



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-002 / 14315-00000-00022
Date Received: 1/14/14
Application Accepted By: SP + TP Fee: \$320
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 915-917 OAK STREET - COL, OH Zip 43205

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-010784-00

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

Current Zoning District(s): R-3

Recognized Civic Association or Area Commission: NEAR EAST SIDE AREA COMMISSION

Proposed use or reason for Council Variance request: 2-FAMILY DWELLING COMPLIANCE

Acreage: 0.126

APPLICANT: Name BERNARD FRANKL

Address 917 OAK STREET City/State COLUMBUS, OH Zip 43205

Phone # (614) 499-5620 Fax # _____ Email: berniefrankl@gmail.com

PROPERTY OWNER(S): Name SLOANE IRWIN

Address 1666 N Richmond Street City/State Chicago, IL Zip 60647

Phone # (614) 859-6784 Fax # _____ Email: sloane@sloaneirwin.com

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Bernard Frankl

PROPERTY OWNER SIGNATURE Sloane Irwin

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 all checks payable to the Columbus City Treasurer

Statement of Hardship**915-917 Oak Street**

Council Variance: To conform an existing 2-family dwelling in a R-3 zoning district; To allow the height of the detached garage to be raised to accommodate a new gable roof.

Property Address: 915-917 Oak Street, Columbus OH 43205

Parcel Number: 010-010784-00

Applicant: Bernard Frankl

Date of Application: January 14, 2014

The property subject to this Council variance application is commonly known as 915-917 Oak Street and consists of parcel number 010-010784-00 (the Site). The Site is currently zoned R-3, Residential District. The Applicant requests the following variances for the Site:

1. C.C. Section 3332.035 R3 Residential District – to permit a two-family dwelling in the R3 Residential District.
2. C.C. Section 3332.18, Basis of Computing Area – to conform the existing conditions on the site by permitting greater lot coverage for the structure.
3. C.C. Section 3332.21, Building Lines – To conform the existing conditions on the site by reducing the required building line along the front, rear and side set backs.
4. C.C. Section 3332.26, Minimum Side Yard Permitted – To conform the existing conditions on the site by reducing the required side yard on the east and west sides of the lot.
5. C.C. Section 3332.27, Rear Yard – To conform the existing conditions on the site by reducing the required rear yard for the lot. *Does not appear to be necessary. sup*
6. C.C. Section 3332.13, Garage Size – To conform the existing garage on the site by permitting greater garage area.
7. C.C. Section 3332.08, Garage Height – To allow the existing garage height to be increased to replace the existing pitched roof with a gable roof.

Add 3332.25, Maximum side yard required to allow a reduced maximum side yard.

The Applicant has requested these variances in order to avoid an unnecessary hardship. The Applicant has rented the subject property for more than a year was unable secure financing for the property due to its "unconforming" status. The primary reason the Applicant is seeking a variance is to bring the property into conformance with the Zoning Code. This is in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

In the process of seeking this variance, the applicant would also like to be granted a variance to raise the height of the garage to allow for the construction of a new gable roof. The garage roof is currently a low slope flat roof that is in a state of disrepair. In lieu of replacing the flat roof, the Applicant would like to build a gable roof that is constructed flush with the high side of the flat roof. Please see attached elevations. This configuration would allow for a more durable roof that conforms to the pitch and style of the roofs in the neighborhood while allowing greater headroom at the lower end of the existing flat roof. The intended use of the structure would continue remain as storage. The variance seeks to raise the roof height of the garage from 21 feet to 28 feet.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance. This area, near the corner of Oak and 18th Street, has a mixed use residential feel with a multiple family dwelling within 125 feet of the site as well as a three story garage/carriage house within the same distance. Therefore, granting these variances will not adversely affect the health or safety of persons residing or working in the neighborhood. Additionally the variances will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.



