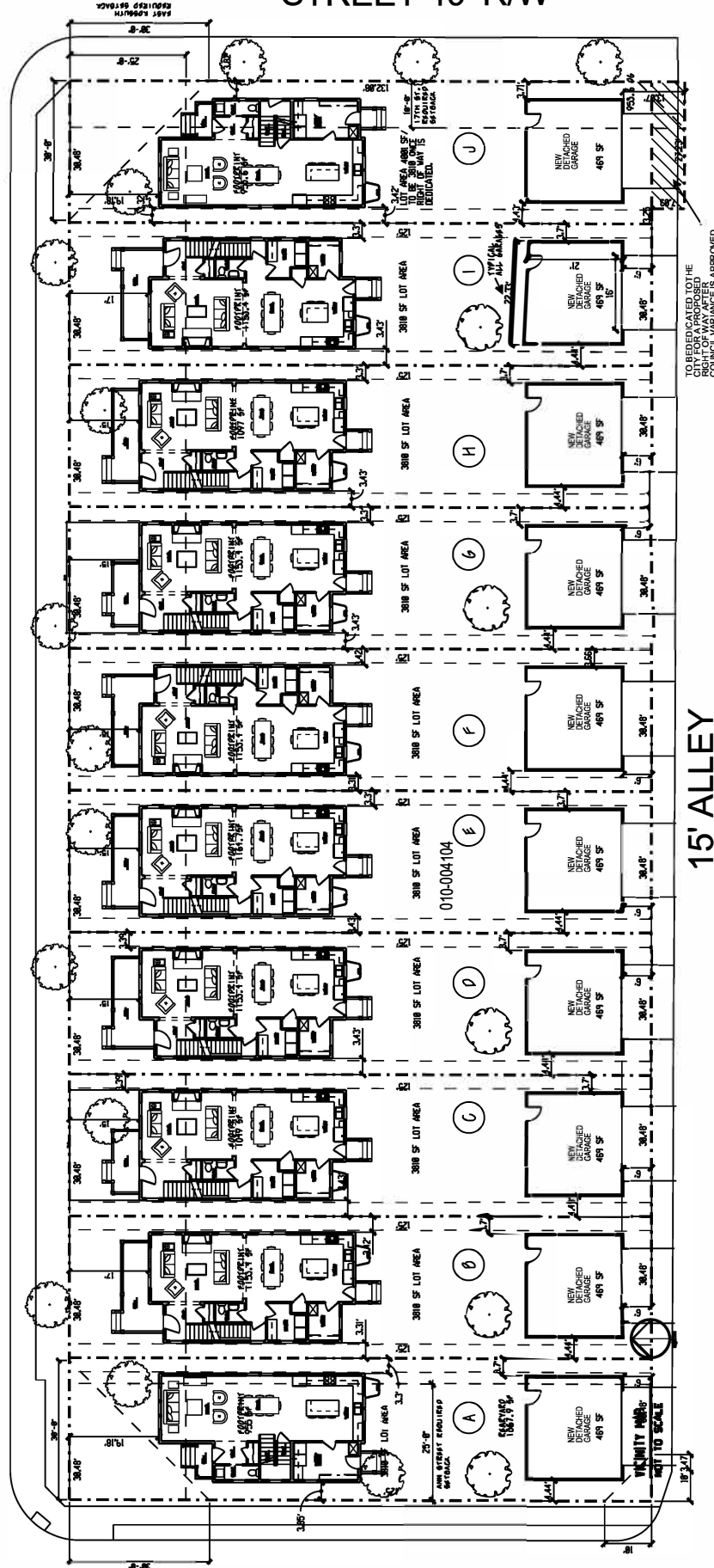


EAST KOSSUTH 50' R/W



15' ALLEY

TO BE DEDICATED TO THE
RIGHT OF WAY AFTER
COUNCIL VARIANCE IS APPROVED.



PROPOSED SITE PLAN

ANN STREET 40' R/W

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

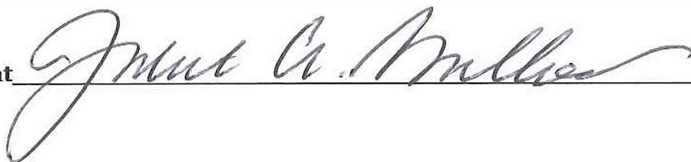
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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.

Signature of Applicant



Date

9/18/2020

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

This is an existing vacant lot that was previously occupied by a Salvation Army retail store. Prior to my client purchasing this lot, the commercial building was demolished. We are proposing to build ten single family homes facing Kossuth Street with detached two car garages facing the existing alley. The proposed layout of this property follows the development pattern of other similar size lots in proximity to this parcel.

We feel that the new proposed single-family homes with their traditional design and scale will be keeping with other established homes in the neighborhood. We are proposing affordable homes that are approximately 1850 – 2100 square feet (above grade). These new single-family homes will complete the streetscape, and add character to an otherwise vacant block. The overall investment the owner is making to the property will be an asset to the neighborhood.

