



M/4/20 (Matthew Cull)



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

CV19-102

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 FOR STATEMENT

Signature of Applicant

Date

9/24/19

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

1640 EAST BROAD STREET

(CV19-102)

Amended: November 12, 2019
Applicant: Quattro Venti LTD
Attorney: Matthew Cull, Kephart Fisher LLC
Current Zoning: AR-O (Apartment Office)
Parcel ID: 010-054490-00

I. STATEMENT OF HARDSHIP VARIANCES

Applicant purchased the Property in June 2018 with the intent to rehab the main house (manor house) for person use as a single family residence and expand the rear carriage house for use as offices or Mosaic, a design firm.

The requested variances are required to allow the expansion of a 2-story carriage house on the rear of the Property, which is a nonconforming structure. As the carriage house relatively insubstantial and allow a quality project to move forward with a low overall impact to the surrounding neighborhood. If approved, the variances will not seriously affect, nor negatively impact any adjoining property, the delivery of governmental services or the general welfare of the area. Rather, granting the variances will allow a reasonably sized, quality project that fits into the character of Broad Street to move forward, which, in turn, will allow the economic viability of the Property.

II. REQUESTED VARIANCES WITH CORRESPONDING CODE TEXT:

1. 3312.21(D)(1).

(D). Parking lot screening shall conform to the following standards:

1. For headlight screening, screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 (horizontal: vertical) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent. For screening with plantings, the opacity shall be determined when plants are in leaf. For buffering residentially zoned property, screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 (horizontal: vertical) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of

no less than five feet above the parking lot grade and to a year-round opacity of not less than 75 percent.

- **Request variance to 2' on the required "buffer"**
 - **Reason: In order to maximize available parking spaces on the Property.**
2. 3312.27 Parking setback line. A parking setback line establishes how close parking, loading or maneuvering may be located to a street right-of-way line. This line shall be located a minimum distance from a street right-of-way line and be related to a building line as follows:
2. Where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line.
- **Request variance to 0' on the parking set-back**
 - **Reason: In order to maximize available parking spaces on the Property.**
3. 3312.49(C) Parking Requirements. The main house will be used as a single-family residence requiring a total of 2 parking spaces. Once the Carriage House expansion is complete, it will be used for offices and consist of a total of 3,404 sf, requiring 8 (7.56) parking spaces (1:450sf).
- **Request variance from 10 to 6 parking spaces**
 - **Reason: Limited space on subject Property**
4. 3333.18 Building lines. In the AR-12, ARLD, AR-1, AR-2, AR-3 and AR-4 apartment residential districts and the AR-O apartment office district the building lines are established as follows: F - Where a building is to be erected or extended on a subject lot or parcel and there are buildings on both of the contiguous lots or parcels = Average of buildings on contiguous lots or parcels, but in no case less than 10 feet. Provided, however, the distance shall not be required to exceed that distance equal to one-half of the designated right-of-way width of the frontage street as shown on the Columbus Thoroughfare Plan or if the street is not shown thereon, 25 feet.
- **Request variance to 5' on western property line, bordering Woodland Ave (actual distance to be 6' 11" +/-)**
 - **Reason: To account for expansion of Carriage House to the western Property line.**
5. 3333.23 Minimum side yard permitted. The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least distance shall be as follows:

(b) The regulations providing for side yards in this section shall apply to AR-3 and AR-O Districts, except that no side yard shall be required along an interior lot line except where required by the Building Code, including the OBBC, or any regulations thereunder.

- **Request variance from 5' to 0'**
- **Reason: To account for existing status of Carriage House office**

6. 3333.24 Rear yard. Each dwelling, apartment house or other principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

