

CV18-002 FINAL RECEIVED 5/16/18 PAGE 1 OF 1

*Jouet Boulch*  
ARCHITECT

ARCHITECT 5/16/18

12/10/17  
1503-1505 NORTH FOURTH  
COLUMBUS OHIO  
SHEET 1



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: CV 18-002

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):

Proposed is residential, and the glazing requirements for commercial are not really applicable for a residential project. The sideyard setbacks we're proposing for other residences in this area, and we meet the minimum sideyard & lot coverage requirements. We think this is an appropriate use for the neighborhood as there are numerous examples within the block.

Signature of Applicant

*Julius Mello*

Date

*1/16/18*

**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

Zoned C4/R4 Rezone to R4 for both lots  
Parcel numbers 010-038780 and 010-019475  
University Impact District  
Neighborhood Commercial Overlay.  
Lot area 8206 sf  
Far .45  
Rear yard 3948.8 sf  
4 parking spaces required, 6 provided.

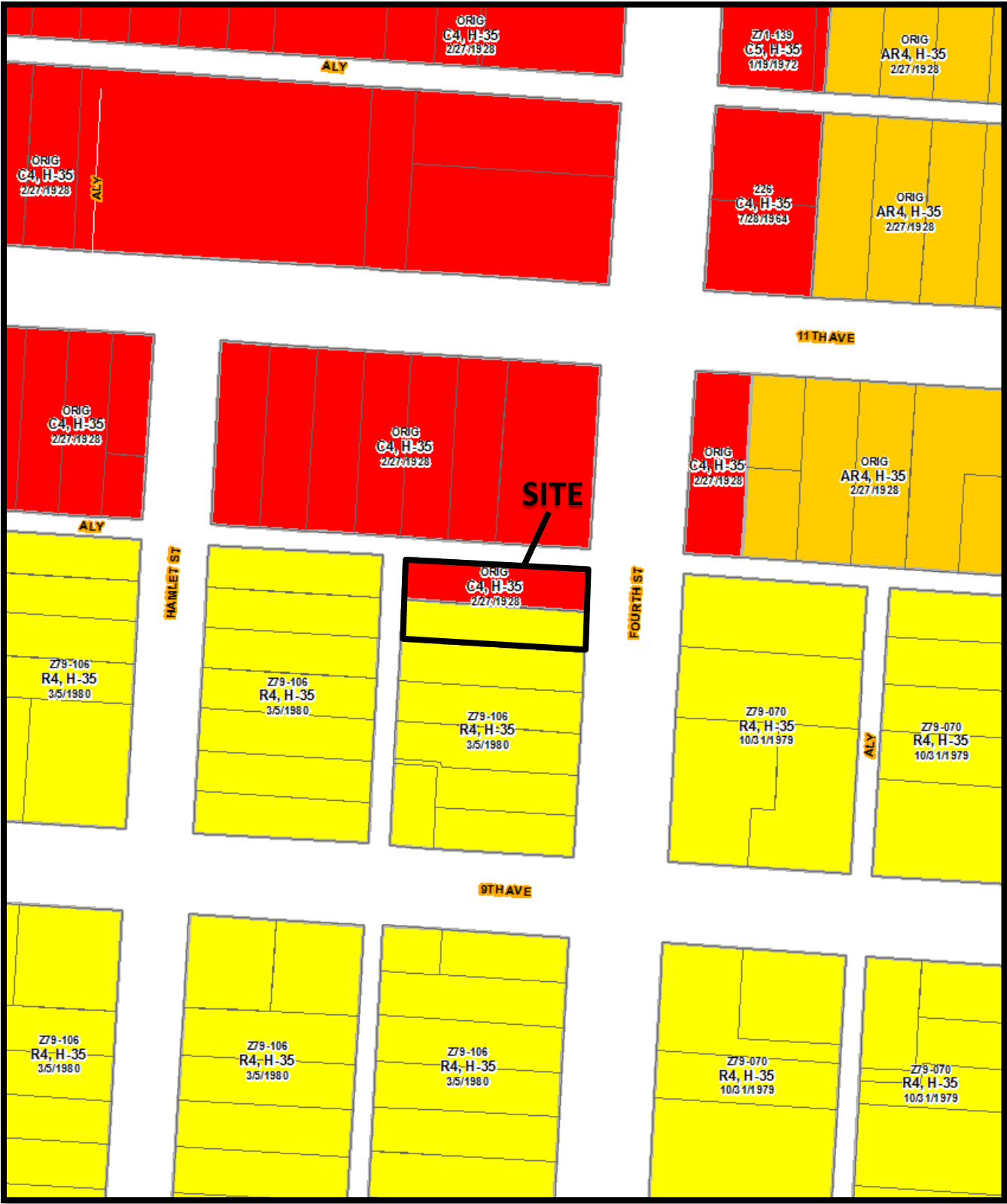
Variances Required

3325.241(d) 509 sf total area with 92.46 sf of glass or 18% in lieu of 60% required.

