

E. MARKISON AVENUE
(60' RIGHT OF WAY)

PROPOSED SITE PLAN

MARKISON AVENUE RESIDENTIAL

SCALE: 1" = 10'-0"

S. WASHINGTON AVENUE
(50' RIGHT OF WAY)

ALLEY
(20' RIGHT OF WAY)

E. WELCH AVENUE
(50' RIGHT OF WAY)

[5] THREE STORY TOWNHOUSES
[12] TWO STORY TOWNHOUSES

17 TOWNHOUSES
17 SINGLE CAR GARAGES

TOTAL PROPOSED AREA

SUB TOTAL: 4992 SF
14,371 SF LOT COVERAGE

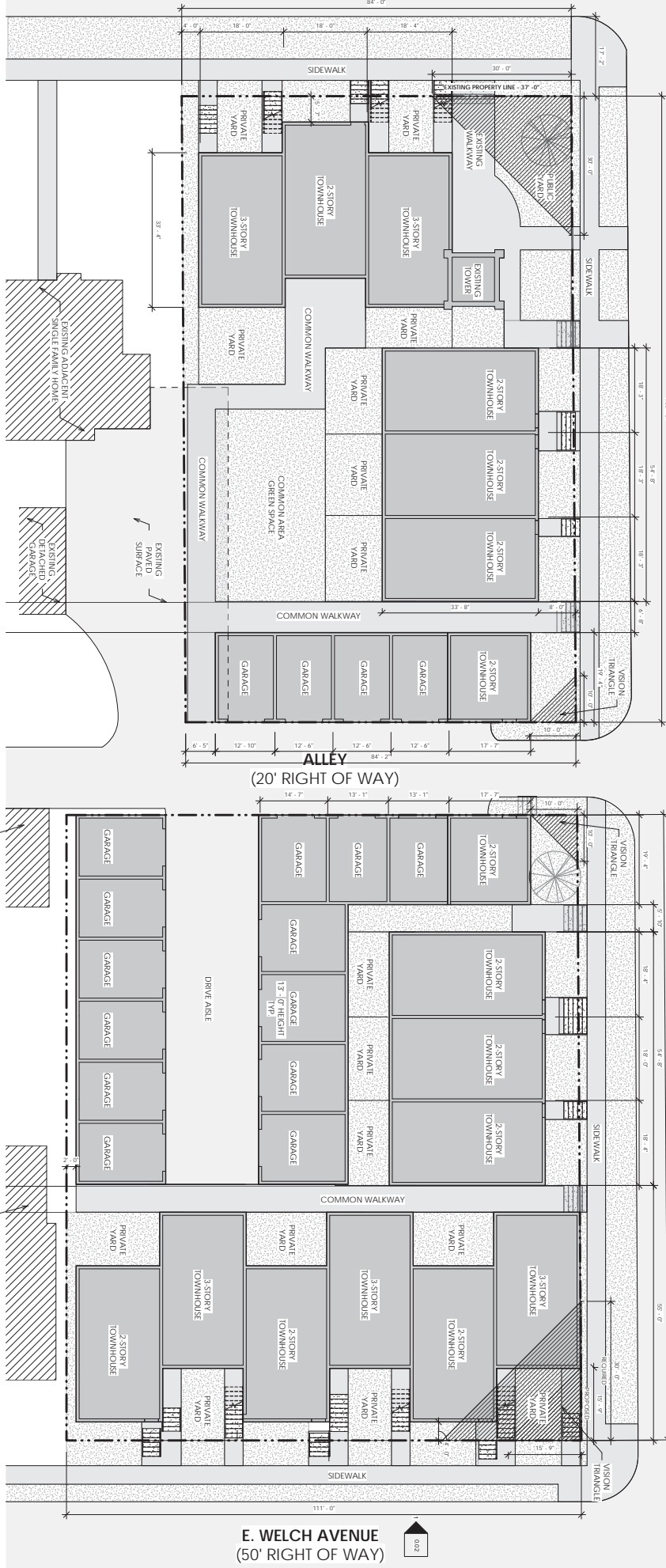
NEW PROPOSED TOWNHOUSE DEVELOPMENT

LOT TOTALS:

NORTH SOUTH
11,349 SF 14,912 SF

SF LOT COVERAGE :

