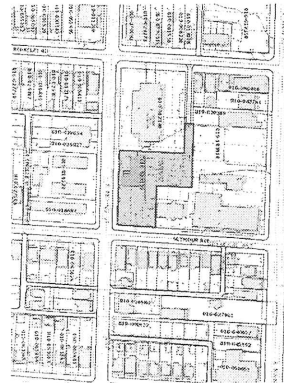
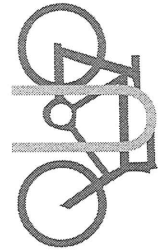
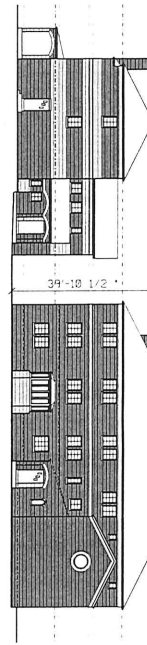
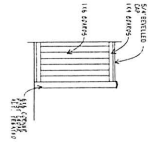


DUMPSTER
ENCLOSURE

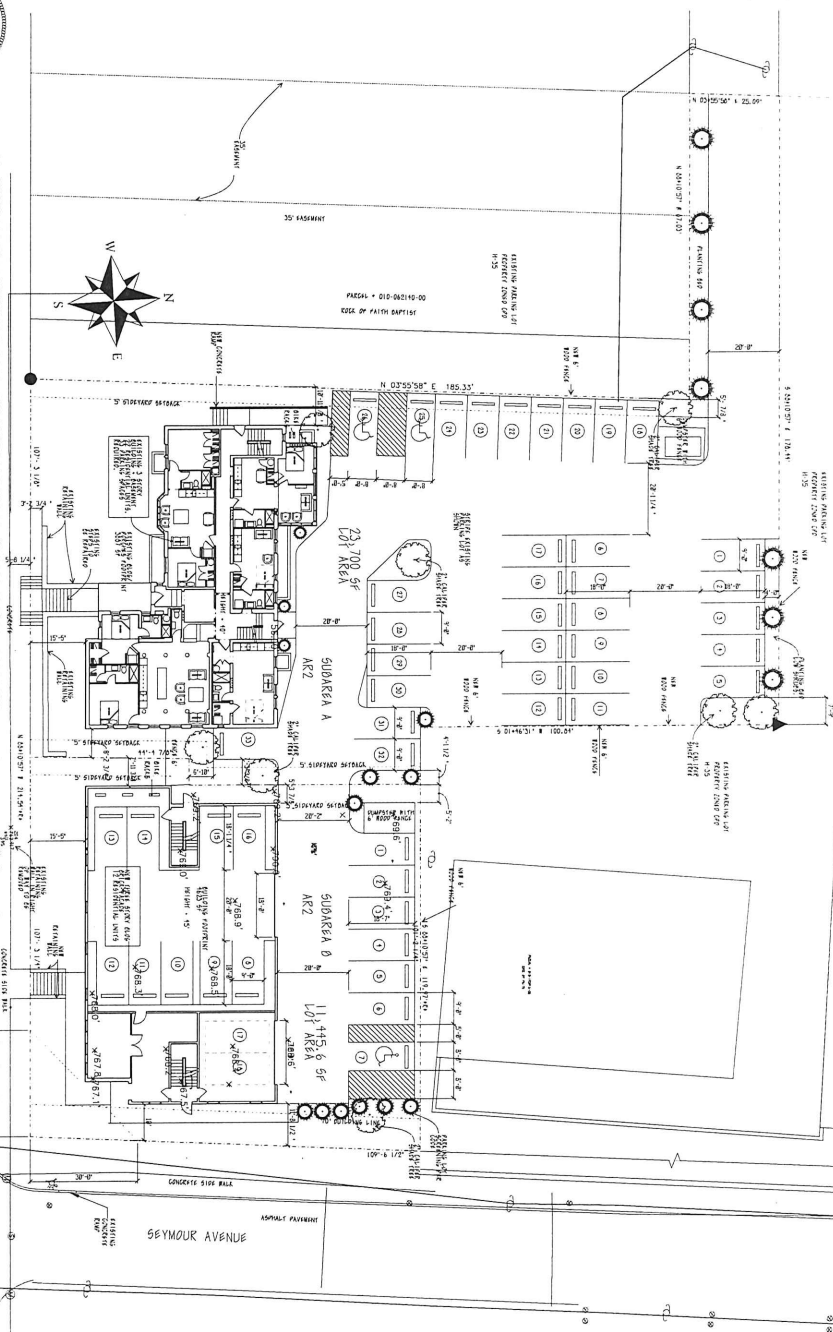
[illegible]

