

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: CV17-065 Date Received: 8/30/17
Application Accepted by: TD+mn Fee: \$ 1,600
Assigned Planner: Shannon Pine; spine @ columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 680 N PEARL Zip: 43215

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: 010-006890-00

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

Current Zoning District(s): R4

Area Commission or Civic Association: ITALIAN VILLAGE

Proposed Use or reason for Council Variance request:

TO ALLOW CHANGES IN RESTRICTIONS UNDER 02-023 AND SITE PLAN
FOR OUTDOOR PATIO

Acreage: .13

APPLICANT:

Name: JOHN INGWERTSEN Phone Number: 614 361 0447 Ext.: _____

Address: 1050 BAYDEN RD City/State: COLUMBUS Zip: 43205

Email Address: JOHN@CAOAFIS.COM Fax Number: _____

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

Name: GIANNPOULOS PROPERTIES Phone Number: 614 581 7979 Ext.: _____

Address: 247 N PARKVIEW City/State: COLUMBUS OH Zip: 43209

Email Address: STELIOSE@GIANNPOULOS.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 _____

PROPERTY OWNER SIGNATURE [Signature]

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

Original and Amended section Statement of Hardship, 680 N. Pearl Street

From: original : Michael Paplow, Architect and Applicant

updated :John Ingwersen, Architect and Applicant

Date: original May 8,2002 updated August 29, 2017

In response to the required Statement of Hardship for the granting of variances on the proposed reuse of the above property:

1. Item A:

a. Setbacks and yards: The existing three-story building, built in the last century, has zero-foot setbacks and yards on both sides and the rear of the property. We request that a variance be granted to allow these to remain as they are, as they cannot be changed and do not adversely affect the neighboring properties. A variance for a zero foot parking setback along Pearl Alley is also requested, as the site is not deep enough to accommodate both the 18 foot required parking depth and a minimum 10 foot setback for parking.

b. Parking: The change of use includes four residential units, which now require 4 parking spaces per the new special parking district. The property as it exists can will accommodate four residential parking spaces. The original variance request reduced the eight that would be required to four spaces which allowed the redeveloping of this property with residential units, which is and was seen as being desirable for the neighborhood. Proposed ground floor commercial uses would require a maximum of 25 spaces for proposed uses of an eating / drinking establishment or coffee shop and retail space, the new special parking district, fewer spaces would be required for office use. The original and current variance is requested to supply a maximum of two such spaces, as the area of the site precludes supplying more without completely covering the lot with parking, which is out of keeping with the intended character of the neighborhood and reuse of the building (these two are in addition to the four residential spaces, yielding a total of six parking spaces on the lot). Lack of such a variance would preclude use of the ground floor as commercial space, which the Italian Village Commission supports as a change of use of this building (Please see the enclosed Letter of Support of February 27 and Certificate of Appropriateness from the Italian Village Commission, dated March 14, 2002, which support reducing the required parking to the minimum possible). There is no room on the site to support driveway or maneuvering space for this parking, or to provide screening along Pearl Alley or the unpaved rear alley: a variance is therefore also requested for relief from these requirements. These are supported in the enclosed letter of support and Certificate of Appropriateness as well.

c. The change in use includes using the ground floor space which

comprises approximately 3228 gross square feet as commercial space. The ground floor commercial space would be limited to an art studio or gallery, offices, an eating/ drinking establishment or coffee shop with a beauty shop, bookstore, florist shop, jewelry store, or custom tailor shop. All other uses would be prohibited.