4024 SF 5885 SF
968 SF 3494 SF



Final Site Plan Received 3.26.21

CV20-103

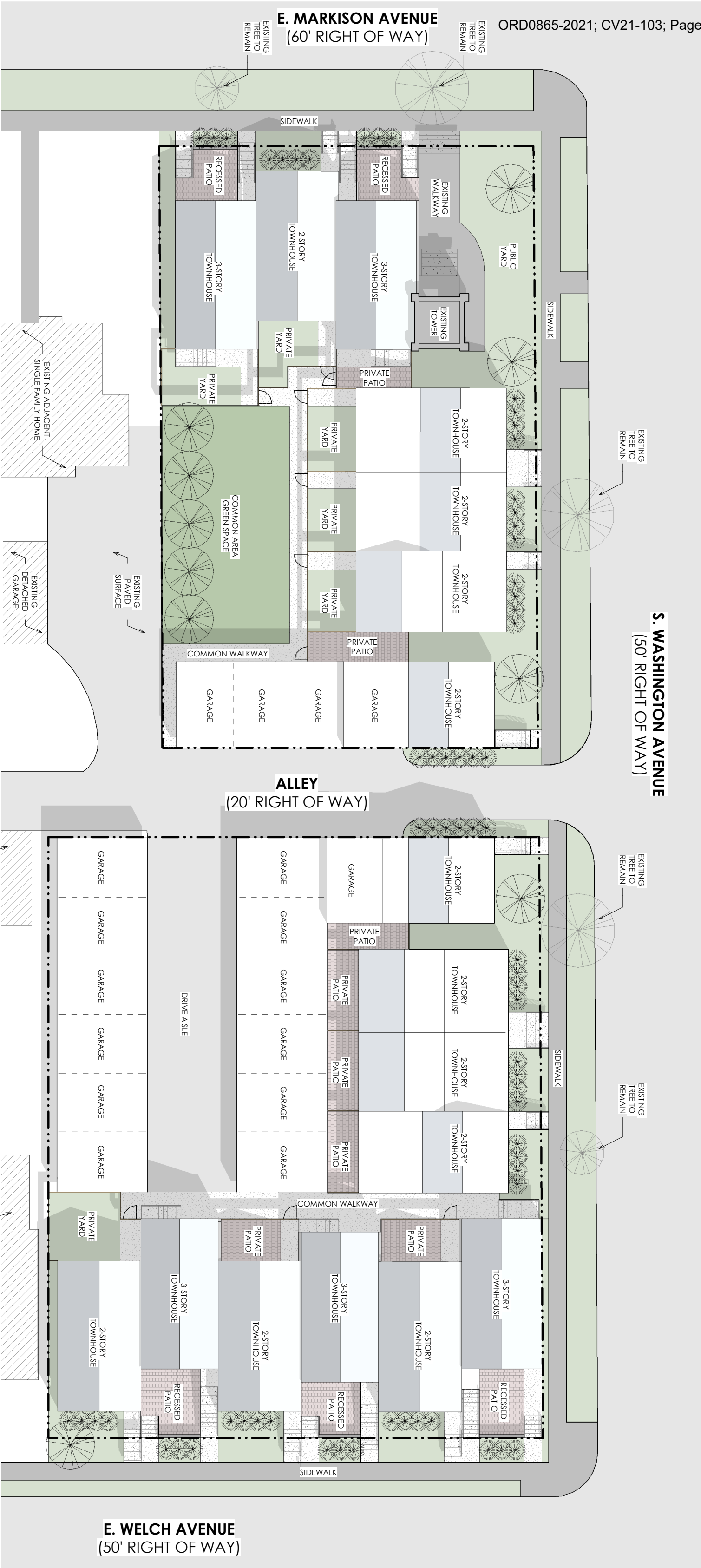
0.01

ISSUE DATE:

01.20.2021

PRELIMINARY - NOT FOR CONSTRUCTION

JB
AD



LANDSCAPE PLAN

MARKISON AVENUE RESIDENTIAL

SCALE: 1" = 10'-0"

SCHEMATIC DESIGN

Final Landscape Plan Received 3.26.21

CV20-103

0.05

ISSUE DATE : 02/24/2021
PRELIMINARY: NOT FOR CONSTRUCTION

JB
AD

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

CV20-103

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):

Please see attached.

Signature of Applicant

David Hodge

Date

10-20-20

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 IN SUPPORT OF
COMPANION COUNCIL VARIANCES**

APPLICATION: CV20-103

ADDRESS: 359 East Markison Avenue

APPLICANT: Manning 569 Holdings LLC

PROPERTY OWNER: Manning 569 Holdings LLC

ATTORNEY: David Hodge, Underhill and Hodge

DATE: January 25, 2021

The Applicant submits this statement in support of its request for area variances in companion with a rezoning request.

The site is currently zoned R2F. The property north of the alley is a former church and the property south of the alley is vacant. The site is bordered on all sides by property zoned R2F which largely consists of single and double family residences.

The site is not within a historic district and it is not a historic site. The site is not within a commercial or planning overlay. The site is within the boundary of the Columbus Southside Area Commission. The site is also within the boundary of the Columbus Southside Area Plan. The Plan recommends Medium-High Density use (10-16 dwelling units per acre) for the property north of the alley and Institutional use for property south of the alley.

