

## 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: CV17-073 Date Received: 10/24/17

Application Accepted by: TD Fee: \$1,600

Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 79 - 89 N. 17TH ST Zip: 43203

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: 010-024190

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

Current Zoning District(s): R2-F, RESIDENTIAL

Area Commission or Civic Association: NEAR EAST SIDE COMMISSION

Proposed Use or reason for Council Variance request:  
NEW RESIDENTIAL BUILDING AND PARKING

Acreage: 0.68

#### APPLICANT:

Name: MARK LARRIMER (MOODY ENGINEERING) Phone Number: (614) 280-8999 Ext.:

Address: 300 SPRUCE ST. SUITE 200 City/State: COLUMBUS/ OHIO Zip: 43215

Email Address: MLARRIMER@MOODY-ENG.COM Fax Number: N/A

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

Name: MIKE WAGNER Phone Number: (614) 421-6102 Ext.:   
(COLUMBUS METROPOLITAN HOUSING AUTHORITY)

Address: 79 - 89 N. 17TH STREET City/State: COLUMBUS/ OHIO Zip: 43203

Email Address: MWAGNER@CMHANET.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 

PROPERTY OWNER 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**

ADDITIONAL PARCEL NUMBERS

010-000236

010-013903

010-018538

010-028406

010-028524

010-038171

010-039751

010-055464

010-100800

## 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

#### **STATEMENT OF HARDSHIP**

Application Number: CV17-073

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 SHEET.

Signature of Applicant



Date

10/24/17

**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**



### Statement of Hardship

The Columbus Metropolitan Housing Authority is seeking to construct a new 30 Unit residential building at 79-89 N. 17<sup>th</sup> Street to serve individuals coming out of the foster care system. The project will be well situated to provide these individuals with access to necessary public transportation and services as they become established. The project makes provision for support through Resident Advisers and available counseling services. The location of the site is ideal for this use with its central location and the recent development of a similar residential building across 17<sup>th</sup> Avenue from the proposed site. The site is currently zoned R2-F Residential and the variance is being sought in order to allow a building of greater density on the site. The variances required for this development are as follows:

#### 3312.21 (A) INTERIOR LANDSCAPING

-TO REMOVE REQUIREMENT FOR INTERIOR LOT LANDSCAPING.

The site will have a 10 space parking lot alongside the building which will allow landscaping on either side. Placing an interior island will extend the overall parking length complicating dumpster placement and circulation.

#### 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED

-TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 45 SPACES TO 10 SPACES

Due to the nature of the proposed use, the tenants of the building are anticipated to primarily be public transit users who would not utilize on-site parking.

#### 3332.037 R-2F (A) RESIDENTIAL DISTRICT PERMITTED USES

-TO ALLOW A 30 UNIT RESIDENTIAL BUILDING IN AN R-2F DISTRICT

Due to the nature of the proposed use, a higher density building is required than the R2-F zoning supports.

#### 3332.14 R-2F AREA DISTRICT REQUIREMENTS

-TO BE REDUCED FROM 6000 SF/UNIT TO 900 SF/UNIT (30 UNITS/29620 SF)

Due to the nature of the proposed use, a higher density building is required than the R2-F zoning supports.

#### 3332.18 (D) BASIS OF COMPUTING AREA

-TO ALLOW 12,500 SF BUILDING FOOTPRINT ON A 29,620 SF LOT

#### 3332.21 BUILDING LINE

-TO REDUCE FRONT BUILDING AND PARKING SETBACK TO 0 FEET



The building will be constructed similarly to the recent construction across the street with the building placed along the Right-of-Way in an urban fashion. In order to achieve this character a setback variance will be required.

3332.25 (B) MAXIMUM SIDEYARDS REQUIRED

-TO REDUCE THE MAXIMUM SIDEYARD FROM 16' TO 7'

Due to the shape of the lot, a maximum sideyard variance will be required in order to accommodate the building and parking within the available lot width.

3332.26 MINIMUM SIDE YARD PERMITTED

-TO REDUCE FROM 5' TO 0'

Due to the shape of the lot, a minimum sideyard permitted variance will be required in order to accommodate the building and parking within the available lot width.