2. Item B:

a. The property is currently zoned R-4, residential. The existing building was a commercial bicycle repair shop for fifteen years from 1985 until 1999, when the building became unsafe. The proposed change of use is to include four residential units on the second and third floors and a return of the ground floor to commercial space. Two residential units are allowed under R-4 zoning, but a variance is requested for four units as described in paragraph 2(b) below. A variance is also requested for the use of the ground floor as commercial space. The use of the 3228 square feet of ground floor commercial space would be limited per 1.c above. The reuse of the ground floor space as commercial is in keeping with other properties along the east right of way of Pearl Street in Italian Village, including the adjacent property to the immediate east (which was granted a similar Council Variance, CV890023), and has been supported by the Italian Village Commission (see enclosed letter of February 27, 2002, and Certificate of Appropriateness of March 14, 2002). The proposed redevelopment of this building is not economically feasible without commercial usage on the ground floor, and such usage is in keeping with the character and use of neighboring properties, including those already established on the east side of Pearl Alley, and the neighborhood in general.

b. The lot is located on a corner and is 6559 square feet in area. Under 3332.15 of the Zoning code, in R-4 usage a corner lot is allowed one unit per 1500 square feet of lot area. Although this lot is on a corner and could therefore support 4 units given its size of 6559 square feet, a variance is required because the lot is located at the corner of two alleys (e street is defined as being 35 feet or more in width; Pearl Alley is 30 feet wide, and Brickel is 22 feet wide) instead of two streets and is therefore not technically a corner lot under the definition of a corner lot under 3303.03 of the Zoning Code. A variance is therefore requested to allow four residential units as would typically be allowed on a corner lot.

c. A variance is also requested for section 3332.19 of the Zoning Code. This section requires the building to front on a street; as noted above it is located on what is technically an alley, and therefore a variance is required to allow it to front on an alley.

3. Summary:

a. The following variances are requested:

- i. Zero parking and building setbacks and yards on all four sides.
- ii. A variance to allow four residential units on this corner lot bounded by two alleys, as would typically be allowed for a corner lot bounded by two streets.
- iii. A variance to allow the building to front on an alley instead of a street.
- iv. No reduction of residential parking spaces as four are provided.
- v. Reduction of required commercial parking to two spaces, where a maximum of 25 would be required.
- vi. Elimination of driveway and maneuvering space for on-site parking.
- vii. Elimination of parking screening on Pearl Alley and unpaved north alley.
- viii. Reuse of the ground floor as commercial space. The use of the 3228 square feet of ground floor commercial space would be limited to an art studio or gallery, offices, an eating and drinking establishment, a beauty shop, a bookstore, florist shop, jewelry store, or custom tailor shop.
All other uses would be prohibited.

b. The enclosed Letter of Support, dated February 27, 2002, and Certificate of Appropriateness, dated March 14, 2002, from the Italian Village Commission, are offered in support of these requests. Please also note that the project was fully and, finally approved and granted a certificate of appropriateness at the May 21 meeting of the Italian Village Commission. Additionally in the fall of 2016 the Italian Village Commission has conceptually approved the use of 672 sq.ft. of yard fronting North Pearl St to be used as a patio area for the ground floor commercial use.

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: CV17-065

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN

of (1) MAILING ADDRESS 1050 BRYDEN RD COLUMBUS OH 43205

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 680 N PEARL ST

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/30/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) GIANOPOULOS PROPERTIES

247 N PARKVIEW

COLUMBUS OH 43209

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

JOHN INGWERSEN

1050 BRYDEN RD COLUMBUS OH 43205

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

(5) ITALIAN VILLAGE

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 29th day of August, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

JAMES B. GILBERT
Notary Public, State of Ohio
My Commission Expires 08/31/18
Notary Seal Here

