

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: CV17-041 Date Received: 5/23/17
Application Accepted by: SP + KP Fee: A320
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 2060 TULLER 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: 010-023438-00

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

Current Zoning District(s): R4

Area Commission or Civic Association: University Impact District; Indianola Forest Historic District.

Proposed Use or reason for Council Variance request:

see attached list

Acreage: .048 (2112.5 sq-ft.)

APPLICANT:

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

Address: 1182 Wyandotte Rd City/State: Columbus, Ohio 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: True North Rentals LLC Phone Number: _____ Ext.: _____

Address: 10 E. 17th Ave City/State: Columbus, Ohio Zip: 43201

Email Address: diana.h.nor@gmail.com Fax Number: _____

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

Name: ~~NSA~~ Douglas Grube Phone Number: 614-228-5800 x1 Ext.: _____

Address: 604 E Rich St City/State: Columbus Ohio Zip: 43215

Email Address: Doug Grube Law, Com Fax Number: 614-228-8881

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

APPLICANT SIGNATURE Juliet A. Bullock

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE ~~NSA~~

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):

(see attached)

Signature of Applicant



Date

5/21/17

CV17-041

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STATEMENT OF HARDSHIP

All side yard, rear yard, lot size and lot coverage conditions are existing and are not be modified by this proposal. We are requesting variances for these conditions to legitimize what is already existing.

We have spoken to previous owner of property and she remembers someone living in that residence in the rear the early 1940's. Columbus phone records also show an additional tenant at the time. However the City of Columbus has no record of a permit being pulled to modify the rear unit and make it a two story residence. When this work was done in the 1940's a stair was built to the second floor inside the garage, which then did not allow for any parking on site (previously a single car could fit in the garage). So since the 1940's there have been no parking spaces on site, however since the city has no record of this conversion we are required to request parking variances.

We met with the Historic Resources Commission three times prior to the submission of this application. We asked for their guidance on the rear property. We offered to remove the second story addition on the rear property, but they all agreed that we should not do so as it is a historic structure and as such is part of the fabric of the neighborhood. They also preferred the stair to this unit be internal to the unit which is why the FAR ratio needs to be modified to allow for this. They also supported our request to modify the second floor cottage to allow for required headroom at the stair and to give additional headroom to the existing north bedroom.

Zoning: R-4

Lot Area 2112.5 sq. ft.

Proposed Variances

3332.039 R-4 Residential district: Use variance to allow two separate dwelling units on a single lot.

3332.15 R-4 Area requirements to allow for two dwelling units on a lot of 2112.5 sf. in lieu of the 6000 sf required.

3332.19 Fronting: Existing rear dwelling does not front on public street.

3332.25 Maximum side yard for main and rear building.

3332.26(E) Minimum Side yard Permitted: To allow for existing 11 3/4" setback on south property line for West front building and 0' on west and 5 3/4" on east for East rear building (3' required for each property)

3332.27 Rear yard: To allow existing rear yard of 100 sf for the east building and 71 sf for the rear west building to remain in lieu of 528 sf or 25% required by code.

3312.49 To provide 0 parking spaces in lieu of four required. There are currently 0 parking spaces on site.

3372.541 Landscape Area and treatment to allow for .56 % or 12 sf (existing) to be landscaped rather than the 10% required by code.

3372.542 Maximum lot coverage. To allow for the existing lot coverage of 1351 sf or 63.9 % in lieu of the 25% or 528 sf required.

3372.544 To allow for FAR ratio of 1509 sf. or .72 in lieu of .4 or 845 sf required (existing is 1210 sq. ft.)

CV12-091

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock

of (1) MAILING ADDRESS 1182 Wyandotte Rd

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 2060 Tuller

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/23/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) True North Rentals LLC
10 E. 17th Ave
Columbus, Ohio 43201

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

Juliet Bullock
614-935-0944

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

(5) Randy Black Susan Keeny
Hist. Resources 358 King Ave
50 W. Gay 4th Flr Columbus, Ohio
Columbus Ohio 43215 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)

