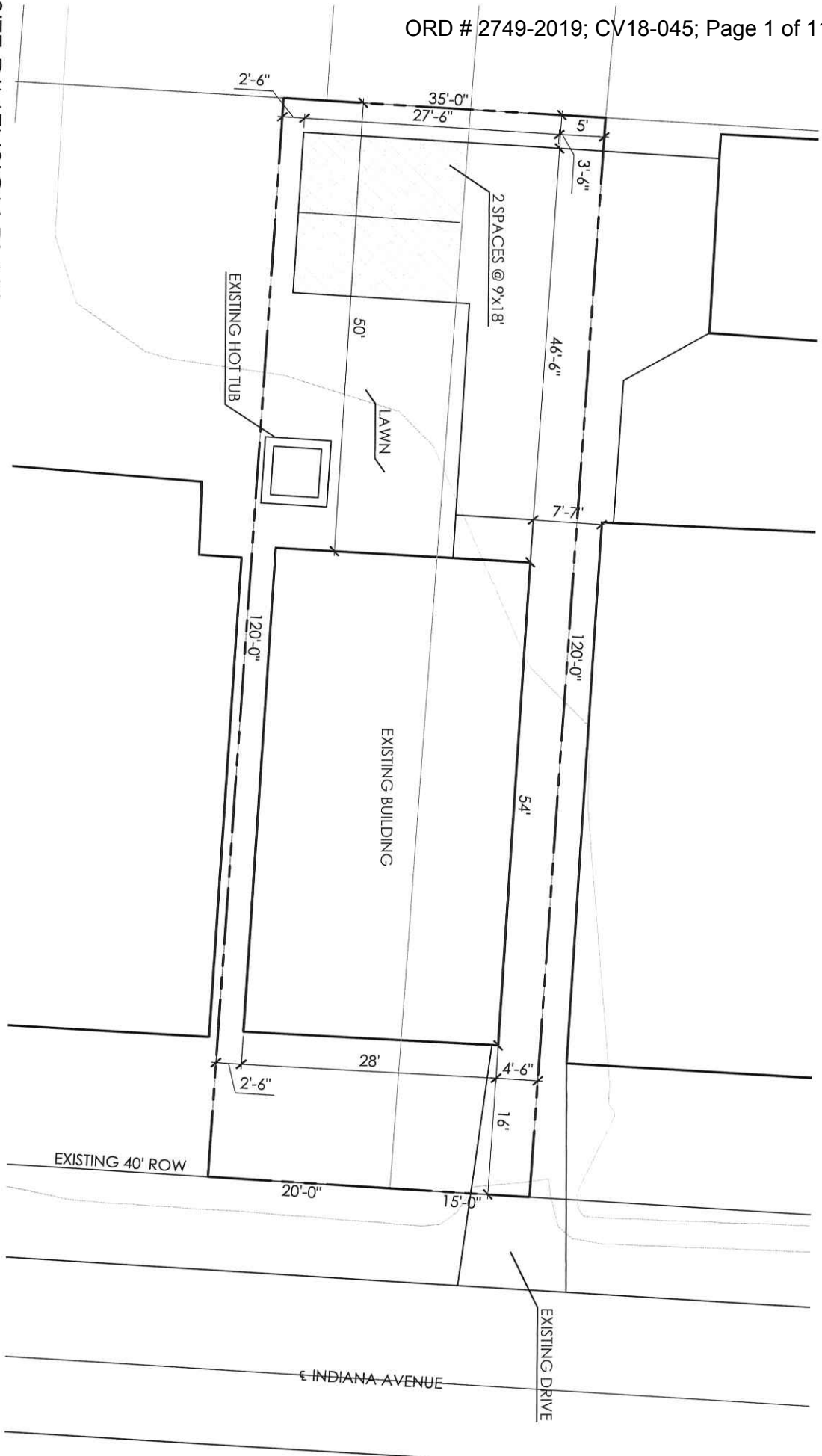


SITE DIMENSION PLAN



2407 INDIANA AVE.
PREPARED FOR MATTHEW DIETRICH
DATE 9/4/19

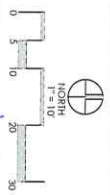
DATE: 9/4/19

10/7/19

Final Site Plan Revised

2/7/19

CV18-045



LAIKD PLANNING
243 N. 5th Street
P.O. Box 187-1844
Seattle, WA 98101
www.laidscapearchitect.com