SITE DATA TABLE

SUBAREA A	
TOTAL SITE AREA: 23,700 SF	
PRE-DEVELOPED IMPERVIOUS AREA (BULDINGS AND PAVING): 19,932 SF	
POST-DEVELOPED IMPERVIOUS AREA (BULDINGS AND PAVING): 18,185.5 SF	
TOTAL NEW DISTURBED AREA: 0.00 SF (-1745.5 SF)	

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

Juliet Brulace
1.27.19

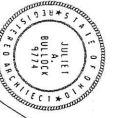


EAST MOUND STREET

PROPOSED
SITE PLAN
SCALE: 1/16"

1640 EAST MOUND STREET
COLUMBUS OHIO

Final Site Plan Received 1/27/19 CV18-080





DEPARTMENT OF BUILDINGS
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 #: CV18-080

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

Signature of Applicant

Date

9/22/18

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 Hardship

1640 East Mound Street

These are very minor variances and will not modify the essential character of the neighborhood. A portion of this project is an existing building which at one point a boarding house and we are proposing less bedrooms than was in the existing building. There are similar multifamily properties in this neighborhood, in fact there is an existing apartment complex across the street, so this is a similar use to that which is existing. We are not proposing any parking variances, and will be revitalizing an abandoned building, so this proposal will have minimal impact to the neighborhood. Several of the variances are to maintain that which is existing including front yard setback for the retaining walls. The side yard setback variance allows us to have an ADA ramp to make the building accessible. Other setbacks are similar to that which is prevalent in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this building aware of the zoning variances, but also with the knowledge that similar projects exist in the neighborhood.

Variance List:

1640 E. Mound Street: Subarea A

Current Zoning R-3 // Proposed Zoning AR-2

Lot Area 23,700 sf

Building Footprint 3887 sf (Existing Building)

Proposed: 22 Residential units, 33 parking spaces

23700 lot area /22= 1077.3 sf/dwelling unit. (600 sf/dwelling unit is required)

Proposed rear yard 15,665 sf

Variances:

3333.18 Building line: To allow the existing retaining wall to have a setback of 0".

3333.22 Maximum side yard required. To allow the maximum side yard to be 10' in lieu of the 16' required by code.

1640 E. Mound Street: Subarea B

Current Zoning R-3 // Proposed Zoning AR-2

Lot Area 11,445.6 sf (Proposed building)

Building Footprint 4623 sf

Proposed: 12 residential units, 18 parking spaces

11445.6 lot area/12=953sf/dwelling unit. (600 sf/dwelling unit required).