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

(8) SIGNATURE OF AFFIANT

Juliet C. Bullock

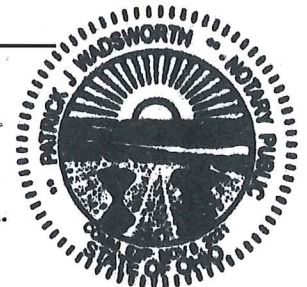
Sworn to before me and signed in my presence this 22 day of May, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

11/08/2021
My Commission Expires

Notary Seal Here

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



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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 # CV17-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Michael P. Stickney
10 E. 17th Avenue, 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>MICHAEL LINSKER</u> <u>10 E. 17th Avenue, Columbus, 43201</u>	2. <u>RICHARD GRAFF</u> <u>10 E. 17th Avenue, Columbus 43201</u>
3. <u>MICHAEL STICKNEY</u> <u>10 E. 17th Avenue, Columbus 43201</u>	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 22nd day of May, in the year 2017

[Signature]
SIGNATURE OF NOTARY PUBLIC



KAREN S. GILBERT
Notary Public, State of Ohio
My Commission Expires
08-22-2021

8/22/21
My Commission Expires

Notary Seal Here

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Talbott Real Estate
Or current occupant
442 E. Northwood Ave
Columbus Ohio 43201

2040 Tuller LLC/62 Woodruff LLC
Or current occupant
130 S Columbia Ave
Columbus Ohio 43209

Rupert Real Estate Family
Or current Occupant
6964 Andrew Hill PL
Columbus OH 43235

David and Lee Jenkins
Or Current Occupant
5070 Brand Road
Dublin Ohio 43017

Thomas Heilman II
Or current occupant
130 S. Columbia Ave
Columbus Ohio 43209

Oxford Ashbourne Realty LLC
Or current Occupant
68 S. 4th St.
Columbus Ohio 43215

James Feibel Trust
Or Current Occupant
41 S High St Ste 2600
Columbus Ohio 43215

Capital City Realty Inv. Family LP
Or current Occupant
2160 Crimson Court
Columbus Ohio 43235

EDP Frambes LTD
Or current Occupant
1290 Northport Circle
Columbus Ohio 43235

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Randy Black
Historic Preservation Office
50 W. Gay 4th Floor
Columbus Ohio 43215