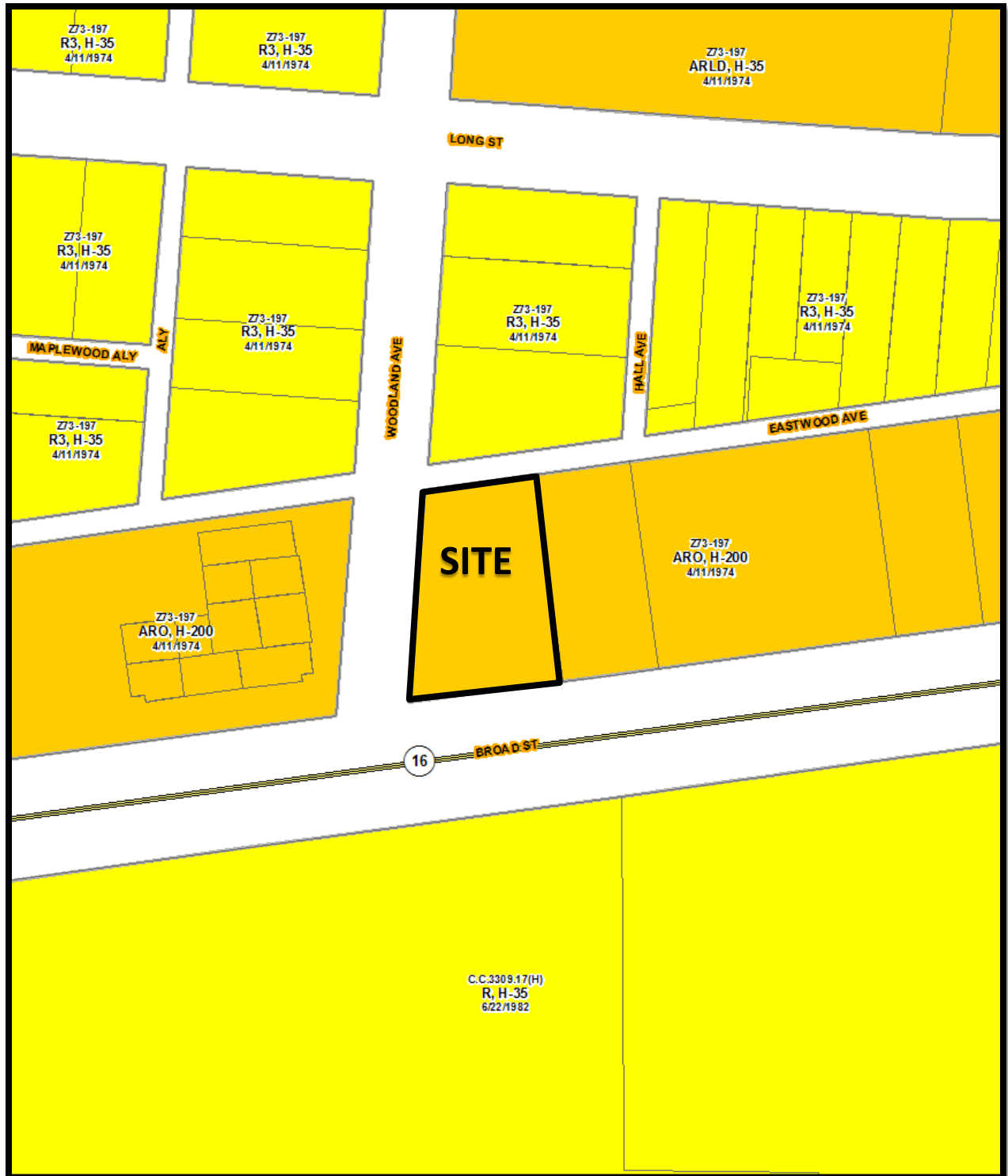
- **Request variance to require no rear yard for existing Carriage House**
- **Reason: Expansion of the Carriage House office**

7. 3333.04(18): Permitted uses in AR-O apartment office district (3333.055 - Exception for single- or two-family dwelling). Within an AR-12, ARLD, AR-1, AR-2, AR-3, AR-4 or AR-O area district on a lot that was separately owned and of record on January 14, 1959, the effective date of Ordinance 1540-58, or on a lot in a recorded subdivision of record on such date or platted between January 14, 1959, and July 16, 1986, the effective date of Ordinance 1506-86, either of the following shall be permitted as the sole use:

- (A) One detached single-family dwelling as defined in Chapter 3303, C.C.; or
- (B) One single two-family dwelling, as defined in Chapter 3303, C.C., in compliance with C.C. 3332.14 area standards.