Applicant: Bernard Frankl



COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-002

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BERNARD FRANKL
of (1) MAILING ADDRESS 917 OAK STREET, COLUMBUS OH 43205
deposed 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 43205
(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 915-917 OAK STREET, COLUMBUS OH
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 1/14/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) SLOANE IRWIN

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

BERNARD FRANKL
(614) 499-5620

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

(5) NEAR EAST SIDE AREA COMMISSION
C/O ANNIE ROSS-WOMACK
874 OAKWOOD AVE.
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)

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 14th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires PAMELA J. DAWLEY
NOTARY PUBLIC

Pamela J. Dawley
4-25-14



STATE OF OHIO

My Comm. Expires April 25, 2014

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CW14-002

EIGHTEENTH ST

JIM KELLEY
ANGIE HARRIS

WASHINGTON,
TERRANCE

CAROLINE & MARK
GLOVER

TOM & JUDY
SHERMAN

MS. GEORGETTA

~~WANDA~~ CHARLIE &
GERI
BALDWIN

ROGER
&
RALPH
WILLIAMS

RICK ABNER
OAK ST. PARTNERS

DANIEL MIKEL
BRUCE
MURRAY

ED MYERS

BERNIE FRANKL/
SLOANE IRWIN

MIKE KOSITZKE
PETE WISEMAN

STEVE SCHNEIDER

DAVID

THOMAS LININGER

CENTRAL
SEVENTH DAY
ADVENTIST
CHURCH

OAK ST

AMERICAN
RED CROSS

NINETEENTH ST

EXHIBIT A, Public Notice
915-917 Oak Street
Columbus, OH 43205

CV14-002

APPLICANT:

Bernie Frankl
917 Oak Street
Columbus, OH 43205

PROPERTY OWNER:

Sloane T. Irwin
1666 N. Richmond Street
Chicago, IL 60646

AREA COMMISSION:

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave.
Columbus, OH 43206

SURROUNDING PROPERTY
OWNERS:

Allegeny West Conference ET AL
Central Seventh Day Adventist Church
1339 E. Broad Street
Columbus, OH 43205

Columbus Area Chapter of the
American Red Cross
995 E. Broad Street
Columbus, OH 43205

Rick Abner
Oak Street Partners
901 Oak Street
Columbus, OH 43203

Rodger and Ralph Williams
108 S. 18th
Columbus, OH 43203

Daniel Mikel
905-1/2 Oak Street
Columbus, OH 43203

Ed Myers
91 Oak Street
Columbus, OH 43205

Mike Kositzke
Pete Wiseman
923 Oak Street
Columbus, OH 43205

Steve Schneider
927 Oak Street
Columbus, OH 43205

David
Reed Olu Kayode-Maya L Reed Olu Kor
931 Oak Street
Columbus, OH 43205

Thomas Lininger
937 Oak Street
Columbus, OH 43205

Jim Kelly
Angie Harris
894 Franklin
Columbus, OH 43205

Terrance Washington
1525 Omar Drive
Columbus, OH 43207

Mark and Caroline Glover
902 Franklin
Columbus, OH 43205

Tom Sherman
Judy Sagara
910 Franklin
Columbus, OH 43205

Ms. Georgetta
Elenor Kolb and Laura Kolb
914 Franklin
Columbus, OH 43205

Charlie and Geri Baldwin
930 Franklin
Columbus, OH 43205



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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 # CV14-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BERNARD FRANKL

Of [COMPLETE ADDRESS] 915-917 OAK ST. COL. 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 formats

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. BERNARD FRANKL 917 OAK STREET COLUMBUS, OH 43205 (614) 499-5620	2. SLOANE IRWIN 1666 N. RICHMOND ST. CHICAGO, IL 60646 (614) 499-5620 859-6784
3. PAMELA SCOTT 5747 EBRIGHT RD. GROVEPORT, OH 43125 (614) 836-2867	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

My Comm. Expires April 25, 2014

Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.