Susan Keeny UAC Chair
358 King Avenue
Columbus Ohio 43201

True North Realty Rentals LLC
10 E 17th Avenue
Columbus Ohio 43201

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: 010023438

Zoning Number: 2060

Street Name: TULLER ST

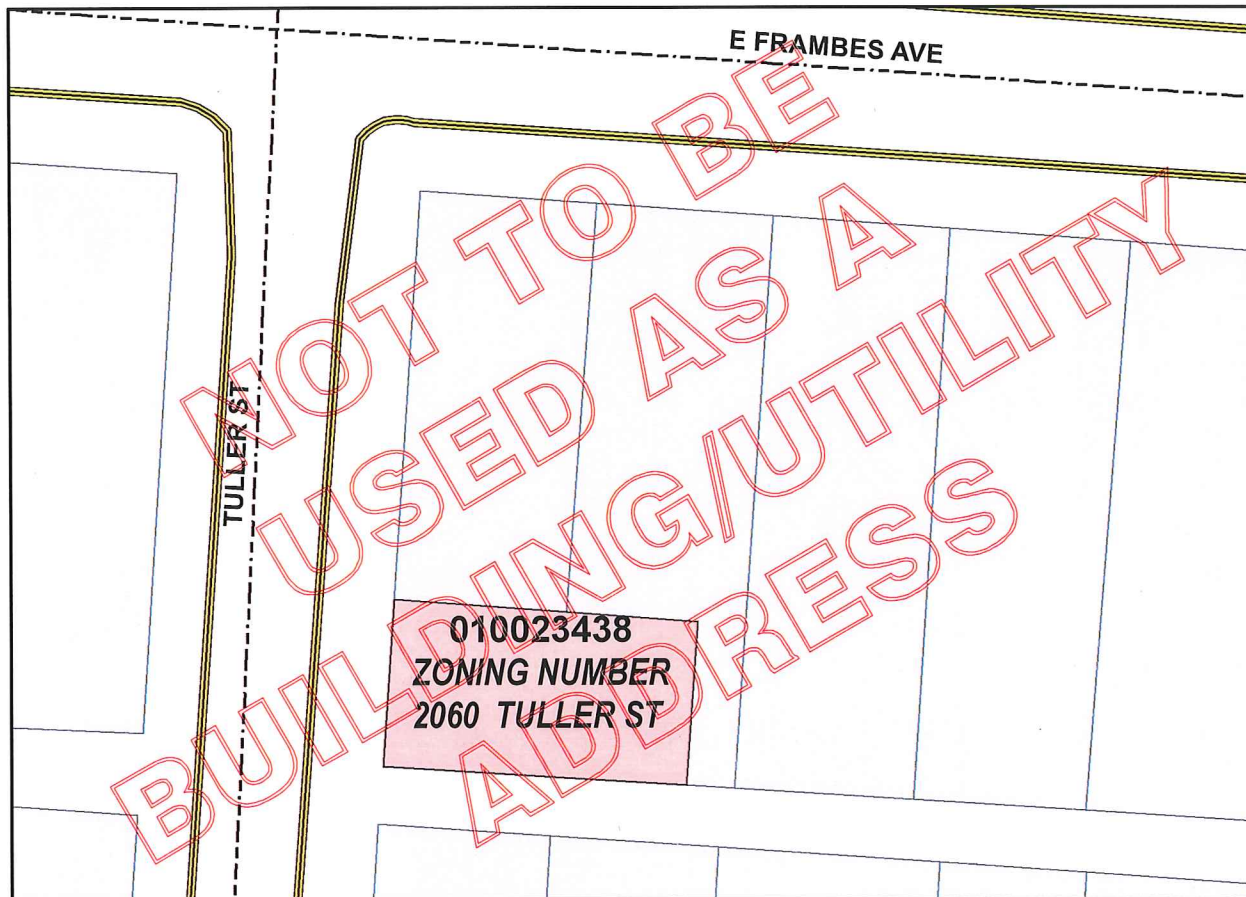
Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIE BULLOCK)

Issued By: *Adyana amariam*

Date: 5/23/2017



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 92598

CV17-091

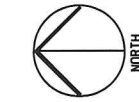
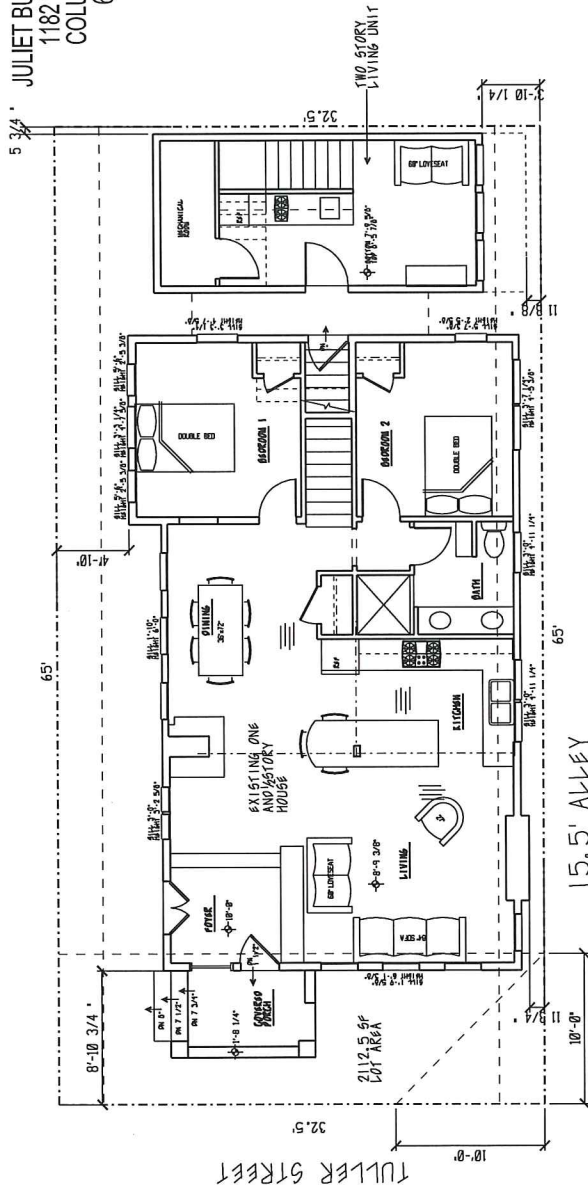
Legal Description

