

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: CV17-027 Date Received: 4/21/17
Application Accepted by: SP Fee: (transferred from BZA17-038)
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1018 Neil Ave 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: 010047976

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

Current Zoning District(s): ARLD

Area Commission or Civic Association: Victorian Village

Proposed Use or reason for Council Variance request:
(see attached list)

Acreage: 3623 SF

APPLICANT:

Name: Juliet Bullock Phone Number: 614 935 0944 Ext.: _____

Address: 1182 Wyandotte Rd City/State: Columbus OH Zip: 43212

Email Address: bullock.juliet@gmail.com Fax Number: _____

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

Name: Alexander Medvec Phone Number: _____ Ext.: _____

Address: 985 Harrison Ave City/State: Columbus Ohio Zip: 43201

Email Address: alexander.medvec@gmail.com 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 Juliet A. Bullock

PROPERTY OWNER SIGNATURE SP

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

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):

There is precedent in this neighborhood for this lot size and for a two family residence. This lot is located in a historic district. We feel that the proposed duplex will be in keeping w/ other established lots in Victorian Village. Sideyard setbacks are similar to other homes in this neighborhood. The front yard setback is similar to other homes. There is also precedent for living space over the garage. Maneuvering variance is fairly minor and is also reasonable for this area.

Signature of Applicant

Juliet Bullock

Date

9/19/17

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CV17-027

LIST OF VARIANCES

1018 NEIL AVENUE

PARCEL NO. 010047976

VICTORIAN VILLAGE COMMISSION

ZONED ARLD

LOT AREA 3623.158 SF

VARIANCES

3312.25 MANUEVERING, 20' OF MANUEVERING IS REQUIRED, WHEREAS THE APPLICANT IS PROPOSING 17'

3318.18 BUILDING LINES, 8' IN LIEU OF 10' REQUIRED TO ALLOW THE NEW BUILD TO FOLLOW THE ESTABLISHED BUILDING LINE.

3333.02 USE VARIANCE TO ALLOW A TWO FAMILY DWELLING IN AN ARLD ZONING DISTRICT.

3333.11 ARLD AREA DISTRICT REQUIREMENTS TO ALLOW FOR A TWO FAMILY RESIDENCE ON A LOT OF 3623 SF IN LIEU OF 5000 SF.

3333.22 MAXIMUM SIDE YARD 6' IN LIEU OF 10' REQ.

3333.23 MINIMUM SIDE YARD 3' IN LIEU OF 5' REQ.

3333.35(G) GARAGE HEIGHT TO ALLOWED TO EXCEED 15', WHEREAS THE APPLICANT PROPOSED 25' FOR FINISHED SPACE THAT INCLUDES A BATH BUT NO KITCHEN

CU17-027

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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 # CU17-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ALEXANDER MEDVEK
of (COMPLETE ADDRESS) 985 HARRISON AVE, COLUMBUS, OH 43201

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. <u>ALEXANDER MEDVEK</u> <u>985 HARRISON AVE</u> <u>COLUMBUS, OH 43201</u> <u>614-900-4262</u>	2. <u>HELENA POTENZA</u> <u>985 HARRISON AVE</u> <u>COLUMBUS, OH 43201</u> <u>614-900-4262</u>
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



RACHEL M. ROYER
Notary Public, State of Ohio
My Commission Expires 07-28-2020

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ALEXANDER MICHAEL MEDVE

of (1) MAILING ADDRESS 985 HARRISON AVE, COLUMBUS, OH 43201

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 1018 NEIL AVE, COLUMBUS, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/21/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) TEALIA LLC
985 HARRISON AVE
COLUMBUS, OH 43201

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

ALEXANDER MEDVE
(614) 900-4262

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) VICTORIAN VILLAGE HISTORIC COMMISSION
50 W. GAY ST 4TH FLR
COLUMBUS OH 43215

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)

☒ 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 19th day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

7-28-2020
My Commission Expires



RACHEL M. ROYER
Notary Public, State of Ohio
My Commission Expires 07-28-2020

This Affidavit expires six (6) months after the date of notarization.