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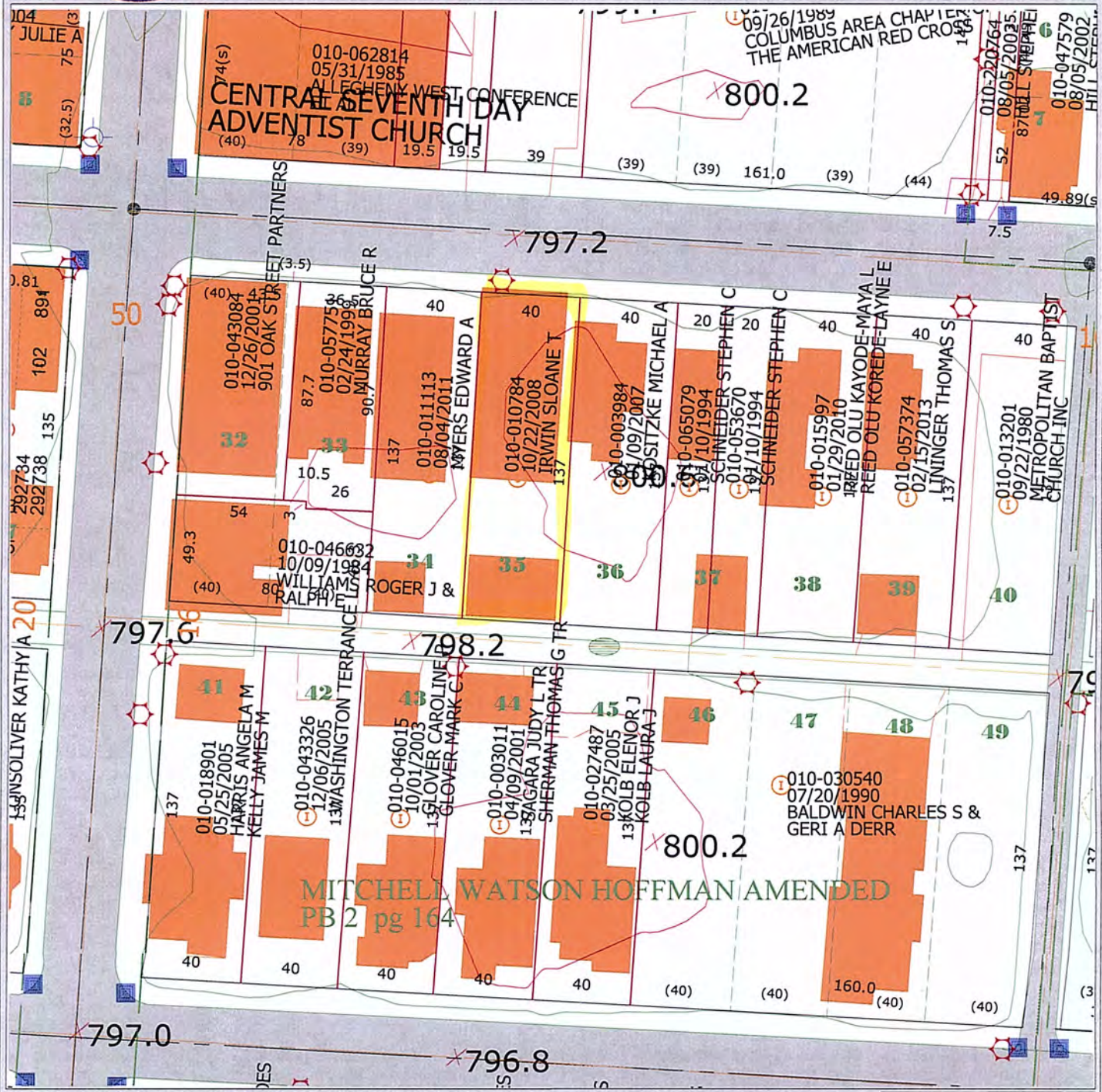
CV14-002