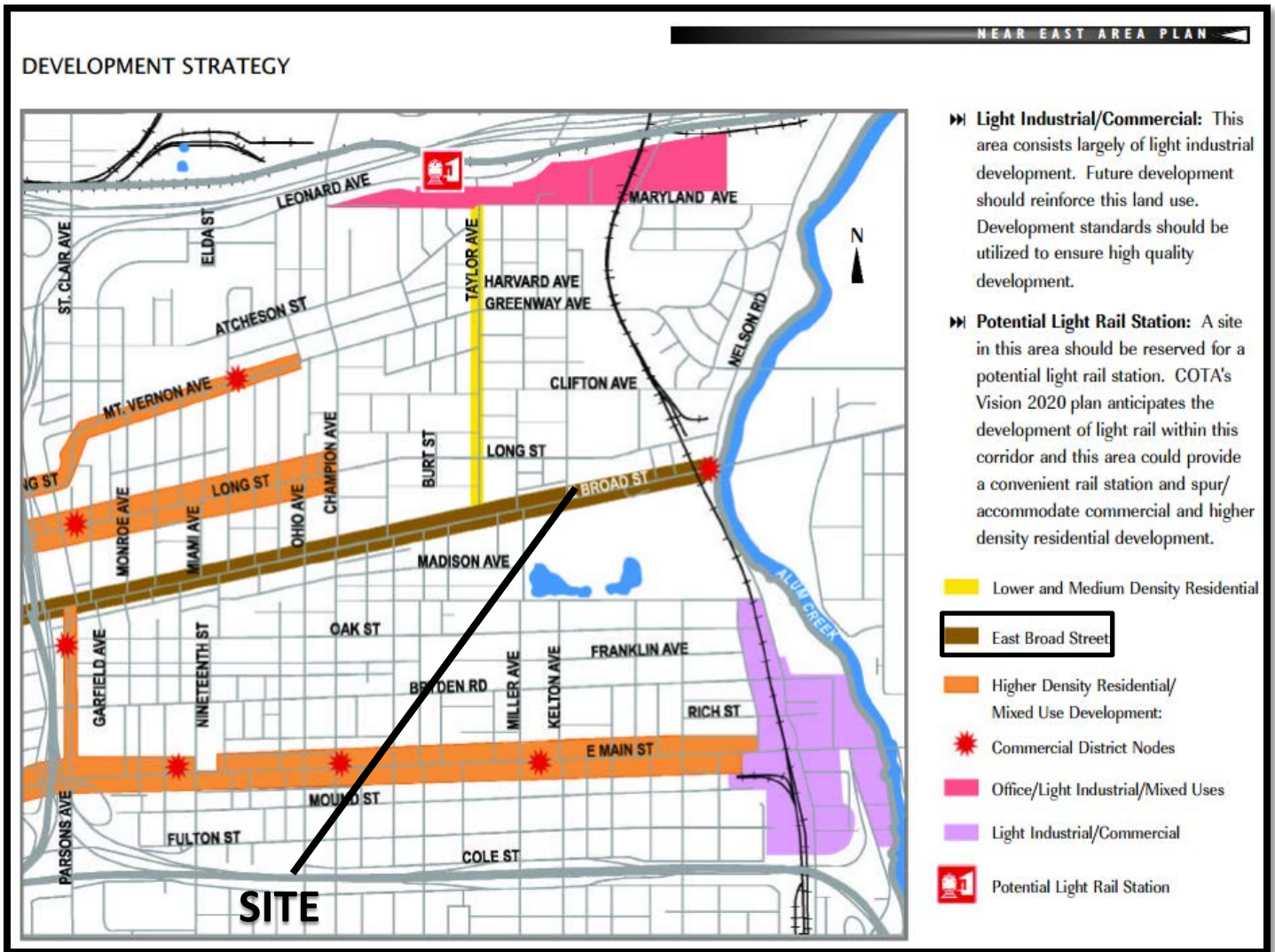
Such lots when so used are designated to be in the 35-foot height district by C.C. 3333.26.

- **Reason: Variance allows the manor house to go back to its original use as a single-family residence, while also allowing the carriage house to be used for offices.**