The width variance is required to allow the new lots to match the width of the existing lots in the neighborhood. Similarly the lot area requirement is not typical for this neighborhood, we are proposing a lot size that is similar to existing surrounding lots. Per the Department of Public Service, Division of Traffic Management we have agreed that as a condition of the variances we have agreed to a future right of way dedication along the south eastern portion of the site where the alley the compromises the southern frontage of the site narrows to 7' wide to allow for the alley to be 15' its entire length.

Since this parcel is surrounded on three sides by streets building line variances are required to conform with the existing established setbacks which do not meet the current zoning code. Our East Kossuth setback is similar to the lots to the east and west of this development. Our proposed setbacks on Ann Street and S 17th are also similar to other setbacks in the neighborhood.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

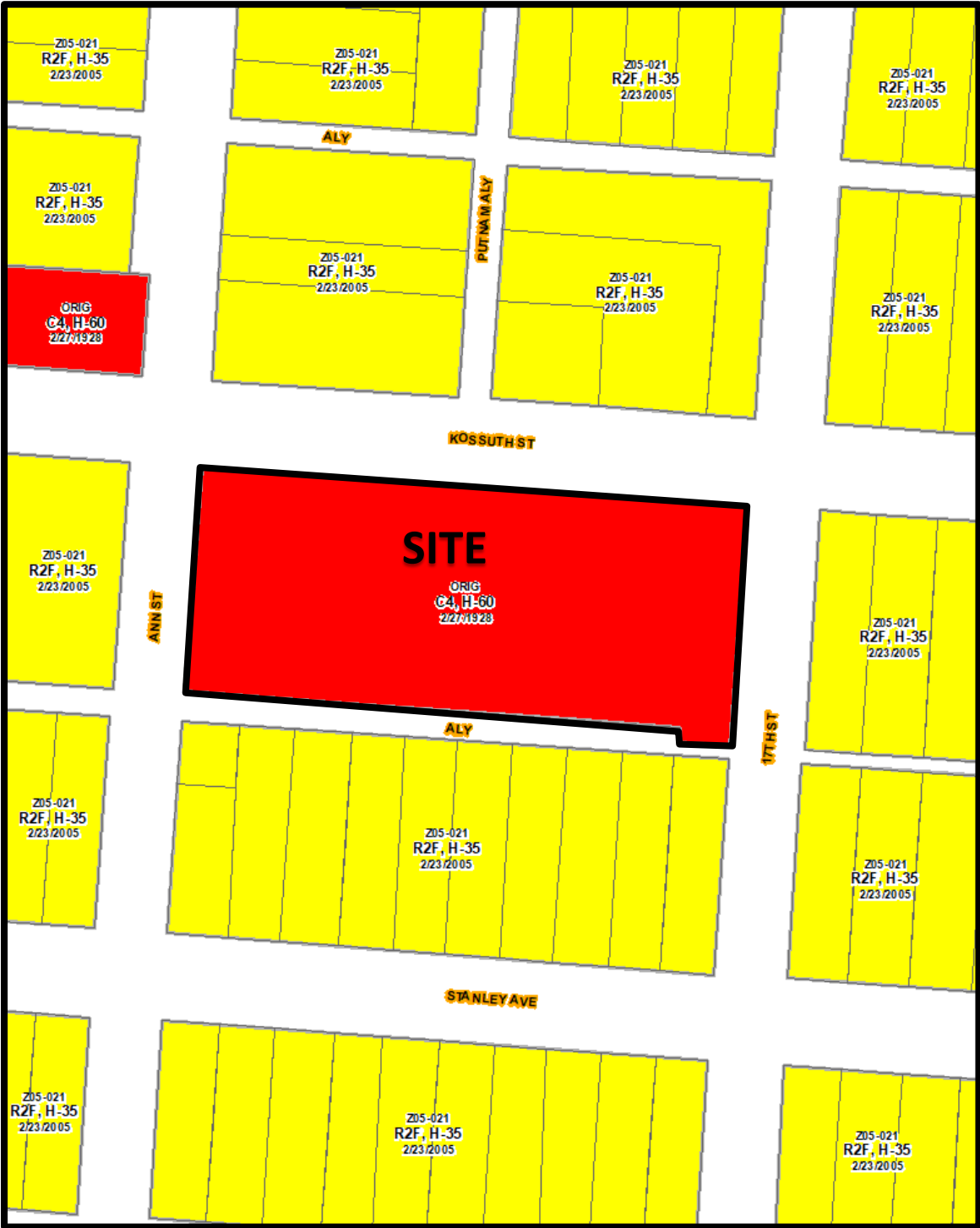
Site acreage .879 acre
Currently zoned C-4
Proposed zoning R-2F

Proposed variances

3332.05 (A)(4) To allow for Lots A, B, C, D, E, F, G, H, I, J to be 30.48' wide whereas 50' is required.

