

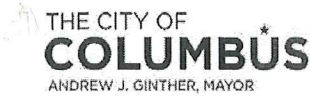
SITE DATA TABLE - SUBAREA A:

TOTAL SPACES:	
PARKING LANE:	010-020048, 010-020194, 010-020195
RECREATING AREA:	010-010176, 010-020023, 010-020088
RECREATING AREA:	7261 SF, 12,200 SF, + 3,624 SF, +
RECREATING AREA:	4,370 SF, 1,000 SF, 1,117 SQ. FEET
CONCRETE DRIVEWAY:	AREA (773-147)
PROPOSED DRIVEWAY:	CONCRETE DRIVEWAY
TOTAL SITE AREA:	6,509 SF, AC. (25,849 S.F.)
NO. BUILDINGS:	2 BUILDINGS
BUILDING COVERAGES:	1,440 SF, (57.1% OF COVERAGE)
REAR YARD AREA:	9,480 SF, (36.5%)
PARKING SPACES:	PRV (774)
RECREATION:	15 SPACES / PARKING UNIT = 22 X 13.5 =
TOTAL SPACES REQUIRED:	35 SPACES
COMPLETMENT:	30 SPACES
RETAIL:	46 SPACES
TOTAL:	76 SPACES
TOTAL SPACES PROVIDED:	76 SPACES
RECREATION SPACES PROVIDED:	18 SPACES
RECREATION SPACES PROVIDED:	157 SPACES

SITE DATA TABLE - SUBAREA B:

TOTAL SPACES:	
PARKING LANE:	CONCRETE DRIVEWAY
RECREATING AREA:	5,000 SQUARE
RECREATING AREA:	REAR YARD AREA
CONCRETE DRIVEWAY:	REAR YARD AREA
TOTAL SITE AREA:	1,444 SF, (57.1%)
NO. BUILDINGS:	1 BUILDING
BUILDING COVERAGES:	1,444 SF, (73.8% OF COVERAGE)
REAR YARD AREA:	9,480 SF, (36.5%)
PARKING SPACES:	PRV (774)
RECREATION:	15 SPACES / PARKING UNIT = 22 X 13.5 =
TOTAL SPACES REQUIRED:	35 SPACES
COMPLETMENT:	46 SPACES
RETAIL:	76 SPACES
TOTAL:	112 SPACES
TOTAL SPACES PROVIDED:	112 SPACES
RECREATION SPACES PROVIDED:	18 SPACES
RECREATION SPACES PROVIDED:	157 SPACES

STREET: TREES SHOWN IN PUBLIC RIGHT-OF-WAY ARE SUBJECT TO APPROVAL OF CITY



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: CV17-083

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

Date

12/26/17

Attorney: _____ (Donald Plank, Plank Law Firm) Date _____

Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 12-26-17

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

CV17-083, 1117 Oak Street and 156 S. Ohio Avenue, Columbus, OH 43205

The site is a total area of 0.645 +/- acres with 0.587 +/- acres (Subarea A) at the southeast corner of Oak Street and South Ohio Avenue and 0.058 +/- acres (Subarea B) located south of Subarea A, on S. Ohio Avenue, south of Elliott Alley (16'). The site is zoned ARLD, Apartment Residential Low Density (Z73-197). Residential uses in the area include a broad range of uses including single-family, two-family, and multi-family uses, as well as commercial uses. A zoning variance (CV17-063) for new townhouses at 1112 Oak Street (CV17-063) at the northeast and northwest corners of Oak Street and S. Ohio Avenue, directly across the street from this site, was recently approved at Columbus City Council.

Applicant proposes to develop Subarea A with a new three (3) story building with ground level commercial uses and two (2) ground level apartments and second and third floor apartments with ten (10) units on each floor. The ground level commercial space is for retail and restaurant uses. Subarea A parking will be provided with 24 on-site parking spaces. On-street parking is also available. Also in Subarea A, an existing single story building will be renovated for restaurant use. Subarea B is located south of Elliott Alley (16') and is proposed to be developed with a two (2) family dwelling. While the proposed Subarea B parcel meets the lot of record date for a two-family dwelling in the ARLD, it doesn't meet certain ARLD development standards and the use is cited as a variance to conform a two-family use as a permitted use rather than by exception. A site plan ("Site Plan") depicting the proposed development is submitted with this application.

The site is located in the Near East Area Commission and is part of the Near East Area Plan ("Plan") area. The Plan encourages a mix of land uses and development of new housing. The proposal meets these objectives, in addition to being a substantial investment in the neighborhood.

Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not also need variances. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated way, as proposed.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District use, to permit the use of Subarea A with mixed uses in a new three (3) story building consisting of 22 dwelling units, 6,933 square feet of retail (4,733 SF) and restaurant (2,200 SF) commercial uses, and a 980 SF

seasonal patio, and to permit the change of use of a 5,624 SF building for restaurant use, all in Subarea A, and to permit a two-family dwelling on Subarea B, as depicted on the Site Plan.

2). Section 3309.14, Height Districts, to permit the height of the new three (3) story building in Subarea A to be 40 feet in the H-35 Height District, as measured in Section 3308.08, Letter H, Height.

3). Section 3312.21(A)(2),(D)(1), Landscaping and Screening, to reduce the minimum soil area and radius for one (1) parking lot tree in Subarea A (west side of Oak Street driveway) from 4' and 145 SF to 2.7 feet and 98 square feet, to reduce a landscaping island (east side of Oak Street driveway) with two (2) interior parking lot trees from 290 square feet to 175 square feet, to reduce the east parking setback in Subarea A from four (4) feet to 1.5 feet, and to permit three (3) foot tall parking lot screening of residentially zoned property in Subarea A.

4). Section 3312.27(3), Parking Setback Line, to reduce part of the Oak Street parking setback (west side of Oak Street driveway) from ten (10) feet to 5.6 feet.

5). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 157 spaces for Subarea A to 24 spaces, for 22 dwelling units, 6933 square feet of commercial use, consisting restaurant (4,733 SF) and retail (2,200 SF), and the change of use of a 5,624 SF building for restaurant use with a 980 SF seasonal patio.

6). Section 3312.53(B), Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0).

7). Section 3321.05(B)(2), Vision Clearance, to reduce the 30' clear vision triangle at the intersection of S. Ohio Avenue and Oak Street to 0'x0', the parking lot driveway intersection clear vision triangle on Oak Street from 10'x10' to 5'x5' and the 10'x10' clear vision triangle at the southwest corner of Subarea A and Elliott Alley from 10'x10' to 5'x5', all on Subarea A, and on Subarea B to reduce the 10'x10' clear vision triangle at the northwest corner of Subarea B and Elliott Alley from 10'x10' to 6'x6'.

8). Section 3321.07(B), Landscaping, to reduce additional trees at the rate of one (1) tree per 10 dwelling units on Subarea A from three (3) trees for 22 dwelling units to zero (0) trees.

9). 3333.09, Area Requirements, to permit a two-family dwelling on Subarea B by reducing required lot width from 50 feet to 45 feet.

10). 3333.11, ARLD Area District Requirements, to reduce required lot area from 2,500 SF of lot area per dwelling unit to 1,980 square feet and 1,263 square feet per dwelling unit for 22 dwelling units and two (2) dwelling units on Subarea A and Subarea B, respectively.

11). 3333.15(C), Basis of Computing Area, to increase lot coverage from 50% to 60% and 72% for Subarea A and B, respectively.

12). 3333.18(D), Building Lines, to reduce the Oak Street building setback line from ten (10) feet to two (2) feet for Subarea A, and to reduce the S. Ohio Avenue building setback from ten (10) feet to zero (0) feet and four (4) feet for Subarea A and B, respectively.

13). 3333.22, Maximum Side Yard Required, to reduce total side yard from 16 feet to two (2) feet for Subarea A.

14). 3333.23, Minimum Side Yard Permitted, to reduce the minimum side yard from 6.66' (3 story building) to zero (0) for Subarea A and from five (5) feet to four (4) feet for Subarea B.

15). 3333.24, Rear Yard, to reduce rear yard from 25% of Subarea B lot area to 0%.

02-20-18



CV17-083
1117 Oak Street
Approximately 0.65 acres



CV17-083
1117 Oak Street
Approximately 0.65 acres

THE CITY OF
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: CV17-083

Address: 1117 OAK STREET, COLUMBUS, OH 43205

Group Name: NEAR EAST AREA COMMISSION

Meeting Date: MARCH 8, 2018

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

☒ Approval

☐ Disapproval

NOTES:

Vote: 10-1-1

Signature of Authorized Representative: Kathleen J. Bully

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

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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 Number: CV17-083

STATE OF OHIO
COUNTY OF FRANKLIN

Donald Plank (Plank Law Firm)

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 411 E. Town Street, 2nd Floor, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. S&S Meat Purveyors, Inc. 1117 Oak Street Columbus, Ohio 43205 # of Columbus Based Employees: 2 Contact: Allen W. Scott (614) 371-0650	2. Oak Grocery, LLC 1117 Oak Street Columbus, Ohio 43205 # of Columbus Based Employees: 2 Contact: Allen W. Scott (614) 371-0650
3. Gallas Zadeh Development, LLC 245 East First Avenue Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Gregg Gallas (614) 545-3679	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 26th day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018
My Commission Expires

Notary Seal Here



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

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Please make checks payable to the Columbus City Treasurer