

Patricia A. McElroy

1 ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

SCALE: 3/16" = 1'-0"



NOTES

- LOT LOCATION - PART OF LOT B JAMES BYRD'S SECOND ADDITION, DEED BOOK 38 PAGE 275
- TOTAL FLOOR AREA PER DWELLING UNIT (AS DEFINED BY CC3303.13) = 2,886 SF
- LOT COVERAGE: 1749 SF / 4,125 SF = 42.40%

DUTCH ALLEY (10' ROW)

BLENKER STREET

PROPOSED 3-STORY SINGLE FAMILY HOME W/ TWO CAR GARAGE, ZONED R2.F.

ROOF ACCESS AREA

COMMON DRIVEWAY (SUREPDE TO COMPLY W/ CC3312.43)

DRIVE ACCESS

ALLEY

Dimensions:

- Overall Building Width: 22'-6"
- Distance Between Homes: 22'-6"
- Overall Building Width: 22'-6"
- Front Yard Setback: 8'-0"
- Side Yard Setback: 3'-0"
- Overall Lot Width: 74'-6"
- Driveway Width: 20'-0"
- Maneuvering Clear: 22'-6"
- Overall Building Length: 39'-7"
- Front Side Yard: 4'-0"
- Side Yard (R/C/P/S/D): 5'-0"

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

NORTHWORKS

1321 E. Thompson Street, Chicago, Illinois 60605
T 312.480.9820 F 312.480.9851 www.mal.com

[illegible]

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STATEMENT OF HARDSHIP

Application #: CV18-051

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

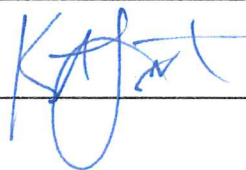
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 STATEMENT AND VARIANCE LIST.

Signature of Applicant



Date

5/22/2018

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, CV18-051, revised 1/27/19

Parcel ID: 010-033497

466 East Blenkner Street (Dutch Alley lot)

The applicant, Ball Alley Properties LLC, intends to develop this property consistent with the density and aesthetic of neighboring properties. This project will result in two high-end single-family homes.

Variance requests for this type of development are both appropriate and common in this neighborhood given the current urban densities and existing conditions of tightly platted lots.

This lot is currently vacant land bordering commercial property.

NO lot coverage, parking, or height variances are requested. Further, though a use variance is requested, the proposal to build two homes on this lot is consistent with the R-2F use, which allows a single family or a two-family unit to be built.

1. **CC 3332.037 – R-2F Residential District.** In an R-2F residential district, an applicant can build one single-family dwelling or one two-family dwelling. Applicant requests a variance to build two single-family dwellings.

The proposal to build two single-family homes on this lot is consistent with the R-2F use. A use variance is required because the two homes will not adjoin one another either horizontally or vertically. If the two homes did adjoin one another, a council variance would not be required. However, in doing so, the neighborhood would get a duplex versus, by all visual appearances, two single-family homes that are complementary in size and appearance with neighboring properties. This proposed use would not adversely affect the surrounding property. Conversely, building a duplex would have a less positive effect on sustaining and increasing property values. The separate units are required to meet the parking requirements of two spaces per unit, to meet the city's and neighbors' objections regarding putting garages facing the street, and to be consistent with the massing of neighboring properties regarding front yard space.

Building two single-family homes versus a duplex will not impair adequate supply of light or air to an adjacent property; unreasonably increase the congestion of public streets; increase the danger of fires; endanger public safety; or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of city residents.

2. **CC 3332.14 – R-2F Area District Requirements.** In an R-2F area district a single-family dwelling shall be situated on a lot of no less than 6,000 square feet and a two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit. Applicant requests a variance to reduce the lot area for two single-family dwellings from 6,000 square feet to 3,750 sq. ft.

Each unit represents 1,875 square feet of lot space. This density is consistent with existing development and the South Side Plan, which, at Policy 1.2, calls for higher densities at Parsons and Livingston Avenues. This lot borders commercial property on Livingston Avenue and is just west of Parsons Avenue. City Planning approved a higher density at this lot in the applicant's previous request to put a single structure of three dwelling units.

3. **CC 3332.19 – Fronting.** Each dwelling shall front upon a public street. Dutch Alley is less than 35 feet in width. Applicant requests a variance to build on this lot.

There are many streets in the neighborhood that are less than 35 feet and a variance is usually approved. This is a lot of record.

4. **CC 3332.25(B) – Maximum Side Yards Required.** The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, but not more than 16 feet need to be devoted. The lot is 75 feet wide. Thus, the sum of the widths is required to be at least 15 feet. Applicant requests a variance to reduce the combined side yard setback from 15 feet to seven feet. *In response to feedback from members of the Schumacher Place Civic Association, the southern side yard has been increased to 4 feet to maximize the amount of space between the building line and property owners to the south. Increasing the distance even more is not possible because the northern building line is now at 3 feet, the minimum allowed while still permitting windows on that side. Decreasing the width of the driveway would negatively impact maneuverability and parking space.*

This variance is a common setback in the neighborhood and a variance is usually approved. Recently, for example, two five-unit dwellings units were approved at 601 S. 9th Street with a combined side yard of zero feet (CV 16-050).

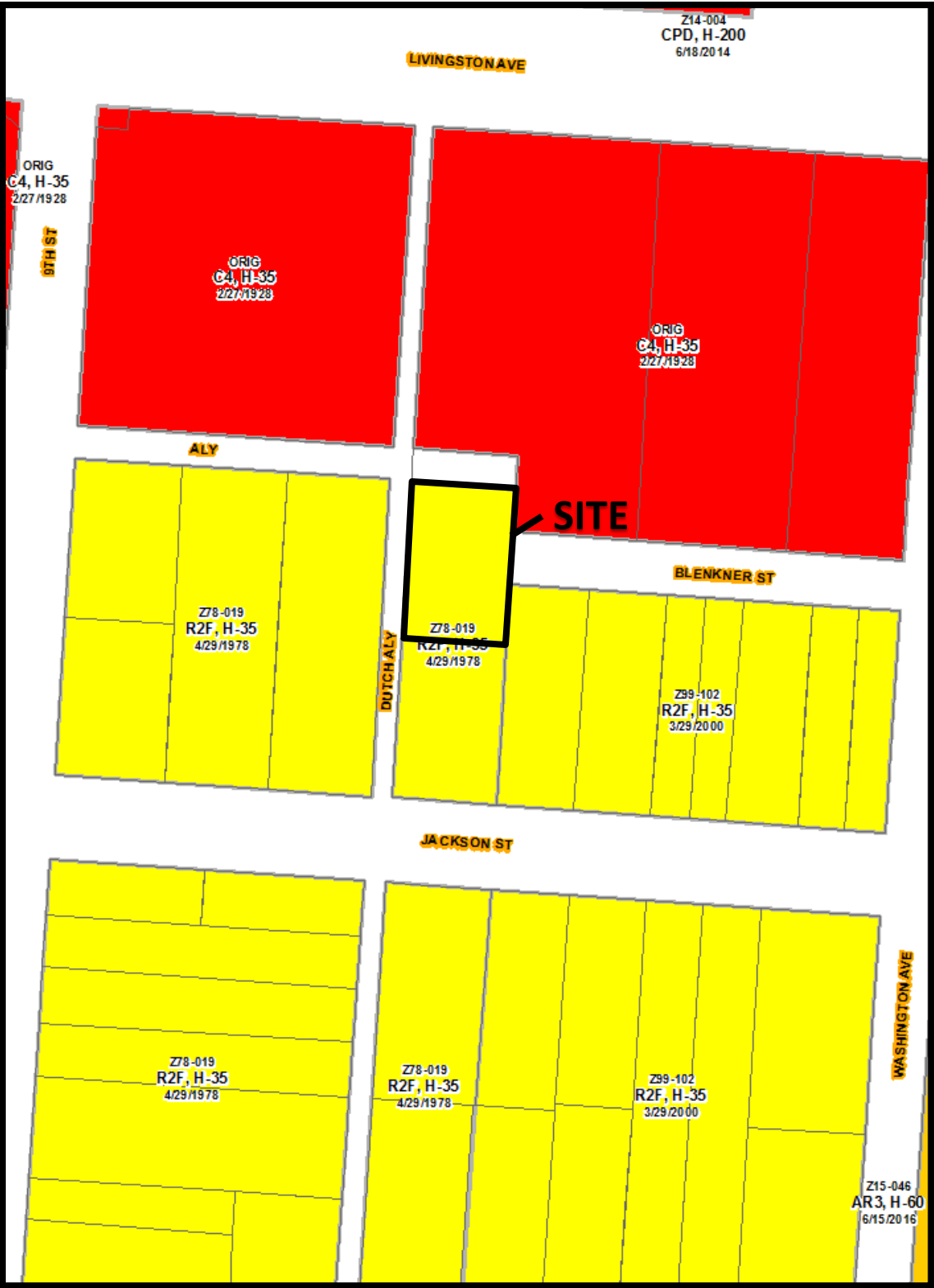
5. **CC 3332.26(F) – Minimum Side Yard Permitted.** The minimum side yard shall be the least dimension between any part of the building and the side lot line, which least dimension shall be, where the building exceeds two and one-half stories in height, not less than one-sixth of the height of the building. The height of these dwellings will be 35 feet. One-sixth of 35 feet is 5 feet 10 inches. Applicant requests a variance to reduce the minimum side yard from 5 feet 10 inches to 3 feet 0 inches on the north and 4 feet 0 inches on the south. *This variance was adjusted in response to feedback from members of the Schumacher Place Civic Association (see above).*

