

SOUTH THIRD STREET 66'

CV20-047 Final Received 6/24/2020

ASBUILT
SITE PLAN
SCALE 1/8" = 1'-0"

PROPOSED
SITE PLAN
SCALE 1/8" = 1'-0"

6/24/2020
761 SOUTH THIRD STREET
COLUMBUS OHIO

Just Bullock

JULIE BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614.555.0944



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

CV20-047

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

Date

5/16/2020

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.

We are requesting that the existing council variance be amended to allow for retail space on the first floor, in lieu of the laundromat space that was part of the approved 2013 Ordinance 1602-2012/CV12-029. We are proposing to eliminate the laundromat and use the space for retail use by the existing retail tenant to the south instead. No expansion of the existing eating/drinking establishment is proposed.

We agree to the previously approved conditions of the ordinance that:

1. The eating and drink establishment shall only be open on Thursday, Friday and Saturdays.
2. The entire wine shop business including retail and eating and drinking components shall close by 10:00pm.

In regarding the specific variance requests:

The requested use variance would allow the existing uses to remain while providing additional utilitarian support spaces for the retail business as their home delivery and curb side pickup business has expanded. The existing laundry space will be converted to retail use. The converted retail space will be used by the current owner to allow for additional interior staging area for deliveries, storage areas for product, some additional retail displays, and an expansion of the office support area for the current retail business. We will also be adding ADA compliant restrooms to the first floor retail space.

We believe this will be a much less intensive use than the current laundromat as operating hours will be significantly reduced to the current retail hours (from 6:00am – 9:00 for the laundromat to retail hours 12-5:00 p.m. weekdays); and number of patrons will be significantly reduced with the proposed use. The average patrons in laundry is 3-6 people at any time and most patrons drive to the laundromat. The patrons for the retail/eating drinking establishment are for the most part walkup or curbside pickup in the current loading zone. The parking variance is to allow for a reduced onsite parking for this mixed-use development. The proposed conversion from laundromat use to retail use does not change the required parking as both are calculated as a retail use. The previous various requested 24 parking space variance whereas with the updated calculations a revised calculation of 20 parking spaces is requested:

Parking calculations for changing Laundry to Retail

Parking for four (4) dwelling units	1.5/unit =	6 spaces
Retail use 2687 sf /250 =		10.75 spaces
Accessory eating and drinking 569 sf/175 =		3.25 spaces
Total Spaces required.		20 spaces

There is a parking lot available from City Park Avenue adjacent to this parcel which is owned by the applicant that is available for the use of the patrons of the retail business. There are seldom more than 1-2 cars utilizing this lot. The majority of the patrons of the wine shop are walk-ins from the neighborhood. Patrons using the curb side pickup option park in the current loading zone in front of the building for a brief amount of time when collecting their order. This is the bulk of the retail business currently.

There are also six garages on Columbus and three more garages behind 764 S. Third St. also owned by the applicant that are utilized by their residential tenants. All the residential properties that my client owns on this lot and adjacent parcels has either off street parking or has access to a garage.

The vision clearance variance is to allow the current historic structures to remain in place. This type of vision clearance is typical in the German Village Area. The remainder of the requested variances (area, building line, side setbacks, and rear yard) are relative to the existing buildings placement/coverage, to allow the current historic structures to remain in place. The existing historic buildings and lot size do not meet current zoning standards, as is typical of most of the German Village Area.

We feel our variance request is reasonable given the context of the area, the fact that these variances were previously granted, and that the proposed retail use is much less of an intensive use than the current laundry business. Although the variances did not specifically address the laundromat use, it was noted on the site plan and accompanying text, which is why we need to request this new council variance. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances could be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

Proposed Variances

(No modifications to the previously approved variances are proposed with the exception of the parking calculations based on the modified use from laundromat to retail use and amendments/revisions to the current zoning code and its interpretation by city staff since the original ordinance was approved.)

3312.49 Minimum number of parking spaces required: where 20 parking spaces are required and there are 0 parking spaces on site.

3321.05(B)(2) Vision Clearance: to allow for encroachment by the existing building to remain in place at the corner of South Third Street and East Columbus Street for a vision triangle of 0' at both streets.

3332.037 R-2F Residential District: to allow for the existing retail with limited food and beverage service, new retail in lieu of existing laundromat, existing three second story residential units, and existing single unit residential dwelling all on one lot in a R2-F district.

