

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

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 Exhibit A.

Signature of Applicant



Date

8/25/2020

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 A

Council Use Variance – 610 Neil Avenue, Columbus, Ohio

Use Variance Requested

1. Section 3332.039 of the City of Columbus Zoning Code (the “Zoning Code”) permits certain residential uses in the R-4 residential district. Applicant proposes to use the property as a ballroom dancing studio, co-working office, assembly hall, and reception venue.

Background

Applicant proposes to convert an existing church located at 610 Neil Avenue, Columbus, Ohio 43215, Franklin County Auditor Tax Parcel Id. No. 010-066956 (the “Property”) to a ballroom dancing studio, co-working office, and assembly hall/reception venue. The first floor of the building, consisting of 3,911 square feet of assembly area, shall be used as a ballroom dancing studio from Monday-Friday. The hours of operation will be 10 A.M. – 10 P.M. and will include 10-16 customers per hour. There will be 3 ballroom dancing showcases per year that will invite approximately 100 guests. Occasionally, the first floor of the building will be used as an assembly hall and/or reception venue (less than 10 times annually and limited to Friday-Sunday). The second floor of the building, consisting of six rooms totaling 2,090 square feet, will be used as 6 separate co-working spaces.

Statement of Hardship

The Property is currently zoned R-4, residential district, under the Zoning Code. A council use variance may be granted if the proposed 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.

The proposed uses shall not adversely affect the surrounding property or surrounding neighborhood. The current owner of the Property, an Ethiopian Orthodox congregation, vacated the premises in November 2019. Prior to vacating, the congregation typically hosted 50-80 visitors each weekday and 150-400 visitors each weekend day (average of 875 visitors per week). The demand for parking was significant because nearly all members of the congregation lived in Whitehall or East Columbus. The proposed use is significantly less-intensive. The ballroom dancing studio will typically host no more than 10 people per hour (a few classes with maximum of 16 customers), with minimal visitor overlap (average of 500 visitors per week). The ballroom dancing will demand significantly less parking due to the small classes, hours of operation, and the localized, group-oriented nature of the use. The 160+ public parking spaces on Goodale Avenue and 5 nearby parking garages will supply the necessary parking.

For the few larger events (showcases, assemblies, and receptions), Applicant is prepared to enter into an agreement with a neighboring property owner to supplement the surrounding public parking with an additional 40-50 private parking spaces. The Applicant has successfully operated Danceville, U.S.A, a ballroom dancing studio located in Italian Village, since 2014. A letter of support from the landlord (and resident on the property) is attached hereto as Exhibit 1 and made a part hereof. The Italian Village facility demonstrates Applicant's ability to successfully manage an urban ballroom dancing studio without disturbing neighboring single-family and multi-family residential properties.

Granting the variance will alleviate the hardship of maintaining a non-residential building in a residential district. The Property is located at the corner of 2 dynamic, arterial roadways in a mixed-use area. Any residential use on the Property is economically infeasible considering the current status of the Property. The conversion of churches to more localized commercial operations is not uncommon and was recently completed on a separate property on Neil Avenue. Applicant's proposal will bring a localized, new energy to a currently vacant building and preserve the existing architecture. The class size and hours of operation alleviate concerns regarding excess noise and neighborhood disturbances.

Granting this variance will not impair, or alter in any way, the adequate supply of light and air to the adjacent properties or unreasonably increase the congestion of public streets; increase the danger of fires; endanger the public safety; or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

Area Variances Requested

1. Section 3332.21 of the Zoning Code requires a building setback of 10 feet from Neil Avenue and 25 feet from Goodale Avenue. The building on the Property is located 0 feet from the Neil Avenue right of way and 10.5 feet from the Goodale Avenue right of way.
2. Section 3332.25 of the Zoning Code requires the sum of the widths of each side yard to equal or exceed 20 percent of the width of the lot (up to 16 feet). The sum of the widths of each side yard on the Property is 0 feet.
3. Section 3332.27 of the Zoning Code requires a minimum rear yard totaling no less than 25 percent of the total lot area. The rear yard on the Property totals 2.33%.