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/14/14



Disclaimer

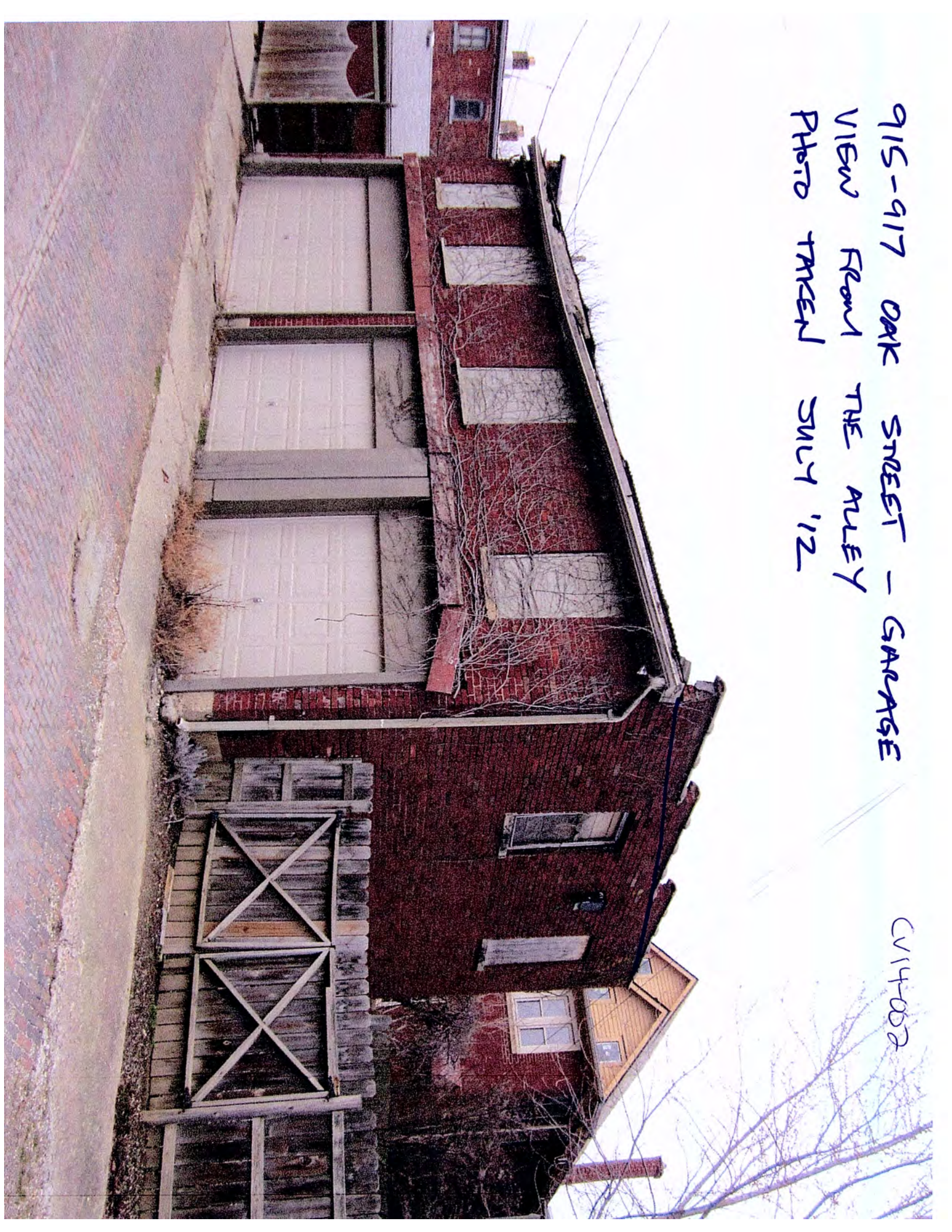
Scale = 60



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.

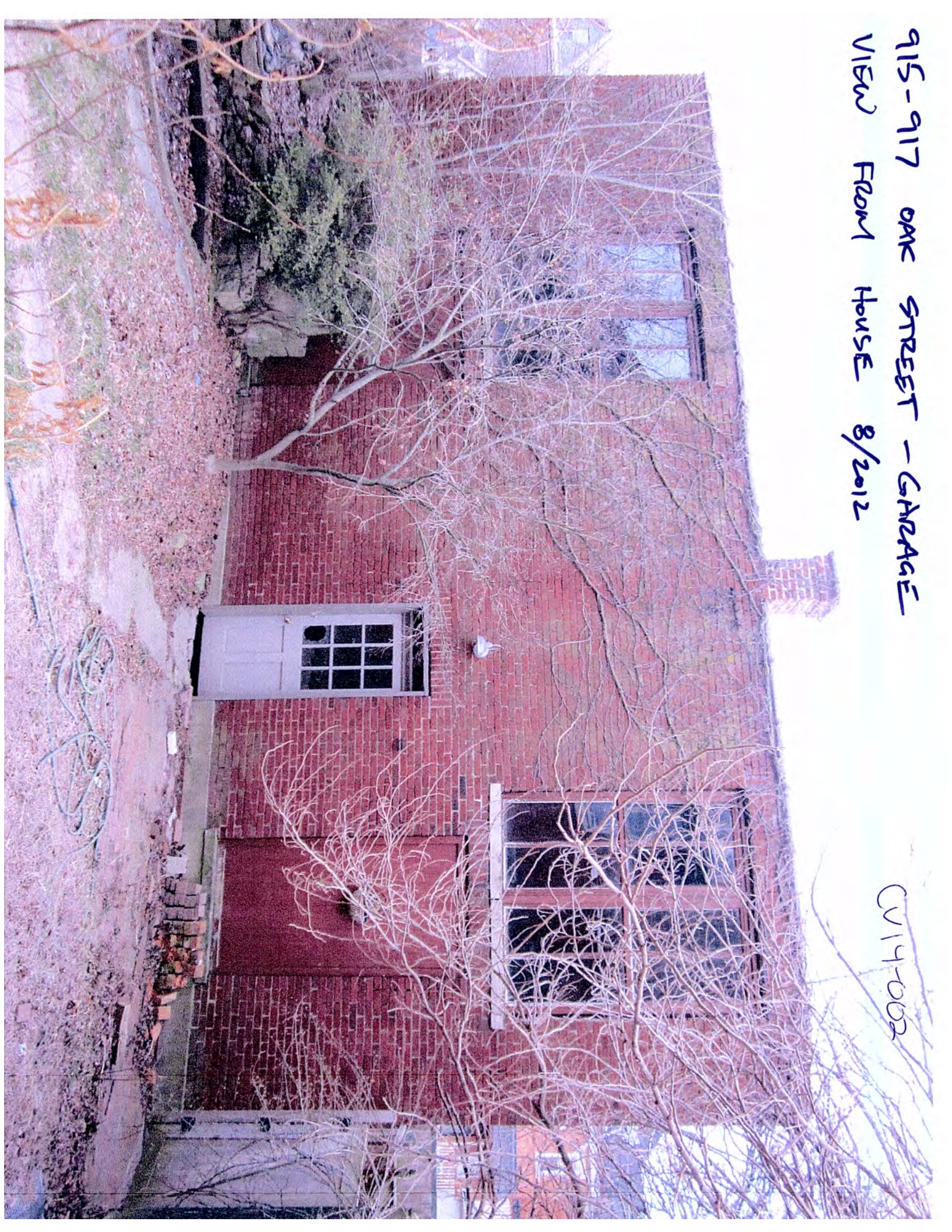
915-917 OAK STREET - GARAGE
VIEW FROM THE ALLEY
PHOTO TAKEN JULY '12

