

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CU16-047 Date Received: 7-5-16
Application Accepted by: nm + TD Fee: \$1,600
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shanon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1311 SUMMIT ST. COLUMBUS, OH Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010024394

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): AR-1

Area Commission or Civic Association: UNIVERSITY AREA COMMISSION & UARB

Proposed Use or reason for Council Variance request:

TO PERMIT AN OFFICE BUILDING & CARRIAGE HOUSE DWELLING ON THE SAME LOT OR TWO

SINGLE UNIT DWELLINGS ON THE SAME LOT IN THE AR-1 DISTRICT

Acreage: 0.13

APPLICANT:

Name: LAUREN & SHELDON JOHNSON Phone Number: 646-596-3531 Ext.: _____

Address: 5740 ECHO CT. City/State: COLUMBUS, OH Zip: 43230

Email Address: CGCONFIDENTIAL@GMAIL.COM Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: CAMPUS PARTNERS Phone Number: 614-247-5950 Ext.: _____

Address: 1556 NORTH HIGH ST. City/State: COLUMBUS, OH Zip: 43201

Email Address: EPROSSER@CAMPUSPARTNERS.ORG Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Lauren Johnson

PROPERTY OWNER SIGNATURE Shanon Pine

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

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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.

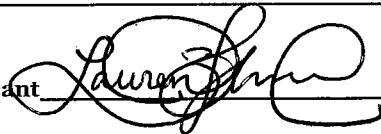
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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.

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 requested as detailed below:

PLEASE SEE ATTACHED DOCUMENT

Signature of Applicant



Date

7/5/2016

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STATEMENT OF HARDSHIP

My husband and I are in the process of purchasing a vacant lot located at 1311 Summit St. We are interested in building a Live/Work space comprised of two separate buildings to be located on the property: a "main house" which will serve as an office and a carriage house with an apartment located above that will serve as our primary residence.

The office will be home to a small business incubator where we will consult with local small businesses around issues of growth and strategy. The upper floor (bedrooms) will be private offices while the downstairs (living room, dining room, kitchen, bonus area) will serve as a staff lounge and small conference room.

Both the house and the carriage house will be built in the style of the surrounding neighborhood. Ultimately our plan will be to convert the office into our primary residence within the next five years. While we do not believe that our plans will adversely affect surrounding property owners, the following variances have been deemed necessary in order for us to move forward:

- 3333.02, AR-12, ARLD and AR-1 apartment residential district use: to permit an office building and a carriage house dwelling on the same lot or two single-unit dwellings on the same lot in the AR-1 district.
- 3312.49 Minimum numbers of parking spaces required: to permit a total of 2 parking spaces for a 1944 square-foot office and a single-unit dwelling or 2 single-unit dwellings (code requires 2 parking spaces per dwelling unit and 1 parking space/450 square feet of office space, a total requirement of 5 spaces for the office/dwelling development and a total requirement of 4 spaces for the 2 single-unit dwellings).
- Section 3333.09, Area requirements: to maintain the existing nonconforming lot width of 34 feet (code requires that a lot measure 50 feet in width).
- Section 3333.16, Fronting: to permit no frontage for the rear single-unit carriage house dwelling (code requires a dwelling unit to have frontage on a public street).
- Section 3333.22, Maximum side yard required: to permit a maximum side yard of 3.5 feet for the front building (code requires 6.8 feet).
- Section 3333.23, Minimum side yard permitted: to permit the following reduced side yards: 3.5 feet on the north side of the front building; 4 feet on the north side of the carriage house dwelling; and 0 feet on the south side of the front building (code requires side yards of not less than 5 feet on a minimum lot width of 50 feet).

THE CITY OF
COLUMBUS

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV16-047

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME LAUREN JOHNSON

of (1) MAILING ADDRESS 5740 ECHO CT. COLUMBUS, OH 43230

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7-5-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) CAMPUS PARTNERS

ATTN: ERIN PROSSER

1556 NORTH HIGH STREET

COLUMBUS, OH 43201

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

LAUREN & SHELDON JOHNSON

5740 ECHO CT. COLUMBUS, OH 43230

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) UNIVERSITY AREA COMMISSION

ATTN: SUSAN KEENY

358 KING AVE. COLUMBUS, OH 43201

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

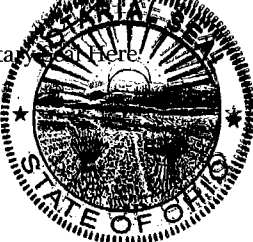
Sworn to before me and signed in my presence this July day of July, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



JULIE A. RADABAUGH

Notary Public, State of Ohio

My Commission Expires 04-25-2021 (6) months after the date of notarization.

