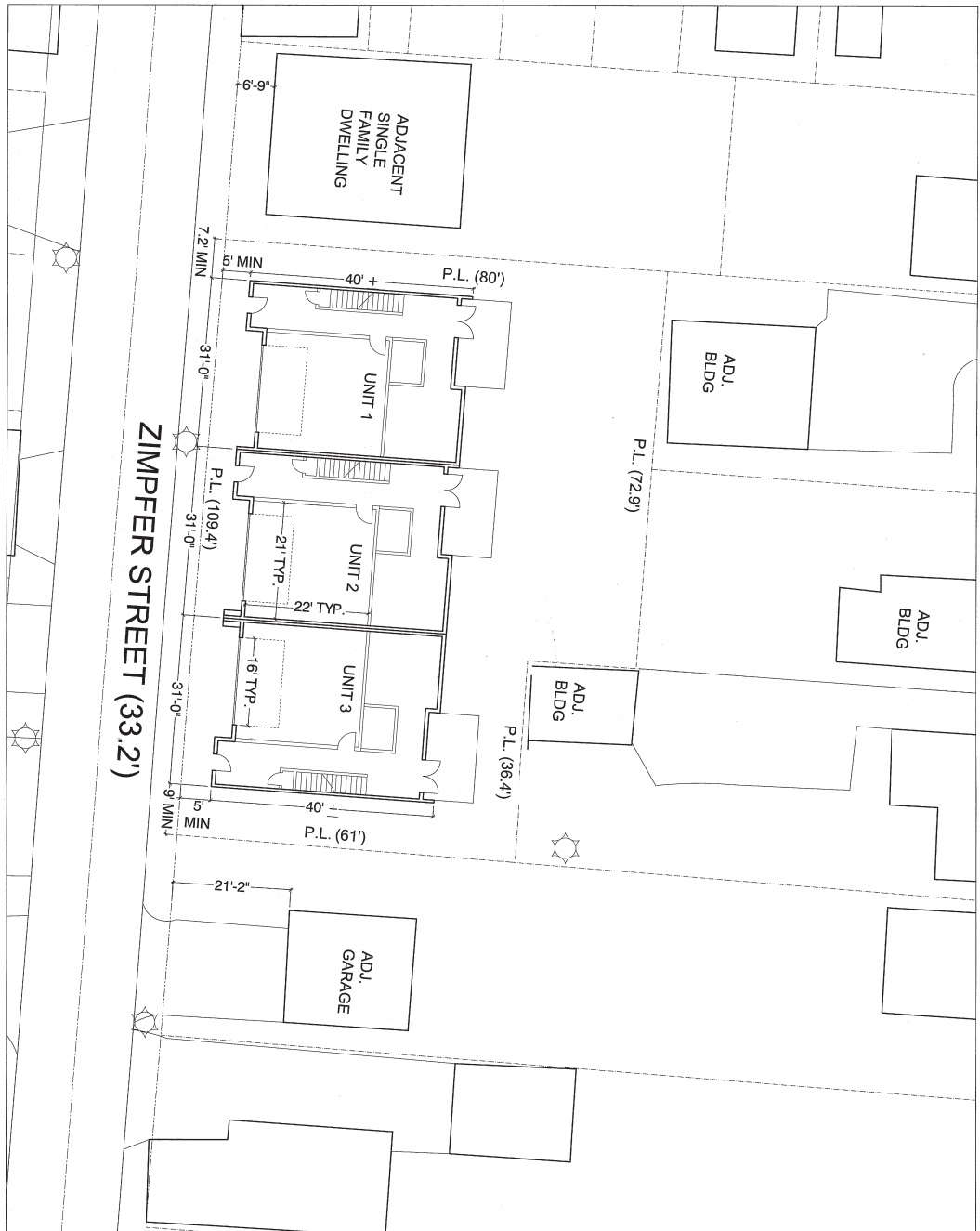


The development depicted on this drawing may be slightly adjusted to reflect engineering, architectural or other data developed at this time. Development plans are completed. Any other development or change in the development plan for this project will be approved by the Director of the Department of Planning and Economic Development. The Department of Planning and Economic Development is not responsible for the accuracy of the information provided on this drawing. The Department of Planning and Economic Development is not responsible for the accuracy of the information provided on this drawing.

