



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 #: CV18-071

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

Date

8-27-18

Jay E. Michael, Attorney

David B. Perry, Consultant

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

88 W. Frankfort Street, Columbus, OH 43206

Council Variance # CV18-071

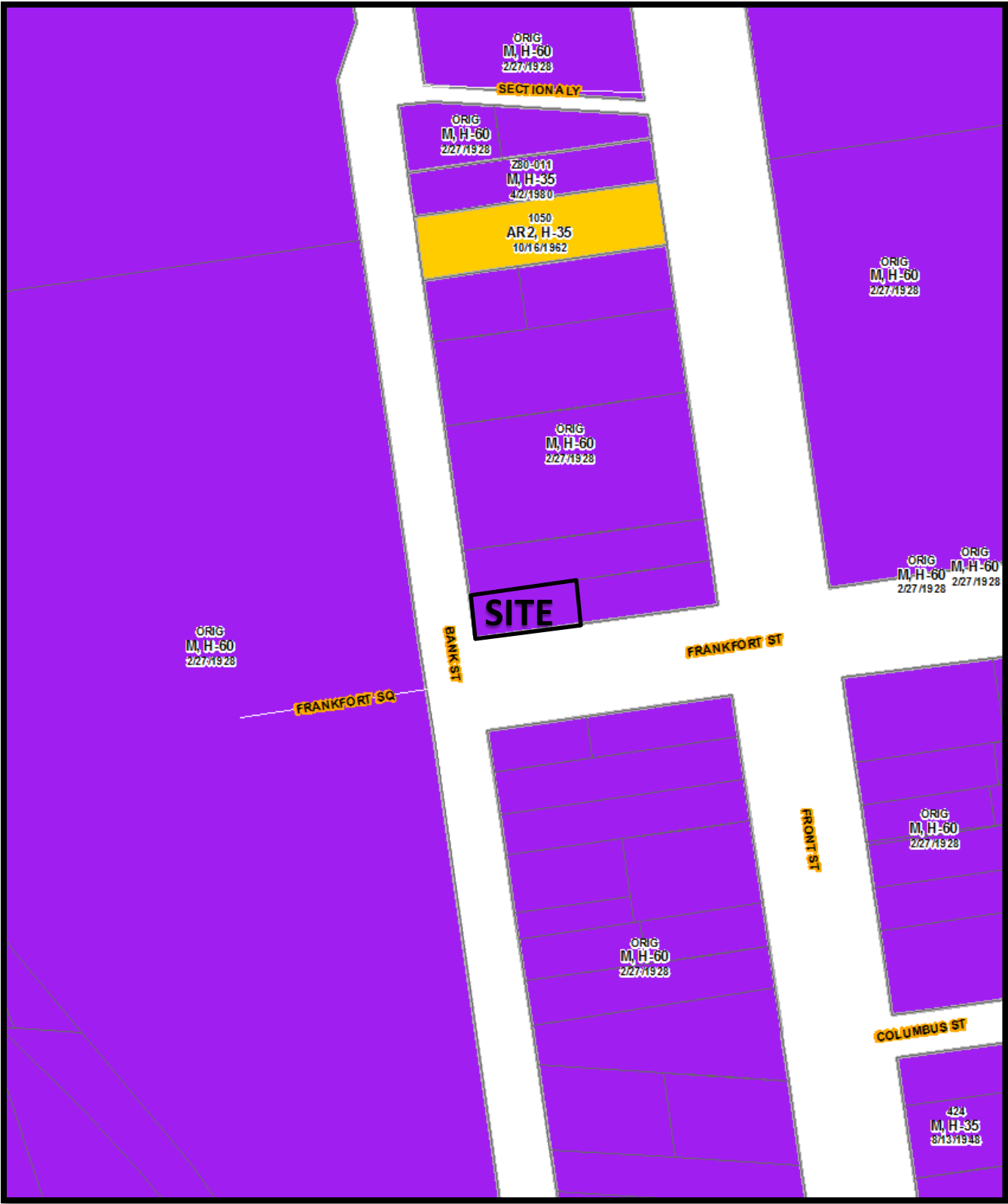
The site is located at the northeast corner of W. Frankfort Street and Bank Street. It is in the Brewery District Commission and is zoned M, Manufacturing. The site is developed with a deteriorated single family dwelling. Applicant proposes to renovate the existing structure as two (2) dwelling units, as depicted on the site plan, floor plan and building elevations. The two (2) dwelling units are one (1) bedroom units.

