

PROJECT NAME:  
**HARRISON HOUSE**  
1128 HARRISON

OWNER:  
**VISTA WOOD PROPERTIES**  
UPPER ARLINGTON OHIO

ARCHITECT:  
**MICHAEL McLAUGHLIN**  
UPPER ARLINGTON OHIO

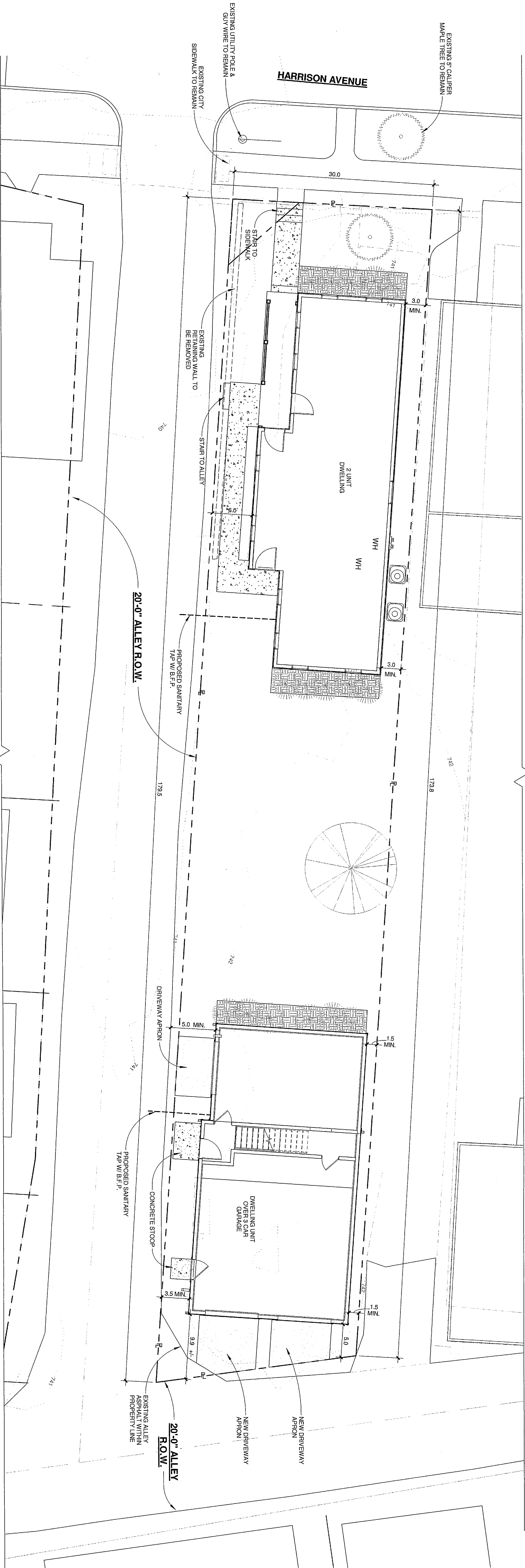
**PROJECT ZONING AND SITE INFORMATION**

**PROJECT DESCRIPTION**

ONE (1) TWO UNIT DWELLING UNIT BUILDING  
ONE (1) SINGLE UNIT DWELLING UNIT BUILDING  
- 3 TOTAL DWELLING UNITS  
- 3 TOTAL PARKING SPACES

EXISTING ZONING:	R4
PROPOSED ZONING:	R4, CV20-012
LOT:	436
SUBDIVISION:	COLLINS ATKINSON & GUTTNER
PROPOSED USE:	TWO (2) DETACHED DWELLINGS
HEIGHT DISTRICT:	H-35
FLOOD ZONE:	NO
SETBACKS:	AS NOTED BELOW

EXISTING LOT COVERAGE	AREA	%	PROPOSED LOT COVERAGE	AREA	%
SITE AREA	5286	100	SITE AREA	5286	100
FRONT BUILDING	642	12	FRONT BUILDING	1020	19.3
REAR BUILDING	310	5.7	REAR BUILDING	1046	19.8
TOTAL COVERAGE		17.7%	TOTAL COVERAGE		39.1%

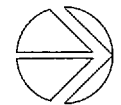


The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent  
Date: 6-29-20

Donald Plank, Attorney  
Date: 6-29-20

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



CV20-012

MICHAEL  
McLAUGHLIN  
ARCHITECT  
1766 WESTWOOD AVE  
UPPER ARLINGTON, OH  
43212

**HARRISON HOUSE**  
1128 Harrison Avenue  
ZONING SITE PLAN

ISSUED:  
2020.06.29  
REVISIONS:

8/28/2020 MICHAEL McLAUGHLIN, ARCHITECT  
THIS DRAWING IS THE PROPERTY OF MICHAEL McLAUGHLIN, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MICHAEL McLAUGHLIN, ARCHITECT. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MICHAEL McLAUGHLIN, ARCHITECT, IS PROHIBITED AND CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

DRAWING NUMBER:

**A000**

TITLE:  
ARCHITECTURAL SITE  
PLAN



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

CV20-012

### 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

*Vista Wood Properties LLC  
by David B. Plank*

Date

*1/27/2020*

Signature of Attorney

*Donald Plank*

Date

*1/27/2020*

**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

## **Exhibit B**

### **Statement of Hardship CV20-012, 1128 Harrison Avenue**

The site is located on the east side of Harrison Avenue, 180 +/- feet north of West 3<sup>rd</sup> Avenue. The parcel is zoned R-4, Residential and is located in the Victorian Village Commission area. The site is developed with a single family dwelling fronting Harrison Avenue and also a rear detached garage. Applicant proposes to raze the existing structures and redevelop the site with a two-family dwelling fronting Harrison Avenue and a rear carriage house with ground level parking (3 spaces) and second floor dwelling unit. The Victorian Village Commission supports both the demolition of the existing structures and the proposed new construction of the two-family dwelling and carriage house. While the R-4 district permits a three (3) dwelling unit building, a variance is required for the proposed configuration of dwelling units with two detached dwellings on the same parcel. The proposed two-family dwelling and carriage house is consistent with a wide range of land uses and carriage houses in Victorian Village.

Applicant has a hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. Many variances have been supported for both new residential construction and carriage houses.

Applicant requests the following variances:

- 1). Section 3332.039, R-4 Residential District, to permit two (2) detached dwellings on the same parcel, consisting of a new 2 dwelling unit building fronting Harrison Avenue and a rear carriage house with a dwelling unit over 3 ground level garage spaces.
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 30 feet (existing).
- 3). Section 3333.15, R-4 area district requirements, while the lot is 5,307 +/- SF, and lot area of 5,000 SF is required for a principal building, the calculation of lot area is limited to 2,700 SF based on Section 3332.18(C), using depth of three times the lot width (30'x90') (existing lot).
- 4). Section 3332.19, Fronting, to permit the carriage house dwelling unit to not front on a public street.
- 5). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 6 feet (20% of 30 feet) to 5 feet for the carriage house.
- 6). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum north side yard of the of the carriage house from 3 feet to 1.5 feet.
- 7). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.
- 8). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 6 spaces (2 per DU) to 3 garage spaces.



CV20-012  
1128 Harrison Avenue  
Approximately 0.12 acres





CV20-012  
1128 Harrison Avenue  
Approximately 0.12 acres

April 9, 2020

Michael McLaughlin  
1766 Westwood Avenue  
Upper Arlington OH 43212

Re: Application #VV-20-02-017  
1128 Harrison Avenue

Michael McLaughlin:

I am writing on behalf of the Victorian Village Commission (VVC) regarding the above-named application, which was placed on the March 11, 2020 VVC hearing agenda for review. The following information is for your reference and is taken from the unapproved minutes of March 11, 2020 VVC hearing.

**Office of the Director**  
111 North Front Street, 8<sup>th</sup>  
Floor  
Columbus, OH 43215  
(614) 645.7795  
(614) 645.6675 [FAX]

**Code Enforcement Division**  
111 North Front Street, 3<sup>rd</sup>  
Floor  
Columbus, OH 43215  
(614) 645.2202  
(614) 645.6675 [FAX]

**Economic Development Division**  
111 North Front Street, 8<sup>th</sup>  
Floor  
Columbus, OH 43215  
(614) 645.8616  
(614) 645.6675 [FAX]

**Housing Division**  
111 North Front Street, 3<sup>rd</sup>  
Floor  
Columbus, OH 43215  
(614) 645.7795  
(614) 645.6675 [FAX]

**Planning Division**  
111 North Front Street, 3<sup>rd</sup>  
Floor  
Columbus, OH 43215  
(614) 645.8664  
(614) 645.6675 [FAX]

(614) 645.6675 [FAX]

### **VV-20-02-017**

#### **1128 Harrison Avenue**

**Michael McLaughlin (Applicant)**

**Vista Wood Properties (Owner)**

*Following the presentation by the Applicant, Application #VV-20-02-017 was divided into Items 'a,' 'b,' and 'c,' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

### **VV-20-02-017a**

Approve Application # VV-20-02-017a, 1128 Harrison Avenue, as submitted with any/all clarifications noted:

#### Demolish Existing House

- Demolish the existing, ca. 1899 one-story, frame house with ca. 1954 addition.