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Agent for Owner
Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Tertia LLC
Or current occupant
985 Harrison Avenue
Columbus Ohio 43201

Michael Duffy
Or current occupant
1019 Neil Avenue
Columbus Ohio 43201

1023 Neil Ave LLC
Or current occupant
3908 Sunset Bl
Saint Louis Park MN 55416

Alison & Brian Leroy
Or current occupant
1027 Neil Avenue
Columbus Ohio 43201

Jason P Ross TR
Or current occupant
1029 Neil Avenue
Columbus Ohio 43201

Barry Chandler
Or current occupant
1025 Highland Street
Columbus Ohio 43201

Jack & Jessica Samples
Or current occupant
1031 Highland Street
Columbus Ohio 43201

Jess Geiger
Or current occupant
1035 Highland Street
Columbus Ohio 43201

Kathleen Houston-Stokes TR
Or current occupant
1042 Neil Avenue
Columbus Ohio 43201

Joseph & Ann Wagner
Or current occupant
1038 Neil Avenue
Columbus Ohio 43201

Corey & Jacqueline Redmond
Or current occupant
1038 Harrison Avenue
Columbus Ohio 43215

Keith McGrath
Or current occupant
1003 Neil Avenue
Columbus Ohio 43201

Gary Stempien
Or current occupant
5128 Wagon Wheel Lane
Columbus Ohio 43230

Anthony & Erin Keels
Or current occupant
1028 Neil Avenue
Columbus Ohio 43201

Michael Oram
Or current occupant
1022 Neil Avenue
Columbus Ohio 43201

Frederick Sowards
Or current occupant
1011 Highland Street
Columbus Ohio 43201

Richard & Kathleen Hammond
Or current occupant
1013 Highland Street
Columbus Ohio 43201

Marat Wisebond
Or current occupant
1015 Highland Street
Columbus Ohio 43201

James E Flowers TR
Or current occupant
1526 North Mohawk Street
Chicago Illinois 60610

Tony Davis
Or current occupant
1012 Neil Avenue
Columbus Ohio 43201

Stacy Brandl
Or current occupant
1014 Neil Avenue Apt A
Columbus Ohio 43201

Jeffrey Bielicki
Or current occupant
1014 Neil Avenue Unit B
Columbus Ohio 43201

Matthew & Lauryn Byrdy
Or current occupant
1014 Neil Avenue
Columbus Ohio 43201

1890 Partners LLC
Or current occupant
4740 Riverside Drive
Columbus Ohio 43220

CV12-027

Legal Description

Situated in the City of Columbus, County of Franklin, and in the State of Ohio and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 107 of "COLLINS, ATKINSON AND GUITNER'S ADDITION," of record in Plat Book 2, Page 84, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin in the easterly right-of-way line of Neil Avenue (80 feet in width), said iron pin being located N 8 degrees 41' 06" W, 44.06 feet from the intersection of said easterly right-of-way line of Second Avenue (60 feet in width);

Thence along said easterly right-of-way line of Neil Avenue, N 8 degrees 41' 06" W, 44.07 feet to an iron pin at the northwesterly corner of Lot 107;

Thence along the northerly line of said Lot 107, S 86 degrees 47' 06" E, 88.70 feet to an iron pin in the westerly right-of-way line of Sunside Alley (10 feet in width);

Thence along said westerly right-of-way line of Sunside Alley, S 3 degrees 33' 54" W, 43.12 feet to a nail;

Thence crossing Lot 107, N 86 degrees 47' 06" W, 79.35 feet to the place of beginning, containing 3,623 square feet or 0.083 acre, more or less.

Subject to all easements of previous record.