3332.14 - R-2F area district requirements - In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area whereas proposed Lots A, B, C, D, E, F, G, H, I are 3810 sf. Lot J to be 3810 square feet once the proposed right of way at the alley is dedicated to the city to allow for a fifteen foot alley to the south for the entire length of the development.

3332.21 Building setback line – Whereas the front building setback from E. Kossuth is required to be 25' and Lot A and J proposed setback from Kossuth is 19.18', Lots B and I proposed setback from Kossuth is 17' and Lots C, D, E, F, G, H proposed setback from Kossuth is 15'. Whereas the front setback from Ann Street is required to be 25' and Lot A proposed setback is 3.85' for the main residence and 4.44' for the accessory building. Additionally whereas the required setback from S. 17th is required to be 10' and Lot J proposed setback is 3.82' for the main residence and 3.71' for the accessory building.



CV20-090
641 E. Kossuth St.
Approximately 0.88 acres

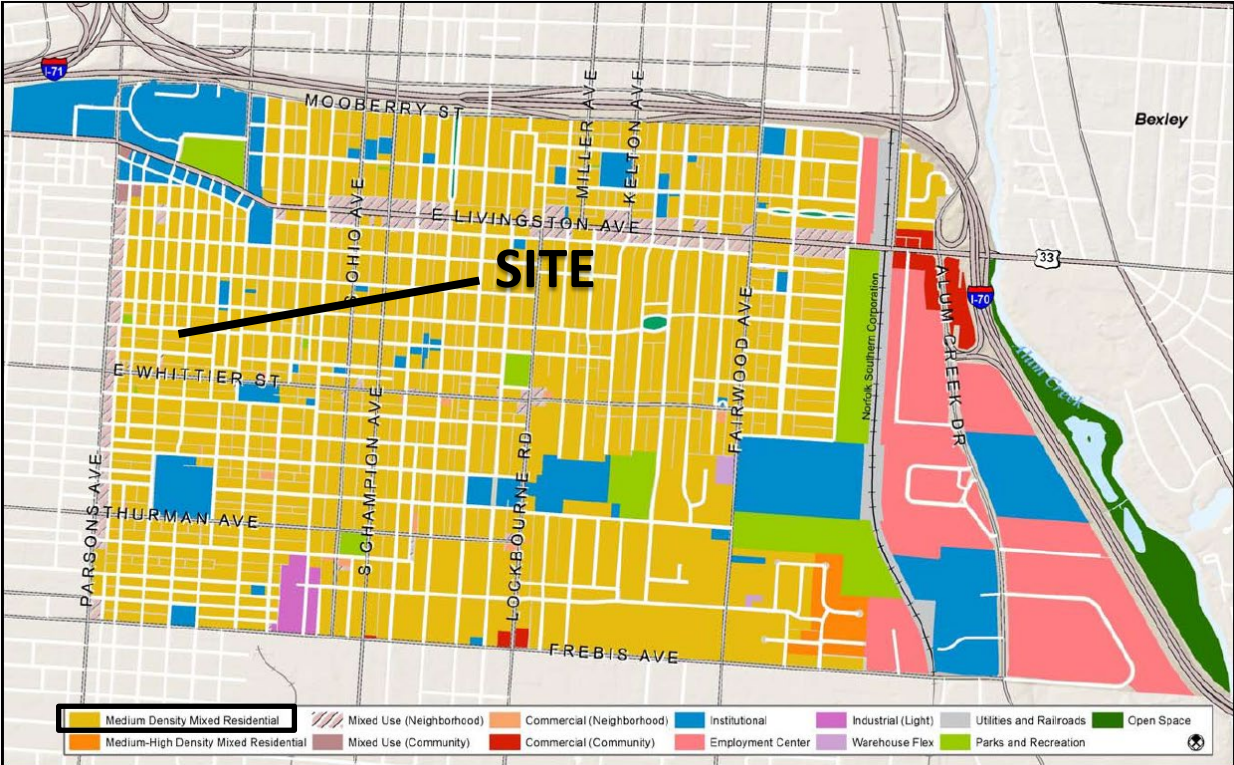


Figure 10: Future Land Use Plan Map

Medium Density Mixed Residential	6 to 10 du*/acre	Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.
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CV20-090
641 E. Kossuth St.
Approximately 0.88 acres



CV20-090
641 E. Kossuth St.
Approximately 0.88 acres

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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: _____

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; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-090

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tracy Cohen

of (COMPLETE ADDRESS) 493 E. Livingston Avenue 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 (including 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. East Kossuth LLC/Tracy Cohen 493 E. Livingston Avenue Columbus Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 5th day of January, in the year 2021

[Signature: Summer C. Morrow]
SIGNATURE OF NOTARY PUBLIC

8-11-2021 Notary Seal Here
My Commission Expires

SUMMER C. MORROW
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 8/11/2021

This Project Disclosure Statement expires six (6) months after date of notarization.