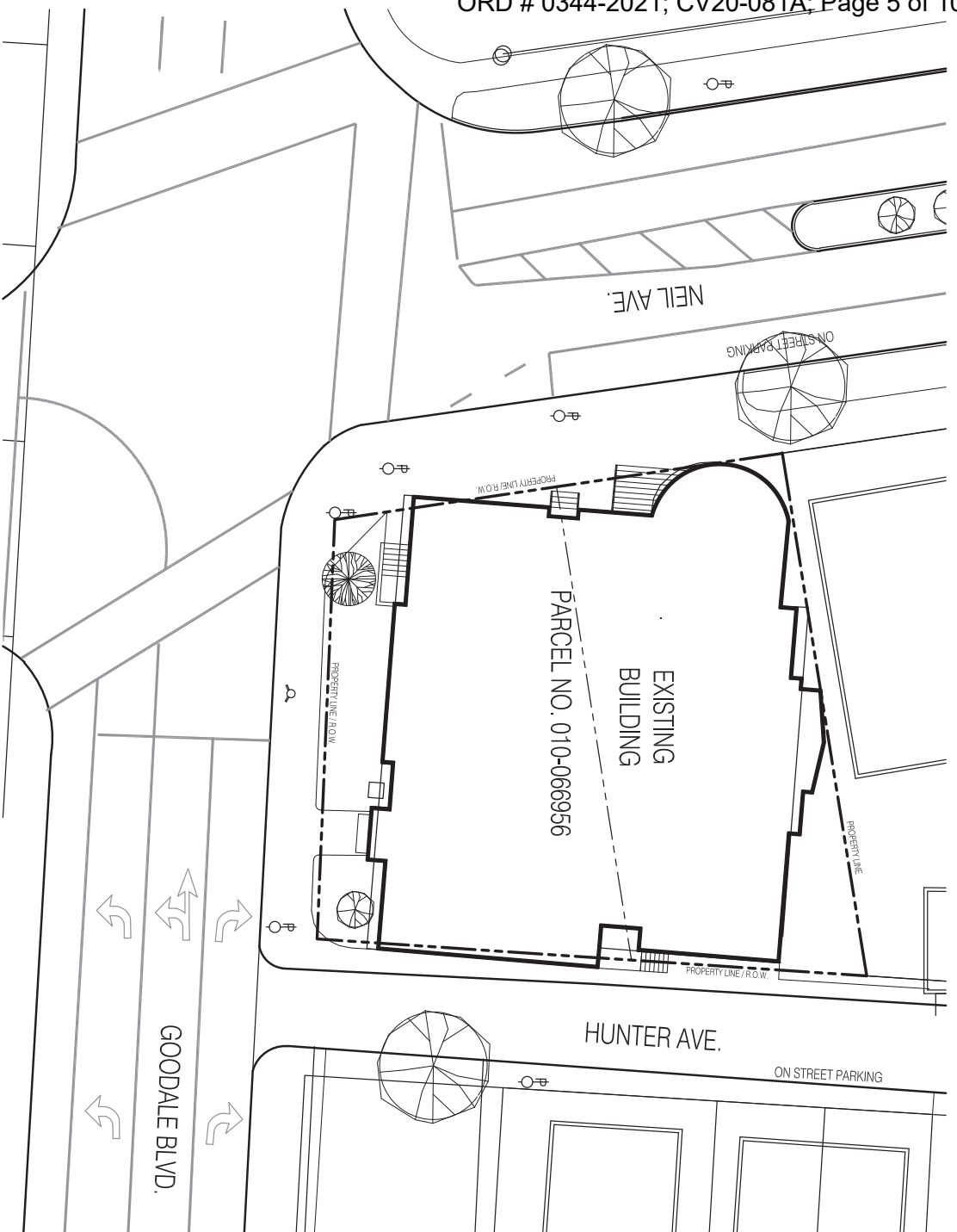
Partial Termination

The area variances from the Zoning Code involve a legal, non-conforming structure constructed in 1890 with an addition made in 1914. The variances shall terminate when the owner of the Property voluntarily demolishes the building.

Statement in Support

Applicant is requesting approval of 3 area variances in order to legitimize legal non-conformities on the Property. The area variances are not substantial, fit within the purpose of the Zoning Code and do not alter the essential character of the neighborhood. Further, the variances are narrowly tailored such that they will not apply to a redevelopment of the Property.