This variance is a common setback in the neighborhood and a variance is usually approved. The Columbus South Side Area Commission recommended approval of this variance in the applicant's previous request to develop this lot.

6. **CC 3332.27 – Rear Yard.** Each dwelling shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. Applicant requests a variance to reduce the rear yard from 25 percent (937.5 feet) to 6 percent (225 feet). In response to feedback from members of the Schumacher Place Civic Association, the amount of space on the east was increased to provide 3 feet of space from the building line to the property line.

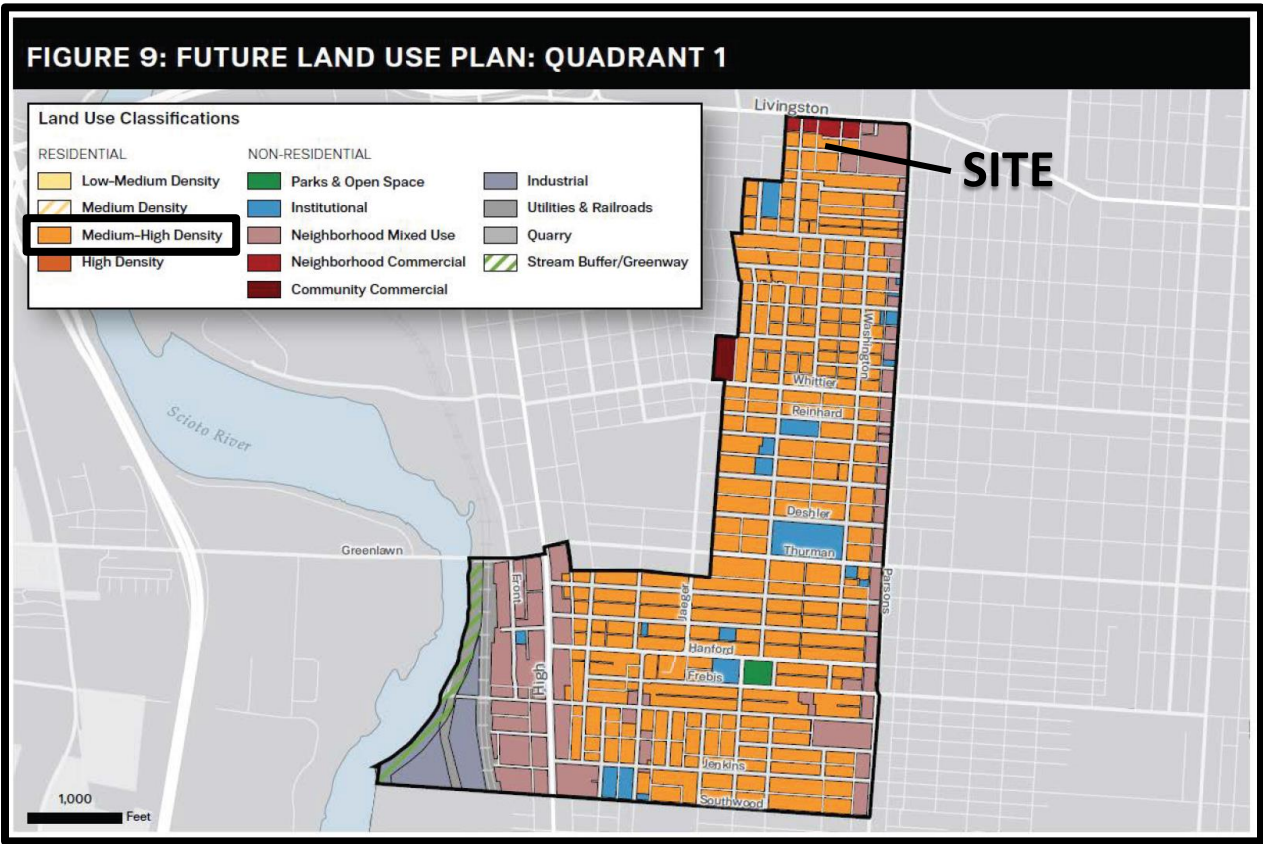
This variance is a common setback in the neighborhood and a variance is usually approved. Schumacher Place Civic Association and the Columbus South Side Area Commission recently recommended approval of this variance for a lot two blocks to the west of this one at 416 Jackson Street (BZA 18-122) as well as for the development at 601 S. 9th Street (variance to zero feet, CV 16-050).