**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: CV17-073

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CHARMAGNE CROOK

of (1) MAILING ADDRESS 300 SPRUCE STREET, SUITE 200, COLUMBUS, OH 43215

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 \_\_\_\_\_

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) COLUMBUS METROPOLITAN HOUSING AUTHORITY (MIKE WAGNER)  
880 E 11TH AVENUE  
COLUMBUS, OH 43211

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

MOODY ENGINEERING LLC (MARK LARRIMER)  
(614) 280-8999

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

(5) NEAR EAST AREA COMMISSION (ANNIE ROSS-WOMACK)  
874 OAKWOOD AVENUE  
COLUMBUS, OH 43206

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

*[Handwritten Signature]*

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of October, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Kim L. Carter]*

My Commission Expires July 23, 2018

Notary Seal Here

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

**KIM L. CARTER**  
**NOTARY PUBLIC • STATE OF OHIO**  
Recorded in Franklin County  
My commission expires July 23, 2018

**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

COLUMBUS METROPOLITAN  
HOUSING AUTHORITY  
880 E ELEVENTH AVE  
COLUMBUS, OH 43211

RUTKOWSKI JAMES V & SANDRA D  
(OR CURRENT OCCUPANT)  
100 N MONROE AVE  
COLUMBUS, OH 43202

FINCH MICHAEL A FINCH TANGJA M  
3817 SWINTON CIR  
AVON OH 44011

MASON VERGIE C & TERRI M  
MONTGOMERY  
P.O. BOX 307105  
COLUMBUS OH 43230

JUANITA FREEMAN  
(OR CURRENT OCCUPANT)  
903 E GAY ST  
COLUMBUS OH 43203

BOARD OF EDUCATION  
REAL ESTATE COORDINATOR  
270 ESTATE ST  
COLUMBUS, OH

FISHER ANTHONY L & GAIL A  
(OR CURRENT OCCUPANT)  
855 E LONG ST  
COLUMBUS, OH 43203

GOLDEN LION INVESTMENTS LLC  
116 GRANVILLE ST  
GAHANNA OH 43230

MOODY ENGINEERING, LLC.  
300 SPRUCE STREET SUITE 200  
COLUMBUS, OH 43215

CITY OF COLUMBUS OHIO  
LAND BANK  
50 W GAY ST 4TH FLOOR  
COLUMBUS OH 43215

GEBHARDT BRANDT W &  
MARCUM RIANNE F  
(OR CURRENT OCCUPANT)  
80 N MONROE AV  
COLUMBUS, OH 43203

MASON VERGIE C & MICHAEL L  
4076 MEADOWLEIGH WAY  
COLUMBUS OH 43230

BASH 5 LLC  
860 HAVENDALE DR  
COLUMBUS OH 43220

ANGELA L EARLY  
(OR CURRENT OCCUPANT)  
63 N 17TH ST  
COLUMBUS OH 43203

TIMOTHY YU FUNG LAI  
(OR CURRENT OCCUPANT)  
2576 SUMMIT ST  
COLUMBUS OH 43202

BARNETT GEORGE W JR & GAIL M  
(OR CURRENT OCCUPANT)  
859 E LONG ST  
COLUMBUS OH 43215

NEAR EAST AREA COMMISSION  
ZONING CHAIR  
ANNIE ROSS-WOMACK  
874 OAKWOOD AVENUE  
COLUMBUS, OH 43206

BARNETT GEORGE W JR & GAIL M  
270 S GRANT AVE  
COLUMBUS OH 43215

GREENLEE GARRETT M  
(OR CURRENT OCCUPANT)  
70 N MONROE AV  
COLUMBUS, OH 43203

GREGORY K BROWN  
(OR CURRENT OCCUPANT)  
74 N MONROE AVE  
COLUMBUS OH 43203

JOAN ROBINSON  
(OR CURRENT OCCUPANT)  
6273 POST RD  
DUBLIN OH 43017

ALEXANDER JONATHAN P  
(OR CURRENT OCCUPANT)  
106 N MONROE AV  
COLUMBUS, OH 43203

W ON MAIN LLC  
(OR CURRENT OCCUPANT)  
139 E MAIN ST APT 103  
COLUMBUS OH 43215



**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

**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: CV17-073

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MARK LARRIMER

of (COMPLETE ADDRESS) 300 SPRUCE STREET, SUITE 200, COLUMBUS, OH 43215

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. COLUMBUS METROPOLITAN HOUSING AUTHORITY 880 E 11TH AVENUE COLUMBUS, OH 43211	2.
3.	4.

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

SIGNATURE OF AFFIANT Mark L

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of October, in the year 2017

Kim L. Carter  
SIGNATURE OF NOTARY PUBLIC

July 23, 2018  
My Commission Expires

Notary Seal Here

**KIM L. CARTER**  
**NOTARY PUBLIC • STATE OF OHIO**  
Recorded in Franklin County  
My commission expires July 23, 2018

**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

# 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: 010000236 + 9 MORE PARCELS

Zoning Number: 89

Street Name: N 17TH ST

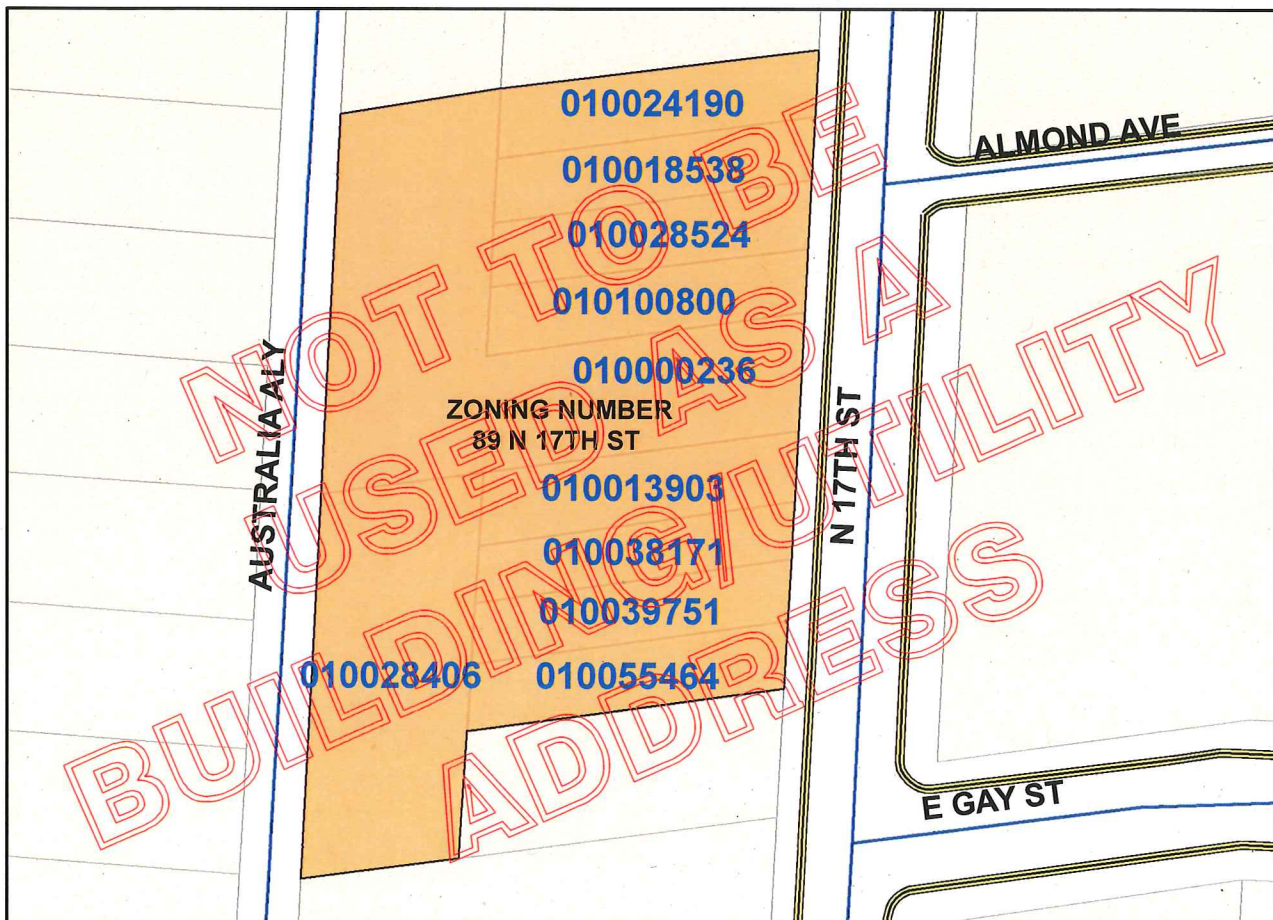
Lot Number: N/A

Subdivision: N/A

Requested By: MOODY ENGINEERING LLC (CHARMAGNE CROOK)

Issued By: *Adyana umarian*

Date: 10/23/2017



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 105741

CV17-073



EXHIBIT "A"

**PARCEL 1:**

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS BEING LOT NUMBER THIRTY-SIX (36) IN JOHN W. BAKER'S AUSTRALIA ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 1, PAGE 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NUMBER 010-000236

TOGETHER WITH THE FOLLOWING AS CONVEYED TO CAVALIERS CLUB BY DEED BOOK 3154, PAGE 620 AND DESCRIBED AS FOLLOWS:

**TRACT 1:**

SITUATED IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 126 OF MITCHELL AND WATSON'S EAST GROVE ADDITION THENCE WESTWARDLY WITH THE SOUTH LINE OF SAID LOT 50 FEET TO THE ALLEY; THENCE SOUTHWARDLY ALONG THE EAST SIDE OF SAID ALLEY 40 FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH THE FIRST DESCRIBED LINE 50 FEET TO A POINT IN THE WEST LINE OF AUSTRALIA ADDITIONS; THENCE NORTHWARDLY 40 FEET TO THE PLACE OF BEGINNING, BEING PART OF RESERVE B OF MITCHELL AND WATSON'S EAST GROVE ADDITION TO THE CITY OF COLUMBUS AS PER PLAT THEREOF IN PLAT BOOK 2, PAGES 172, 173 AND 174, FRANKLIN COUNTY RECORDS.

ALSO A TRIANGULAR AND PIECE OF GROUND OFF THE NORTH SIDE OF THE PREMISES CONVEYED AND BY JAMES WATSON AND WIFE TO SAID ANN P. TRIMBLE BY DEED DATES 12-23-1897, AND RECORDED IN FRANKLIN COUNTY RECORD BOOK, 190, PAGE 612, BEING 5 FEET IN WIDTH AT THE EAST AND RUNNING TO A POINT AT THE WEST END AND BEING PART OF THE RESERVE B MITCHELL AND WATSON'S EAST GROVE ADDITION TO THE CITY OF COLUMBUS.

BEING PREMISES KNOWN AS 102-104 AUSTRALIA ALLEY.

**TRACT 2:**

TOGETHER WITH THE FOLLOWING AS CONVEYED TO CAVALIERS CLUB BY DEED BOOK 2919, PAGE 500 AND DESCRIBED AS FOLLOWS:

SITUATED IN THE COUNTY OF FRANKLIN, AND IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE NORTH ONE-HALF OF THE FOLLOWING REAL ESTATE, TO WIT:

BEING AT THE SOUTHWEST CORNER OF LOT NUMBER THIRTY-FIVE (35) OF JOHN BAKER'S AUSTRALIA ADDITION AND SOUTHWEST CORNER OF A STRIP OF

CU17-073



GROUND CONVEYED BY JAMES WATSON AND WIFE, TO WESLEY QUIGLEY; THENCE WESTWARDLY ON A LINE THE PROLONGATION OF THE NORTH LINE OF SAID LOT NUMBER THIRTY-FIVE (35) AND ALONG SAID QUIGLEYS SOUTH LINE FIFTY FEET (50 FT.) TO A POINT ON THE LINE OF AN ALLEY; THENCE SOUTHERLY ALONG THE LINE OF SAID ALLEY FIFTY FEET (50 FT.) TO A POINT. THENCE EASTWARDLY PARALLEL WITH SAID FIRST DESCRIBED LINE FIFTY FEET (50 FT.) TO A POINT IN THE WEST LINE OF LOT NUMBER THIRTY-SIX (36) OF BAKER'S AUSTRALIA ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NUMBERS THIRTY-SIX (36) AND THIRTY-FIVE (35) FIFTY FEET (50 FT.) TO THE PLACE OF BEGINNING; BEING A PART OF A STRIP OF GROUND MARKED (B) OF JOHN G. MITCHELL AND JAMES WATSON'S EAST GROVE ADDITION; AS PER AMENDED PLAT THEREOF, IN FRANKLIN COUNTY RECORDS. THE PREMISES HEREBY CONVEYED BEING A PART OF A STRIP OF GROUND CONVEYED BY JAMES WATSON AND WIFE TO ANNA P. TRIMBLE, BY DEED DATED DECEMBER THE 23RD, 1887. RECORDED IN DEED BOOK 190, PAGE 612. (ALSO KNOWN AS 94 AUSTRALIA ALLEY. COLUMBUS, OHIO)

**TRACT 3:**

TOGETHER WITH THE FOLLOWING AS CONVEYED TO THE CAVALIERS CLUB INC. BY DEED BOOK 2583, PAGE 452 AND DESCRIBED AS FOLLOWS:

BEING A PART OF RESERVE B OF MITCHELL AND WATSON'S EAST GROVE ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2. PAGE 172, RECORDER'S OFFICE. FRANKLIN COUNTY, OHIO, DESCRIBED AS FOLLOWS:

BEING 25 FEET OFF OF THE NORTH SIDE OF THE FOLLOWING PARCEL, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF EOT 37 OF JOHN W. BAKER'S AUSTRALIAN ADDITION; THENCE WESTWARDLY ON A LINE THE PROLONGATION OF THE NORTH LINE OF SAID LOT 37, FIFTY (50) FEET TO A POINT IN THE EAST LINE OF AUSTRALIA ALLEY, NOW KNOWN AS DOUGLAS STREET THENCE NORTH WITH THE EAST LINE OF SAID DOUGLAS STREET FIFTY-FIVE (55) FEET, MORE OR LESS TO A POINT; THENCE EASTERLY 50 FEET MORE OR LESS TO A POINT IN THE WEST LINE OF LOT 35 IN SAID AUSTRALIA ADDITION; WHICH POINT IS 50 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 35 AND 36, FIFTY FEET TO THE PLACE OF BEGINNING. KNOWN ALSO AS BEING 92 DOUGLAS STREET.

**TRACT 4:**

TOGETHER WITH THE FOLLOWING AS CONVEYED TO CAVALIERS CLUB, INC. BY DEED BOOK 3267, PAGE 279 AND DESCRIBED AS FOLLOWS:

BEING A PART OF RESERVE B OF MITCHELL AND WATSON'S EAST GROVE ADDITION; AS THE SAME IS DELINEATED NUMBERED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 2, PAGE 172. RECORDER'S OFFICE, FRANKLIN COUNTY. OHIO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37 OF JOHN W. BAKER'S AUSTRALIA ADDITION; THENCE WESTWARDLY ON A LINE THE PROLONGATION OF THE NORTH LINE OF SAID LOT 37, FIFTY FEET TO A POINT IN THE EAST LINE OF AUSTRALIA ALLEY NOW KNOWN AS DOUGLAS STREET; THENCE NORTH WITH THE EAST LINE OF DOUGLAS STREET FIFTY-FIVE FEET MORE OR LESS TO A POINT THENCE EASTERLY FIFTY FEET MORE OR LESS TO A POINT; WHICH IS FIFTY FEET NORTH OF THE PLACE OF BEGINNING AND IN THE WEST LINE OF LOT 35 OF SAID AUSTRALIA ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 55 AND 36, FIFTY FEET TO THE PLACE OF BEGINNING.

EXCEPTING 25 FEET OFF OF THE NORTH SIDE THEREOF.

PARCEL NUMBER: 010-000236

**PARCEL 2:**

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

BEING TWENTY-TWO (22) FEET OFF THE NORTH SIDE OF LOT NUMBER THIRTY-SEVEN (37) OF J.W. BAKER'S SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK I, PAGE 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NUMBER 010-013903

**PARCEL 3:**

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

BEING THE SOUTH ONE-HALF (1/2) OF LOT NUMBER THIRTY-FOUR (34) OF JOHN W. BAKER'S SUBDIVISION OF A PART OF HALF SECTION NO. 13. TOWNSHIP NO. 5, RANGE NO. 22, REFUGEE LANDS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK NO. 1, PAGE 50, RECORDER'S OFFICE, FRANKLIN COUNTY. OHIO.

PARCEL NUMBER 010-018538

**PARCEL 4:**

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

BEING THE NORTH ONE-HALF (1/2) OF LOT NUMBER THIRTY-FOUR (34) IN JOHN W. BAKER'S SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 1, PAGE 59, RECORDER'S OFFICE. FRANKLIN COUNTY, OHIO.



PARCEL NUMBER 010-024190

**PARCEL 5:**

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 38 OF JOHN W. BAKER'S AUSTRALIA ADDITION AND NORTHEAST CORNER TO A STRIP OF GROUND HERETOFORE CONVEYED BY SAID MITCHELL AND WATSON TO HARTMAN; THENCE WESTWARDLY ON A LINE WITH THE PROLONGATION OF THE SOUTH LINE OF SAID LOT NO. 38, 50 FEET TO A POINT IN THE LINE OF AN ALLEY; THENCE NORTHWARDLY ALONG THE LINE OF SAID ALLEY, 80 FEET TO A POINT; THENCE EASTWARDLY ON A LINE PARALLEL WITH SAID FIRST DESCRIBED LINE 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 37 OF SAID AUSTRALIA ADDITION; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID LOTS NOS. 37 AND 38, 80 FEET TO THE BEGINNING, AND BEING PART OF A STRIP OF GROUND MARKED B OF MITCHELL AND WATSON'S EASTGROVE ADDITION. BEING A PART OF RESERVE B OF MITCHELL AND WATSON'S EAST GROVE ADDITION TO THE CITY OF COLUMBUS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE AMENDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO. 2, PAGE 172. RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 39 OF JOHN W. BAKER'S AUSTRALIA ADDITION; THENCE WESTERLY ON A LINE, THE PROLONGATION OF THE SOUTH LINE ON SAID LOT NO. 39, 50 FEET TO A POINT IN THE LINE OF AUSTRALIA ALLEY, THENCE NORTHERLY WITH THE LINE OF SAID ALLEY FORTY FEET TO A STAKE; THENCE EASTERLY PARALLEL WITH SAID FIRST LINE FIFTY FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 39; THENCE SOUTHERLY FORTY FEET TO THE PLACE OF BEGINNING. AS PER AMENDED PLAT THEREOF RECORD IN PLAT BOOK 2, PAGE 172, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SUBJECT TO CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD, IF ANY.

