property, a 4' landscaped area with wall or planting area of no less than 5' high is required. Per 3372.607 (A; B), walls must be solid masonry or stone wall, or metal bar fence with masonry pier supports combined with landscaped areas along either side, and not exceed 4 feet in height. For part (a) the applicant is requesting the area be reduced to less than 4' in total with no landscaping. It is also requested the requirement for a wall (masonry or stone) or metal fence be waived. For part (b) the applicant is requesting the landscaping requirements be waived, but is proposing to maintain a wood fence and a block wall which are over 4 feet in height. There is not sufficient width of the lot in the rear of the property to include the landscaped areas as required.
- Section 3312.25 requires 17' of maneuvering area for the angled parking spaces, but the alley is only 16' wide.
- Section 3312.49 requires 1 parking space per 75 square feet for restaurant use and 2 parking spaces per dwelling unit. Section 3372.609 (B)(2) allows for a 25% reduction in the restaurant parking requirements. Accordingly, the required spaces by code would be 22 spaces for a 2,112 square-foot restaurant (first and second floors), or if two apartments are developed on the second floor, 15 spaces would be required. The applicant is requesting a variance to lower the parking requirement to 2 parking spaces (which will include 1 handicap space) in light of the following: Long Street has ample on-street parking, is transit-oriented, and is pedestrian-friendly.
- Section 3321.01 of the zoning code requires that dumpsters not be in required setbacks or yards. The dumpster enclosure is in the required rear yard as shown on the site plan.
- Section 3321.05 (B)(1) of the zoning code requires a 10 feet x 10 feet vision triangle on the southwest corner of the parcel. The applicant is requesting the requirement be waived because the existing structure is within the required clear vision triangle.
- Section 3321.07 requires 1 tree for the 2 dwellings, but no tree is proposed because there is no landscaped area to plant it.
- Section 3332.05 (A)(4) of the zoning code states the lot width must be no less than 50 feet. The existing lot is 35 feet wide. The applicant is requesting to maintain existing lot width.

- 3332.14 R2F Area Requirement: 6,000 square feet for a single-unit dwelling or principle building, whereas the existing lot is 3,047 square feet.
- Section 3332.25 (C)(1) of the zoning code states the maximum side yard on a lot of 35 feet in width shall be no less than 7 feet. The applicant is requesting to maintain a total side yard of 0 feet.
- Section 3332.26 (C)(2) of the zoning code states the minimum side yard on a lot of 35 feet in width shall be no less than 3 feet. The applicant is requesting to maintain side yards of 0 feet.
- Section 3332.28 of the zoning code requires the area in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky. The applicant is requesting that the rear yard be allowed to be paved for purposes of access and parking (1 ADA space and 1 regular space), and for the proposed dumpster.
- Section 3372.605 of the zoning code requires the primary building frontage to have certain window glass and design requirements. The applicant proposes to maintain the existing façade as depicted on the attached elevation drawing.



CV17-058
1020-1022 East Long Street
Approximately 0.06 acres

Near East Area Plan (2005)



CV17-058
1020-1022 East Long Street
Approximately 0.06 acres



CV17-058
1020-1022 East Long Street
Approximately 0.06 acres

**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:

CV17-058

Address:

1020-1022 EAST LONG STREET, 432

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

THURSDAY, OCTOBER 12, 2017

Specify Case Type:

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

 Recommendation:
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

12-0-0

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Nathan D. Bulf
 CHAIR NEAR EAST AREA COMM
 614-582-3053

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.

SHANNON PINE

614-645-2208

spine@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 Number: CV17-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melva C. Williams-Argaw
of (COMPLETE ADDRESS) 3354 E. Broad Street, Suite C Columbus OH 43213
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. <u>FGW Investment Properties LLC</u> <u>447 E. Main Street, #220A</u> <u>Columbus, OH 43215-5661</u> <u>Stephen Bryant (614) 707, 6022</u>	2.
3. <u>No. of Employees: 2 members</u>	4.

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

SIGNATURE OF AFFIANT

Melva C. Williams-Argaw

Sworn to before me and signed in my presence this 28 day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

James Light

My Commission Expires

Jan 28, 2020