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Applicant:

Owner:

Application # CV16- 047

Sheldon & Lauren Johnson
5740 Echo Ct.
Columbus, OH 43230

Campus Partners
Attn: Erin Prosser
1556 North High St.
Columbus, OH 43201

University Area Commission
Attn: Susan Keeny
358 King Avenue
Columbus, OH 43201

Owners w/in 125 feet:

BOARD OF EDUCATION
270 East State St.
Columbus, OH 43215

7RENT.COM.LTD
P. O. Box 21177
Columbus, OH 43201

CAMPUS PARTNERS
1556 North High St.
Columbus, OH 43201

NETWORK RESTORATIONS II LLC
88 East Broad St.
Columbus, OH 43215

WEINLAND GS3 LLC
497 West 4th St.
Columbus, OH 43201

117 EAST SEVENTH AVENUE LLC
70 Park Avenue West
Mansfield, OH 44902

EDEN TESFAY
1293 Summit St.
Columbus, OH 43201

CHIN YUAN LIN
SHINI WANG
4120 Oxford Dr.
Columbus, OH 43220

JOHN GIFFORD
1303 Summit St.
Columbus, OH 43201

NORTHLAND MAINTENANCE
REMODELING INC.
34 Medbrook AY
Columbus, OH 43214

YOUSEF FARONIYA
1305 Summit St.
Columbus, OH 43201

CITY OF COLUMBUS
90 West Broad St. #425
Columbus, OH 43215

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) LAUREN JOHNSON
of (COMPLETE ADDRESS) 5740 ECHO CT. COLUMBUS, OH 43230

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. CAMPUS PARTNERS ATTN: ERIN PROSSER 1556 NORTH HIGH STREET COLUMBUS, OH 43201	2. LAUREN & SHELDON JOHNSON 5740 ECHO CT. COLUMBUS, OH 43230
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Lauren Johnson

Sworn to before me and signed in my presence this 1 day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Julie A. Radabaugh

My Commission Expires

April 25, 2021

Notary Seal Here



JULIE A. RADABAUGH
Notary Public, State of Ohio
My Commission Expires 04-25-2021

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010024394

Zoning Number: 1311

Street Name: SUMMIT ST

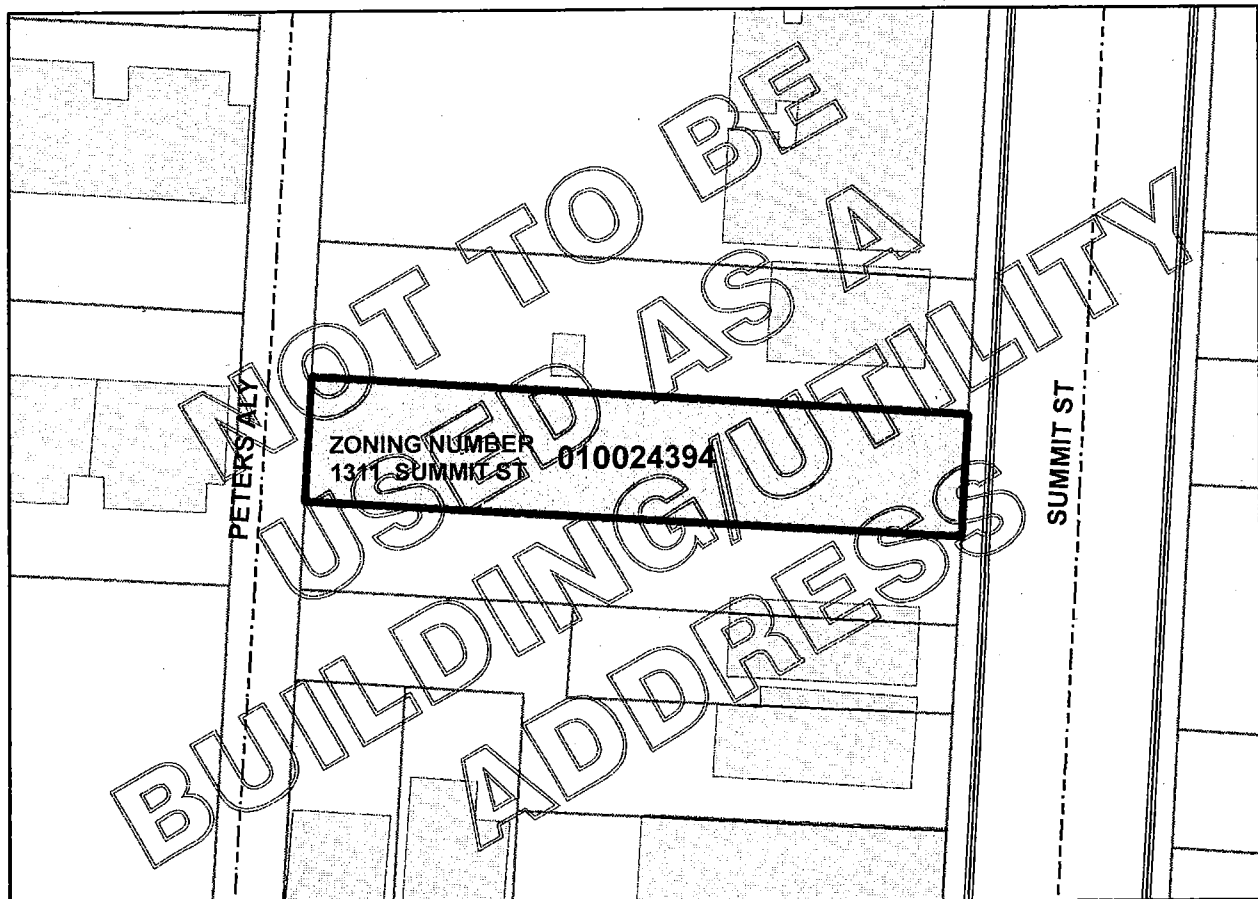
Lot Number: N/A

Subdivision: N/A

Requested By: COLUMBUS AFFORDABLE HOUSING (LAUREN JOHNSON)

