

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: CV17-054 Date Received: 8/25/17
Application Accepted by: TD+mm Fee: \$320
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@gmail.com

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 21 E Arcadia Ave Columbus, OH Zip: 43202

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: 010-066662

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

Current Zoning District(s): C4 (note parallel re-zoning application to R2F in progress)

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:

Renovation of unused commercial property to primary residence (1-2 family) using exist. structures.
Acreage: .23 (note: Sale of property to Dean Monnin pending variance/zoning approval)

APPLICANT:

Name: Dean Richard Monnin Phone Number: 614 352 3600 Ext.: N/A
Address: 108 E Tulare Rd City/State: Columbus, OH Zip: 43202
Email Address: dmonnin@columbus.rr.com Fax Number: N/A

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

Name: Ohio Power Company Phone Number: 614 716 6869 Ext.: N/A
Address: 1 Riverside Plaza City/State: Columbus, OH Zip: 43215
Email Address: NCBURKANA@AEP.COM Fax Number: N/A

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

Name: N/A Phone Number: _____ Ext.: _____
Address: _____ City/State: _____ Zip: _____
Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE DEAN MONNIN [Signature] 08/25/2017
PROPERTY OWNER SIGNATURE OHIO POWER CO. - P. Todd Ireland
ATTORNEY / AGENT SIGNATURE N/A

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: CV17-054

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 Statement

Signature of Applicant

Date

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Statement of Hardship

Council Variance Application for: 21 E. Arcadia Ave 43202

Introduction to Project:

The following variances being requested are being done in support of my proposed project to renovate the existing two buildings at 21 E. Arcadia Ave into my primary residence. The renovation of as much of these two existing buildings as possible is both the charm and the challenge of this project.

The property has been vacant for many years and I am excited about the opportunity to breathe new life into these contributing buildings and the neighborhood. At one time this site was a parking lot and car barn for the Columbus streetcar system serving northern Columbus and the Olentangy Village Amusement Park. Remnants of the original car barn arched windows are still evident on the west building. The gap between the two buildings reflects the remnants of Pearl Alley. The proposed project respects this community heritage while finding new use for challenging buildings.

Additional challenges are posed by creating a residential property right on the transition point between the commercial overlay along High Street and the residential neighborhood adjacent to the East. This position drives the need of some of the variances requested.

Purchase of this property from the Ohio Power Company (AEP) is contingent on the successful rezoning to R2F and approval for the following variances. I greatly appreciate your considerations of the unique attributes of this project in your review.

Background to code analysis:

- Proposed to rezone to R-2F
- We conceptually looked at the overall property like a single family home with a carriage house apartment attached to the garage. Only the garage is adjacent to the house rather than behind it due to the existing location of the buildings.
- It is our understanding that the Neighborhood Commercial (NC) Subarea Overlay will supersede the requirement indicated for Residential Districts. This will primarily effect the building line/setback/yard requirements as the overlay is distinctly different than the Residential Districts. We fall underneath the height requirements for the overlay and the height district, which are different as well.

Below is the list of all sections of Code to be varied:

Code Section: 3325.231 & 3325.281 A

Proposed Variance: VARIANCE TO ALLOW PARKING BETWEEN PRINCIPAL BUILDING AND STREET RIGHT-OF-WAY LINE.

Reasoning: The project consists primarily of two existing buildings with a small addition. There is not sufficient space within the existing structures and lot to provide parking except in front of the buildings.

Code Section: 3325.241 D

Proposed Variance: VARIANCE TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS.

Reasoning: Preference is to not add windows to the existing west building to maintain the historical character of the north building frontage. Note, north frontage of adjacent east building will have

windows. Request that the window glass on the adjacent building within the property be considered as meeting this requirement.

Code Section: 3325.261

Proposed Variance: VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING AT FRONT YARD

Reasoning: Screening requirement appears to be intended for off street parking lots for commercial properties. The proposed project is residential and contains just two parking spots which presents similar to cars parked in a residential driveway.

Code Section: 3325.281, B, 3

Proposed Variance: VARIANCE TO REMOVE REQUIREMENT FOR BICYCLE PARKING

Reasoning: Bicycle parking requirement is intended for commercial, not residential uses.

Code Sections: 3332.037 & 3332.18

Proposed Variance: VARIANCE TO ALLOW TWO SINGLE-FAMILY DWELLINGS

Reasoning: There is an active sewer line easement that prevents connecting the two existing buildings together making a 1-2 family single building dwelling not viable.

Code Sections: 3332.14 R2F Allowable Uses

Proposed Variance: VARIANCE TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL

Reasoning: There is an active sewer line easement that prevents connecting the two existing buildings together making a 1-2 family single building dwelling not viable.

Code Sections: 3321.261(B)

Proposed Variance: VARIANCE TO USE A FENCE OTHER THAN THE FENCE TYPE THAT IS ALLOWED IN 3321.261(B)

Reasoning: South property line runs along Grau Alley and is adjacent to a busy commercial use property. Variance to increase fence height to 8'-0" requested to increase privacy.

Code Sections: 3332.25 Maximum Side Yard Permitted

Proposed Variance: VARIANCE TO ALLOW FOR A MAXIMUM SIDE YARD OF 5'11" INSTEAD OF 16'

Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot.

Code Sections: 3332.26 Minimum Side Yard Permitted

Proposed Variance: VARIANCE TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5'

Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot.

Code Sections: 3332.27 Rear Yard

Proposed Variance: VARIANCE TO ALLOW FOR NO REAR YARD

Reasoning: Maintaining existing contributing buildings prevents compliance with this code section due to existing lot lines and existing building locations on lot.

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: CV17-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS

Dean Richard Mannin

188 E. Tulane Rd Columbus, OH 43202

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

21 E Arcadia Ave Columbus, OH 43202

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and

Zoning Services, on (3)

8/25/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4)

Ohio Power Company

1 Riverside Plaza

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Dean Richard Mannin

614 352 3600

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5)

UAC

University Impact District (UAPB)

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]

08/21/2017

Sworn to before me and signed in my presence this 21st day of August, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

No expiration



Heather J. Bishop, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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

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Please make checks payable to the Columbus City Treasurer

APPLICANT	PROPERTY OWNER	ATTORNEY
Dean R. Monnin 188 E. Tulane Rd Columbus, OH 43202	Ohio Power Company 1 Riverside Plaza Columbus, OH 43215	N/A

Susan Keeny Zoning Chair University Area Commission 358 King Avenue Columbus, OH 43201	Dan Ferdelman University Impact District Review Board 50 West Gay Street; Floor 4 Columbus, OH 43215	
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SURROUNDING PROPERTY OWNERS

EMOGENE ANDERSON 4121 MAIZE RD COLUMBUS, OH 43224	JASON A FABIAN Or Current Occupant 40 E DODRIDGE ST COLUMBUS ,OH 43202	Ohio Power Company 1 Riverside Plaza Columbus, OH 43215
GALAL M RADWAN 3684 ROYAL CRES COLUMBUS, OH 43219	TIMOTHY R FULTON Or Current Occupant 2695 EAST AVE COLUMBUS, OH 43202-2669	RICHARD C NORTHRUP & PAMELA NORTHRUP Or Current Occupant 35 ARCADIA AV COLUMBUS, OH 43202
THEODORE NEDELKOFF & VANCH JANAKIEVSKI & DONNA JANAKIEVSKI Or Current Occupant PO BOX 460389 HOUSTON, TX 77056	CHRISTOPHER J CONTI Or Current Occupant 32 ARCADIA AV COLUMBUS, OH 43202	MICHAEL R LEMAY Or Current Occupant 45 E ARCADIA AVE COLUMBUS, OH 43202
DAWN PARKER Or Current Occupant 30 E DODRIDGE ST COLUMBUS, OH 43202	MXV PROPERTIES LLC Or Current Occupant 3 S SPRING RD WESTERVILLE, OH 43081	JOHN M WADE Or Current Occupant 42 ARCADIA AV COLUMBUS, OH 43202
DALE R RAUN Or Current Occupant 7751 HARLEM RD WESTERVILLE, OH 43081	CRI OUTPARCELS LLC 250 CIVIC CENTER DR #500 COLUMBUS, OH 43215	CITY OF COLUMBUS OHIO 90 W BROAD ST #425 COLUMBUS, OH 43215
VARUN KUMAR REDDY GADE Or Current Occupant 34 E ARCADIA AVE COLUMBUS, OH 43202	RICHARD J MCCLOSKEY JR Or Current Occupant 30 ARCADIA AV COLUMBUS, OH 43202	Z17-030 & CV17-054

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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: CV17-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Dean Richard Monnin
108 E Tulane Rd Columbus OH 43202

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>OWNER</u> <u>Ohio Power Company</u> <u>1 Riverside Plaza</u> <u>Columbus, OH 43215</u> <u>Nicole C Brigana 614 716 6869</u>	2. <u>Dean Richard Monnin</u> <u>108 E. Tulane Rd</u> <u>Columbus, OH 43202</u> <u>614 352 3600</u>
3. <u>N/A</u>	4. <u>N/A</u>

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

SIGNATURE OF AFFIANT

[Signature] 08/21/2017

Sworn to before me and signed in my presence this 21st day of August, in the year 2017

[Signature]
SIGNATURE OF NOTARY PUBLIC

No expiration
My Commission Expires

Notary Seal Here



Heather J. Bishop, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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: 010066662

Zoning Number: 21

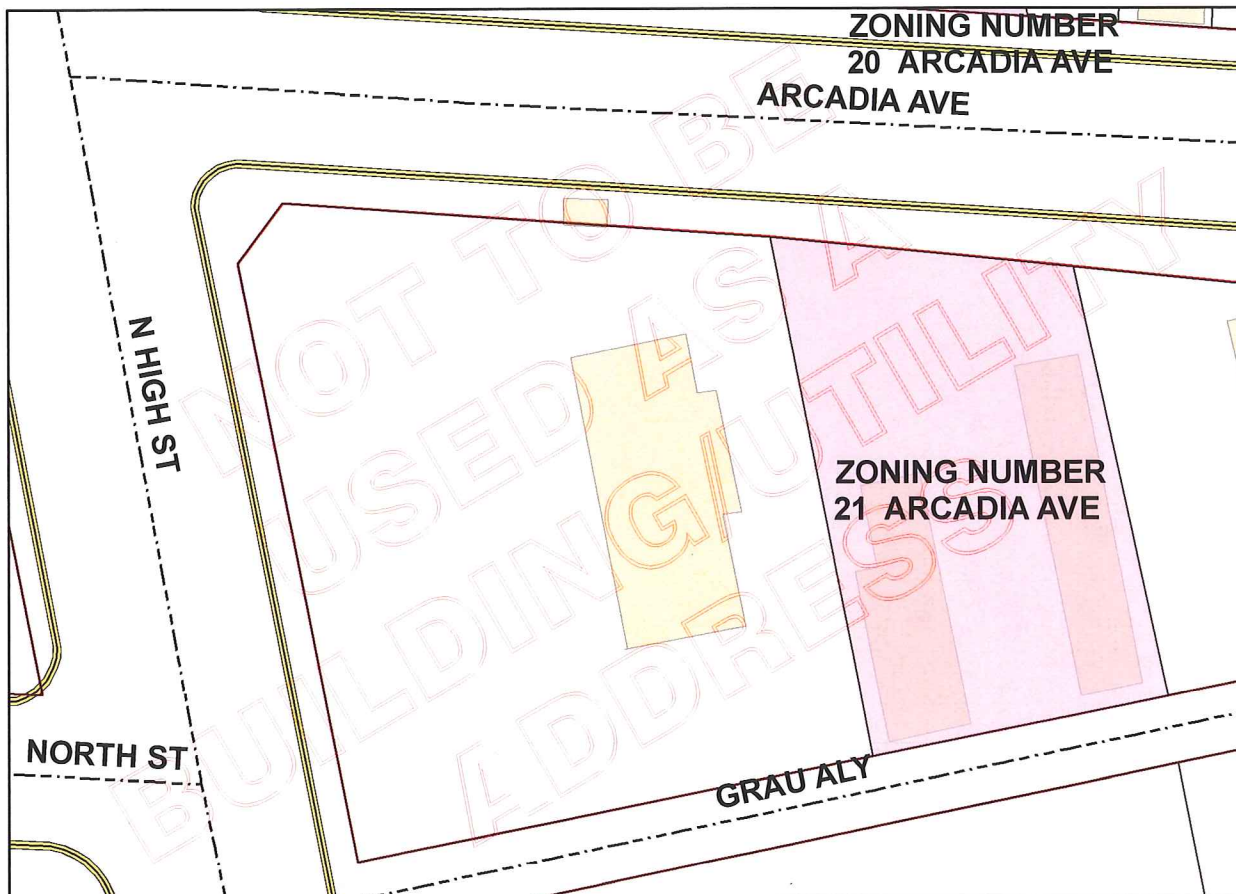
Street Name: ARCADIA AVE

Lot Number: N/A

Subdivision: N/A

Requested By: DEAN MONNIN (PROSPECTIVE BUYER)

Issued By: *Edyana Amarian* Date: 10/31/2016



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 77882

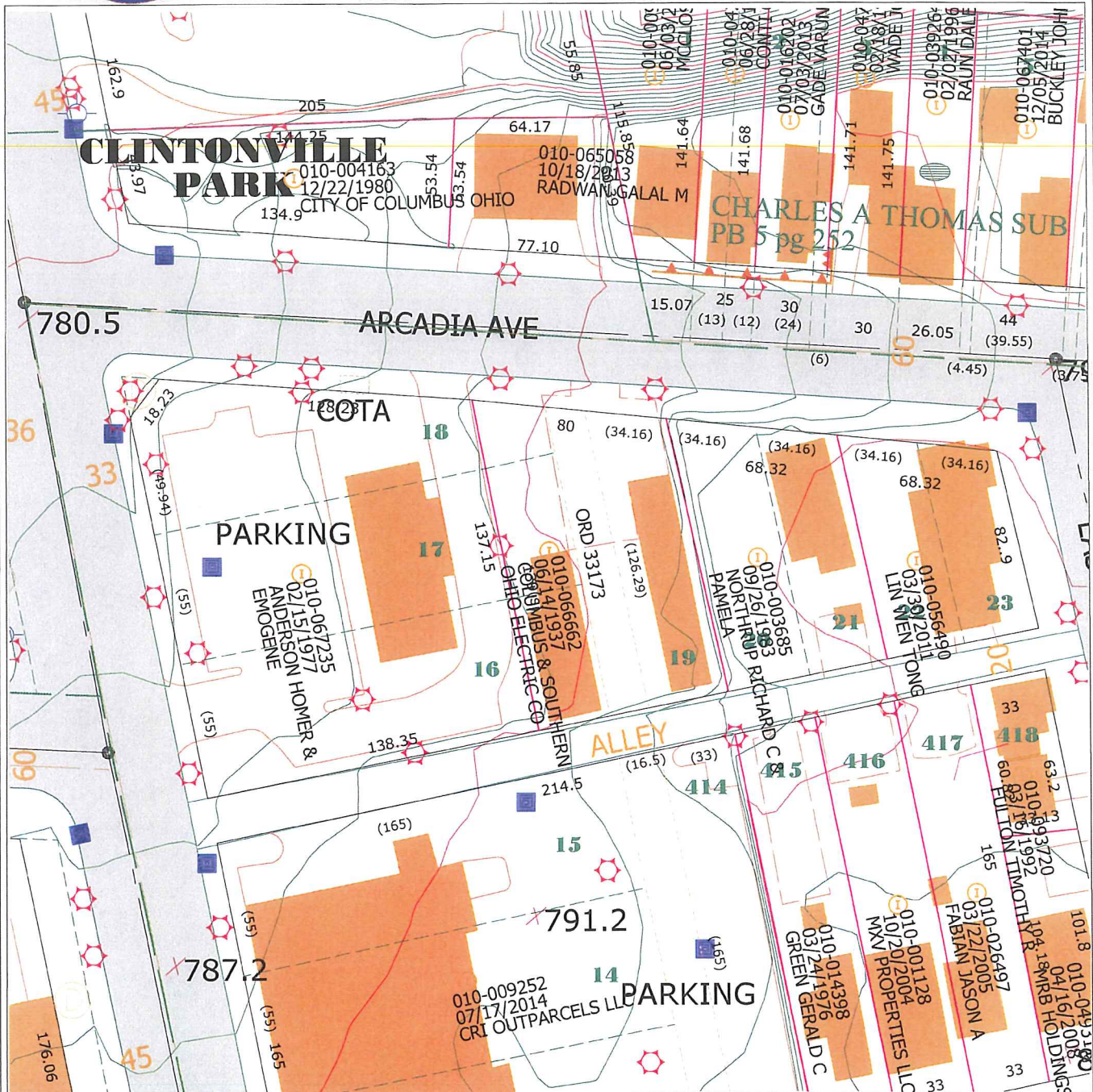
CV17-054



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 10/31/16



Disclaimer

Scale = 60

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CU17-054

LEGAL DESCRIPTION (PER TITLE COMMITMENT)
PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER NINETEEN (19) IN GEORGE WILLIAMS' AMENDED SUBDIVISION OF HIS NORTHWOOD HEIGHTS ADDITION AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2 PAGE 270, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST THE GRANTOR(S) MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF COLUMBUS BY ORDINANCE NO. 33173.

PARCEL II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

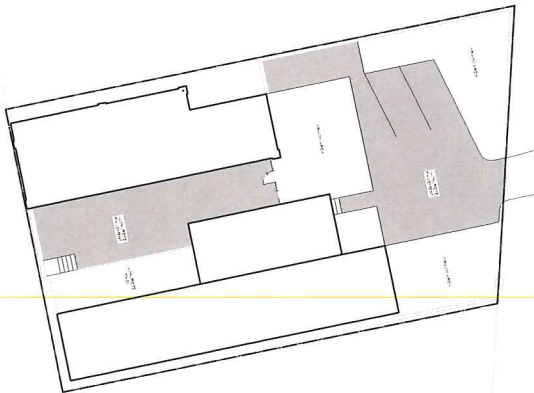
BEING LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN GEORGE WILLIAMS' NORTHWOOD HEIGHTS ADDITION TO SAID CITY AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2 PAGE 121, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LESS AND EXCEPTING THEREFROM THE TRACT AS CONVEYED BY COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY TO THE SPOONER COMPANY BY DOCUMENT RECORDED ON JULY 6, 1956 OF RECORD IN DEED BOOK 1968 PAGE 443.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

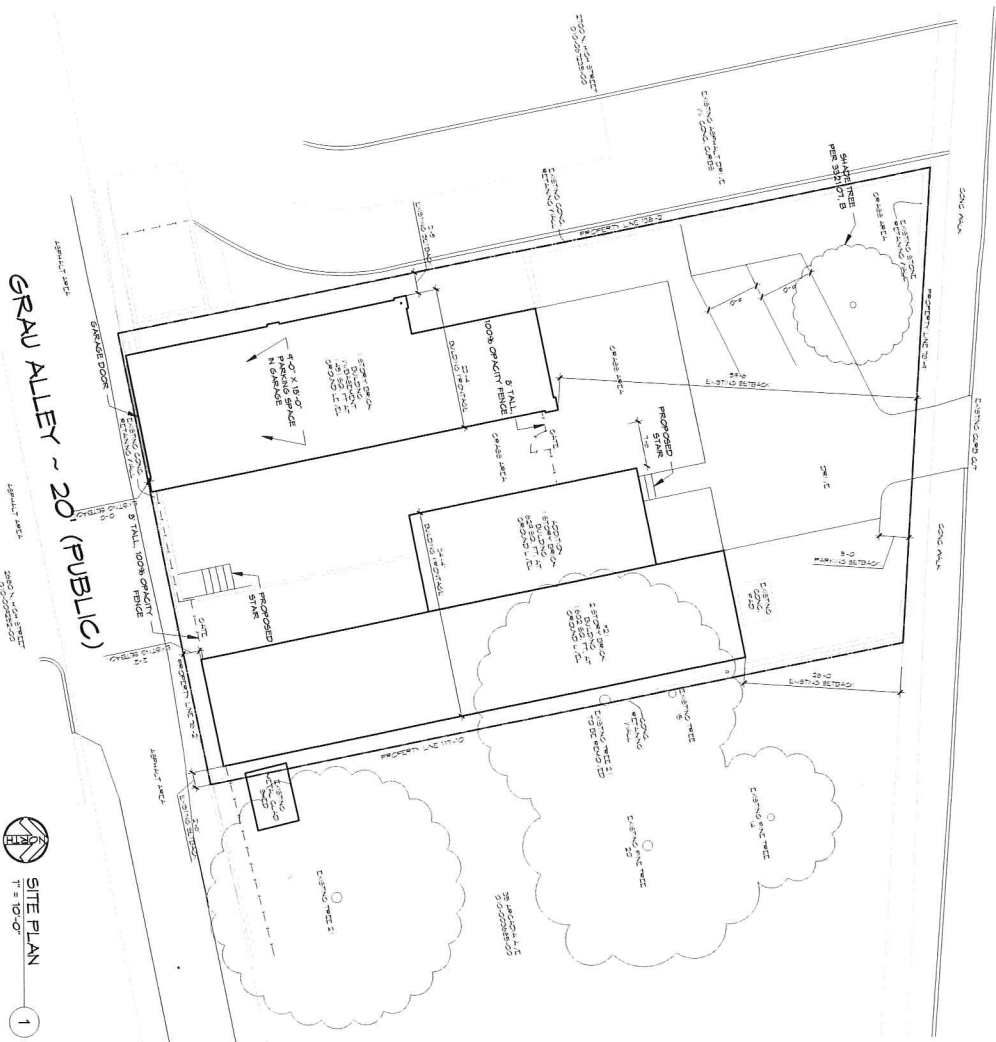
BEING ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN GEORGE WILLIAMS NORTHWOOD HEIGHTS ADDITION EXCEPT 26.26 FEET OFF OF THE EAST END OF SAID LOTS, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF OF RECORD IN PLAT BOOK 2 PAGE 121, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST THE GRANTOR(S) MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF COLUMBUS BY ORDINANCE NO. 33173.



PAVING/LANDSCAPING PLAN
1/16" = 1' = 0"

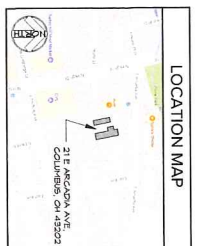
LIST OF REQUESTED VARIANCES	
3303 231 & 3303 251, A	VARIANCE TO ALLOW PARKING BETWEEN PRINCIPAL BUILDING AND STREET RIGHT-OF-WAY LINE.
3303 241, D	VARIANCE TO ALLOW BUILDING PROTRUSION WITH OVERHANGS.
3303 241	VARIANCE TO REMOVE EXISTING DRIVEWAY FOR LANDSCAPING AND SIDEWALK AT FRONT YARD.
3303 251, B, 3	VARIANCE TO REMOVE REQUESTED FOR BI-CYCLE PARKING.
3303 251 & 3303 10	VARIANCE TO ALLOW TWO SINGLE-FAMILY DWELLINGS TYPE THAT IS ALLOWED IN 3303 241, B.
3303 14	VARIANCE TO ALLOW A HANDED SIDE WARD OF 3303 251.
3303 25	VARIANCE TO ALLOW FOR A HANDED SIDE WARD OF 3303 251.
3303 26	VARIANCE TO REMOVE THE REQUESTED FOR PLANT YARD.
3303 27	VARIANCE TO REMOVE THE REQUESTED FOR PLANT YARD.



GRAUB ALLEY ~ 20' (PUBLIC)

SITE PLAN
1/16" = 1' = 0"

E. ARCADIA AVE. ~ 60' (PUBLIC)



SITE DATA INFORMATION

ZONING INFORMATION	
APPLICABLE ZONING DISTRICT	COMMERCIAL, C-1
PROPOSED ZONING DISTRICT	RESIDENTIAL, R-21
OVERLAY	
NEIGHBORHOOD OVERLAY	NEIGHBORHOOD OVERLAY
SITE	
SITE AREA	0.23 ACRES
NEAREST INTERSECTION	160' WIDE
E. GOOD ZONE	
DATE	30/06/2008
EFFECTIVE DATE	JUNE 17, 2008
USE CLASSIFICATION	
TWO SINGLE-FAMILY DWELLINGS	5,264 SF
PARKING	
SPACE REQUIRED	3
SPACE PROVIDED	4
EXISTING 1 STORY BRICK BUILDING	19' x 4'
EXISTING 2 STORY BRICK BUILDING	28' x 4'
1 STORY ADDITION	18' x 4'
ALLOWABLE HEIGHT	
ALLOWABLE	14'
ACTUAL	35'
LOT COVERAGE	
ALLOWABLE	50%
ACTUAL	36.75%

LEGEND

SHADY ELEMENT

MONNIN RESIDENCE
21 EAST ARCADIA AVENUE
Columbus, OH 43202

COMMISSION NUMBER: T14

TRAD

463 N High Street, Suite 28
Columbus, Ohio 43215
Phone: (614) 942-1050
Fax: (614) 942-1059
www.tradintellect.com

DATE: 8/21/2011

SEAL

STATE OF OHIO
BRENT FOLEY
14892

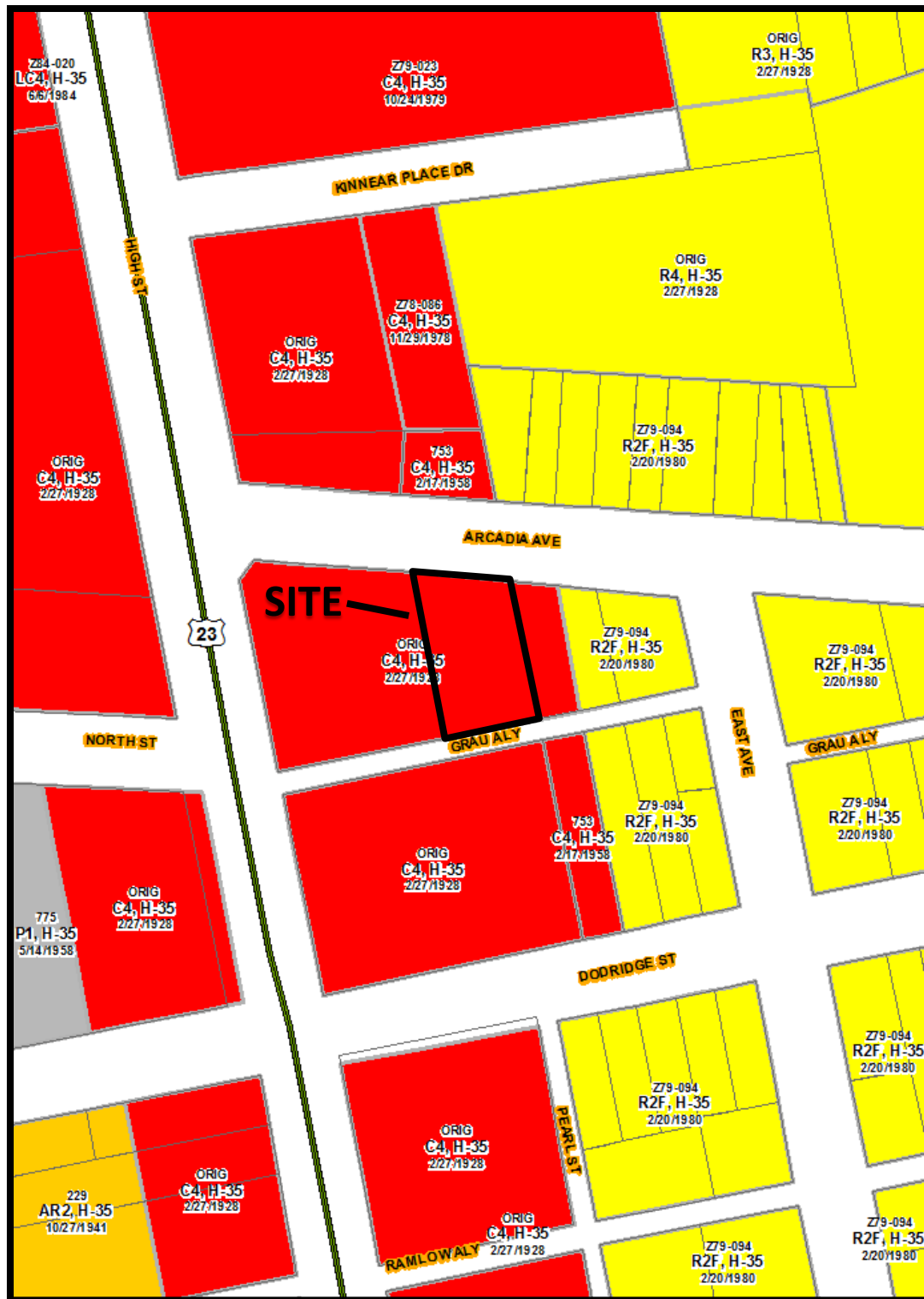
DESIGNED BY: BTP

14892

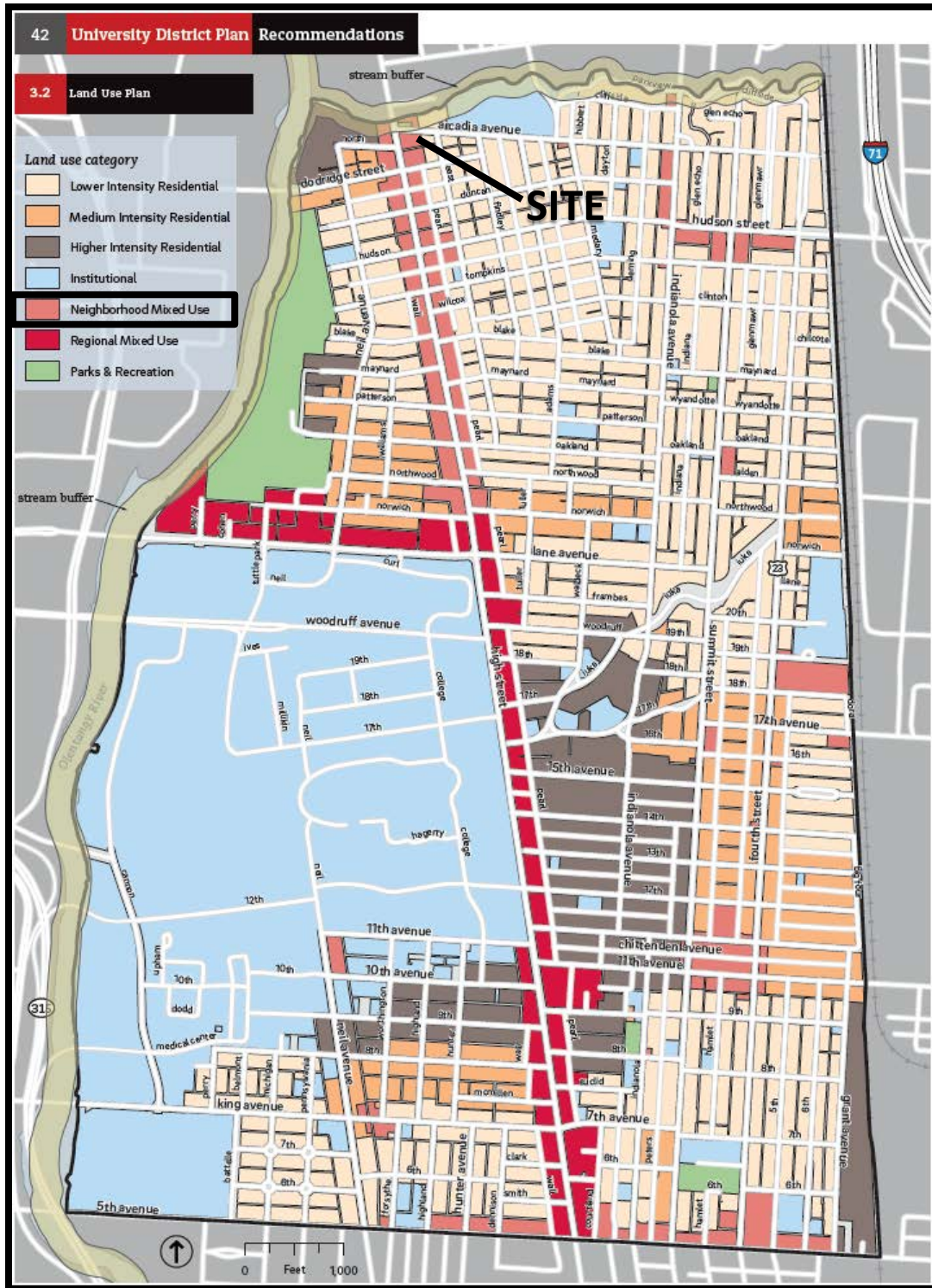
BRENT FOLEY, LIC. 14892
EXP. DEC. 31, 2017

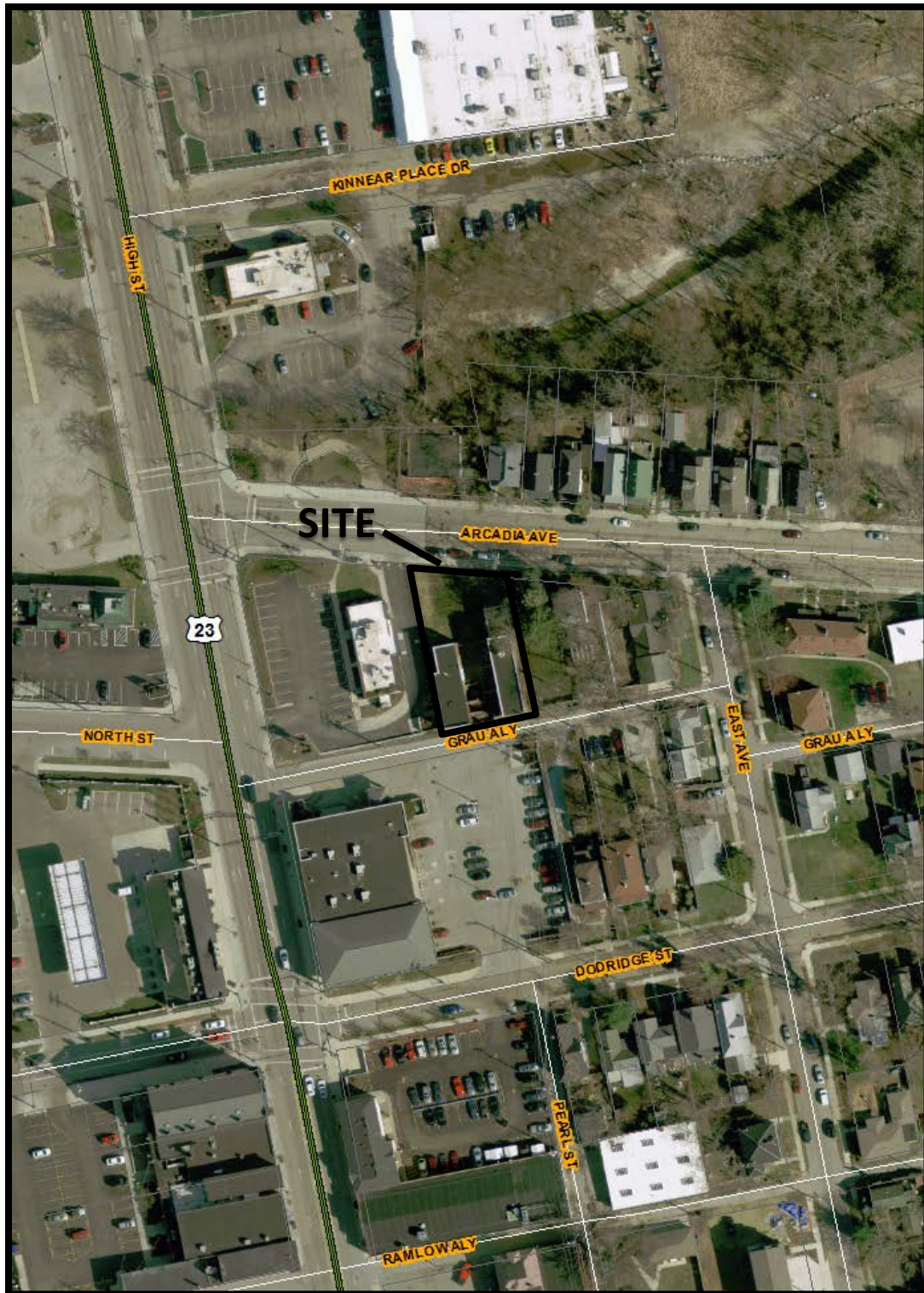
A-1.0

Cv17-054



CV17-054
 21 East Arcadia Avenue
 Approximately 0.23 acres





CV17-054
21 East Arcadia Avenue
Approximately 0.23 acres