PARCEL NUMBER 010-028406

**PARCEL 6:**

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBER THIRTY-FIVE (35), JOHN W. BAKER'S SUBDIVISION OF A PART OF HALF SECTION 13, TOWNSHIP 5, RANGE 22, REFUGEE LANDS, (SOMETIMES CALLED "AUSTRALIA ADDITION"), AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK I, PAGE 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING PART OF SAID LOT 35:

Cv17-073



BEGINNING AT AN IRON PIN IN THE SOUTHEASTERLY COMER OF SAID LOT 35, THE NORTHEASTERLY CORNER OF LOT 36 OF SAID JOHN W. BAKER'S AUSTRALIA ADDITION, THE WESTERLY LINE OF SAID SEVENTEENTH STREET; THENCE SOUTH 79 DEG. 16' 30" WEST, WITH THE SOUTHERLY LINE OF SAID LOT 35, THE NORTHERLY LINE OF SAID LOT 36, A DISTANCE OF 100.00 FEET TO AN IRON PIN IN THE SOUTHWESTERLY CORNER OF SAID LOT 35, THE NORTHWESTERLY COMER OF SAID LOT. 36; THENCE NORTH 0 DEG. 37' 30" EAST, WITH THE WESTERLY LINE OF SAID LOT 35, A DISTANCE OF 20.42 FEET TO AN IRON PIN; THENCE NORTH 79 DEG. 43' 50" EAST, CROSSING SAID LOT 35, WITH THE LINE DIVIDING THE PREMISES OF SAID 95 AND 97 NORTH SEVENTEENTH STREET, EXTENDING THROUGH THE CENTER OF A DIVIDING WALL BETWEEN THE TWO HALVES OF A DOUBLE BRICK DWELLING THEREON, A DISTANCE OF 99.85 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID LOT 35, THE WESTERLY LINE OF SAID SEVENTEENTH STREET, SAID IRON PIN BEING LOCATED SOUTH 0 DEG. 38' 00" WEST. A DISTANCE OF 20.78 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 35; THENCE SOUTH 0 DEG. 38' 00" WEST. WITH THE EASTERLY LINE OF SAID LOT 35, THE WESTERLY LINE OF SAID SEVENTEENTH STREET, A DISTANCE OF 19.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.045 ACRE (1,963 SQUARE FEET), MORE OR LESS.

PARCEL NUMBER: 010-028524

**PARCEL 7 AND PARCEL 8:**

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

BEING LOT NUMBER THIRTY-EIGHT (38) IN JOHN W. BAKER'S ADDITION TO THE CITY OF COLUMBUS, OHIO, AS THE SAME IS NUMBERED AND DELINEATED ON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO, 1, PAGE 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. EXCEPTING THEREFROM ALL EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL NUMBER 010-039751 AND 010-055464

**PARCEL 9:**

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING APPROXIMATELY THE SOUTH HALF (1/2) OF LOT NUMBER THIRTY-FIVE (35), JOHN W. BAKER'S AUSTRALIA ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORDED IN PLAT BOOK 1, PAGE 59 RECORDER'S OFFICE, FRANKLIN COUNTY. OHIO, SAID DESCRIBED PREMISES BEING KNOWN AS NUMBER 95 NORTH SEVENTEENTH STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Cv17-073

BEGINNING AT AN IRON PIN IN THE SOUTHEASTERLY CORNER OF SAID LOT 35, THE NORTHEASTERLY CORNER OF LOT 36 OF SAID JOHN W. BAKER'S AUSTRALIA ADDITION, THE WESTERLY LINE OF SAID SEVENTEENTH STREET; THENCE SOUTH 79 DEG. 16' 30" WEST. WITH THE SOUTHERLY LINE OF SAID LOT 35. THE NORTHERLY LINE OF SAID LOT 36, A DISTANCE OF 100.00 FEET TO AN IRON PIN IN THE SOUTHWESTERLY CORNER OF SAID LOT 35. THE NORTHWESTERLY CORNER OF SAID LOT 36; THENCE NORTH 0 DEG. 37' 30" EAST, WITH THE WESTERLY LINE OF SAID LOT 35. A DISTANCE OF 20.42 FEET TO AN IRON PIN; THENCE NORTH 79 DEG. 43' 50" EAST. CROSSING SAID LOT 35. WITH THE LINE DIVIDING THE PREMISES OF SAID 95 AND 97 NORTH SEVENTEENTH STREET, EXTENDING THROUGH THE CENTER OF A DIVIDING WALL BETWEEN THE TWO HALVES OF A DOUBLE BRICK DWELLING THEREON. A DISTANCE OF 99. 85 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID LOT 35. THE WESTERLY LINE OF SAID SEVENTEENTH STREET, SAID IRON PIN BEING LOCATED SOUTH 0 DEG. 38' 00" WEST, A DISTANCE OF 20.78 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 35; THENCE SOUTH 0 DEG. 38' 00" WEST. WITH THE EASTERLY LINE OF SAID LOT 35, THE WESTERLY LINE OF SAID SEVENTEENTH STREET. A DISTANCE OF 19.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.045 ACRES (1,963 SQUARE FEET). MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS, IF ANY, OF PREVIOUS RECORD.

PARCEL NUMBER 010-100800

**PARCEL 10:**

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

BEING 18 FEET OFF THE SOUTH SIDE OF LOT NUMBER THIRTY-SEVEN (37) OF JOHN W. BAKER'S SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 1, PAGE 59, RECORDER'S OFFICE. FRANKLIN COUNTY. OHIO.

SUBJECT TO EASEMENT RIGHTS AND RIGHT-OF-REVERSION RESERVED BY THE CITY OF COLUMBUS, OHIO IN DEED OF RECORDED IN INSTRUMENT NO. 200503210051152, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NUMBER 010-038171