Issued By: *Edyana Amarian*

Date: 6/27/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 67317

Being Lot Number Twenty-six (26) of JOHN RUDISILL'S SEVENTH AVENUE TERRACE
AMENDED ADDITION TO THE CITY OF COLUMBUS, as the same is numbered and delineated upon
the recorded plat thereof, of record in Plat Book 5, page 478, Recorder's Office, Franklin County, Ohio.

Parcel No: 010-024394

Address: 1311 Summit Street; Columbus, OH 43201

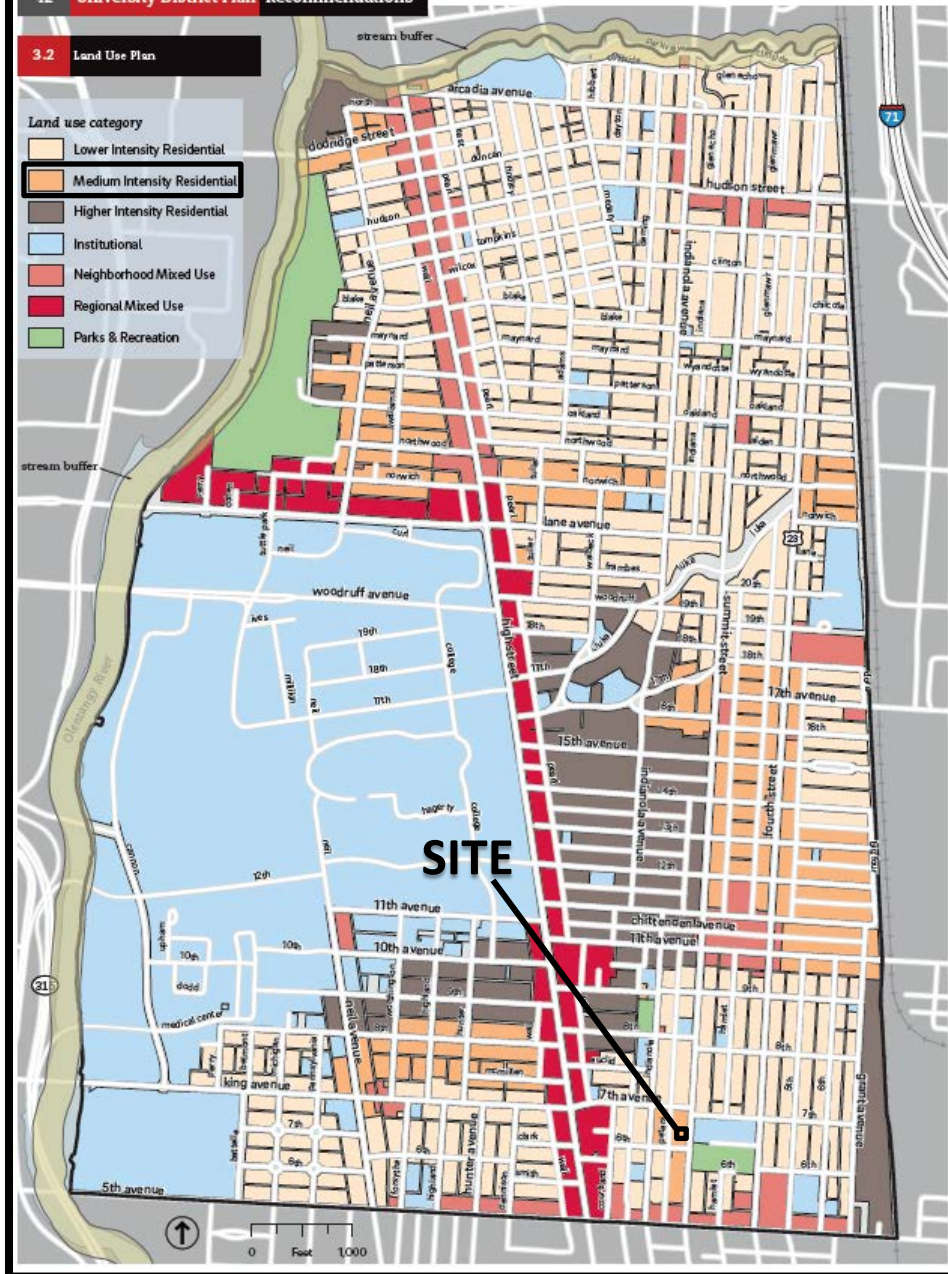




CV16-047
1311 Summit Street
Approximately 0.13 acres

3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
 - Medium Intensity Residential**
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation



CV16-047
1311 Summit Street
Approximately 0.13 acres



CV16-047
1311 Summit Street
Approximately 0.13 acres