Concept Plan to Depict Building Uses



SITE PLAN

BALLROOM DANCE STUDIO |

618 Neil Avenue
Columbus, OH 43215

8/17/20

LEGEND

- FIRE HYDRANT
- POWER/LIGHT POLE

PARKING REQUIREMENTS

Existing Building s.f.

- First Floor = 5,984 s.f.
 - 3,911 s.f. of assembly area
 - 2,073 s.f. of non-assembly area
- Second Floor Mezzanine = 2,090 s.f., all non-assembly area

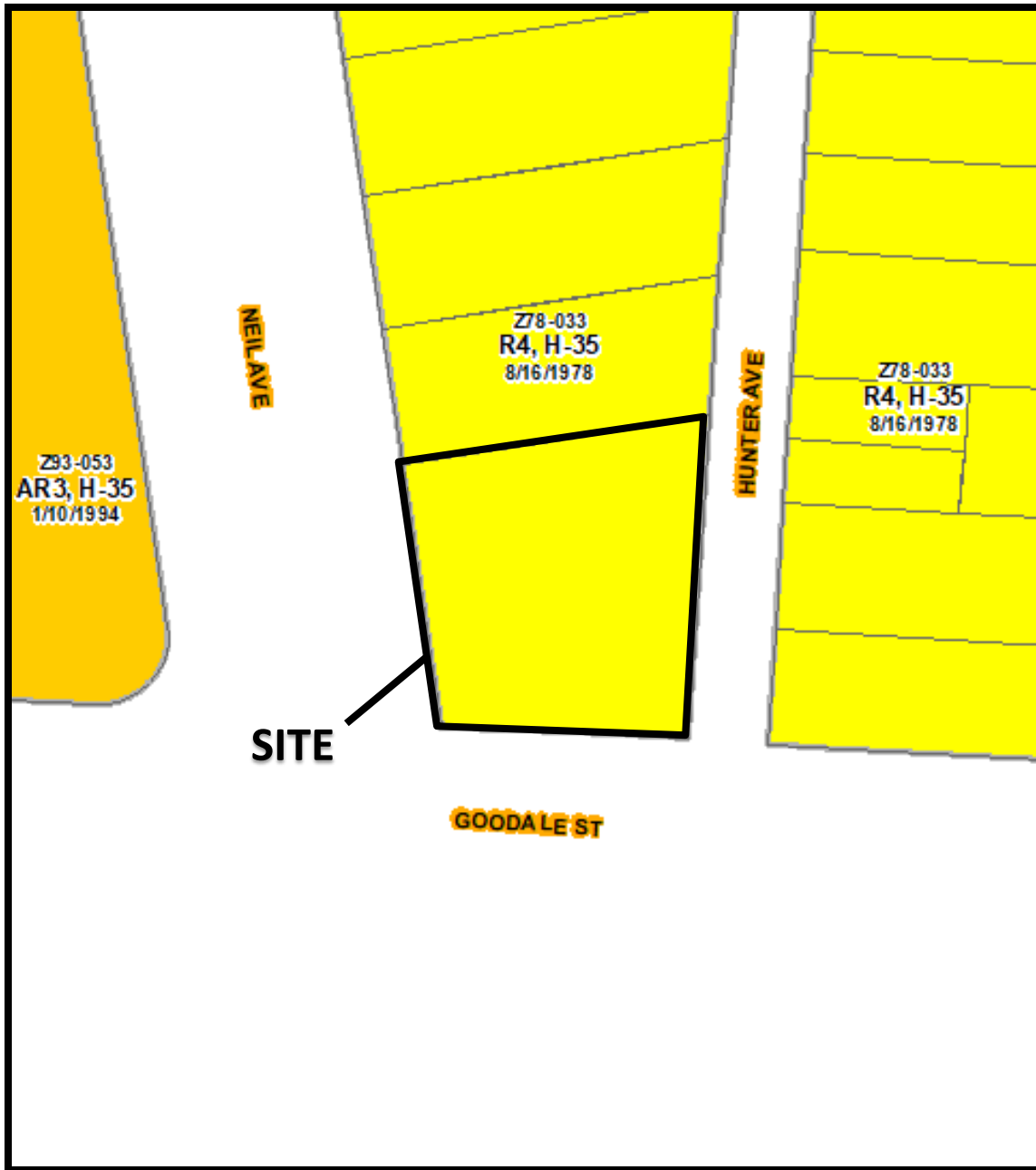
Parking required per current zoning code and current use:

- Civic, fraternal, religious, or other assembly or institutional organizations, primary uses: 1.30 sf of sanctuary, auditorium or main place of assembly
 - 3,911 s.f./30 = 131 spaces required
 - # of parking spaces provided = 0
- Civic, fraternal, religious, or other institutional organizations, non-assembly areas: 1.250 s.f.
 - 4,163s.f./250 = 17 spaces required
 - # of parking space provided = 0
- Total parking required for existing use = 148

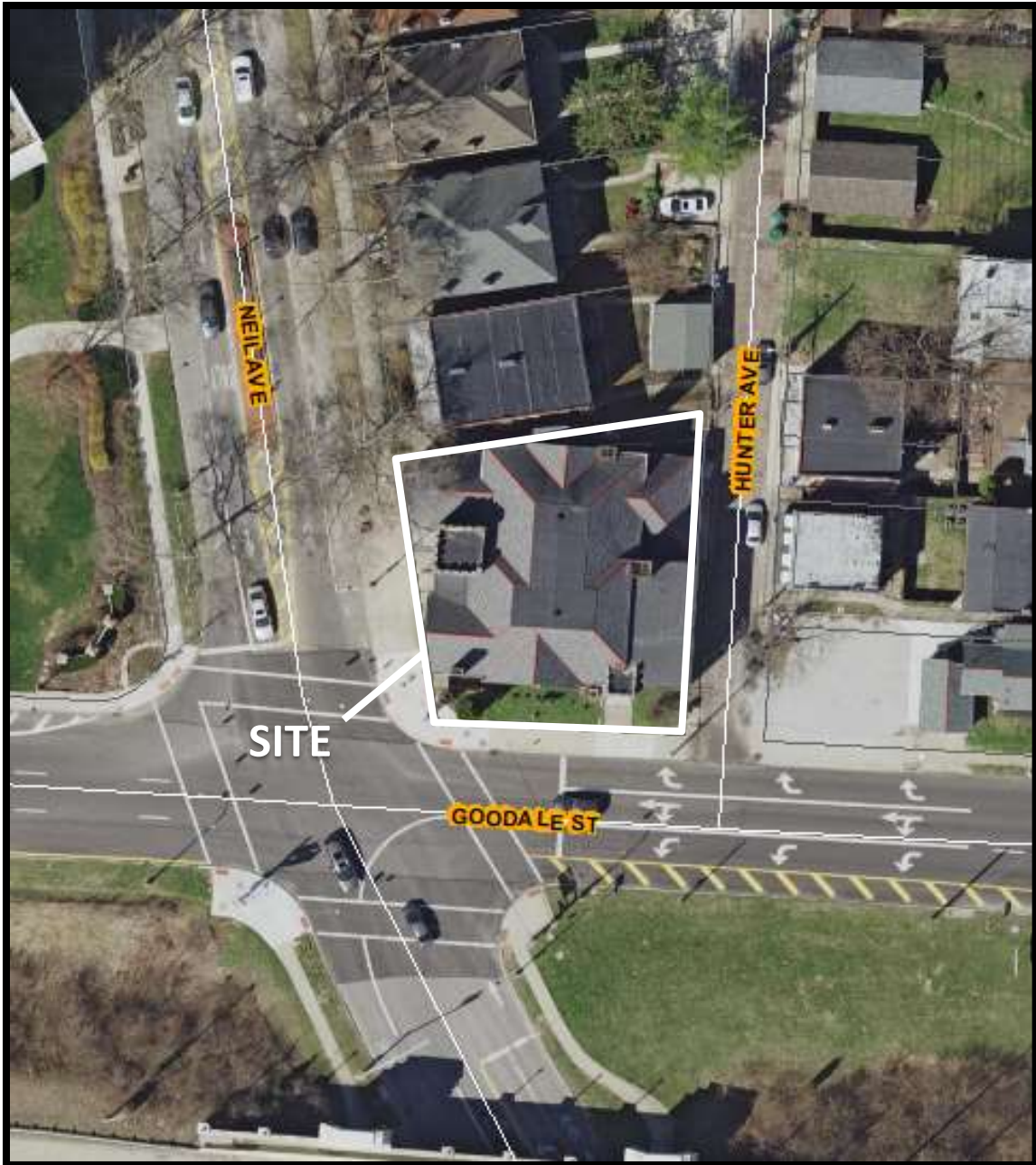
Parking required for proposed uses:

- Ballroom dance studio/ Banquet Venue/Civic, fraternal, religious, or other assembly or institutional organizations, primary uses: 1.30 sf of sanctuary, auditorium or main place of assembly
 - 3,911 s.f./30 = 131 spaces required
 - # of parking spaces provided = 0
- Civic, fraternal, religious, or other institutional organizations, non-assembly areas: 1.250 s.f.
 - 2,073 s.f./250 = 9 spaces required
 - # of parking space provided = 0
- Office space
 - 2,090 s.f. / 450 Min. = 5 spaces required
 - # of parking space provided = 0
- Total parking required for proposed use = 145





CV20-081
610 Neil Ave.
Approximately 0.19 acres



CV20-081
610 Neil Ave.
Approximately 0.19 acres

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 610-618 Neil Avenue

APPLICANT'S NAME: Cindi Lee Parker (Applicant)

APPLICATION NO.: VV-20-09-012

MEETING DATE: 09-09-2020

EXPIRATION: 09-09-2021

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

VV-20-09-012

610-618 Neil Avenue

Cindi Lee Parker (Applicant)

Approve application VV-20-09-012, 610-618 Neil Avenue, as submitted with any/all clarifications as noted:

- Change of use to ballroom dancing studio and event space
Variance


- 3332.09 – Permits residential and ancillary uses of properties in the R-4, residential district.
Applicant proposes to use the property as a ballroom dancing studio, office, and event space.
MOTION: Hissem/Kotheimer (5-0-0) APPROVED.

Commissioner Comments:

- This is a good adaptive reuse.
- Come back with a sign package, when available, for review and approval.

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission and shall accompany plans submitted for zoning clearance and/or building permits.

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

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 610-618 Neil Avenue

APPLICANT'S NAME: Cindi Lee Parker (Applicant)

APPLICATION NO.: VV-20-10-012

MEETING DATE: 10-14-2020

EXPIRATION: 10-14-2021

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- ☒ **Approved: Commission** ☒ **or Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve application VV-20-10-012, 610-618 Neil Avenue, as submitted:

Signage

- Install one 3'-0"x3'-8" projecting blade sign illuminated by small profile bullet lamps mounted to steel mast arm.
- Install one wall sign with logo measuring 36"x36" and text measuring 12"x7'-8".
- Wall sign to be illuminated by reverse channel halo backlit letters.
- Both signs to be installed per submitted drawings and attached via mortar joints.

Variances

- 3332.21 – Building Setback; Building is 0' from Neil Avenue and 10.5' from Goodale Avenue.
- 3332.25 – Side yard; Property has 0' side yard.
- 3332.27 – Rear yard; Property's rear yard is 2.33% of lot area.


MOTION: Kotheimer/Hissem (5-0-0) APPROVED.

Commissioner Comments:

- There should be no visible electrical lines and no exterior conduit.

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission and shall accompany plans submitted for zoning clearance and/or building permits.

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

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 #: CV20-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig Moncrief

of (COMPLETE ADDRESS) Plank Law Firm, LPA, 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 3 lines per box)

1. Cindi Parker 2118 Hedgegate Boulevard Beavercreek, Ohio 45431	2. Keith Michael 1302 Hunter Avenue Columbus, Ohio 43201
3.	4.

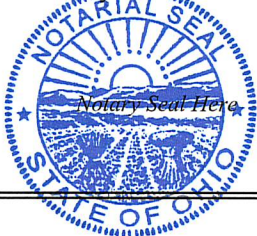
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer