

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: CN17-059 Date Received: 8/29/17
Application Accepted by: MM & KP Fee: \$1,600
Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 370 FOREST AVE. COLUMBUS, OHIO Zip: 43206

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: 010-642553

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

Current Zoning District(s): R2F

Area Commission or Civic Association: SOUTHSIDE AREA COMMISSION

Proposed Use or reason for Council Variance request:

EXISTING APT. BLDG. TO BE REMODELED, DOES NOT MEET PARKING REQ.

Acreage: 1.116

APPLICANT:

Name: CREATE COLLABORATIVE Phone Number: 614-562-4395 Ext.: -

Address: 1116 W. 2ND AVE. City/State: COLUMBUS OH Zip: 43212

Email Address: kimmiknik@yahoo.com Fax Number: -

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

Name: GOLDEN BEAR INVESTMENTS Phone Number: 614-404-6990 Ext.: -

Address: 9426 TREVENIA DR. City/State: BLACKUCK, OH Zip: 43004

Email Address: alexpicaso1@gmail.com Fax Number: -

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

Name: KIM MIKANIK Phone Number: 614-562-4395 Ext.: -

Address: 1116 W. 2ND AVE. City/State: COLUMBUS OH Zip: 43212

Email Address: kimmiknik@yahoo.com Fax Number: -

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

Application Number: CW17-059

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

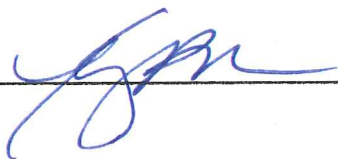
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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

8/24/17

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STATEMENT OF HARDSHIP

August 24, 2017

RE: 370 Forest Avenue

The new owner of this property would like to request a council variance to allow the existing multi-family apartment building to be completely renovated and reconfigured within the existing building footprint. The current building was originally constructed as a two-story, 4-unit building with each unit having 2 bedrooms. A previous owner has modified one side of the building so it currently has 6 units: (2) two bedroom on one side and (2) one bedroom and (2) studio on the opposite side. The new owner would like to reconfigure the side with the (2) two-bedroom units so it has (2) one-bedroom units and (2) studio units for a total of eight units in the building. The new owner feels this meets more of the current demographics of the area.

This change, within the current use, will not adversely affect the surrounding properties. The existing building, which has been vacant and beginning to deteriorate, shall be updated and renovated to accommodate its new tenants and become reestablished into the existing neighborhood. The renovation and changes shall not impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus.

It is felt that the variance to allow this owner to rehabilitate this existing non-compliant building would be an asset to this neighborhood.

Below is the list of variances we are applying for at this time:

1. **3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED**
Existing building covers a significant portion of entire lot and did not provide parking in its current form as it was purchased by the new owner. Therefore, the owner is unable to provide the required parking spaces for this tenant. On street parking is available on Forest Ave. Also, the site has foot and transit access.
2. **3332.26 SIDE YARDS**
Allow existing building to remain as is although it falls within the required side yard setback along the western property line.

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AFFIDAVIT (See instruction sheet)

Application Number: CW17-059

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KIMBERLY MIKANIK, ARCHITECT

of (1) MAILING ADDRESS 1116 W. 2ND AVE. COLUMBUS, OHIO 43212

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 370 FOREST AVE.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/21/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) GOLDEN BRIDGE INVESTMENTS
c/o ALIX PICAZO
9426 TREXENIA DR.
BLACKLICK, OHIO 43004

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

614-522-4395

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

(5) SOUTHSIDE AREA COMMISSION
c/o CURTIS DAVIS
584 MAVER ST.
COLUMBUS OHIO 43207

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 AFFILIANT

[Signature]

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

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]
2-11-2021
My Commission Expires

Notary Seal Here



Anthony Samad
Notary Public, State of Ohio

My Commission Expires (6) months after the date of notarization.

02/11/2021

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James E. Daley
PO Box 21051
Columbus, Ohio 43221

Frank Shyjka
384 Forest St.
Columbus, Ohio 43206

Edward Jayjack
375 Sycamore St.
Columbus, Ohio 43206

Daphne Fleming
350 Forest St.
Columbus, Ohio 43206

Thomas Plank
377 Sycamore St.
Columbus, Ohio 43206

Thomas Palmer
363 Sycamore St.
Columbus, Ohio 43206

Todd Tamburino
389 Sycamore St.
Columbus, Ohio 43206

Patrick Cannone
356 Forest St.
Columbus, Ohio 43206

Nelson Crandall
359 Sycamore St.
Columbus, Ohio 43206

Marcus Long
362 Forest St.
Columbus, Ohio 43206

Drew Hardesty
358 Forest St.
Columbus, Ohio 43206

George Gesouras
2663 Weslford Rd.
Columbus, Ohio 43221

Rachel Lustig
360 Forest St.
Columbus, Ohio 43206

Andrew Hanas
375 Forest St.
Columbus, Ohio 43206

Jack Azulay
367 Sycamore St.
Columbus, Ohio 43206

Andrea Whaley
383 Forest St.
Columbus, Ohio 43206

Jeremy Kaufman
371 Forest St.
Columbus, Ohio 43206

Paul Breedlove
355 Forest St.
Columbus, Ohio 43206

Southside Area Commission
c/o Curtis Davis, Zoning Chair
584 E. Moler St.
Columbus, Ohio 43207

Golden Bear Investments
c/o Alex Picazo
9426 Trevenia Dr.
Columbus, Ohio 43004

RED Consulting
c/o Kimberly Mikanik
33 N. Grant St., ste. 150
Columbus, Ohio 43215

Craig Tedorski
379 Forest St.
Columbus, Ohio 43206

Michael Sedlock
369 Forest St.
Columbus, Ohio 43206

Danielle Banner
359 Forest St.
Columbus, Ohio 43206

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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 Number: CV17-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KIMBERLY MIKANIK, ARCHITECT

of (COMPLETE ADDRESS) 1116 W. 2ND AVE., COLUMBUS, OHIO 43212

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>ALEX PICAZO</u> <u>GOLDEN BEAR INVESTMENTS</u> <u>614-404-6990</u>	2.
3.	4.

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

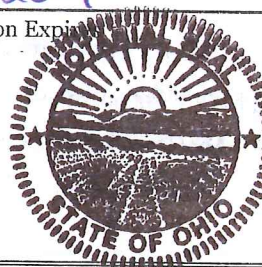
SIGNATURE OF AFFIANT [Signature]

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

2-11-2021
My Commission Expires

Notary Seal Here



Anthony Samad
Notary Public, State of Ohio
My Commission Expires
02/11/2021

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EXHIBIT "A"

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

Being Lot Numbers 5, 6, 7 and 8 of HENRY AND ELIZABETH BARTH'S ADDITION, or Subdivision, of land in said City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 377, Recorder's Office, Franklin County, Ohio;

377

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin, City of Columbus, containing 0.242 acres of land, more or less, said 0.242 acres being all of Lot 5 and Lot 6 and parts of Lot 7 and Lot 8 as said Lots are numbered and delineated upon the recorded plat of Henry and Elizabeth Barth's Addition on Subdivision, of record in Plat Book 1, Page 377, Recorder's Office, Franklin County, Ohio, and 0.242 acres being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way line of Forest Street sixty feet in width, at the southeasterly corner of said Lot 5;

Thence West, with the northerly right-of-way line of Forest Street and with the southerly lines of said Lot 5 and said Lot 6, a distance of 55.64 feet to an iron pin at the southwesterly corner of said Lot 6, the same being the southeasterly corner of said Lot 7;

Thence N 72° 24' W. with the westerly line of said Lot 6 and with the easterly line of said Lot 7, a distance of 91.94 feet to an iron pin located 50.00 feet southerly from, as measured at right angles, the northerly line of said Lot 6;

Thence West, parallel with and 50.00 feet southerly from, as measured at right angles, the northerly lines of said Lot 6, Lot 7 and Lot 8, a distance of 55.64 feet to an iron pin in the easterly line of said Lot 8, the same being in the easterly right of way line of an Alley, ten feet in width;

Thence N 12° 24' W. with the westerly line of said Lot 8 and with the easterly right-of-way line of said 10 feet wide Alley, a distance of 51.19 feet to a spike at the northwesterly corner of said Lot 8, the same being at the point of intersection of the easterly right-of-way line of said 10 feet wide Alley with the southerly line of an Alley, twenty feet in width;

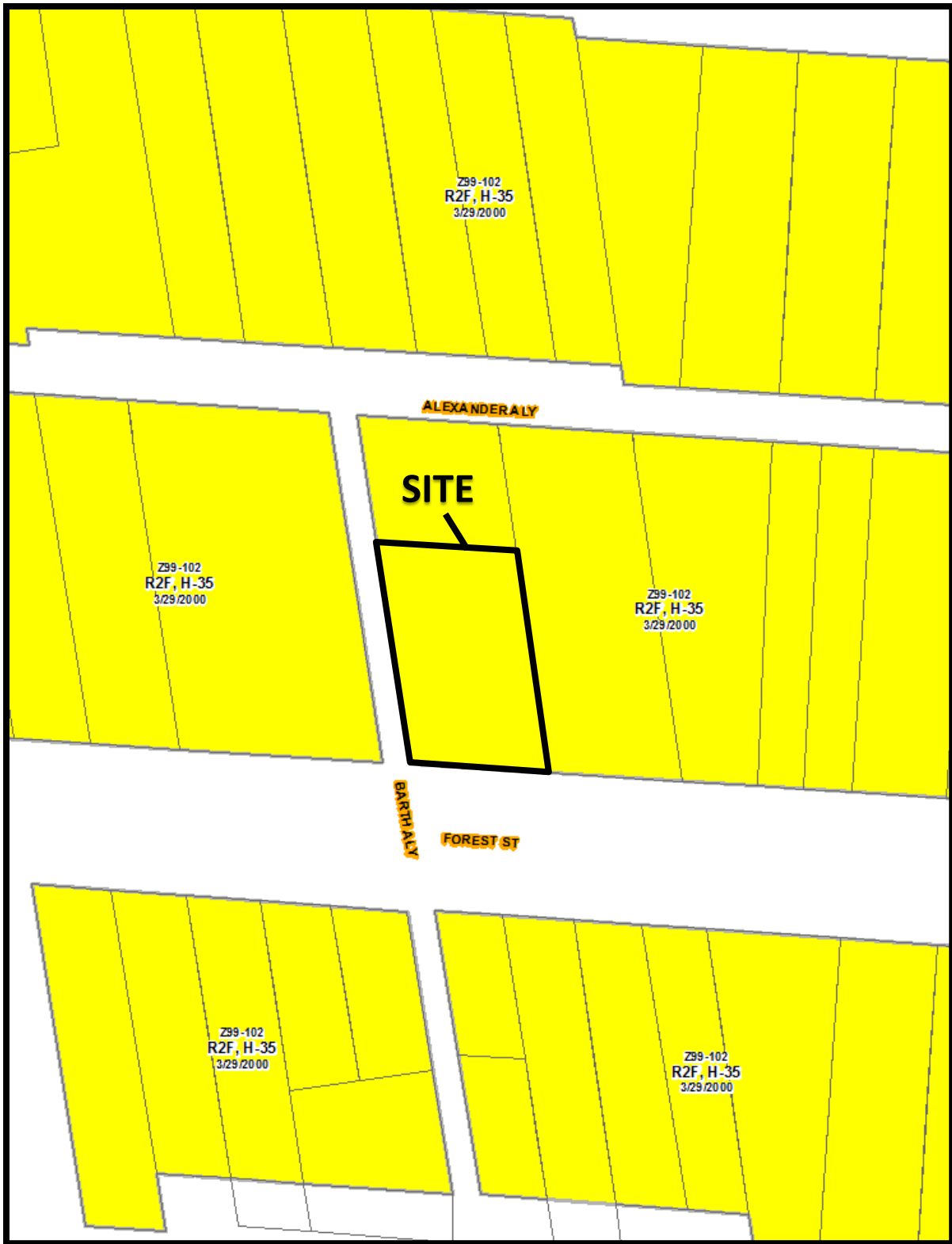
Thence East, with the northerly lines of said Lot 8, Lot 7, Lot 6 and Lot 5 and with the southerly right-of-way line of said 20 foot wide Alley, a distance of 111.28 to an iron pin at the northeasterly corner of said Lot 5;

Thence S 12° 24' E, with the easterly line of said Lot 5, a distance of 143.13 feet to the point of beginning and containing 0.242 acres of land, more or less.

Parcel Number: 010-042553-00
Property Address: 370-372 Forest Street, Columbus, Ohio 43206

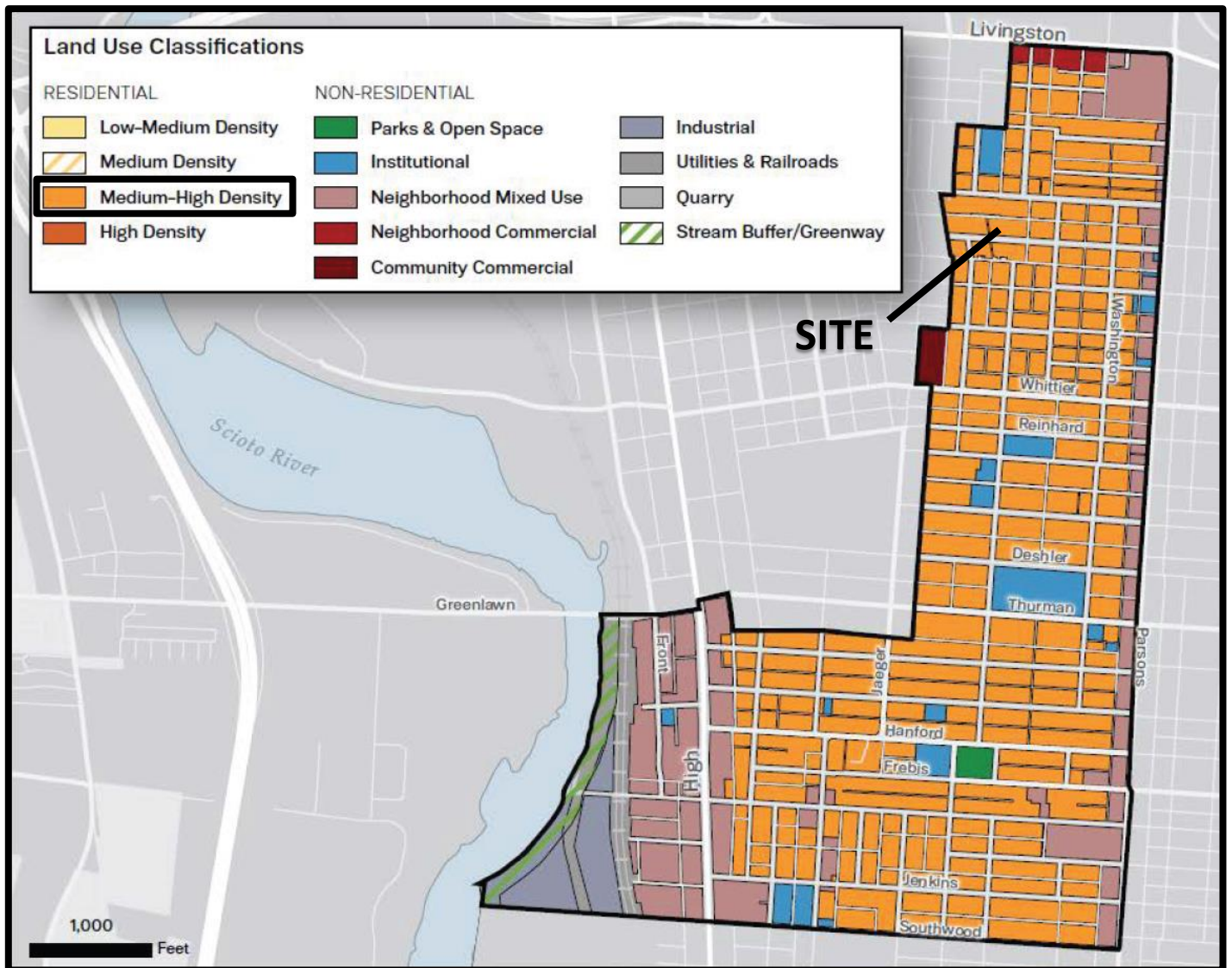
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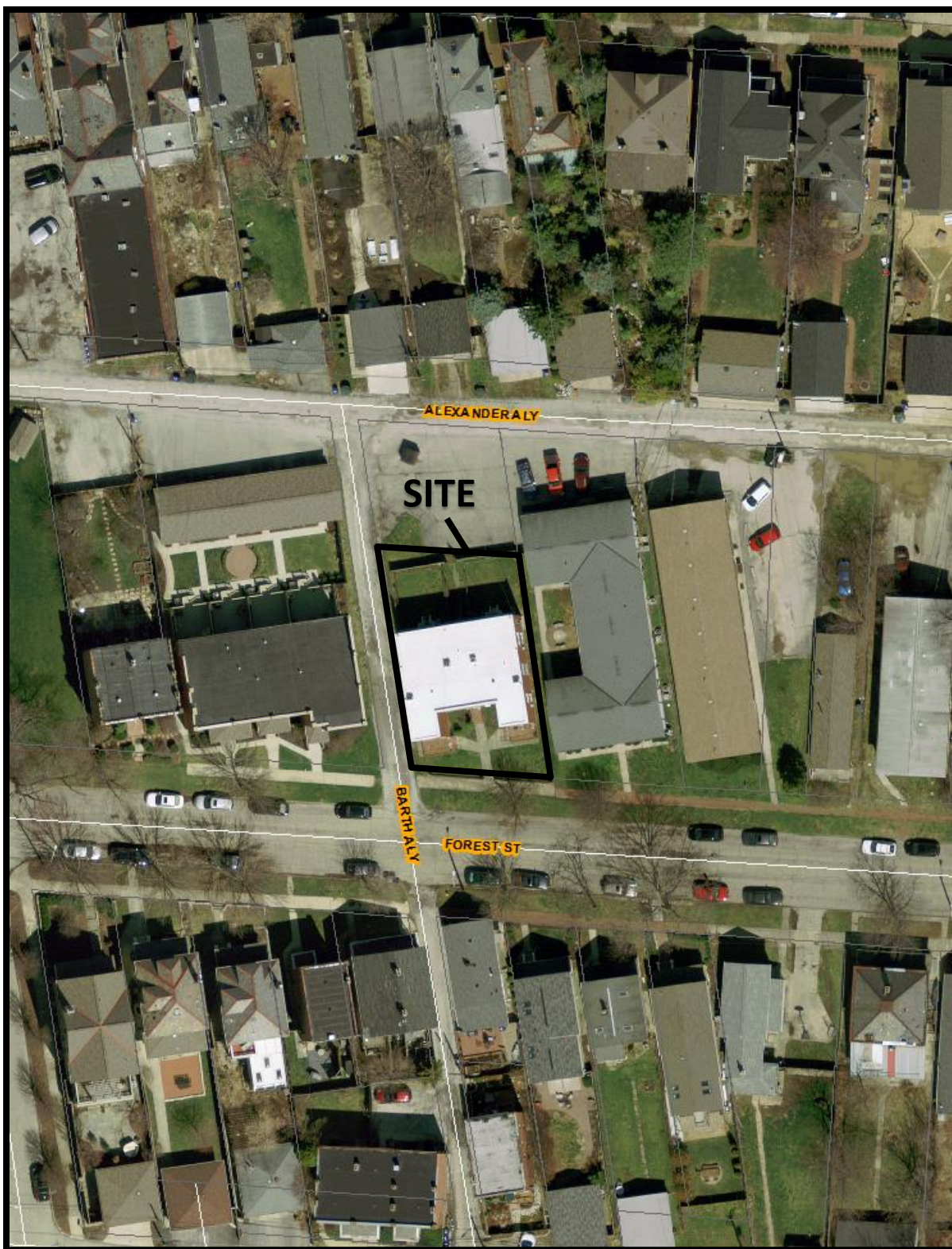


CV17-059
370 Forest Avenue
Approximately 0.12 acres

South Side Plan (2014)



CV17-059
370 Forest Avenue
Approximately 0.12 acres



CV17-059
370 Forest Avenue
Approximately 0.12 acres