Large areas of housing in the Brewery District are zoned M, Manufacturing. There have been many variances to permit new housing, changes of use and to conform existing residential uses. The site is located in the "Transitional Tier", as noted in the Brewery District Plan (1992) ("Plan"). The Plan recommends Frankfort Street as the southern border of high density redevelopment. The subject site is north of Frankfort Street and there have been residential redevelopment projects south of Frankfort Street since 1992. The Brewery District Plan supports residential uses and recognizes urban density.

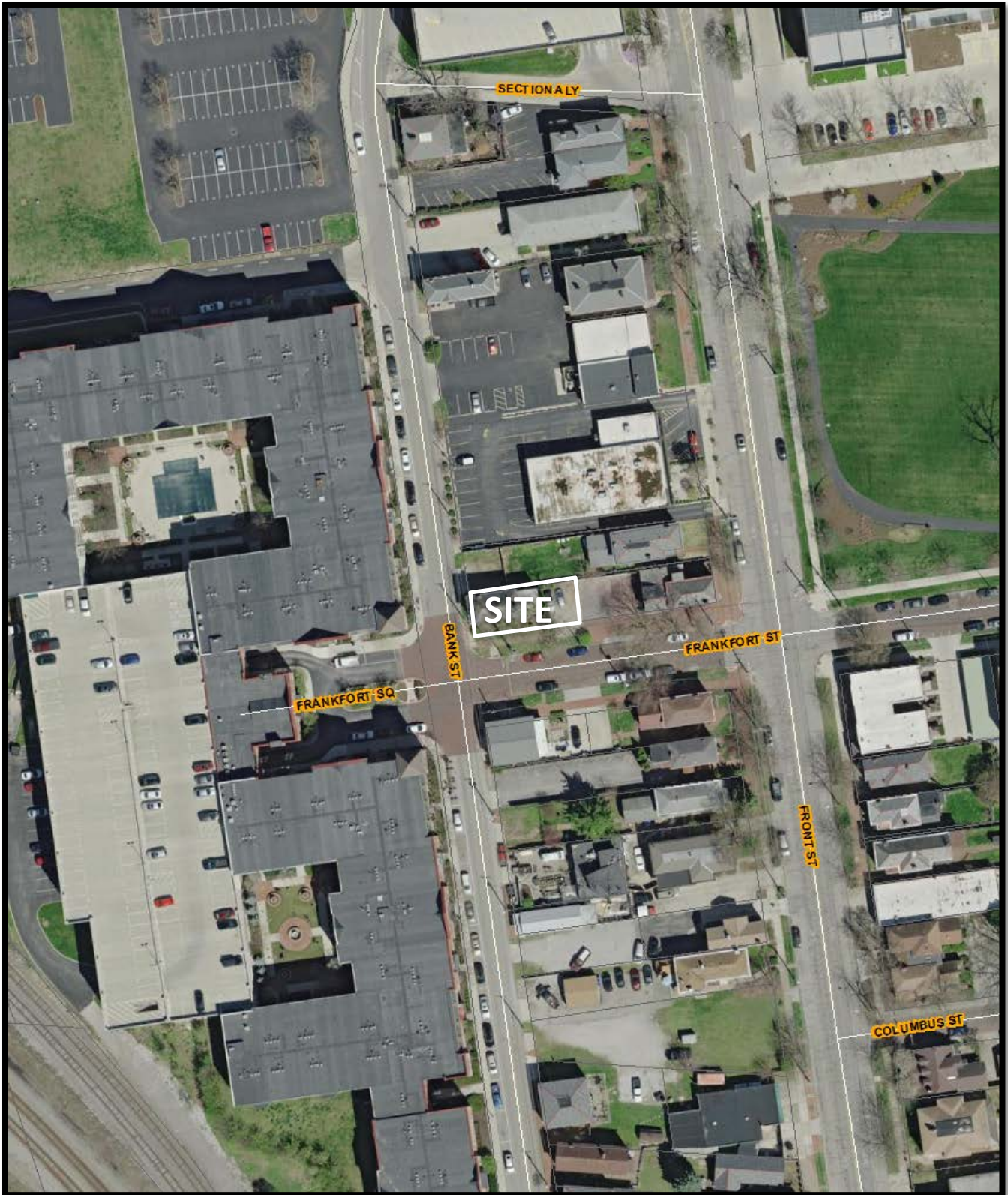
Applicant has a hardship in that the only way to permit a two (2) dwelling unit building in the M, Manufacturing District is by variance. There is no zoning district to which the site could be rezoned and not also need variances. The Brewery District Plan speaks to rezoning portions of the Brewery District to encourage residential or mixed use development and to address the many non-conforming residential uses in the M District, but this should be addressed as an area rezoning initiated by the City of Columbus.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing Districts, to permit two (2) dwelling units.
- 2). Section 3312.25, Maneuvering, to reduce maneuvering for three (3) 90 degree parking spaces from 20 feet to 10 feet and to permit maneuvering in part of the Frankfort Street parking setback, as depicted on the Site Plan.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from four (4) spaces to three (3) spaces for a two (2) dwelling unit building.