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

JOHN INGWERSEN - APPLICANT
1050 BRYDEN ROAD
COLUMBUS OH 43205

GIANNOPOULOS PROPERTIES LTD
PO BOX 9499
COLUMBUS, OH 43209

JAMES GOODMAN
50 W GAY ST
COLUMBUS OH 43215

700 & HIGH LLC
HUBBARD AVE STE D
COLUMBUS, OH 43215

692 & HIGH LLC
21 W HUBBARD AVE STE D
COLUMBUS, OH 43215

680 & HIGH LLC
21 W HUBBARD AVE STE D
COLUMBUS, OH 43215

MOHAWK PROPERTIES THREE LLC
PO BOX 16426
COLUMBUS, OH 43216

BROGAN MARTHA A
52 BRICKEL ST
COLUMBUS, OH 43215

CBS
511 MOHAWK ST
COLUMBUS, OH 43206

LAKOTA INVESTMENT CORP
36 W RUSSEL ST
COLUMBUS, OH 43215

DENNISON DEBRA L
55 E LINCOLN ST
COLUMBUS, OH 43215

NARANCA KENNETH E JR
51 E LINCOLN ST
COLUMBUS, OH 43215

GLESS RUTH M
41 E LINCOLN ST
COLUMBUS, OH 43215

33 EAST LINCOLN STREET
APARTMENTS LLC
536 S WALL ST
COLUMBUS, OH 43215

CRISTOFANI KENNETH A
29 E LINCOLN ST
COLUMBUS, OH 43215

GORE RICHARD S TR
43 E BRICKEL ST
COLUMBUS, OH 43215

GENOVA JAMES E
SMITH STEPHANIE J
47 BRICKEL ST
COLUMBUS, OH 43215

PILACIK JEFFREY J
51 BRICKEL ST
COLUMBUS, OH 43215

SHOEFF MICHAEL A
13326 MILLER RD
JOHNSTOWN, OH 43031

JOHN INGWERSEN - APPLICANT
1050 BRYDEN ROAD
COLUMBUS OH 43205

GIANNOPOULOS PROPERTIES LTD
PO BOX 9499
COLUMBUS, OH 43209

JAMES GOODMAN
50 W GAY ST
COLUMBUS OH 43215

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692 & HIGH LLC
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CW17-065

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

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 Number: CV17-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN INGERLEEN
of (COMPLETE ADDRESS) 1050 BAYDEN RD COLUMBUS, OH 43205

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>GIANNPOULOS PROPERTIES</u> <u>247 N PARKVIEW</u> <u>COLUMBUS OH 43209</u> <u>STEVE GIANNPOULOS</u> <u>614 581 7979</u>	2.
3.	4.

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

SIGNATURE OF AFFILIANT [Signature]

Sworn to before me and signed in my presence this 29th day of August, in the year 2017

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature]
My Commission Expires

Notary Seal Here

JAMES E. GILBERT
Attorney at Law
Notary Public, State of Ohio
My Commission Expires 12/31/2018
Exp. 12/31/2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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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: 010006890