CV14-002



915-917 OAK STREET - GARAGE
VIEW FROM HOUSE 8/2012

CV14-062



915-917 DAK STREET
PROPOSED GABLE ROOF
ON GARAGE

C14-002



New Roof: Constructed of asphalt shingles
made to look like slate

Proposed Roof Line

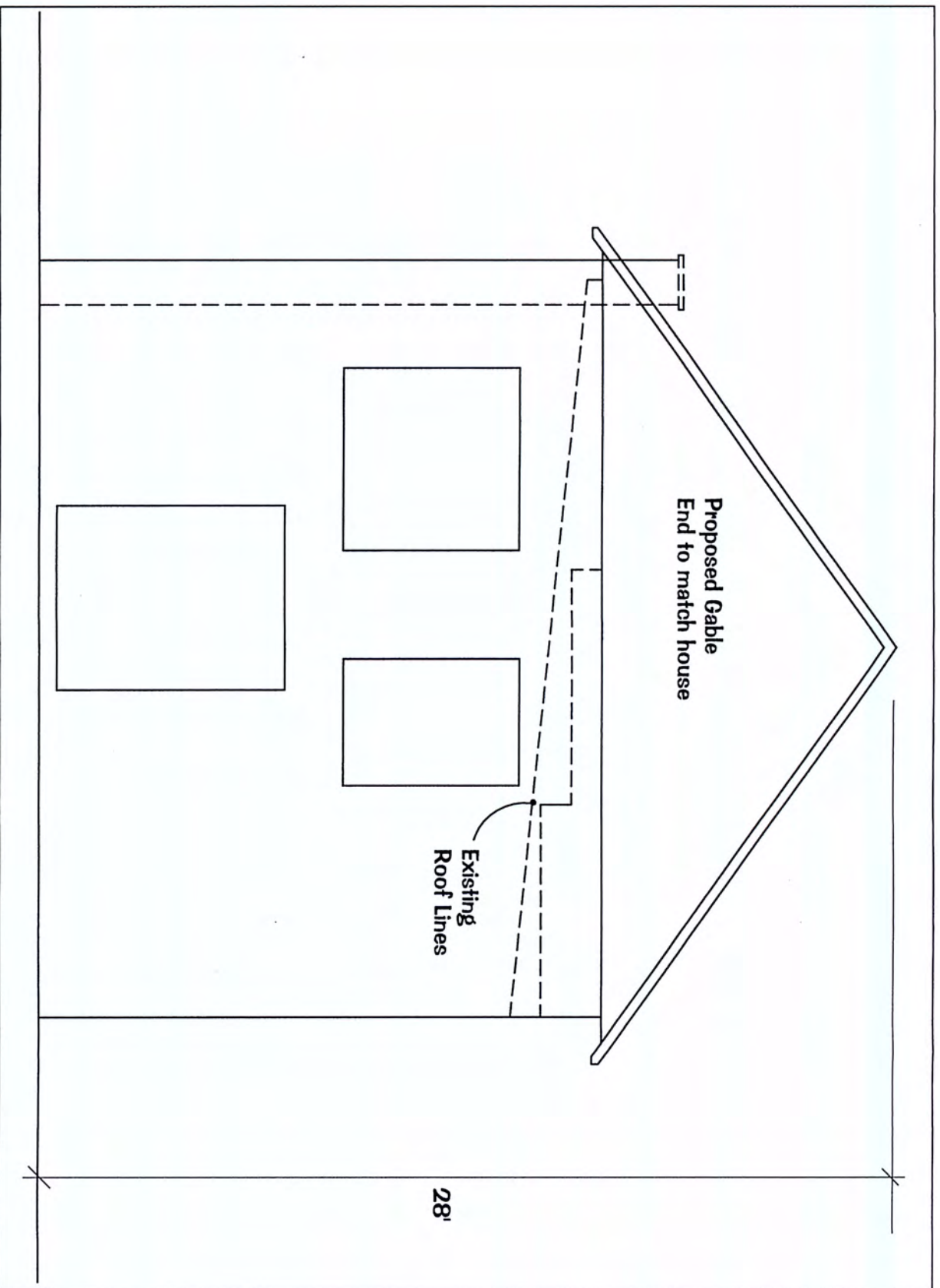
Existing
Roof Lines

28'

915-917 Oak Street Garage - Proposed Back Elevation

Scale:
1/4"=1'-0"

CV14-002

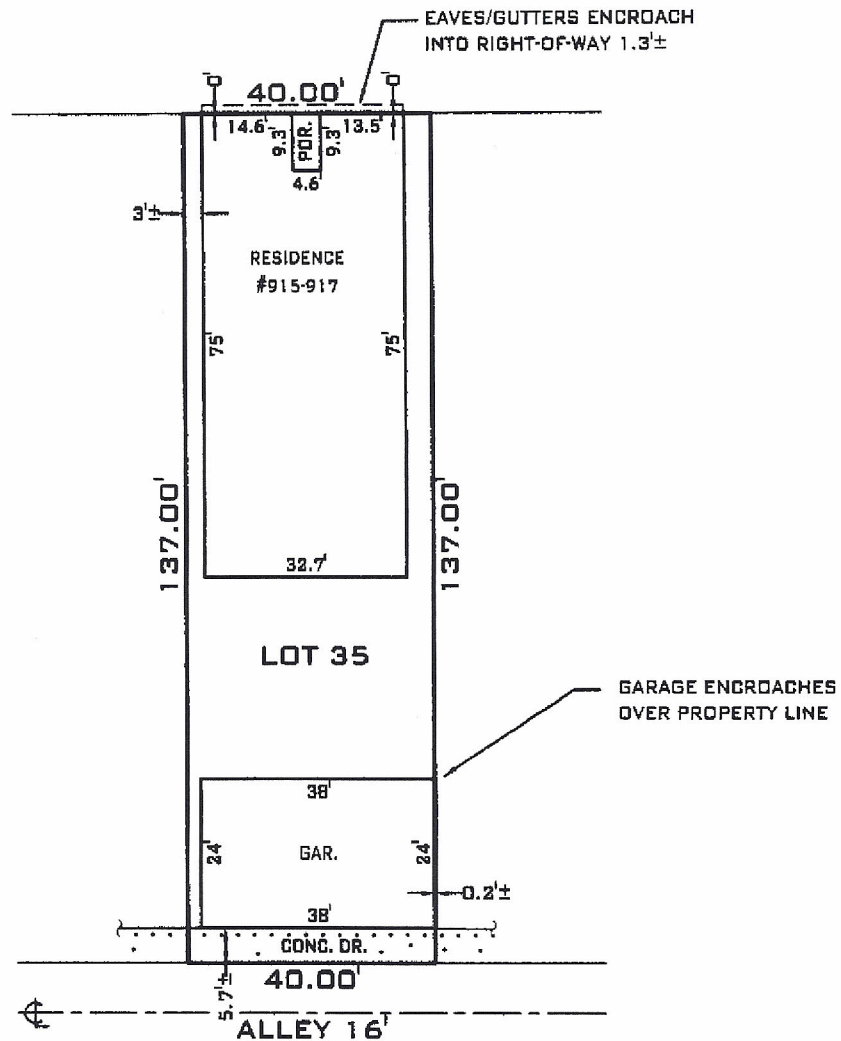


915-917 Oak Street Garage - Proposed East Elevation

Scale:
1/4"=1'-0"