3325.241 (E) (3) 569.5 sf total area with 95.48 sf of glass or 16.7 % in lieu of 25% required.

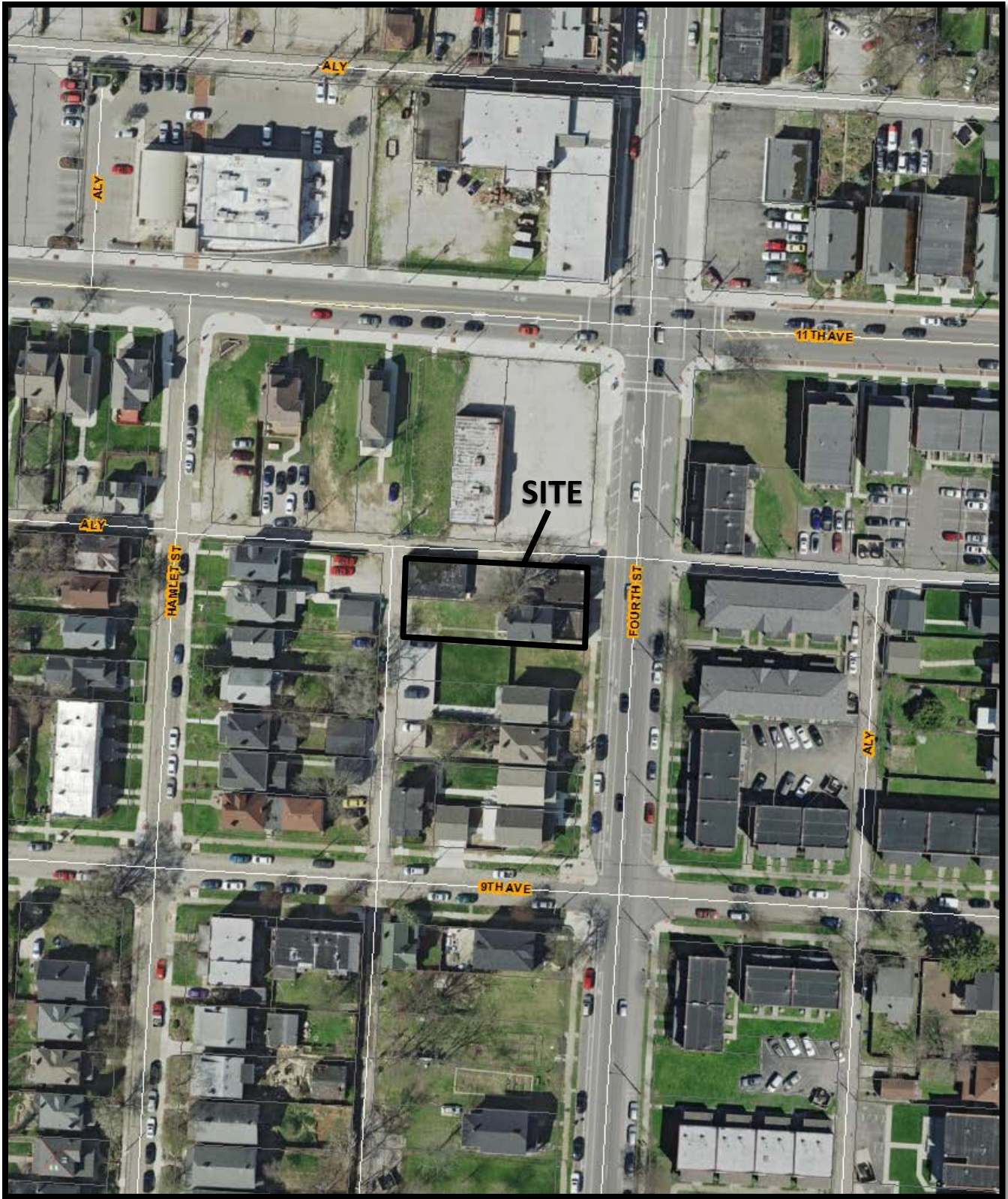
3332.25 Maximum side yard To allow for maximum side yard of 10'-4" in lieu of 12' required.