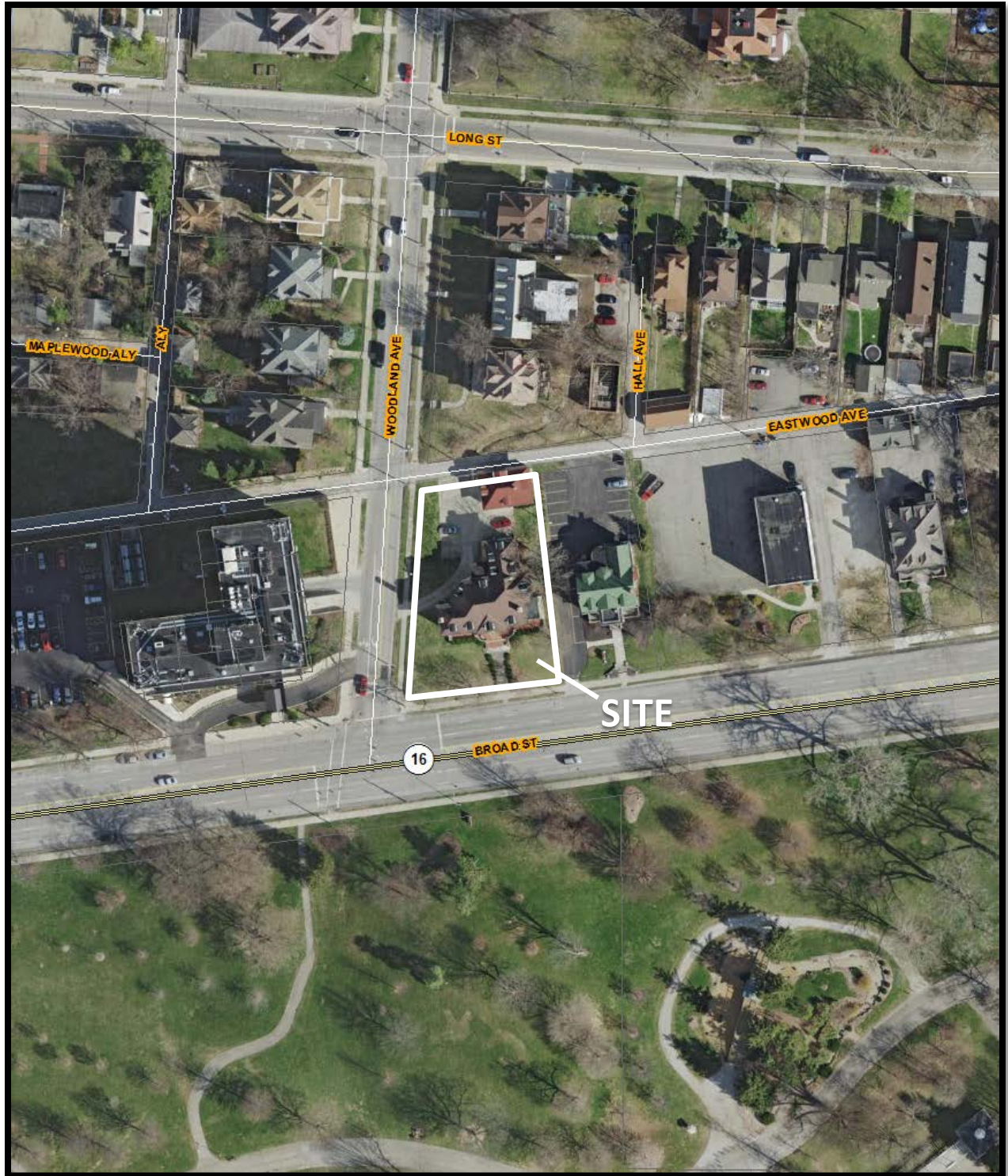
CV19-102
1640 E. Broad St.
Approximately 0.44 acres

Near East Area Plan (2005) – East Broad Street Development Recommended



East Broad Street – Future development should consist of new and renovated buildings for medium to high-density housing and office uses. Development should follow the East Broad Street Design Guidelines presented in this plan.

CV19-102
1640 E. Broad St.
Approximately 0.44 acres



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1640 E. Broad St.
Approximately 0.44 acres

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

Case Number:

CV19-102

Address:

1640 E. Broad St

Group Name:

Near East Area Commission

Meeting Date:

Nov 14, 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:

6-3-1

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

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.



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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 #:

CV19-102

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew Cull
of (COMPLETE ADDRESS) 207 N. Fourth Street, 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. Quattro Venti Ltd. 1640 E. Broad Street, Columbus, Ohio 43215 614-429-6800 0 Columbus based employees	2.
3. Lisa Cini (100% owner of Quattro Venti Ltd) 1640 E. Broad Street, Columbus, Ohio 43215 614-429-6800 0 Columbus based employees	4.

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

SIGNATURE OF AFFILIANT

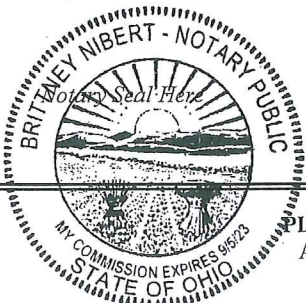
Subscribed to me in my presence and before me this 24 day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Brittney Willett
9-5-23

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



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