Parcel Number: 010-047976-00

Commonly Known As: 1018 Neil Avenue
Columbus, Ohio 43201

CV12-027



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: 010047976

Zoning Number: 1018

Street Name: NEIL AVE

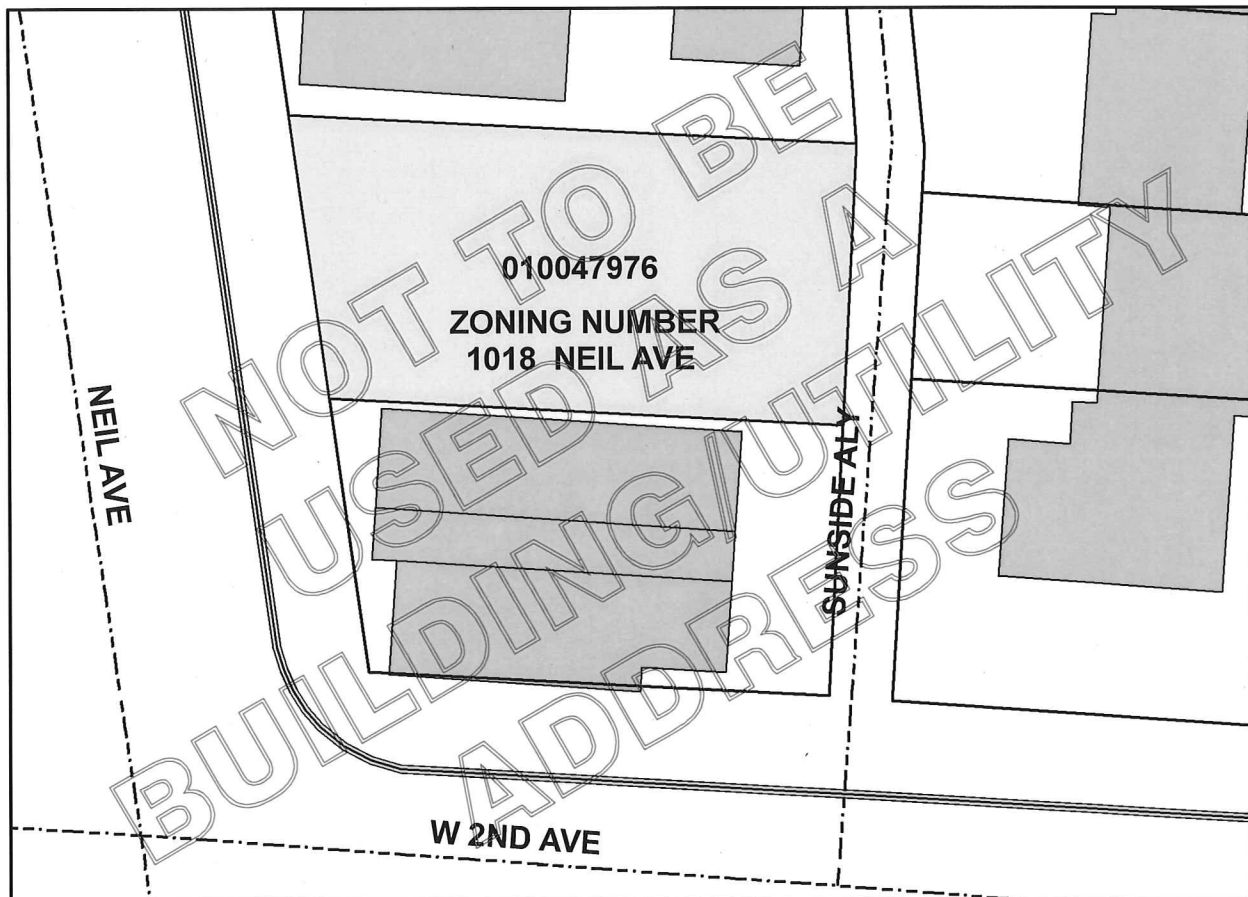
Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK

Issued By: *Adyana Amariam*

Date: 12/15/2016



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

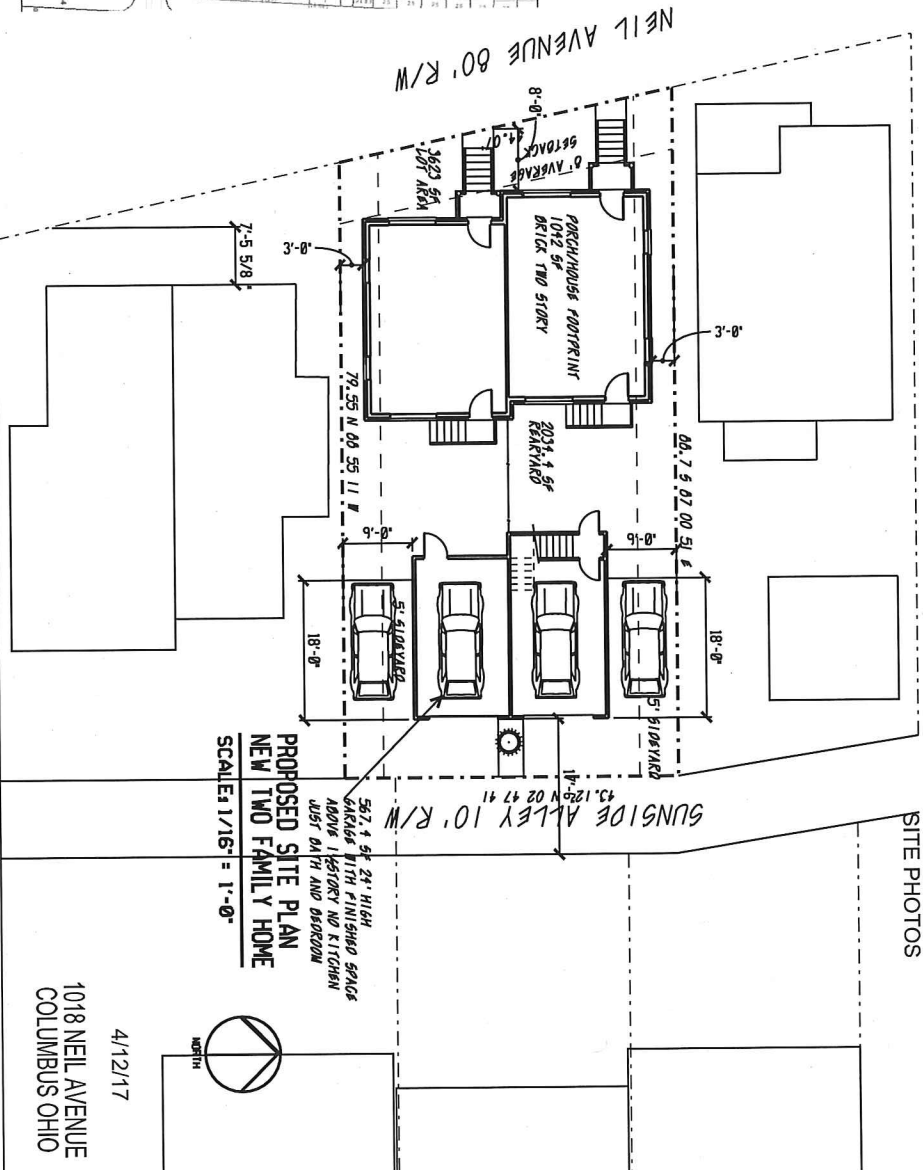
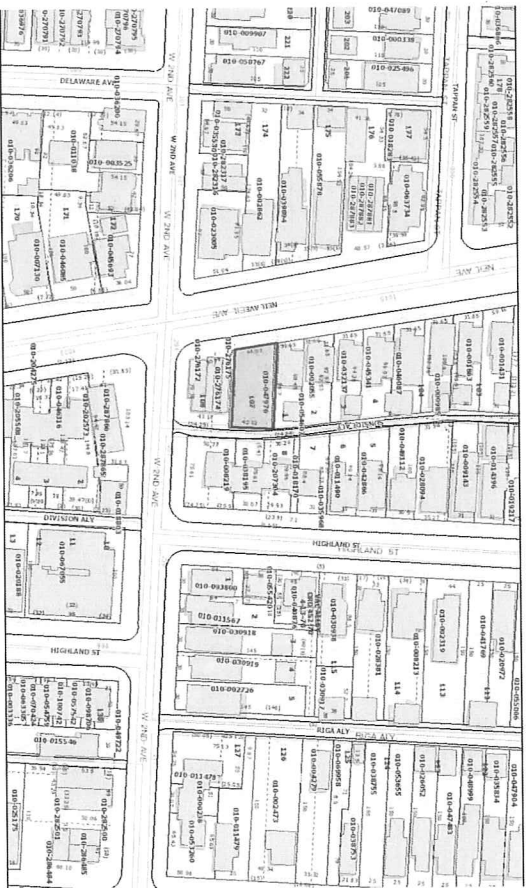
SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 80116

