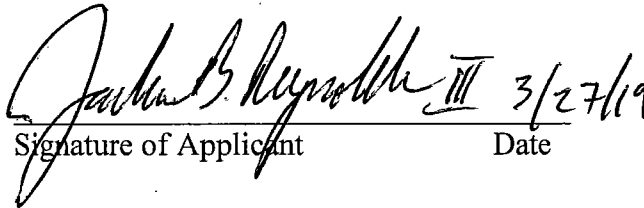


CV19-026  
Statement of Hardship

The applicant is requesting an area variance for the two (2) existing single family homes on the two (2) properties that would reduce the parking space requirements from 2 spaces per unit to 0 for 31 East California Avenue and 2 spaces to 1 for 27 East California Avenue (code section 3312.49(c)) as the lots will be reconfigured to split them off from the new day care operation proposed at 3100 North High Street. The requested parking space variance will only be applicable for residential use of the two (2) properties, commercial redevelopment of the properties would require code compliant site parking. Additional variances are being requested to provide for a legal parking space on 27 East California Avenue. The lots are currently owned under one family ownership and are to be sold as the homes are no longer needed as part of the day care operation. There is ample parking on East California Avenue to provide the necessary parking required for each home. The second variance request is a use variance to allow residential use on the first floor on a property zoned C-4 (code section 3356.05(c)). There are non-conforming homes on each lot that are recognized legal uses but the owner desires to confirm the first floor use of the homes as residential on properties zoned C-4. The granting of the variance will not change the use of the property nor impact the neighborhood. In all granting the two (2) requested variances will not harm the neighborhood and allow the homes to be purchased by new owners so they can be maintained and be an attribute to the area.

  
Signature of Applicant      Date 3/27/19

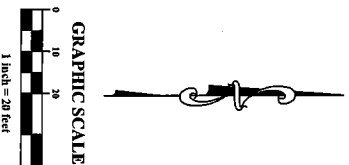
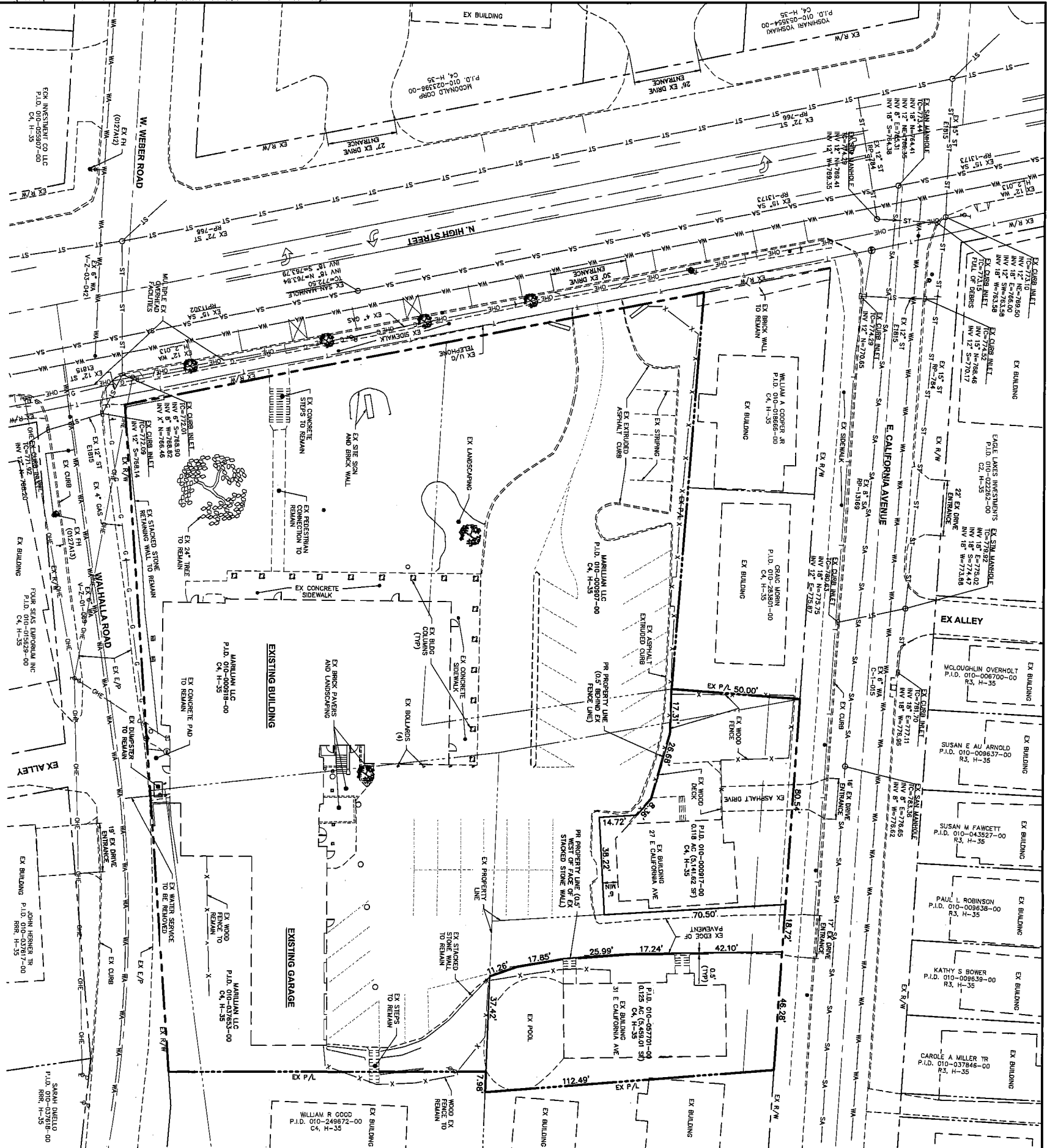
CV19-026  
27 – 31 East California Avenue  
Variance Request