3332.14 R-2F Area District Requirements: where a lot of no less than 3000 square feet per dwelling is required and the existing three second story-apartments and one single-unit dwelling on a 6615.4 +/- square feet lot provide 1 dwelling unit per 1654 square feet.

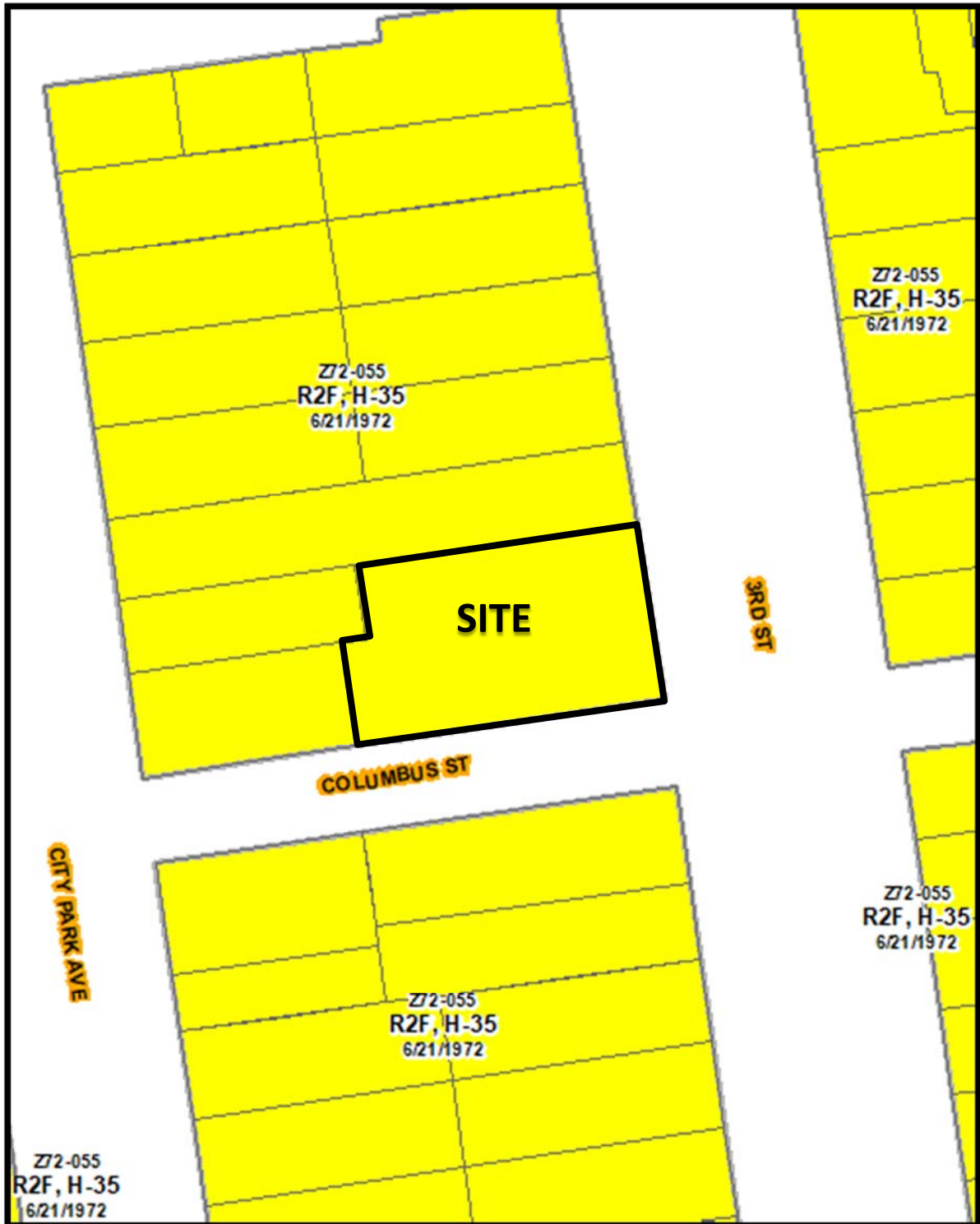
3312.18 (D) Basis of Computing Area: where the existing buildings have a lot coverage of 4726.3 sf or approximately 71.4% and a maximum of 50% is permitted.

3332.21(D) Building Line: to allow for the existing buildings setback of 0' on both South Third Street and Columbus Street whereas 10' minimum is required.

3332.25 Maximum Side yard: to allow for the existing maximum side yard of 0' for the Third Street building in lieu of the required 16'.