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

ZONED ARLD
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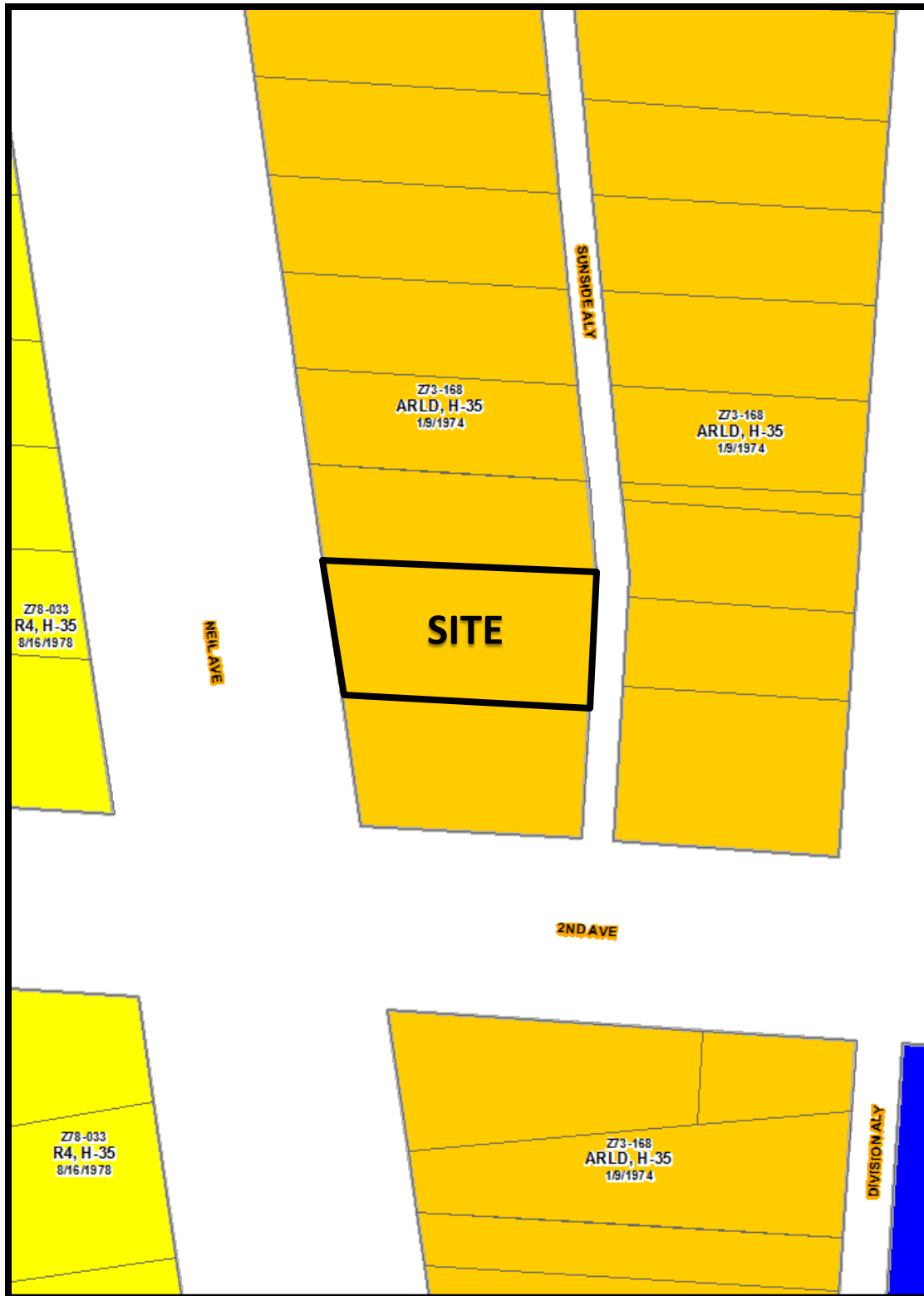
VICINITY PLAN



1018 NEIL AVENUE
COLUMBUS OHIO

4/12/17

CV17-027



CV17-027
1018 Neil Avenue
Approximately 0.08 acres



CV17-027
1018 Neil Avenue
Approximately 0.08 acres