Signature of Applicant  Date 13 May 2019



CV18-051
466 East Blenkner Street
Approximately 0.09 acres

South Side Plan (2014)



CV18-051
466 East Blenkner Street
Approximately 0.09 acres



CV18-051
466 East Blenkner Street
Approximately 0.09 acres

**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:

CV18-051

Address:

446 EAST BLENKNER ST

Group Name:

SOUTHSIDE AREA COMMISSION

Meeting Date:

2/26/2019

Specify Case Type:

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

 Recommendation:
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

SOUTHSIDE AREA COMMISSION

614-285-4901 X1100

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

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	CV18-051
Address	466 East Blenkner Street
Group Name	Schumacher Place Civic Association
Meeting Date	February 5, 2019
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES: All of the variances for this case are supported.

SPCA submits the following comment in regards to variances for sections 3332.037, R-2F Residential District Requirements, and 3332.14, R-2F Area District Requirements: In the general case, SPCA does not support construction of two single-family dwellings on one lot. Nor does it support reducing the lot area requirements for single-family and two-family dwellings below those required in the code. In the case of 466 East Blenkner Street, SPCA supports these variances due to site-specific factors and the proximity of the lot to Livingston Avenue.

Vote	Vote results are attached.
Signature of Authorized Representative	<i>Brenda K. Gischel</i>
Recommending Group Title	Schumacher Place Civic Association
Daytime Phone Number	614-406-2077

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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Schumacher Place Civic Association Variance Voting Results Page

24
Total

Project: 466 East Blenkner Street, CV18-051

3332.037 - R-2F Residential District Requirements

This section allows one single-family dwelling or one two-family dwelling. Applicant requests to build two single-family dwellings.

YES $\frac{12}{6}$ 1 — 0 13
NO 6 1111 = 24

3332.14 - R-2F Area District Requirements

This section requires a single-family dwelling to be on a lot of not less than 6000 sf and a two-family dwelling on a lot of not less than 3000 sf per dwelling unit. Applicant requests to reduce lot area for two single-family dwellings from 6000 sf to 3750 sf.

YES $\frac{12}{6}$ 11 — 0 14
NO 6 1111 = 24

3332.19 - Fronting

This section requires dwellings to front upon a public street. Since Dutch Alley is less than 35 ft wide, the applicant requests a variance to build on this lot.

YES $\frac{12}{6}$ 1111 — 0 18
NO 6 = 24

3332.25(B) - Maximum Side Yards Required

This section requires the sum of the widths of each side yard to equal or exceed 20 percent of the lot width. For this lot, that's 15 ft. The applicant requests to reduce the combined side yard setback to 7 ft.

YES $\frac{12}{6}$ 1111 — 0 16
NO 6 11 = 24

3332.26(F) - Minimum Side Yard Permitted

When a building exceeds two and one-half stories in height, this section requires the minimum side yard to be not less than one-sixth of the height. In this case, that's 5 ft 10 in. The applicant requests to reduce the minimum side yard to 3 ft 0 in on the north and 4 ft 0 in on the south.

YES $\frac{12}{6}$ 1111 — 0 16
NO 6 11 = 24

3332.27 - Rear Yard

This section requires the rear yard be no less than 25 percent of the total lot area. In this case, that's 937.5 sf. The applicant requests to reduce this to 6 percent, or 225 sf.

YES $\frac{12}{6}$ 111 — 0 15
NO 6 111 = 24

12 all yes
6 all no

Council Variance Application

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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 #: CV18-051STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ball Alley Properties LLC, c/o Nathan R. Mellman
of (COMPLETE ADDRESS) 750 Clinton Place, River Forest IL 60305
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. Ball Alley Properties LLC c/o Nathan R. Mellman 750 Clinton Pl River Forest IL 60305 614.805.8191	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 13th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

KRYSTAK MARTIN
Notary Public, State of Ohio
My Comm. Expires 8 November 2023

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