1. CCC 3356.05(C) – to allow residential use on the first floor of the property zoned C-4.
2. CCC 3312.49(c) – to reduce the number of parking spaces from 4 to 1 (a reduction of 3 spaces) on the two lots.
3. CCC 3312.27(4) – to reduce the parking setback from 10' to 4' (a reduction of 6') for the parking space at 27 East California Avenue.
4. CCC 3312.25 – to allow maneuvering between the street right-of-way line and the parking setback line and to maneuver rearward into the street at 27 East California Avenue.


lewis-nhigh-variance-request (nct)  
3/27/19 S:Docs

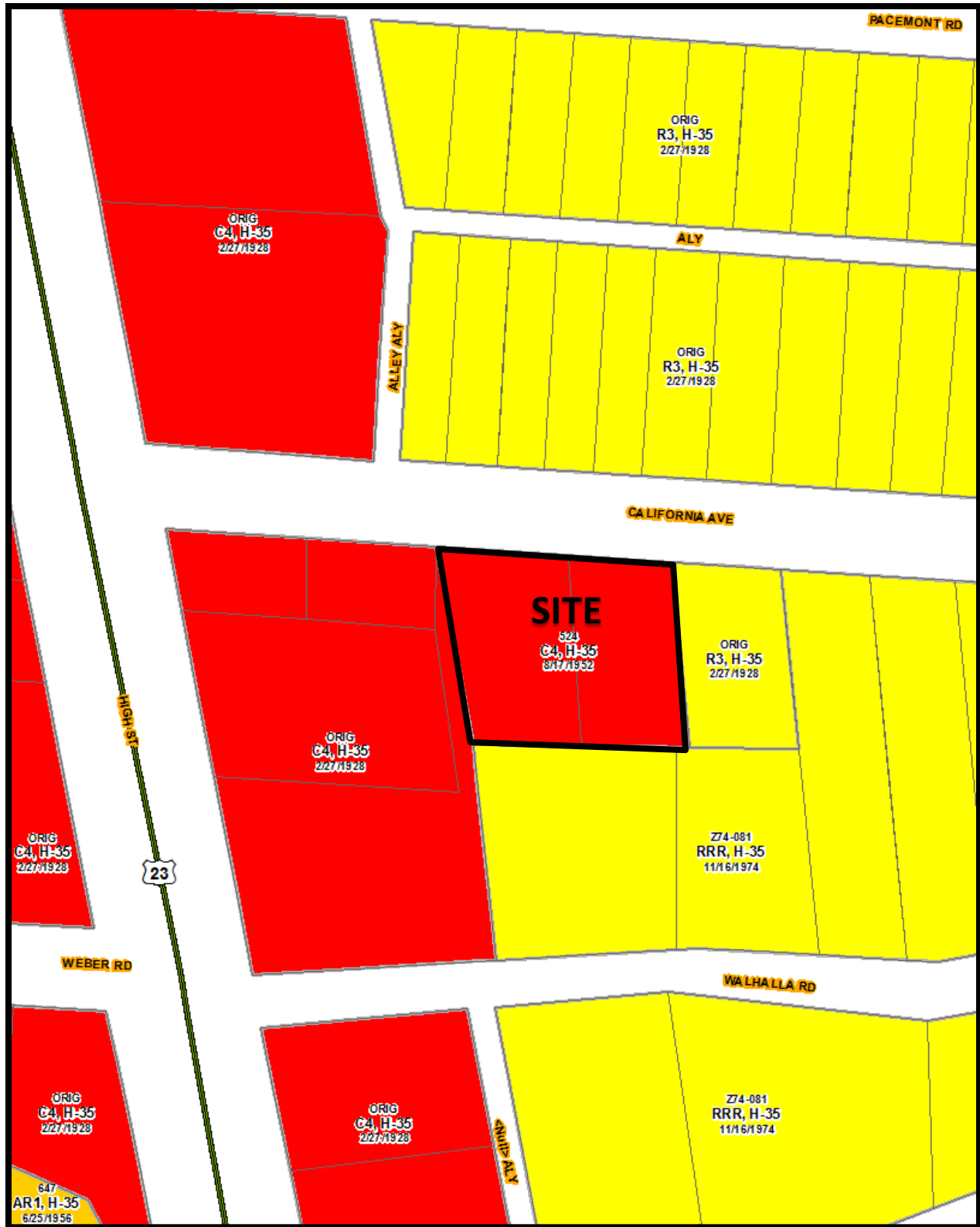
Lot split exhibit provided for informational purposes only.