Zoning Number: 680

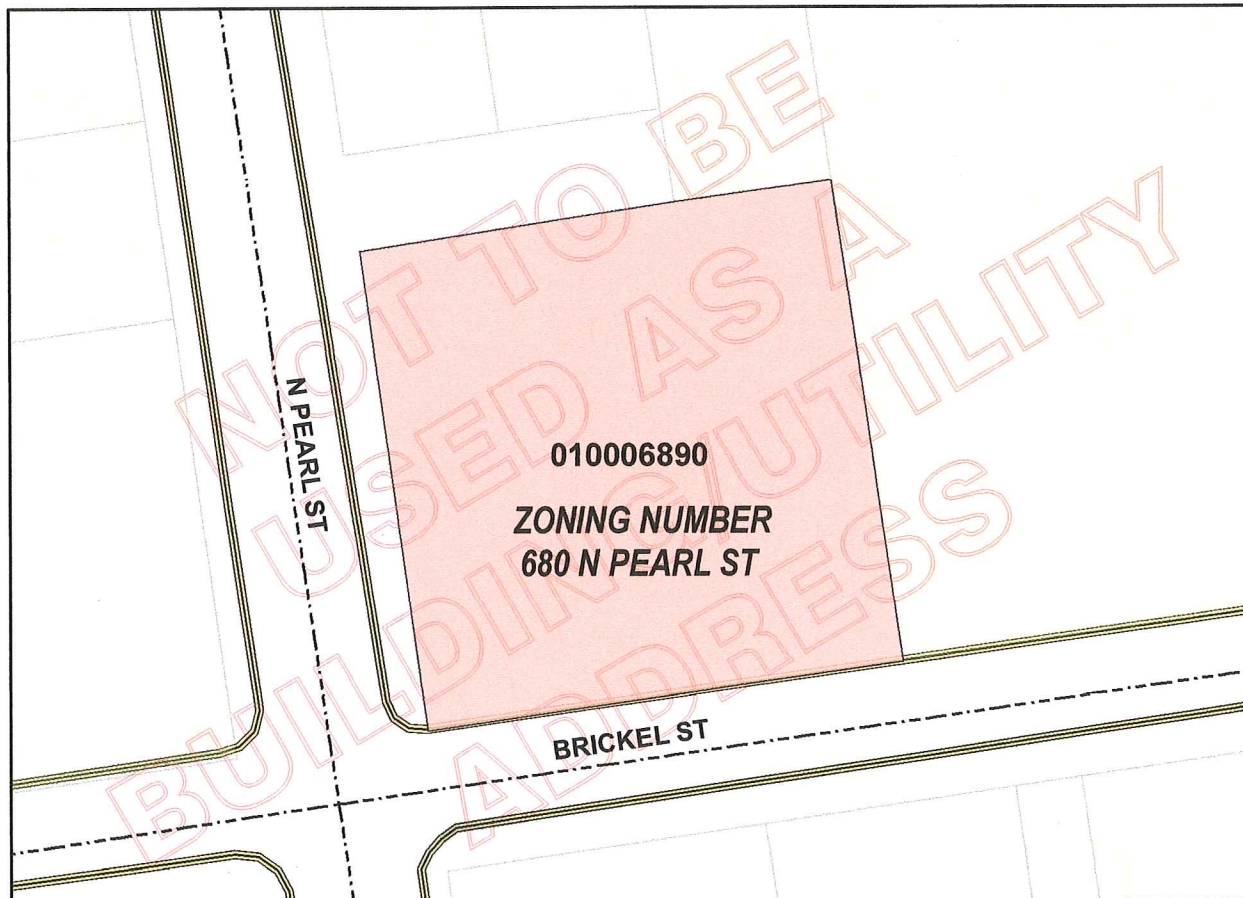
Street Name: N PEARL ST

Lot Number: N/A

Subdivision: N/A

Requested By: COLUMBUS CONSULTING GROUP (JOHN INGWERSEN)

Issued By: *Adyana Umarian* Date: 8/24/2017



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 100916

CV17-065

GENERAL WARRANTY DEED*

Instr: 200310010314646 10/01/2003
Pages: 2 F: \$26.00 3:43PM
Robert G. Montgomery T20030119625
Franklin County Recorder MEPJOHREND

Volos Properties, Ltd., a limited liability company organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants with general warranty covenants, to **Giannopoulos Properties, Ltd.**, whose tax-mailing address is P.O. Box 09499, Bexley, OH 43209, the following **REAL PROPERTY**: Situated in the County of **Franklin** in the State of Ohio and in the City of **Columbus**:²

The legal description of the subject premises conveyed herein is set forth in Exhibit "A" attached hereto and incorporated herein by reference as if fully rewritten.

Subject to conditions, restrictions, easements, rights of way and other matters of record and further subject to taxes and assessments not yet due and payable which the grantee assumes as additional consideration for this conveyance.

Street Address: 682 N. Pearl Street, Columbus, OH 43215

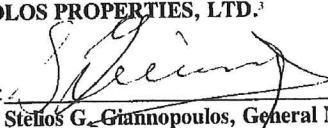
Parcel No.: 010-006890

Prior Instrument Reference: Volume Page of the Deed Records of Franklin County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by **Stelios G. Giannopoulos**, its General Manager, thereunto duly authorized by resolution of its members, this 12th day of August, 2003.

Signed and acknowledged in presence of:

VOLOS PROPERTIES, LTD.³

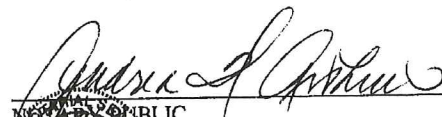
By: 
Stelios G. Giannopoulos, General Manager

State of Ohio

County of **Franklin** ss.