LAIKSCAPE ARCHITECTURE
Columbus, OH 43215
www.laidscapearchitect.com



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 #: CV18-045

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

David Hodge (EJZ)

Date

6-12-18

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

ADDRESS: 2407 Indiana Avenue
PARCEL: 010-001226
CURRENT ZONING: R-2F
OWNER/APPLICANT: Matthew Dietrich
2407 Indiana Avenue
Columbus, Ohio 43202
ATTORNEY: David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
DATE: 10/7/2019
APPLICATION: CV#18-045

Applicant submits this Statement of Hardship in support of its Council Variance Application. The Site operates as a hostel serving Old North Columbus and the University District. Applicant requests a council variance and a number of area variances to permit the Site its continued use as a rooming house.

The Site is located on the west side of Indiana Avenue and south of Clinton Street. The Site is zoned R-2F. The Site is bordered on all sides by property zoned R2-F. The Site is not subject to a Commercial Overlay and is not a Historic Site. The Site is situated within the University Area Commission and subject to the University District Zoning Overlay. The Site is not situated within an Impact District, Residential FAR Subarea, nor Commercial Subarea.

Applicant respectfully requests the following variances:

1. 3332.037(A) – R-2F residential district. This section does not permit rooming house uses. Applicant requests a variance from this Section to permit rooming house use until December 31, 2040.
2. 3332.26 – Minimum side yard permitted. Under this section, the minimum side yard for a lot in the R-2F district on a lot 40 feet wide or less is 3 feet. Applicant requests a variance to reduce the minimum side yard to 2 feet 6 inches to legitimize the existing condition of the southern side yard.
3. 3312.09 – Aisle. This section requires the minimum width of an aisle to serve adjacent parking spaces with a 90-degree angle of parking to be 20 feet. Applicant requests a variance to reduce the aisle for 90-degree parking from 20 feet to approximately 15 feet, legitimizing the existing condition.
4. 3312.13(A) – Driveway. This section provides that a driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten feet and a

maximum width of 20 feet measured at the street right-of-way. The existing driveway is currently divided by a parcel line and is shared with a property to the north. Applicant requests that the existing driveway width of less than 10 feet be permitted. The current driveway width is approximately 7.7 feet, with about 4 feet 6 inches of the driveway on the subject site, and the balance on Parcel No. 010-006014-00, 2411-2413 Indiana Avenue.

5. 3312.25 – Maneuvering. This section requires every parking space to have sufficient maneuvering area within a lot. Applicant requests a variance to permit maneuvering across parcel lines for parking purposes.
6. 3312.49 – Minimum numbers of parking spaces required. This section requires a minimum of 1 vehicle parking space per 400 square feet of rooming house use. This site provides 2,412 square feet of rooming house use. This site also requires two bicycle parking spaces. Applicant requests a variance to reduce the minimum number of vehicle parking spaces required from seven to two and to reduce the minimum number of bicycle parking spaces from two to zero. While the site does not satisfy the bicycle space requirement, it meets the spirit and intent of the Code because six bicycles with a rack are provided in the common area of the house, and the bicycles are available to guests free of charge during their stay. Since majority of the hostel's guests arrive to Columbus by plane, not car, providing 6 free bicycles and a storage rack to visitors is, arguably, more appropriate than providing vehicle parking.
7. 3312.43 – Required Surface for Parking. This section requires that the surface of any parking and maneuvering area be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or other approved hard surface other than gravel or loose fill. The existing driveways is paved, but the parking and maneuvering areas have a gravel surface. The Applicant requests that gravel surface be permitted for the parking and maneuvering areas.
8. 3312.39(A) – Striping and Marking. Parking space striping is required and shall be maintained in good condition. Applicant requests to not stripe the parking spaces.

The granting of Applicant's requested use variance will alleviate Applicant's difficulty. The hostel has operated since 2010, and it is highly recommended by customers who submitted reviews on Hostel World, Trip Advisor and other similar websites. It is an affordable and safe option for Columbus visitors. The Wayfaring Buckeye Hostel is currently the only hostel in the City of Columbus. A majority of guests who stay at the hostel come by airplane, not car. Further, the hostel is in a walkable, bike-friendly neighborhood, in close proximity to public transportation. Specifically, the closest bus station on Summit Street is only a three-minute walk from the hostel.