EXHIBIT A SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS AND BEING PARTS OF LOTS THIRTEEN AND FOURTEEN OF TULLER BROTHERS ADDITION TO THE CITY OF COLUMBUS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 13 WHICH MARKS THE INTERSECTION OF TULLER STREET AND THE ALLEY IN THE REAR OF AFORESAID LOTS THENCE IN AN EASTERLY DIRECTION 65 FEET ON THE SOUTH LINE OF LOTS 13 AND 14 THENCE IN A NORTHERLY DIRECTION ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 13. 32 FEET TO A POINT THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE SOUTH LINE OF SAID LOTS 13 AND 14, 65 FEET TO THE WEST LINE OF SAID LOT NO. 13 THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT NO. 13, 32 FEET TO THE PLACE OF BEGINNING. SAID LOTS NO. 13 AND 14 ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT IN SAID ADDITION IN PLAT BOOK NO. 2, PAGE 303, RECORDERS OFFICE. FRANKLIN COUNTY, OHIO. PARCEL NO. 010-023438-00 &-OZ5 PROPERTY ADDRESS 2060 TULLER STREET, COLUMBUS, OH 43201 AI-O HO) 0Z3F6

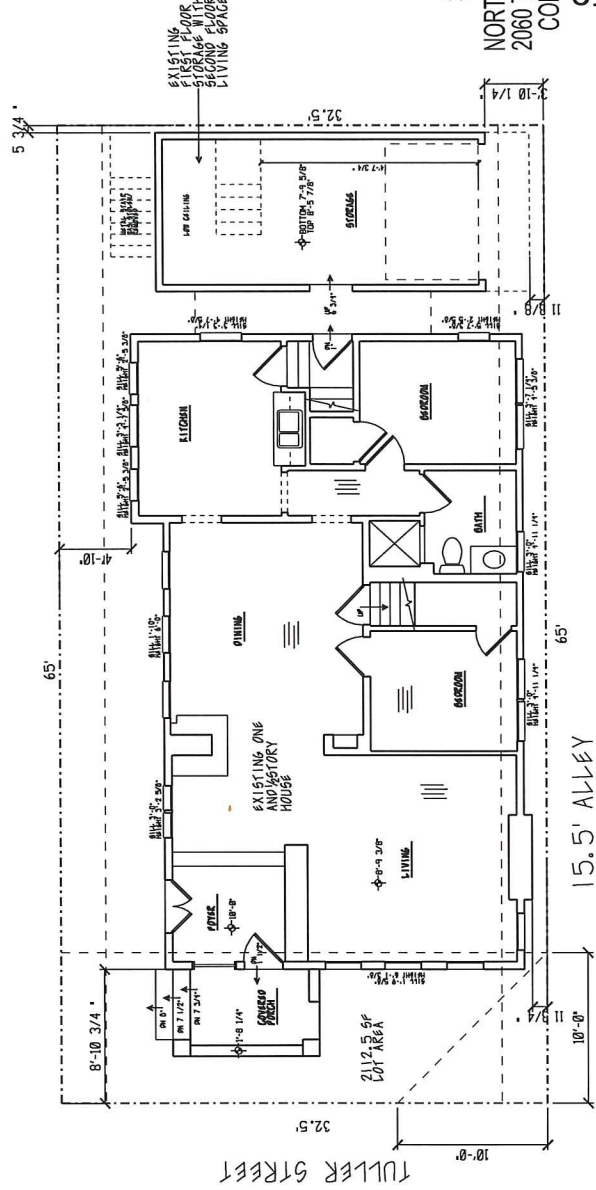
JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

3/30/17
NORTH STEP REALTY
2060 TULLER STREET
COLUMBUS OHIO
SHEET 2

CV17-041

PROPOSED
SITE PLAN

SCALE: 1/8" = 1'-0"

ASBUILT
SITE PLAN

SCALE: 1/8" = 1'-0"

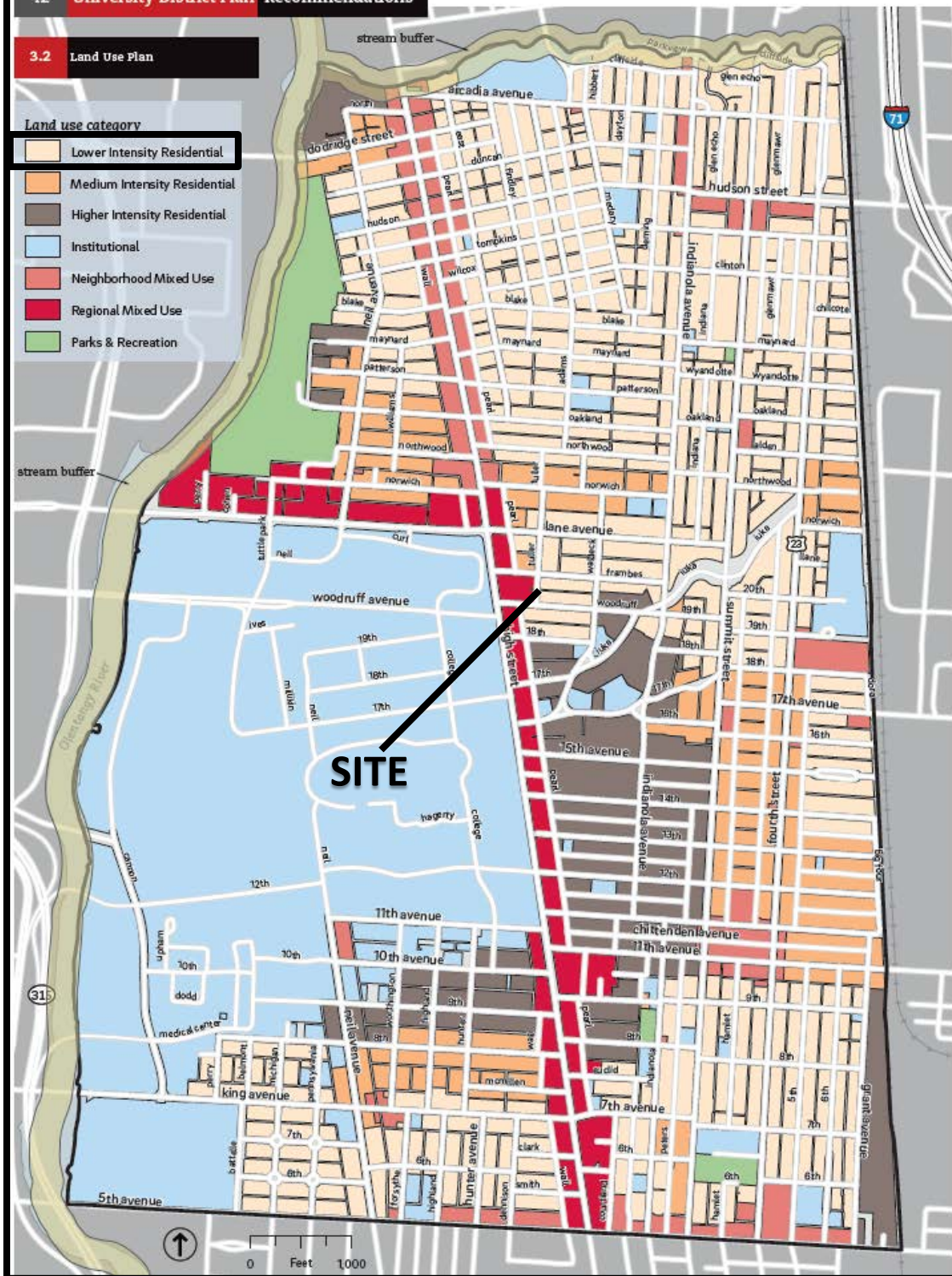


CV17-041
2060 Tuller Street
Approximately 0.05 acres

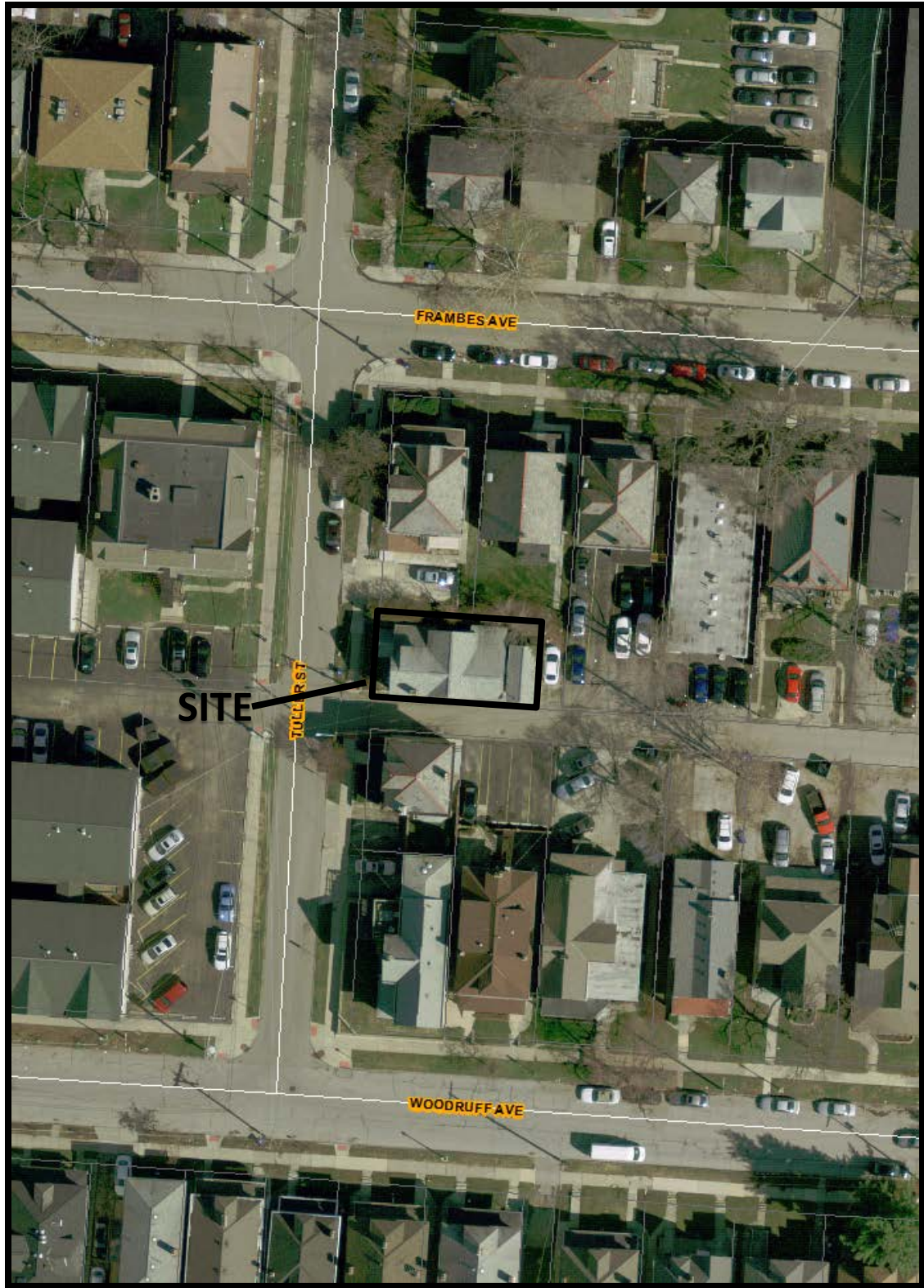
3.2 Land Use Plan

Land use category

- Lower Intensity Residential
- Medium Intensity Residential
- Higher Intensity Residential
- Institutional
- Neighborhood Mixed Use
- Regional Mixed Use
- Parks & Recreation



CV17-041
2060 Tuller Street
Approximately 0.05 acres



CV17-041
2060 Tuller Street
Approximately 0.05 acres