BE IT REMEMBERED, That on this 12th day of August, 2003, before me, the subscriber, a Notary Public in and for said state, personally came, **Stelios G. Giannopoulos**, General Manager, of the Grantor in the foregoing deed, and acknowledged the signing thereof to be his and its voluntary act and deed, pursuant to authority of its members.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

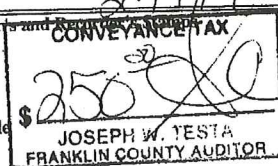

NOTARY PUBLIC
ANDREA W. ARTHURS
Notary Public, State of Ohio
My Commission Expires 07-19-08

This instrument was prepared by:

JOHRENDT, COOK & EBERHART
24 East Gay Street
Columbus, Ohio 43215

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Office



OCT 1 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

*See Sections 5302.05 and 5302.06 Ohio Revised Code

CV17-065

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being Seventy-five (75) feet off of the south end of Lot Number Fifteen (15) and Seventy-five (75) feet of the south end of the west half of Lot Number Sixteen (16) of William A. Gills' Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 209, Recorder's Office, Franklin County, Ohio. Being a piece of ground fronting on Pearl Alley Seventy-five (75) feet and extending east on Brickel Alley Seventy-six (76) feet, more or less.

H-009

All of

(010)

6890



CV17-065

GIANNPOULOS PROPERTIES

[illegible]

An aerial photograph of a residential neighborhood. A red 'X' is placed on a house with a dark roof, located in the lower-middle part of the image. The surrounding area includes other houses, trees, and a street.

[illegible]

Section 31.2.2. Finally, it is possible that the frequency of commercial success is higher when the applicant is a woman than when the applicant is a man (20% time), with the applicant's sex interacting with the applicant's response to prompts to commercialize. Section 31.2.2.2. Alternatively, we selected narrowly along these lines: (1) the applicant is a woman, and the applicant responds to prompts to commercialize (20% time), with the applicant's sex interacting with the applicant's response to prompts to commercialize.

PO BOX 4699
COLUMBUS, OH 43209
PHONE #: (614) 361-9779 E-MAIL: STELLCO@GANNAPOLIS.ORG

ARCHITECT: JOHN NIERGENSEN
1650 BRODER ROAD, COLUMBUS, OH 43205
PHONE #: (614) 361-0474 E-MAIL: JOHN@GANNAPOLIS.COM

CERTIFIED ADDRESS: 660 N PEARL ST, COLUMBUS OH 43215

ZONING DISTRICT = M

- EXISTING BUILDING = 3,228 SQ.FT.

• EXISTING BUILDING USE	=	3228 SQ.FT.
• RETAIL - 1696 SQ.FT. @ 711	=	8 SPACES
• EATING ESTABLISHMENT - 1300 SQ.FT. @ 175	=	16 SPACES
• RESIDENTIAL 4 UNITS @ 2 SPACES/UNIT	=	8 SPACES
TOTAL	=	34 SPACES

• PROPOSED BUILDING USE	=	3226 SQ.FT.
• EATING / DRINKING ESTABLISHMENT @ 1/150	=	22 SPACES
• RESIDENTIAL 4 UNITS @ 1 SPACE/UNIT	=	4 SPACES
• PATIO = 672 SQ.FT. @ 3/1	=	3 SPACES
• TOTAL	=	29 SPACES

• TOTAL AREA OF SITE	■ .13 ACRES
TOTAL DISTURBED AREA	■ 0 ACRES
• PREDEVELOPED IMPERVIOUS	■ .13 ACRES
• POST DEVELOPED IMPERVIOUS	■ .13 ACRES

PROPOSED COUNCIL VARIANCE TO COLUMBUS R4 ZONING
PARULAND ORDINANCE DEDICATION DOES NOT APPLY.

