



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CU 18-036

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 attached page.

Signature of Applicant

Date

5/22/18

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

STATEMENT OF HARDSHIPS

To grant a variance of 3332.035 R-3 Residential District to conform an existing four-unit dwelling with reduced development standards because my lending institution will not finance a nonconforming use and I want to retain the existing four-unit dwelling for the property located at 660 S. CHAMPION AVE (43205).

We are requesting a variance on Columbus City Codes of Ordinances in Sections 3312.49, 3332.035, 3332.25, 3332.26,

3312.49 MINIMUM NUMBER OF SPACES REQUIRED

Required: Residential Uses, 4 or more dwelling units require 1.5 parking spots per unit
 $4 \text{ Units} \times 1.5 = 6 \text{ parking spots (18' D} \times \text{9' W)}$

Currently: 5 Spots (28 ft D x 50 ft W)

3332.035 R-3 RESIDENTIAL DISTRICT

Required: Four-unit dwelling is NOT permitted

Currently: Built as 4-unit dwelling in 1919

3332.25 MAXIMUM SIDE YARD PERMITTED

Required: "...sum of the widths of each side yard shall equal or exceed 20% of the width of the lot..."

Currently: $2 \text{ ft (N. Side)} + 5 \text{ ft (S. Side)} = 7 \text{ ft total side yard} / 60 \text{ ft total width of lot}$
12% which is less than 20%

3332.26 (B) MINIMUM SIDE YARD PERMITTED

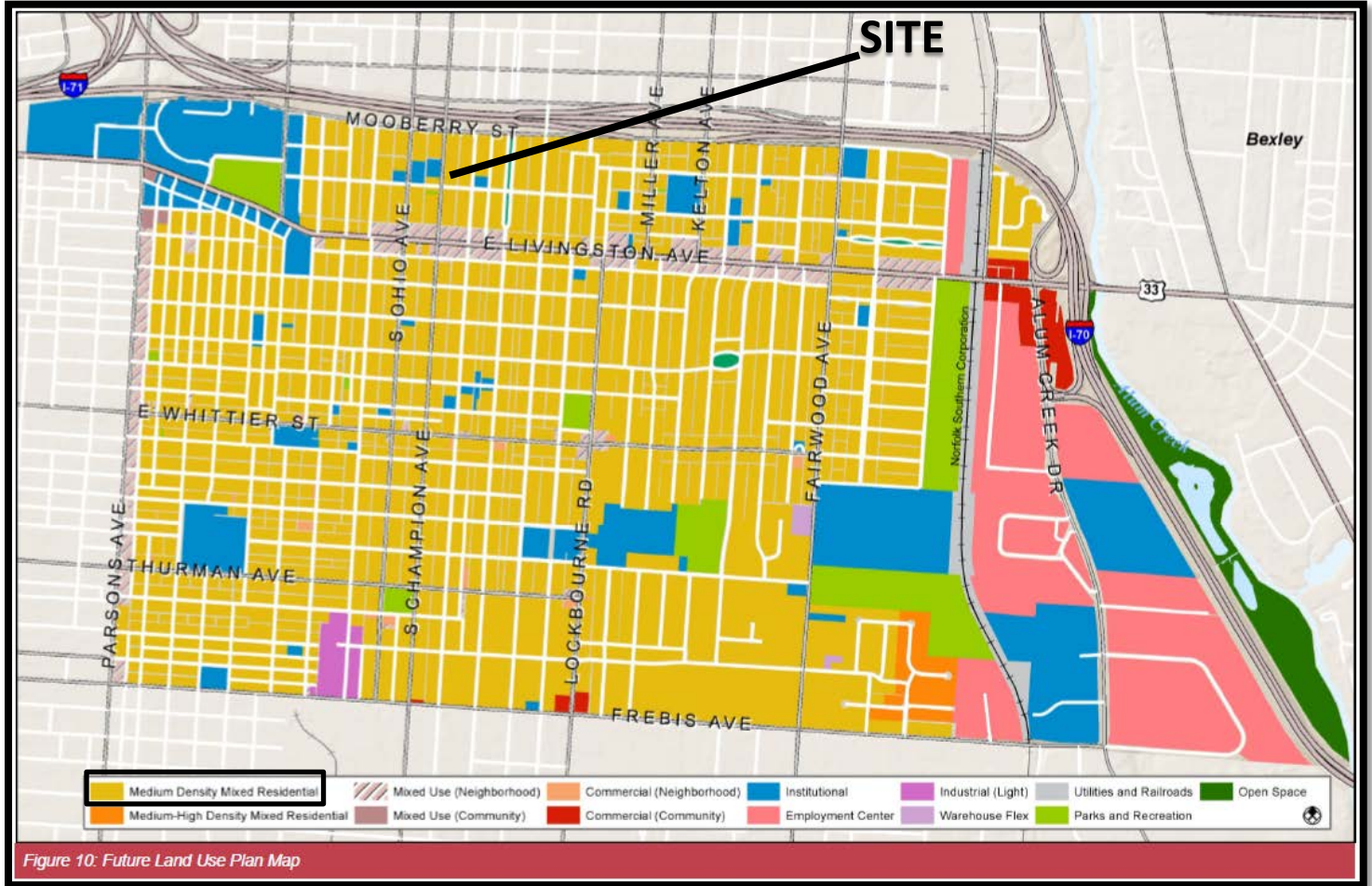
Required: "...in R-3 districts – Five (5) feet..."