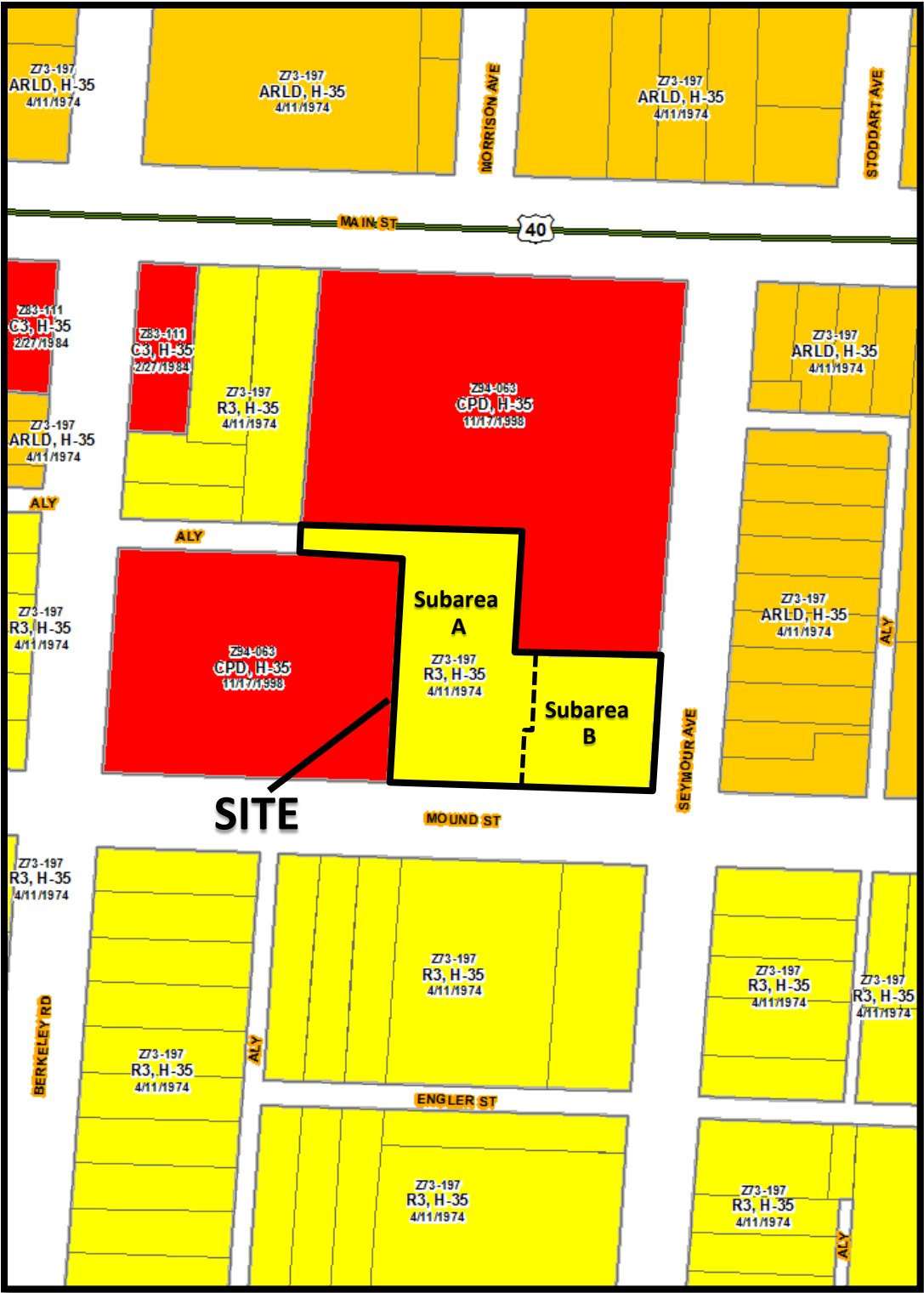
Proposed rear yard 4116 sf

Variances

3333.18 Building line: To allow the existing retaining wall to have a setback of 0' in lieu of the 15' required.

3333.22 Maximum side yard required. To allow the maximum side yard to be 5' in lieu of the 16' required by code.

3333.23(D) Minimum side yard to be 5.32' in lieu of 5.83' feet along the west side yard.



CV18-080
1640 East Mound Street
Approximately 0.81 acres



CV18-080
1640 East Mound Street
Approximately 0.81 acres



Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

CV18-080 / Z18-060

Address

1640 Edmund St. 43205

Group Name

NEAR EAST AREA Commission

Meeting Date

Nov 8, 2018

Specify Case Type

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

Recommendation

(Check only one)

- ☐ Approval
☐ Disapproval

NOTES:

Approval with the stipulation that the marble in the bathroom/shower room be repurposed for kitchen, vanities and restroom usage.

Vote

14-0-0

Signature of Authorized Representative

Matthew D. Bull

Recommending Group Title

CHAIN AREA

Daytime Phone Number

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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DEPARTMENT OF PLANNING
AND ZONING SERVICES**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV18-080STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Marcio Kauffmann
 of (COMPLETE ADDRESS) 2800 W. Ste Rd 84 Ste 118 Fort Lauderdale, FL.
 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>Marcio Kauffmann</u> <u>2800 W. Ste Rd 84 Ste 118</u> <u>Fort Lauderdale Florida</u> <u>33312</u>	2.
3. <u>Christina Souza</u> <u>2800 W. Ste Rd 84 Ste. 118</u> <u>Fort Lauderdale, Florida</u> <u>33312</u>	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
KARALYN GRANT
 Notary Public, State Of Ohio
 My Commission Expires February 21, 2021

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 all checks payable to the Columbus City Treasurer