[illegible]

COVER SHEET

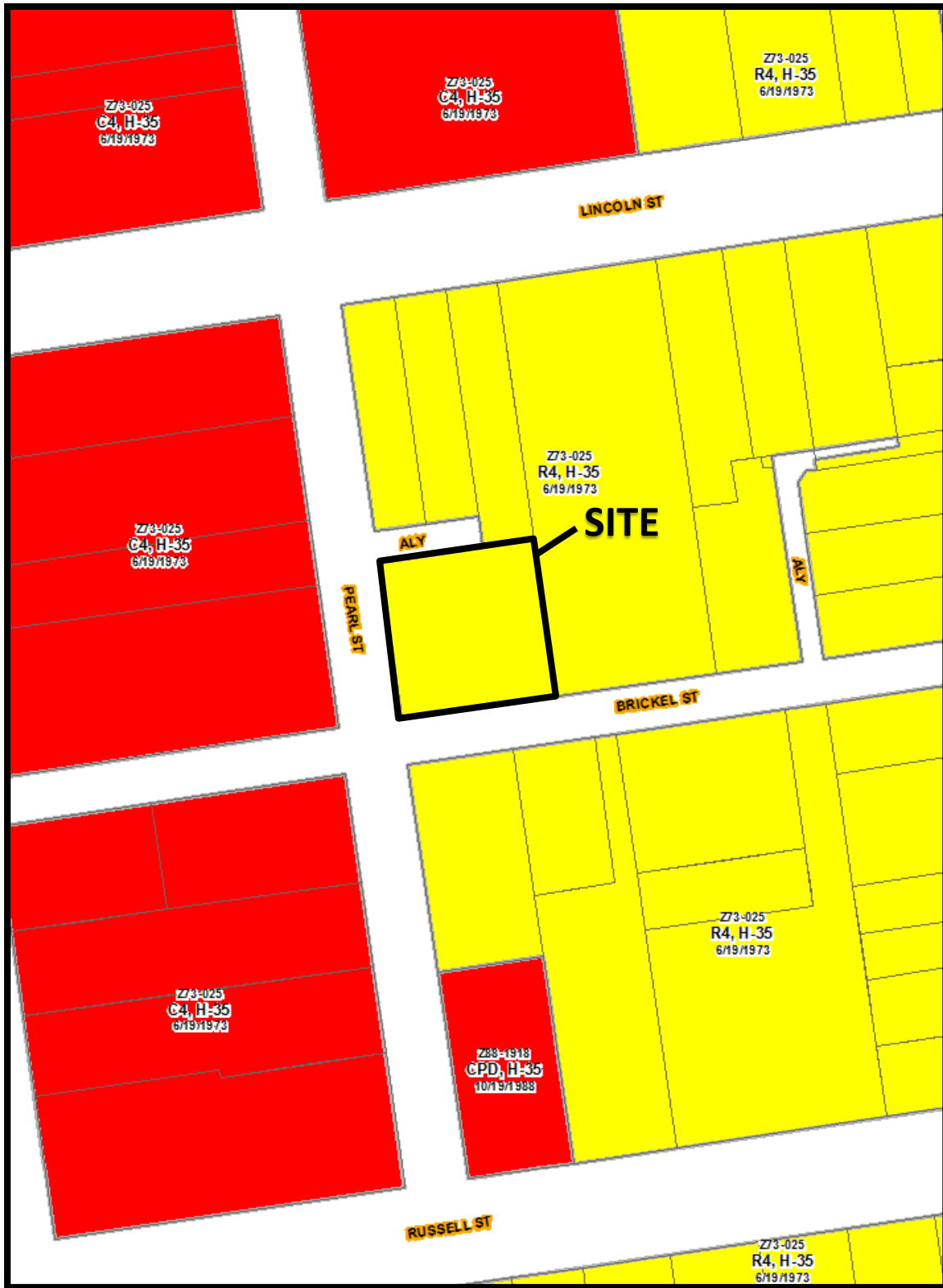


17.0784.00

COUNCIL VARIANCE FOR:
GIANNOPOULOS PROPERTIES
680 N. PEARL ST. COLUMBUS, OH 43215

CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

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CV17-065
680 North Pearl Street
Approximately 0.13 acres



CV17-065
680 North Pearl Street
Approximately 0.13 acres