The Applicant proposes demolition of the existing structure and redevelopment of the site with a multiple dwelling development providing 17 townhomes with 17 single-car garages. The Applicant is committed to providing a high-quality design and a development which will not adversely impact the existing development pattern of the area.

To develop the property as proposed, the Applicant requests the following variances:

For parcel 010-297819 (the Northern Parcel):

3312.49 – Minimum numbers of parking spaces required. Under this section, 7 dwelling units require a minimum of 11 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 11 to 4. Each dwelling unit will have a personal one-car garage either on this parcel or on the adjacent parcels across the alley.

3333.02 – AR-1 residential use. The Applicant requests a variance to allow a combination of single- and three-unit dwellings in the AR-1 district.

3333.18 – Building lines. Under this section the minimum building line shall be 25 feet. The Applicant requests a variance to reduce the minimum building line to 5 feet from East Markison Avenue and 8 feet from South Washington Avenue.

3333.255 – Perimeter yard. Under this section a perimeter yard may substitute for required side and rear yards in a multiple-dwelling development. Applicant requests a variance to reduce the perimeter yard from 25 feet to 4 feet on the west perimeter and zero feet on the south perimeter.

For parcels 010-051321, 010-061553, 010-029091 (the Southern Parcel; to be combined):

3312.49 – Minimum numbers of parking spaces required. Under this section, 10 dwelling units require a minimum of 15 parking spaces. Applicant requests a variance to reduce the minimum number of required parking spaces from 15 to 13. Each dwelling unit will have a personal one-car garage either on this parcel or on the adjacent parcels across the alley.

3321.05(B)(2) – Vision clearance at street intersection. Under this section a 30-foot clear vision triangle shall be maintained on each residential lot adjacent to a street intersection. The Applicant requests a variance to reduce the vision clearance requirement at the intersection of East Welch Avenue and South Washington Avenue from 30 feet to a minimum of 15 feet.

3333.02 – AR-1 residential use. The Applicant requests a variance to allow a combination of single-, three-, and six-unit dwellings in the AR-1 district and to permit parking for residential uses from parcel 010-297819.

3333.15(c) – Basis of computing area. Under this section no residence building shall occupy together with any other building greater than 50 percent of the lot area. Applicant requests a variance to allow buildings to occupy 63% of the lot area.

3333.18 – Building lines. Under this section the building line shall be 25 feet. The Applicant requests a variance to reduce the building line to zero feet from South Washington Avenue and 4 feet from East Welch Avenue.

3333.255 – Perimeter yard. Under this section a perimeter yard may substitute for required side and rear yards in a multiple-dwelling development. Applicant requests a variance to reduce the perimeter yard from 25 feet to zero feet on the north perimeter and 2 feet on the west perimeter.

The requested use variance is warranted to alleviate a hardship and it will not impair 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, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The mix of numbers of units across buildings is necessary to maximize the developable area of the site while maintaining quality and character which complements the neighborhood. There are not negative impacts caused by a development with single dwelling unit plus garage structures on the same parcel as structures with three or five dwelling units. Also, the variance to allow parking will ensure that the entire development has one garage per dwelling unit. It is in the interest of the neighbors and neighborhood to provide sufficient parking.

The Applicant requests these area variances in conjunction with a requested zoning due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions. It should be noted that East Markison Avenue, South Washington

Avenue, and East Welch Avenue are all established streets with curbs and sidewalks which are inside the public right of way and that this condition is likely to remain the same for years to come. As a result, the proposed building lines will not disrupt the current sidewalk pattern nor the street curbs. The building are about 20 feet from the East Markison Avenue curb, about 13 feet from the South Washington Avenue curb, and about 11 feet setback from the East Welch Avenue Curb. This mitigates the requested building line reduction because the buildings are effectively setback from the street's curbs. This also mitigates the requested vision clearance reduction because there is a substantial amount of vision clearance at the intersections and alley due to the existing sidewalk and curb pattern.

The requested variances for reduced perimeter yard and increased lot coverage are also a result of the irregular shape of the lot and other conditions. The goal of the project is to utilize as much of the property as possible to maximize the quality of the project. This is a better development when each unit as its own yard and garage as well as a communal open space area. It was necessary to reduce yard size and increase lot coverage to make this happen. This will not cause substantial detriment to neighbors nor alter the character of the neighborhood. Most properties within this neighborhood have yards which are less than what the current zoning code requires. Also, the requested increase in lot coverage is not a substantial amount.