CV18-071
88 West Frankfort Street
Approximately 0.06 acres



CV18-071
88 West Frankfort Street
Approximately 0.06 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 88 West Frankfort Street

APPLICANT'S NAME: Dave Perry, Dave Perry Company Inc. (Applicant)
Frankbank, LLC c/o Jay Michael (Owner)

APPLICATION NO.: 18-10-7a

COMMISSION HEARING DATE: 10-4-18

The Brewery District 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 Variance Request #18-10-7a, 88 West Frankfort Street, as submitted.

Variance Request

- C.C. 3363.01 – To allow a two unit dwelling in a manufacturing district.
- C.C. 3312.49 – To reduce the number of parking spaces to three for the two unit dwelling (4 spaces required), with an extension of the existing curb cut of no less than 8'.

MOTION: Pongonis/Hunt (4-1-0) RECOMMENDED [Moore opposed].

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
Historic Preservation Officer



HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 88 West Frankfort Street

APPLICANT'S NAME: Frankbank, LLC/Dave Perry (Applicant)

Jay Michael, Frankbank, LLC (Owner)

APPLICATION NO.: 18-11-5a

COMMISSION HEARING DATE: 11-1-18

The Brewery District 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 Variance Request #18-11-5a, 88 West Frankfort Street, as submitted, with all clarifications noted.

Variance Request

- C.C. 3363.01 – To reduce maneuvering for three (3) parking spaces to 10 feet (20' required) and to allow maneuvering in the Frankfort Street parking setback.
- C.C. 3312.49 – To reduce the number of parking spaces for the two dwelling units to 3 spaces (4 parking spaces required).

MOTION: Pongonis/Hugus (6-0-0) RECOMMENDED.

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.


James A. Goodman, M.S.
Historic Preservation Officer



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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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.

APPLICATION #: CU18-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jay E. Michael, Esq.
of (COMPLETE ADDRESS) 729 South Front Street, Columbus, Ohio 43206
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. Frankbank, LLC 729 South Front Street Columbus, Ohio 43206 Number of Columbus-based Employees: Zero (0) Contact: Jay E. Michael, 614.443.6262	2. _____ _____
3. _____ _____	4. _____ _____

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

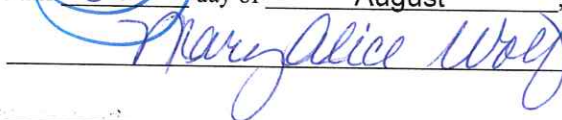
SIGNATURE OF AFFIANT



Jay E. Michael

Subscribed to me in my presence and before me this 27th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC



MaryAlice Wolf

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.

MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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