Z:\18-0003-877\DWG\PRODUCTION DRAWINGS\EXHIBIT\18-0003-877-LOT SPLIT.dwg Layout1-SHEET 1 Mar 27, 2019 - 9:03:06am bvrgh



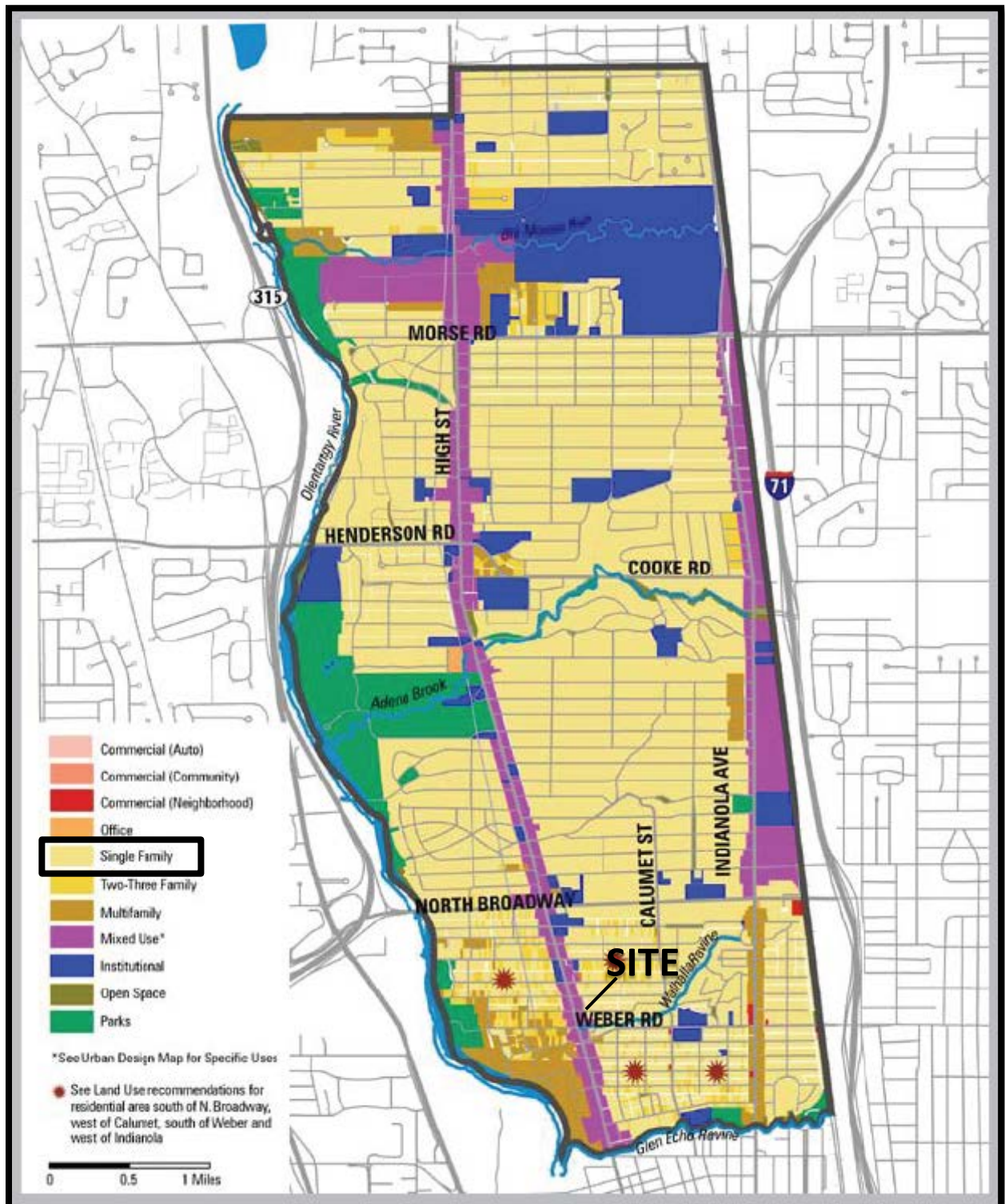
CV19-026

|   |  |  |                    |  |
|---|--|--|--------------------|--|
| CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO<br><b>LOT SPLIT EXHIBIT</b><br>FOR<br><b>3100 N. HIGH STREET<br/>BALANCED FAMILY ACADEMY<br/>CHILD DAY CARE</b>     |  |  | PLAN PREPARED FOR: | <br>422 Beecher Road<br>Gahanna, Ohio 43230<br>ph 614.428.7750<br>fax 614.428.7755<br>ENGINEERS SURVEYORS |
| Issue Dates:<br>Date: 03/27/2019<br>Scale: 1" = 20'<br>Drawn By: [blank]<br>Checked By: [blank]<br>Project Number:<br>18-0003-877<br>Drawing Number:<br>111 |  |  | PLAN PREPARED BY:  |  |



CV19-026  
27 & 31 E California Avenue  
Approximately 0.37 acres

Clintonville Neighborhood Plan (2009)



CV19-026  
27 & 31 E California Avenue  
Approximately 0.37 acres





CV19-026  
27 & 31 E California Avenue  
Approximately 0.37 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

City of Columbus, Ohio 43201  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

CV19-026

|                                    |   |
|------------------------------------|---|
| Case Number                        | _____   |
| Address                            | 27-31 E. California Ave Columbus, Ohio 43202  |
| Group Name                         | Clintonville Area Commission  |
| Meeting Date                       | April 4th, 2019 7:00 PM   |
| Specify Case Type                  | <input type="checkbox"/> BZA Variance / Special Permit<br><input checked="" type="checkbox"/> Council Variance<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Graphics Variance / Plan / Special Permit |
| Recommendation<br>(Check only one) | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Disapproval  |

### NOTES:

Marillian LLC c/o Smith & Hale requests variances to:

1. To allow residential use on the first floor of a property zoned C-4. CC 3356.05(C).
2. To reduce the number of required parking spaces from 4 to 1 on the two lots. CC 3312.49(c).
3. To reduce the parking setback from 10' to 4' for the parking space at 27 E. California. CC 3312.27(4).
4. To allow maneuvering between the street right-of-way line and the parking setback line and to maneuver rearward into the street at 27 E. California. CC 3312.25.

Michale Swarosky, Piedmont: Is there any alley way access to the back of the property.


Jack Hale: There is no access by the driveways from High St as part of the circulation patter to private drive

Abstention noted by Eschenbreener due to associated with business.

Add the condition that the parking variances will NOT convey to another party who will NOT use as a residence.

\*\*\*See the hardship statement and application for details. Proposed for council variance. CAC Z & V voted to approve 5-0

CAC voted to approve 8-0-1

|  |  |
|--|--|
| Vote                                   | _____  |
| Signature of Authorized Representative |  B.J. White, Clintonville Area Commissioner for District 9, Secretary |
| Recommending Group Title               | Clintonville Area Commission   |
| Daytime Phone Number                   | (614)560-9124  |

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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

## 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 #: CV19-026

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad St., #460 Columbus, OH 43215  
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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

|  |    |
|--|----|
| 1. Deborah P. Bower<br>1361 Fountaine Drive<br>Columbus, OH 43221                        | 2. |
| 3. Marrillian LLC<br>c/o Smith & Hale LLC<br>37 W. Broad St., #460<br>Columbus, OH 43215 | 4. |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27<sup>th</sup> day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*Natalie C. Timmons*  
Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

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