Signature: David B. Perry Date: 6-25-19
David B. Perry, Agent for Applicant
Signature: Daniel Frank Date: 6/25/19
Daniel Frank, Attorney for Applicant



1 SITE PLAN - PROPOSED

CARRIER:
JOHN S DURRIZIO LLC

309 S 4TH ST APT 1A
Columbus OH 43216

LEGAL DESCRIPTION:
363 SEIBERT ST REAR
80FT SE WIRTH BARTH&
HUBER LOTS

ARCHITECT:
GUNZELMAN architecture + interiors
Laurie Gunzelman, AIA
88 N FIFTH ST #202
COLUMBUS, OH 43215
(614) 614-203-6252
lgunzelman@gunzelmanai.com

SATHELO, DESS: 366 20th-TH ST
COLUMBUS, OH 43206

THREE (3) DWELLING UNIT BUILDING
(CONDOMINIUMS)
PARKING: 2 CAR ATTACHED GARAGE /
DWELLING UNIT
HEIGHT/DISTRICT: H-35
ACTUAL HEIGHT: 32.8 TOP OF FLAT ROOF

LOT COVERAGE:
LOT AREA - 8,079 SF
COVERAGE - 3,462 SF (43%+)

REAR YARD:
LOT AREA - 8,079 SF
COVERAGE - 3,094 SF (38%+)

THE LOCATIONS OF BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THE PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.



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

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

John S. D'Amico LLC by David B. P...
Date 4-24-19

Signature of Attorney

Donald P. Kank

Date

4/24/19

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

CU19-048

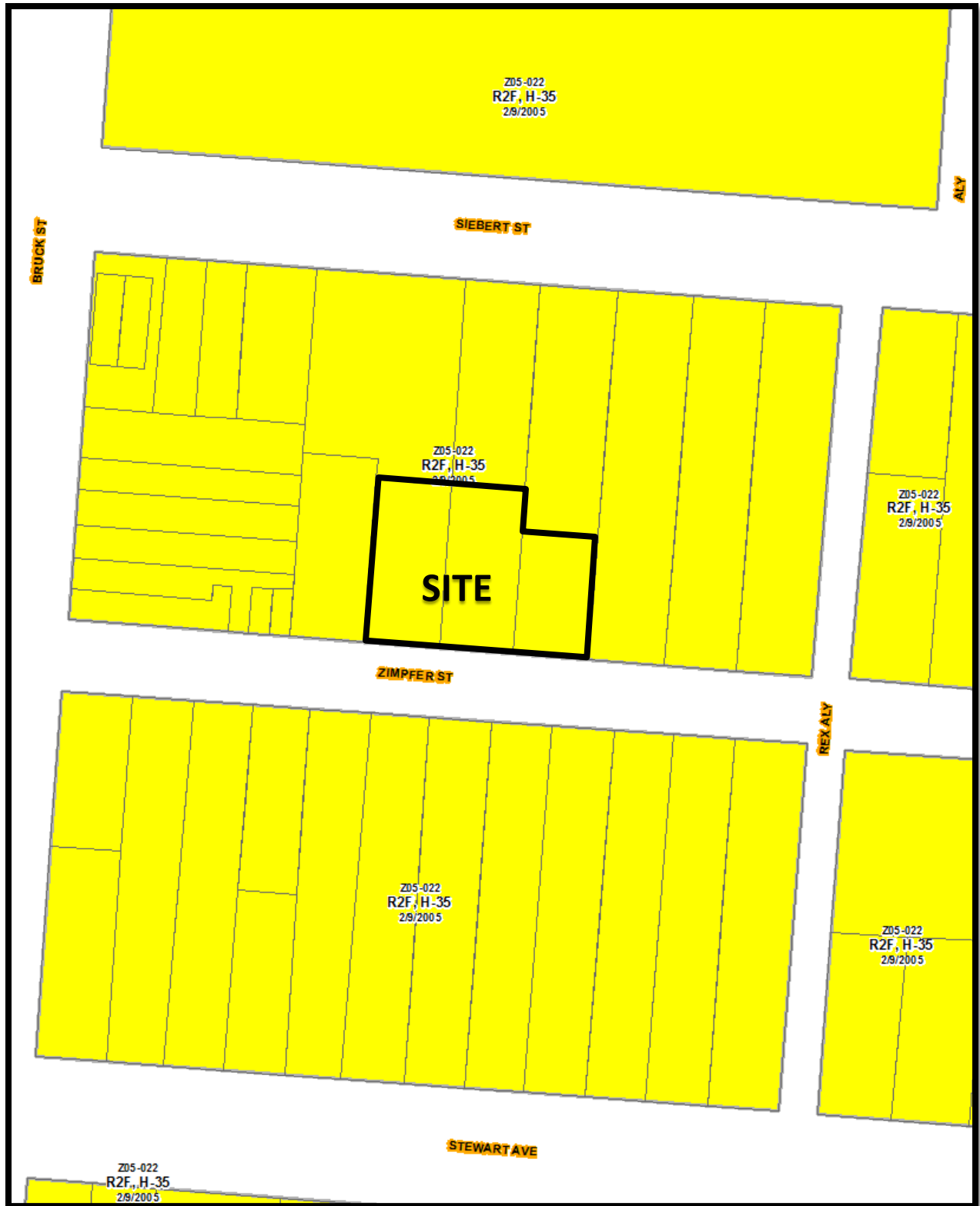
Exhibit B
Statement of Hardship CV19-048
366 Zimpfer Street, Columbus, OH 43206

The site is 0.19 +/- acres on the north side of Zimpfer Street (33.2'), 145' +/- east of Bruck Street. The site is zoned R-2F from a 2005 area rezoning. It is presently developed with warehouse buildings in poor condition. Applicant proposes to raze the warehouse buildings and redevelop the site with a three (3) dwelling unit building as depicted on the enclosed site plan and building elevations. Applicant plans to sell the three (3) units as condominiums. The project will remove a non-conforming warehouse and provide a new residential building. Each dwelling unit will have a two (2) car attached garage. The site is presently three (3) parcels. While applicant will combine the parcels in conjunction with the site plan/building permit application, the three (3) parcels meet the lot of record date (January 14, 1959) to be exempt from current lot area and lot width of the R-2F district. This project is equivalent (3 single family) or less density (3 two-family dwellings) to the density permitted under the lot of record exception.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed use as three (3) dwelling units is consistent with land uses in the area and will cause the removal of the non-conforming warehouse use. There are many forms of residential uses in the neighborhood. Applicant plans to sell the units as condominiums thereby increasing the likelihood of home ownership. The proposed use is consistent with the area and the site. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

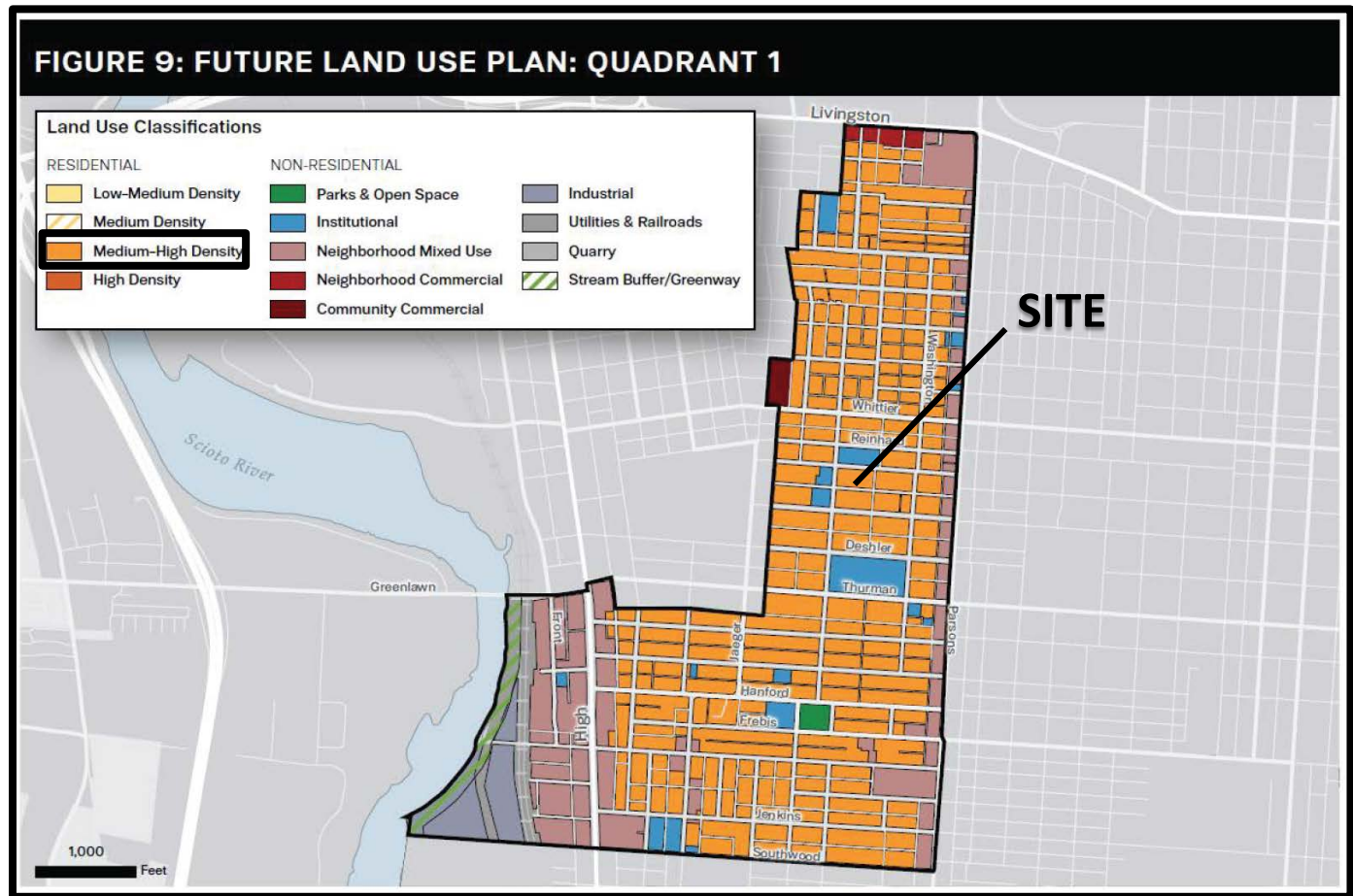
Applicant requests the following variances:

- 1). Section 3332.037, R-2F Residential District, to permit a three (3) dwelling unit building in the R-2F District.
- 2). Section 3332.19, Fronting, to permit a three (3) dwelling unit building fronting Zimpfer Street (33.2'), an alley, because the Zimpfer Street right of way is less than 35 feet, while Zimpfer Street predates the definition of a street as a minimum 35 foot right of way and other dwellings front on Zimpfer Street.

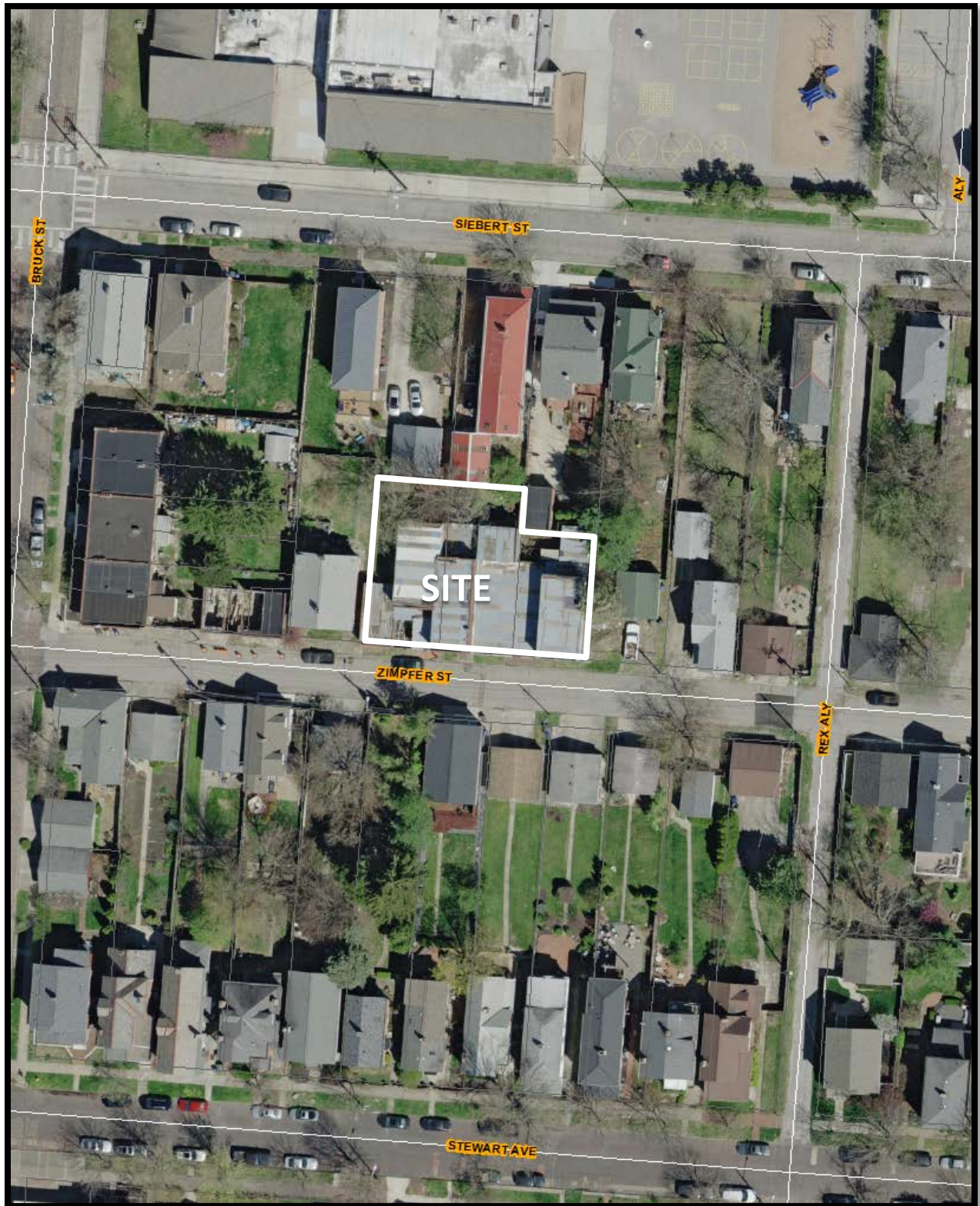


CV19-048
366 Zimpfer St
Approximately 0.19 acres

South Side Plan (2014)



CV19-048
366 Zimpfer St
Approximately 0.19 acres



CV19-048
366 Zimpfer St
Approximately 0.19 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number:

CV19-048

Address:

366 Zimpfer Street

Group Name:

Columbus Southside Area Commission

Meeting Date:

June 25, 2019

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:

10-0-0 3332.037
10-0-0 3332.19

Signature of Authorized Representative:

SIGNATURE

SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 x1100

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.

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 #: 2019-048

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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. John S. Durruzio, LLC 309 S. 4th St., Apt. 1A; Columbus, OH 43215 Number of Columbus based Employees: Zero (0) Contact: Eli Adahan; Phone: 614-722-1000	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



MaryAlice Wolf
 Notary Public, State of Ohio
 My Commission Expires October 24, 2023

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