CU 18-002



CV18-002  
1503 & 1505 North Fourth Street  
Approximately 0.18 acres





CV18-002  
1503 & 1505 North Fourth Street  
Approximately 0.18 acres



City of Columbus  
Mayor Andrew J. Ginther

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**University Area Commission**

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

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Lauren Squires

Steve Volkmann

Tom Wildman

TO: Michael Maret  
111 N. Front Street  
Columbus, OH 432215  
Ph: 614-645-2749  
[mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

RE: CV18-00: Re-Zoning 1503-1505 North Fourth Street  
Z18-001: Combining parcels

Mike:

April 18, 2018

This letter is to inform you that on March 21, 2018, the University Area Commission voted to approve the rezoning and variances for the properties located at 1503-1505 N. 4<sup>th</sup> Street.

The project proposes to combine 2 parcels on N. 4<sup>th</sup> St. (*one lot is R-4; the other is C4*) into a single R-4 parcel for a proposed 3-unit townhouse.

Required variances are as listed involve side yard setback & required glass area due to the commercial overlay zoning:

1. Section 3325.241(D), Building Design Standards: to permit 18% glass (92.46 SF) instead of the required 60% (509 SF).
2. Section 3325.241(E), Building Design Standards: to permit 16.7% glass (95.48 SF) instead of the required 25% (569.5 SF).
3. Section 3332.25, Max. Side Yards required: to permit maximum side yard of 10'-4" instead of the required 12 FT.

There was initially concern over losing another neighborhood commercial node. But the applicant met with the Weinland Park Housing Committee to discuss this and received their approval for the proposed project. There were questions as to why the Urban Commercial Overlay's glass requirements applied to this project since it was being rezoned to residential. (*This is still not completely understood*). The Commission was saddened to lose a local art piece – the mural on the side of the garage – once the building would be demolished. There was a request that the mural at least be documented, and possibly re-created elsewhere in the future.

In the end, the UAC felt that the proposed residential townhouses are compatible with the character of the houses along N. 4<sup>th</sup> Street with front porches of adequate depth to accommodate chairs. The plan also provided 2 off-street parking spaces for each unit. The UAC was supportive of the rezoning for this project.

**The vote to approve the above variance request was: For – 12; Against – 0; Abstentions – 0.**

Respectfully Submitted,  
Susan LM Keeny

Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

zoning case no. property address hearing date applicant  issue date	<b>RECOMENDATION</b> <b>CV18-002</b> <b>1503-1505 NORTH 4<sup>TH</sup> STREET</b> <b>APRIL 19, 2018</b> <b>JULIE BULLOCK (JULIE BULLOCK ARCHITECTS)</b>  <b>APRIL 20, 2018</b>
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*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 (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.*

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

**Variance or Zoning Change Request**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics       |
| <input type="checkbox"/> Parking Variance    | <input type="checkbox"/> Special permit |
| <input type="checkbox"/> Change of Use       | <input type="checkbox"/> Setbacks       |
| <input type="checkbox"/> Lot Split           | <input type="checkbox"/> Other          |

**TYPE(S) OF ACTION(S) REQUESTED:**

motion by:  motion:  vote:	<b>Mr. Uhas-Sauer / Mr. Grado</b> <b>To support the requested rezoning and variances to advance the proposal for further design review.</b> <b>6-0 to Approve the motion</b>
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**RECOMMENDATION:**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|---|---|--|

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



Daniel Ferdelman  
University Impact District Review Board, Staff



**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: CU18-002

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom S. Sintic  
of (COMPLETE ADDRESS) 3660 Parkway Lane Suite F Hilliard Ohio 43026

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>Tom S. Sintic</u> <u>3660 Parkway Lane Suite F</u> <u>Hilliard, Ohio 43026</u>	2. <u>Don Pritchard</u> <u>3660 Parkway Lane Suite</u> <u>Hilliard, Ohio 43026</u>
3. <u>Khaled Hamed</u> <u>9501 Scioto Darby Creek Rd</u> <u>Hilliard, Ohio 43206</u>	4.

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

SIGNATURE OF AFFIANT Tom S. Sintic

Sworn to before me and signed in my presence this 18 day of January, in the year 2018

Toni L. Quest  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



TONI L. QUEST  
Notary Public, State of Ohio  
My Comm. Expires Sept. 27, 2022  
Recorded in Franklin County