CV14-002

OAK STREET 50'



Scott D. Grundei

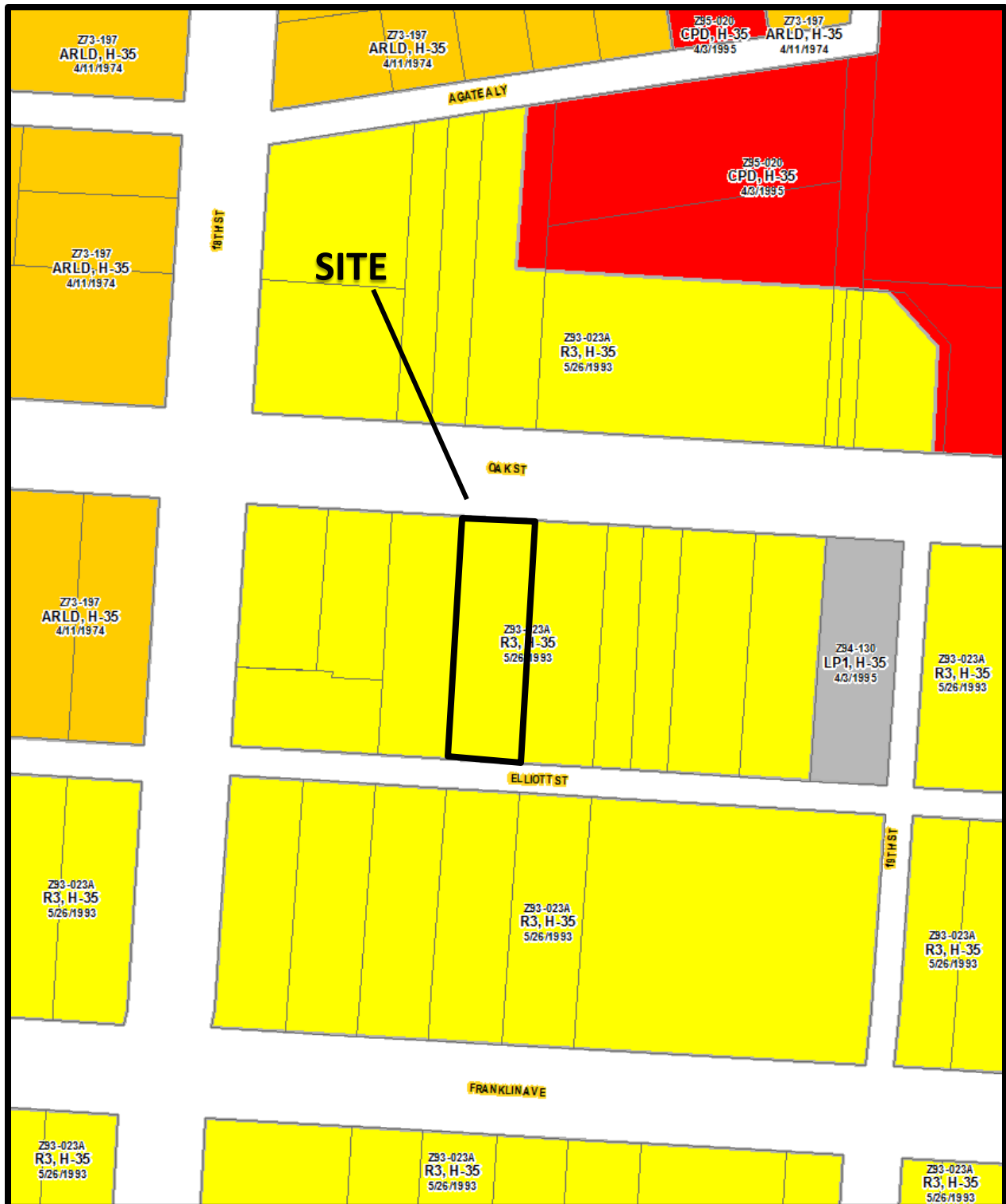
THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT



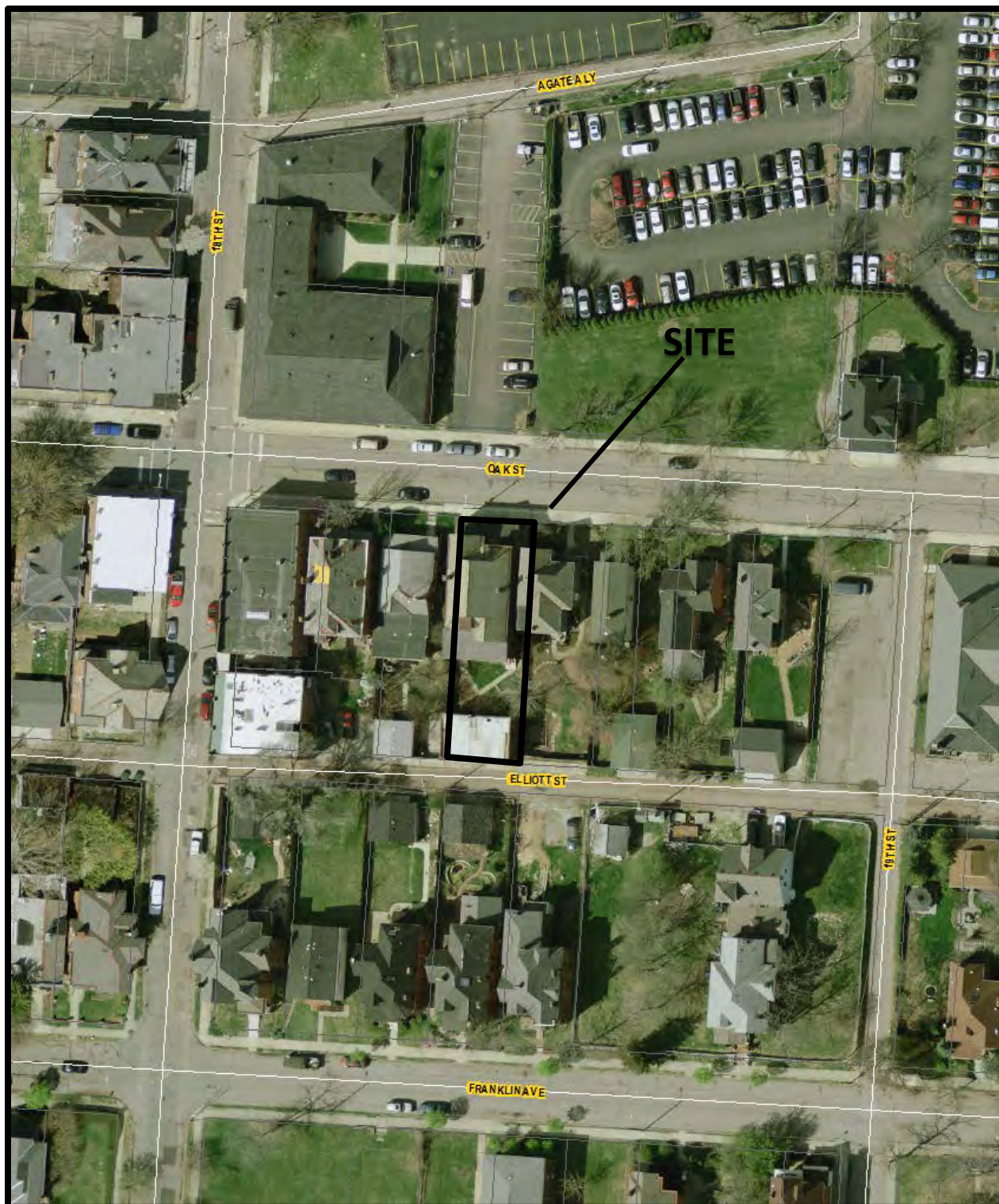
COPYRIGHT ©

DRAWN BY: HM LSGI #: 108759 DATE: 10-03-2008 SCALE: 1"=30'

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



CV14-002
915-917 Oak Street
Approximately 0.13 acres



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915-917 Oak Street
Approximately 0.13 acres