



BRYDEN RD (70')

R.O.W. 43'

985-937  
BRYDEN RD  
PAR # 010-049546-00

PROPOSED NEW-BUILD  
TWO-FAMILY HOUSE

PROPOSED  
DETACHED  
2-CAR GARAGE

S 20TH ST (33')

P.L. 161.33'

P.L. 161.33'

OWNER:

COLUMBUS SOUTH PROPERTY MANAGEMENT LLC  
10000 W. BROADWAY, SUITE 100  
COLUMBUS, OH 43225

LEGAL DESCRIPTION:

LOT 10  
PASSAGE 211

ARCHITECT:

GUNZELMAN, JENNIFER + PARTNERS  
JENNIFER GUNZELMAN, AIA  
COLUMBUS, OH 43205  
jgunzelman@gunzelman.com

SITE ADDRESS: 985-937 BRYDEN ROAD, COLUMBUS, OH 43205

TOTAL LOT AREA: 1.13 ACRES

ZONING: R-1 (RESIDENTIAL)

EFFECTIVE: 05/01/03

PARCEL # 010-0381-00

THE LOCATION OF EXISTING UTILITIES, BUILDING AND ZONING REGULATIONS HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS REQUESTED THAT THESE LOCATIONS BE OBSERVED AND COMPLIED WITH.

ZONING DATA:

PROJECT DESCRIPTION:  
CONSTRUCTION OF A NEW TWO-FAMILY HOME WITH BASEMENT 4,100 TOTAL SF ABOVE GROUND AND NEW 2-CAR GARAGE

LOT INFORMATION:

TOTAL LOT 10: 6,800 SQ. FT.  
TOTAL OFF-STREET PARKING SPACES: 4 (TOTAL 6 MIN.)

SETBACKS:

FRONT: 20' MIN. ADJACENT  
SIDE: 5' MIN.  
REAR: 5' MIN.

EXISTING:

EXISTING: 7' MIN.  
REAR: 5' MIN.

TOTAL LOT FLOOR AREA: 4,100 SQ. FT. (TOTAL LOT COVERAGE)  
TOTAL LOT COVERAGE: 60% (TOTAL LOT FLOOR AREA: 4,100 SQ. FT. / TOTAL LOT AREA: 6,800 SQ. FT.)

BUILDING HEIGHT:

MAX. 30' FT.  
PROPOSED: 30' FT. TO MID POINT OF ROOF



CV20-068

Final Site Plan Received 1.22.21

The undersigned hereby certifies that the above is a true and correct copy of the original as filed with the City of Columbus, Ohio, and that the same has been duly recorded in the Office of the Auditor of the City of Columbus, Ohio. Any other copy of this plan is hereby acknowledged to be a copy of the original as filed with the City of Columbus, Ohio, and that the same has been duly recorded in the Office of the Auditor of the City of Columbus, Ohio.

*David Reed*  
David Reed, Surveyor for Applicant  
Date: 01-22-2021

GAI

GUNZELMAN

architecture + interiors

333 Stewart Avenue  
Columbus OH 43205  
P 614-674-6696

PLT # : 20-161



985-937 BRYDEN ROAD

COLUMBUS, OH 43205

REVISIONS

DATE

SITE PLAN

PHASE :

PERMIT

DATE : 01-22-2021

A-0.2

**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

CV20-068

**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

*Submitted by David B. Plank*

Date

7-27-2020

Signature of Attorney

*Donald Plank*

Date

7/27/2020

**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- 068 , 985 Bryden Road**

The site is located at the southeast corner of Bryden Road and S. 20<sup>th</sup> Street (33'). The parcel is zoned R-3, as is much of the Near East Area Commission area. Applicant proposes to build a two (2) dwelling unit building on the Bryden Road frontage and a two car detached garage and two surface parking spaces at the rear of the lot with parking accessed from the adjacent alley, all as depicted on the submitted site plan. The site is also in the Bryden Road Historic District. This zoning variance application will be reviewed by both the Near East Area Commission and the Historic Resources Commission. The site, while vacant, was previously developed with a two dwelling unit building. Bryden Road is characterized by a range of types of residential uses including single family, two-family and multi-family uses.

Applicant has hardship with permitting the proposed use while the proposed use is consistent with historical use of the parcel, is consistent and compatible with the mix of residential uses in the area. By application CV18-093, City staff and the Near East Area Commission supported the request of a previous property owner for a two unit building and carriage house, as conditioned on the site plan. Columbus City Council approved the Ordinance for CV18-093.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building.
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 43 feet (existing).
- 3). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 8.6 feet (20% of 43 feet) to eight (8) feet for the two (2) dwelling unit building.
- 4). Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard from five (5) feet to 1 foot.

07/23/2020



CV20-068  
985 Bryden Rd.  
Approximately 0.16





CV20-068  
985 Bryden Rd.  
Approximately 0.16

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

Case Number: CV20-068

Address: 985 Bryden Road

Group Name: Near East Area Commission

Meeting Date: November 12, 2020

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: 11-0-0

Signature of Authorized Representative:

*Kathleen J. Bailey*  
SIGNATURE

CHAIR NEAC  
RECOMMENDING GROUP TITLE

614-582-3853  
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.

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### HISTORIC RESOURCES 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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 985-987 Bryden Road

Bryden Road Historic District

**APPLICANT'S NAME:** Mulberry c/o Dave Perry (Applicant)

Mulberry c/o Mark Inks (Owner)

**APPLICATION NO.:** HR-21-01-012

**COMMISSION HEARING DATE:** 1-21-2021

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 #HR-21-01-012, 985-987 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation (CV20-068)

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) dwelling unit building.
  - 2). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 43 feet (existing).
  - 3). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 8.6 feet (20% of 43 feet) to eight (8) feet for the two (2) dwelling unit building.
  - 4). Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard from five (5) feet to 1 foot.
- MOTION: Barton/McCabe (5-0-0) APPROVAL RECOMMENDED

**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.

*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 - 068

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, OH 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 3 lines per box)

1. Mulberry, 1182 S. Front Street, Columbus, OH 43206 Number of Columbus based Employees: 12 Contact: Mark Inks, (614) 907-4099	2. Columbus Soho Property Investments LLC, 6545 Market Ave North, Ste 100, North Canton, OH 44720; # Cols based Emps: Zero (0); Contact: Amir Amini, (614) 477-5778
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 23<sup>rd</sup> day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



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

**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**