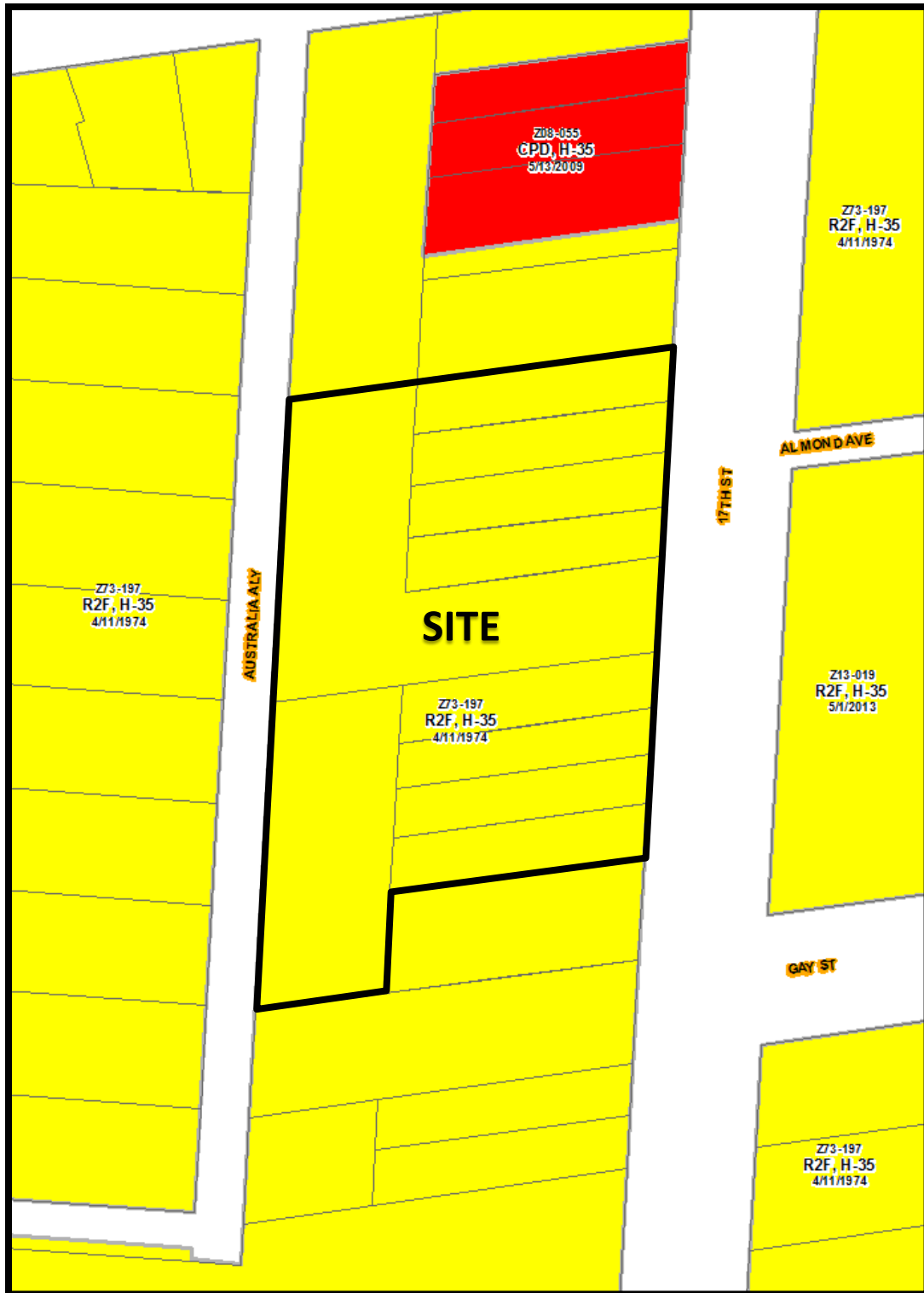
CU17-073



3332.26 MINIMUM SIDE YARD PERMITTED  
-TO REDUCE FROM 5' TO 0'

COUNCIL VARIANCE	OCTOBER 23, 2017
------------------	------------------





CV17-073  
79-89 North Seventeenth Street  
Approximately 0.68 acres

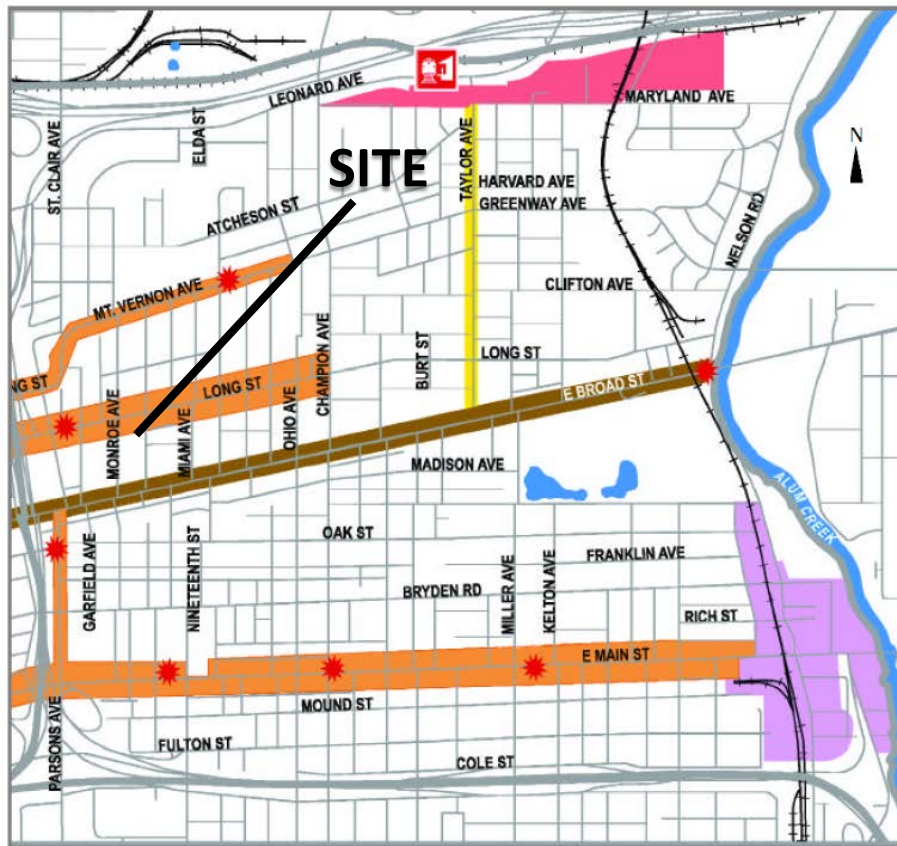


Figure 5

» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

Lower and Medium Density Residential

East Broad Street:

Higher Density Residential/  
Mixed Use Development:

Commercial District Nodes

Office/Light Industrial/Mixed Uses

Light Industrial/Commercial

Potential Light Rail Station

CV17-073  
79-89 North Seventeenth Street  
Approximately 0.68 acres



CV17-073  
79-89 North Seventeenth Street  
Approximately 0.68 acres