3332.26 Minimum Side Yard Permitted: the existing setbacks along the north and south property lines for the Third Street facing Building are 0' and the existing side yard setback along the west property line for the Columbus Street residence is 3'-6" whereas 5' minimum is required.

3332.27 Rear yard: the permitted minimum rear yard shall total no less than 25% of the total lot area for each building or 1653.85 square feet per building and the existing rear yard setback is 1605 sf or 24% for both buildings.



CV20-047
767 S. 3rd St.
Approximately 0.15 acres



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767 S. 3rd St.
Approximately 0.15 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

GERMAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 767 South Third Street

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

GV Holdings (Owner)

APPLICATION NO.: GV-20-06-035

COMMISSION HEARING DATE: 6-2-2020

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

☐

Rezoning

☒

Parking Variance

☐

Change of Use

☐

Lot Split

☐

Special permit

☒

Setbacks

☒

Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application # GV-20-06-035, 767 South Third Street, the German Village Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- Convert existing laundry to retail use (Staging area for deliveries, storage area and some additional retail displays). No expansion of the existing eating/drinking establishment is proposed.
- 1) 3312.49 Minimum number of parking spaces required whereas 20 parking spaces are required and there are 0 parking spaces on site.
- 2) 3321.05(B)(2) Vision Clearance To allow for encroachment by the existing building to remain in place at the corner of South Third Street and East Columbus Street for a vision triangle of 0' at both streets.
- 3) 3332.037 R-2F Residential District To allow for the existing retail with limited food and beverage service, new retail in lieu of existing laundromat, existing three second story residential units, and existing single unit residential dwelling all on one lot in a R2-F district.
- 4) 3332.14 R-2F Area District Requirements, where a lot of no less than 3000 square feet per dwelling is required and the existing three second story-apartments and one single-unit dwelling on a 6615.4 +/- square feet lot provide 1 dwelling unit per 1654 square feet.
- 5) 3312.18 (D) Basis of Computing Area, where the existing buildings have a lot coverage of 4726.3 sf or approximately 71.4% and a maximum of 50% is permitted.
- 6) 3332.21 Building Line To allow for the existing buildings setback of 0' on both South Third Street and Columbus Street whereas 10' minimum is required.
- 7) 3332.25 Maximum Side yard To allow for the existing maximum side yard of 0' for the Third Street building in lieu of the required 16'.

- 8) 3332.26 Minimum Side Yard Permitted The existing setback along the property line for the Third Street facing Building 0' and the existing side yard setback along the west property line for the Columbus Street residence is 3'-6" whereas 5' minimum is required.
- 9) 3332.27 Rear yard The permitted minimum rear yard shall total no less than 25% of the total lot area for each building or 1653.85 square feet per building and the existing rear yard setback is 1605 sf or 24% for both buildings.

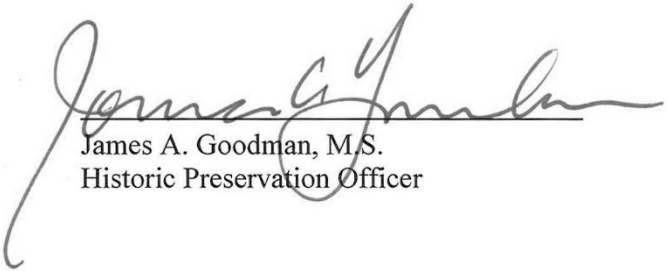
Note: No modifications to the previously approved variances are proposed with exception of parking calculations based on the modified use from laundromat to retail use and amendments/revisions to the current zoning code.

MOTION: Panzer/McCoy (5-0-1[Thiell-abstain]) RECOMMEND APPROVAL

RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


James A. Goodman, M.S.
Historic Preservation Officer

Cet

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 #: CV20-047STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Road Columbus Ohio 43212
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 3 lines per box)

1. Julie D'Elia 769 South Third Street Columbus Ohio 43206	2. Deborah Faye Muncie 769 South Third Street Columbus Ohio 43206
3.	4.

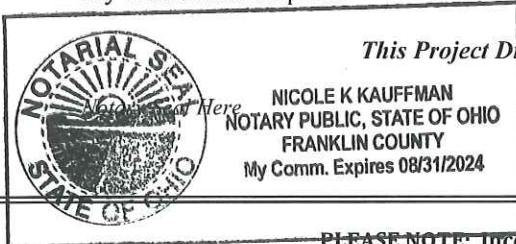
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16 day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

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