Currently: 2 ft north side yard



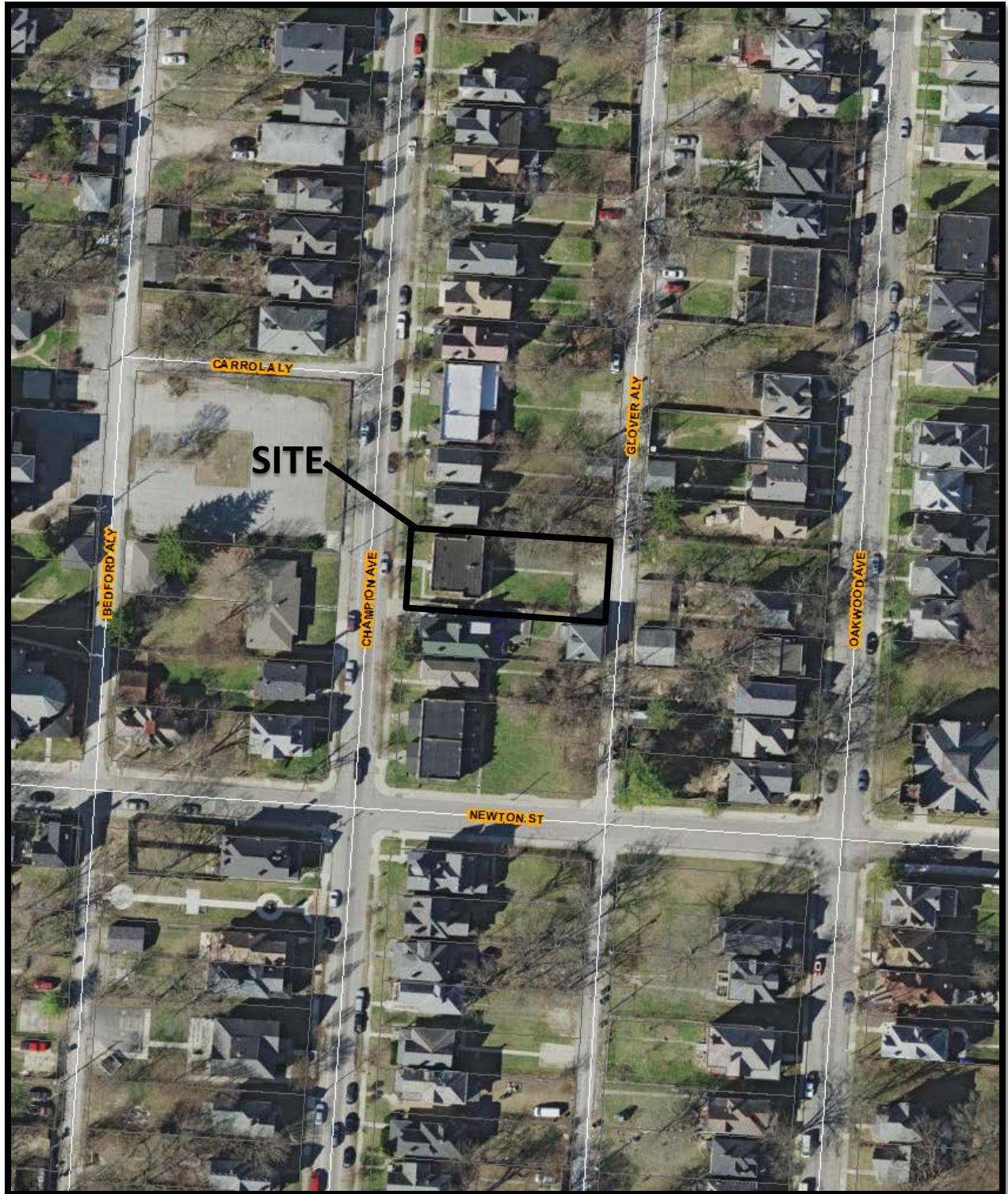
CV18-036
660 South Champion Avenue
Approximately 0.21 acres