**MOTION: Hissem/Conyers (4-1-[Kotheimer - against]-0 APPROVED)**

Rationale - Motion based on CC 3116.14 Standards of Demolition and 3116.16:

- (1) The property's historical or architectural significance, while it does have some, is relatively low and,
- (2) The property cannot be reasonably maintained in its current condition or be appropriately rehabbed without overwhelming the existing structure.
- (3) The Commission has also considered the merits of the proposed replacement structure and deems it to be of high quality.

### **VV-20-02-017b**

Approve Application # VV-20-02-017b, 1128 Harrison Avenue, as submitted with any/all clarifications noted:

#### New Two-Dwelling House

- Build new two-story frame, two-unit dwelling.
- Exterior cladding to be Boral V-Rustic composite siding with Boral Tru-Exterior composite wood trim.
- Windows to e Quaker Brighton LS Series.
- Service doors to be Therma-Tru two-panel, smooth finish fiberglass doors.
- Three overhead doors to be Clopay Grand Harbor, smooth finish steel.
- Roofing to be GAF Slateline asphalt shingles "English Gray" or "Antique Slate."

#### Demolish Existing Garage

- Demolish the existing, ca. 1954 concrete block garage.

New Carriage House

- Build new, frame, three-car garage with second floor dwelling unit.
- Exterior cladding to be Boral V-Rustic composite siding with Boral Truexterior composite wood trim.
- Windows to be Quaker Brighton LS Series.
- Service doors to be Therma-Tru two-panel, smooth finish fiberglass doors.
- Three overhead doors to be Clopay Grand Harbor, smooth finish steel.
- Roofing to be GAF Slateline asphalt shingles “English Gray” or “Antique Slate.”

**MOTION: Hissem/Moriarty (5-0-0) APPROVED**

**VV-20-02-017c**

Upon review of the variances listed on page A11 of the drawings submitted with the March 2020 submitted application packet, recommend approval of Application # VV-20-02-017c, 1128 Harrison Avenue.

**List Variances**

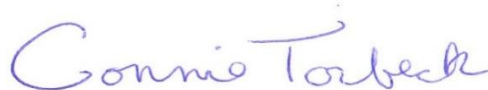
**MOTION: Hissem/Conyers (5-0-0) RECOMMEND APPROVAL**

Please note that this is **NOT A CERTIFICATE OF APPROPRIATENESS, and does not authorize the issuance of a building permit.** It is necessary to submit additional information/materials to the Historic Preservation Office staff prior to the issuance of **Certificates of Appropriateness # VV-20-02-017a/b/c** for the proposed work. **The Applicant must submit construction drawings and cut sheets for all exterior materials for review by Historic Preservation Office staff, prior to issuance of the Certificates of Appropriateness.** Please provide the list of variances in Word format.

**Certificate of Appropriateness # VV-20-02-017a/b/c** will be held at the Historic Preservation Office pending receipt and approval of the required information/materials. Please **mail** any new materials to my attention, at the Columbus City Historic Preservation Office, 111 North Front Street, Third Floor, Columbus, Ohio 43215. You may also send via **email** to [cltorbeck@yahoo.com](mailto:cltorbeck@yahoo.com). Due to the COVID-19 outbreak the option to drop off materials on the First Floor at the “Check In” station of the Department of Building and Zoning Services is not available at this time. Please check the Planning Division website for updates <https://www.columbus.gov/development/Planning/>

If you have any questions, please contact me at [cltorbeck@columbus.gov](mailto:cltorbeck@columbus.gov).

Sincerely,



Connie Torbeck  
Assistant Historic Preservation Officer

## 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 #: CV 20 - 012

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. Vista Wood Properties, LLC; 1766 Westwood Avenue; Columbus, OH 43212; # of Columbus based Emps: Zero (0); Contact: Michael McLaughlin, 614-460-1254	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 June, in the year 2020

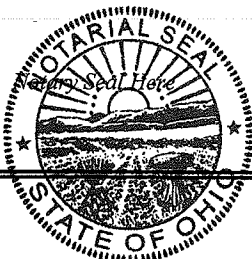
SIGNATURE OF NOTARY PUBLIC

*Kelly B. Shiflet*

My Commission Expires:

09-10-2024

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



**KELLY B. SHIFLET**  
Notary Public, State of Ohio  
My Commission Expires  
September 10, 2024

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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Please make all checks payable to the Columbus City Treasurer