The requested parking reduction is not significant and will not cause any detriment. Our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. It is becoming the industry standard to provide one parking space per dwelling unit in neighborhoods which are this close to downtown metropolitan areas and this ratio has proven sufficient.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

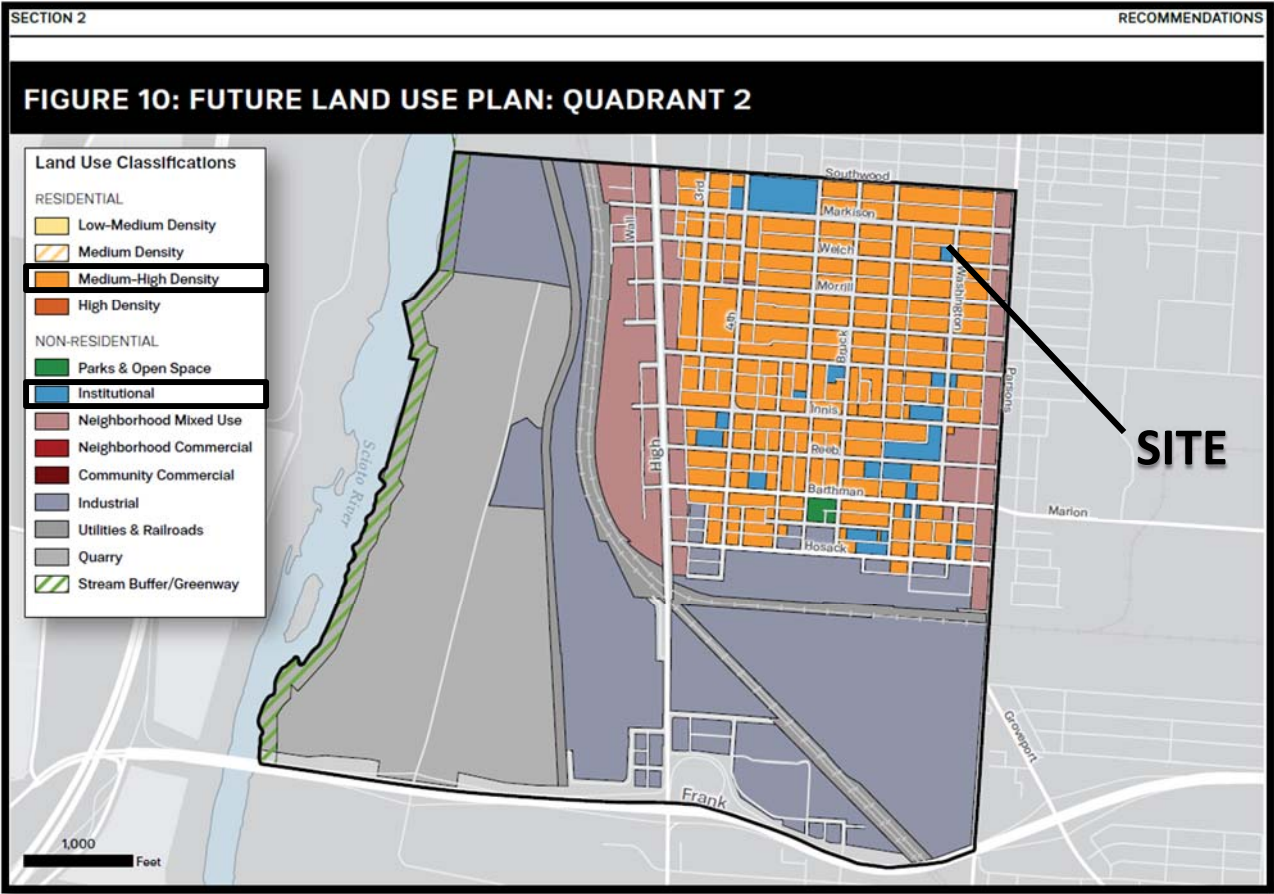
Respectfully submitted,



David Hodge



CV20-103
359 E. Markison Ave.
Approximately 0.61 acres



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CV20-103
359 E. Markison Ave.
Approximately 0.61 acres

Standardized Recommendation Form

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111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number:

CV20-103

Address:

359 E. Markinson Ave.

Group Name:

Columbus Southside Area Commission

Meeting Date:

January 26, 2021

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:

Applicant Adjusted Original Proposal to address some concerns of those in the area

Vote:

14-0

Signature of Authorized Representative:

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: CV20-103

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. Eddie Friedman	2. Manning 569 Holdings LLC 50 South Parkview Avenue Bexley, Ohio 43209
3.	4.

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

SIGNATURE OF AFFIANT

Eric Zartman

Subscribed to me in my presence and before me this 20th day of October in the year 2020

SIGNATURE OF NOTARY PUBLIC

Ch. I. Underhill

My Commission Expires:

N/A

Notary Seal Here



Ch. I. Underhill
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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