Near Southside Plan (2011) - Medium Density Mixed Residential Recommended



Medium Density Mixed Residential - 6 to 10 du*/acre - Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.

CV18-036
660 South Champion Avenue
Approximately 0.21 acres



CV18-036
660 South Champion Avenue
Approximately 0.21 acres

**Standardized Recommendation Form**

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV 18-036

Address:

660 S. Champion Ave Cds 43205

Group Name:

Livingston Ave Area Commission

Meeting Date:

7-17-2018

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

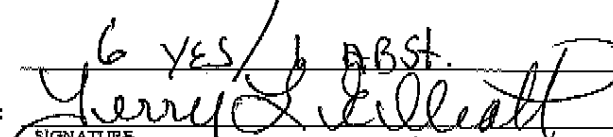
- ☒ Approval
☐ Disapproval

NOTES:

Vote:

6 YES / 1 ABST.

Signature of Authorized Representative:



SIGNATURE

Chair LAVA-C

RECOMMENDING GROUP TITLE

614-596-4418

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, 111 N. Front St., Columbus, OH 43215.

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES COMMISSION

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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 660 South Champion Avenue

Old Oaks Historic District

APPLICANT'S NAME: Kyle G. Davis & Gary J. Holt (Applicant) Old Town Builders, LLC./Kyle G. Davis (Owner)

APPLICATION NO.: 18-6-18

STAFF APPROVAL DATE: 6-18-2018

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

☐

Rezoning

☒

Parking Variance

☐

Change of Use

☐

Lot Split

☐

Special permit

☒

Setbacks

☒

Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Approval of Application 18-6-18, 660 South Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications noted:

Request for Variance Recommendation

1. 3312.43 Required Surface for Parking
Required: "...hard surface other than gravel..."
Currently: Gravel
2. 3312.49 Minimum Number of Spaces Required
Required: Residential Uses, 4 or more dwelling units require 1.5 parking spots per unit
4 Units x 1.5 = 6 parking spots (18 ft D x 9 ft W)
Currently: 5 spots (28 ft D x 50 ft W)
3. 3332.035 R-3 Residential District
Required: four-unit dwelling is NOT permitted
Currently: Built as 4-unit dwelling in 1919
4. 3332.25 Maximum Side Yard Permitted
Required: "...sum of the widths of each side yard shall equal or exceed 20% of the width of the lot..."
Currently: 2 ft. (N.Side) + 5ft. (S.Side) = 7 ft total side yard / 60 ft total width of lot
12% which is less than 20%



5. 3332.26 (B) Minimum Side Yard Permitted
Required: "... in R-3 districts – Five (5) feet..."
Currently: 2 ft north side yard

RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

☐ NO ACTION TAKEN

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

Historic Preservation Office

COT

Historic Preservation Office

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

TEXAS
STATE OF ~~OHIO~~
COUNTY OF ~~FRANKLIN~~ Harris

APPLICATION #: CU 18-036

Being first duly cautioned and sworn (NAME) Kyle G. Davis
of (COMPLETE ADDRESS) 185 Miller Ave, Columbus, OH 43205
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. Olde Town Builders, LLC (100%) 185 Miller Ave Columbus, OH 43205 0 Employees Kyle G. Davis (Owner) - 614.706.0246	2.
3.	4.

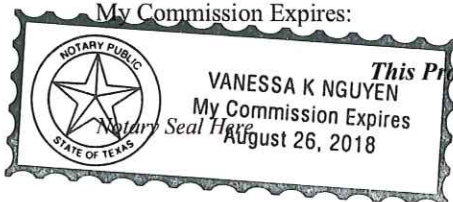
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



VANESSA K NGUYEN
My Commission Expires
August 26, 2018

*This Project Disclosure Statement expires six months after date of notarization.***PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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