This Application is being filed in response to a notice of code violation for operating a rooming house without a license. Prior to receiving the notice, the Applicant was not aware that the hostel qualified as a rooming house. In an effort to comply with all regulations, the Applicant currently

has a short-term rental license, and securing a use variance will be the first step toward obtaining a rooming house license.

Applicant respectfully submits that the requested use variance will not adversely affect the surrounding property or surrounding neighborhood. The requested use variance will not impair 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

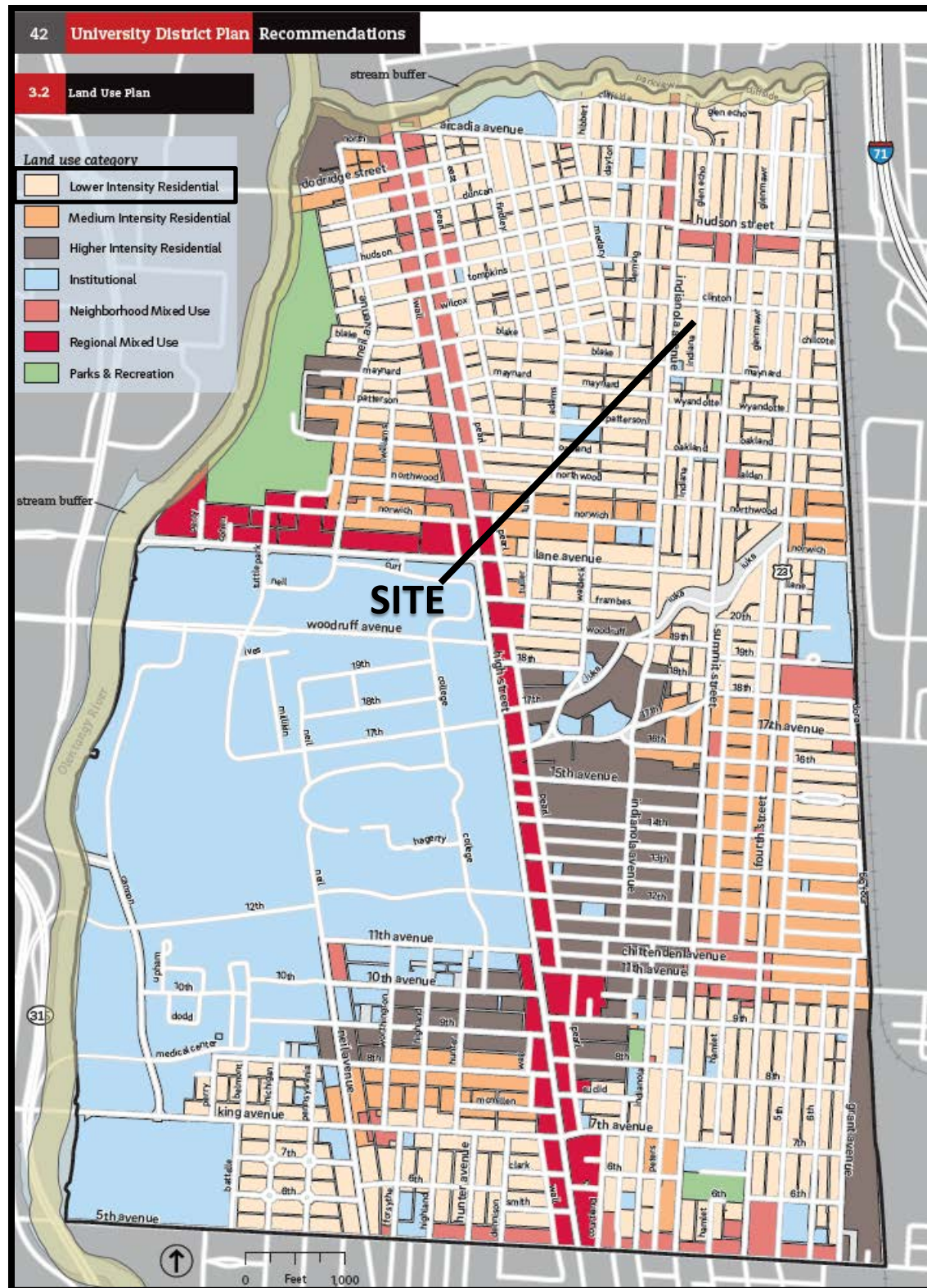
Respectfully submitted,



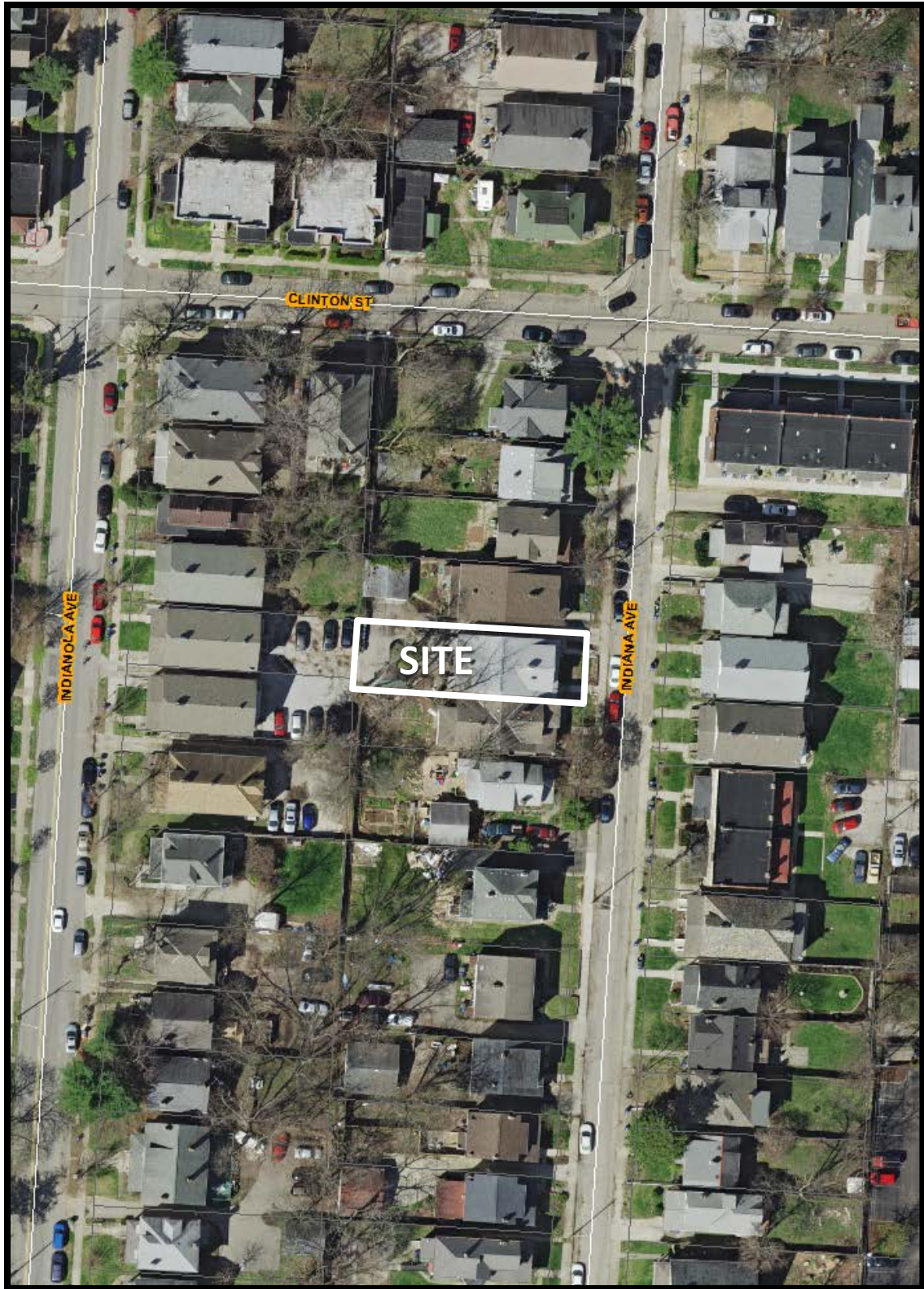
David Hodge



CV18-045
2407 Indiana Avenue
Approximately 0.1 acres



CV18-045
2407 Indiana Avenue
Approximately 0.1 acres



CV18-045
2407 Indiana Avenue
Approximately 0.1 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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2nd Vice President

Aaron Marshall
Corr. Secretary

Brian Williams
Recording Secretary

Seth Golding
Treasurer

TO: Tim Dietrich
111 N. Front Street
Columbus, OH 43215
Ph: 614-645-6665
tedietrich@columbus.gov

RE: 2407 Ineiana Avenue
CV18-045

Tim:

September 18, 2019

Matt Beaton
Craig Bouska
Amy Elbaor
Andrew Frankhouser
Jeremy Gabis
Pasquale Grado
Andrew Hinger
Michael Kehlmeier
Stephen Post
Lauren Squires
Stephen Waldron
Tom Wildman

This letter is to inform you that on September 18, 2019 the University Area Commission voted to approve the council variance to allow an existing rooming house use for the property located at 2407 Indiana Avenue to continue in an R2F zone. The city staff assigned a rooming house use to the current Wayfaring Buckeye Hostel since hostels are not a use group in the current code. Variances requested are:

1. 3332.037(A) – R-2F residential district. This section does not permit rooming house uses. Applicant requests a variance from this Section to permit rooming house use until December 31, 2040.
2. 3332.26 – Minimum side yard permitted. Under this section, the minimum side yard for a lot in the R-2F district on a lot 40 feet wide or less is three feet. Applicant requests a variance to reduce the minimum side yard to two and a half feet to legitimize the existing condition.
3. 3312.09 – Aisle. This section requires the minimum width of an aisle to serve adjacent parking spaces with a 90-degree angle of parking to be 20 feet. Applicant requests a variance to reduce the aisle for 90-degree parking from 20 feet to 5 feet legitimizing the existing condition.
4. 3312.13(A) – Driveway. This section provides that a driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten feet and a maximum width of 20 feet measured at the street right-of-way. The existing driveway is currently divided by a parcel line and is shared with a property to the north. Applicant requests that the existing driveway width of less than 10 feet be permitted. The current driveway width is approximately 7.7 feet wide, with about 4.6 feet of the driveway on the subject site, and the balance on Parcel No. 010-006014-00, 2411-2413 Indiana Avenue.
5. 3312.25 – Maneuvering. This section requires every parking space to have sufficient maneuvering area within a lot. Applicant requests a variance to permit maneuvering across parcel lines for parking purposes.
6. 3312.49 – Minimum numbers of parking spaces required. This section requires a minimum of 1 vehicle parking space per 400 square feet of rooming house use. This site provides 2,412 square feet of rooming house use. This site also requires two bicycle parking spaces. Applicant requests a variance to reduce the minimum number of vehicle parking spaces required from seven to four and to reduce the minimum number of bicycle parking spaces from two to zero.
7. 3312.43 – Required Surface for Parking. This section requires that the surface of any parking and maneuvering area be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or other approved hard surface other than gravel or loose fill. The existing driveway is paved, but the parking and maneuvering areas have a gravel surface. The Applicant requests that gravel surface be permitted for the parking and maneuvering areas.
8. 3312.39(A) – Striping and Marking. Parking space striping is required and shall be maintained in good condition. Applicant requests to not stripe the parking spaces.

This was a difficult variance request for the Commission for many reasons. The most significant issue revolved around the "rooming house" designation assigned to the property by the city zoning staff. Rooming houses are not permitted in any but the AR4 and ARO districts. Rooming houses have presented consistent issues of overcrowding and safety in the University District and the Commission has struggled to keep that use out of residential zones. It was felt that this variance request could be precedent setting.



City of Columbus
Mayor Andrew J. Ginther

ORD # 2749-2019; CV18-045; Page 10 of 11
University Area Commission

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Andrew Hinger

Michael Kehlmeier

Stephen Post

Lauren Squires

Stephen Waldron

Tom Wildman

There was much discussion on the parking variance: the need for parking versus the need for maintaining open green space. The Commission recommended that the 4 parking spaces as shown on the submitted site plan be reduced to **2 parking spaces** to avoid paving over the entire rear yard. The Commission also wanted to ensure that the proposed parking spaces had an approved hard surface and not the existing gravel surface.

In addition, the owner agreed to remove the illegal small dwelling unit in the rear yard. This dwelling unit was never permitted.

Lastly the Commission wanted the City to be a partner in a more comprehensive solution to the matter of rooming houses and the designation of other intense housing uses such as hostels.

In the end there was majority support for this particular property owner who has taken care of his property and been a good neighbor for 10 years.

**The vote to approve the above council variance *with the condition to reduce the minimum number of vehicle parking spaces required from 7 to 2* was:
For – 9; Against – 3; Abstentions – 1.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

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 #: CV18-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. The Wayfaring Buckeye Hostel 2407 Indiana Avenue, Columbus, OH 43202 Matthew Dietrich 614-754-0945	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 11th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 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