



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: CV14-045/14315-00000-00084
Date Received: 9/24/14
Application Accepted By: TP+ET Fee: \$1600
Comments: Assigned to Eliza Thrush, 645-1341, ethrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 607 Dennison Avenue Zip 43215
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: 010-052734
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R-4
Civic Association or Area Commission: Victorian Village Commission
Proposed use or reason for Council Variance request: Proposed carriage house behind existing apartment building
Acreage: 0.13 acres

APPLICANT: Name Benjie Lewis
Address 5060 Augusta Drive City/State Westerville, OH Zip 43082
Phone # 937-8600 Fax # _____ Email: blewis@continental-realty.com

PROPERTY OWNER(S): Name 605 Dennison LLC
Address 2413 Coventry Road City/State Columbus, OH Zip 43221
Phone # 937-8600 Fax # _____ Email: _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 W. Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Benjie Lewis By: [Signature]
PROPERTY OWNER SIGNATURE 605 Dennison LLC By: [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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-045

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

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

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 607 Dennison Avenue
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) _____

9/24/14
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) 605 Dennison LLC
2413 Coventry Road
Columbus, OH 43221

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Benjie Lewis
937-8600

AREA COMMISSION OR CIVIC GROUP (5) Victorian Village Commission
AREA COMMISSION ZONING CHAIR OR c/o James Goodman
CONTACT PERSON AND ADDRESS 50 West Gay Street, 4th Floor
Columbus, OH 43215

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) Jackson B. Reynolds III

Subscribed to me in my presence and before me this 15th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Timmons

My Commission Expires: 9/4/15



Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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APPLICANT

Benjie Lewis
5060 Augusta Drive
Westerville, OH 43082

PROPERTY OWNER

605 Dennison LLC
2413 Coventry Road
Columbus, OH 43221

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Victorian Village Commission
Attn: James Goodman
50 West Gay Street, 4th Floor
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

William F Hoffman
8 Richmond Lane
Blythewood, SC 29016

Shirley M Schafer
1326 Lincoln Road
Columbus, OH 43212

Hattie Gannon
Shirley Schafer
622 Neil Avenue
Columbus, OH 43215

609 Dennison Holdings LLC
P.O. Box 895
Hilliard, OH 43026

Charles H Pace
629 Dennison Avenue
Columbus, OH 43215

Sundus Butto
P.O. Box 895
Hilliard, OH 43026

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Ethiopian Orthodox Tewahdo Church Cols
618 Neil Avenue
Columbus, OH 43215



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CV14-045

STATEMENT OF HARDSHIP

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.

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 requested as detailed below:

The applicant is seeking a council variance to permit a carriage house on the rear
of the subject lot. The proposed carriage house development triggers a variety of
variances from the zoning code to allow for its development. The property is located
in Victorian Village which does not conform to traditional suburban development
standards as many lots have carriage homes on single family lots. The requested
variances are within the normal range of variances required for this type of
development in the Victorian Village area. The granting of the variances will not
negatively impact any neighboring properties nor will the general welfare of the
community be affected by the proposed development.

Signature of Applicant

Date

9/15/14

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Variance List
607 Dennison Avenue

1. 3333.039 – to allow a second residential structure on the parcel
2. 3312.49 – to reduce the number of required parking spaces for the existing 4 family dwelling from 6 to 0
3. 3332.22(a)(2) – to reduce the building line along Goodale Avenue from 5.18' to 0
4. 3332.18(D) – to increase the permitted lot coverage from 50% to 55% (an increase of 5%)
5. 3321.05(B)(1) – to reduce the vision clearance triangle from 10' to 0'
6. 3332.25(B) – to reduce the maximum sideyard from 7.4' to 0'
7. 3332.26(C)(1) – to reduce the minimum sideyard from 3' to 0'
8. 3332.27 – to reduce the required rearyard area for the existing building from 25% to 19% and to reduce the required rearyard area for the new building from 25% to 0%

9. 3312.09 – to reduce the maneuvering area to the east of the new building from 20' to 18' (a reduction of 2')
10. 3312.13(A) – to reduce the driveway minimum width from 10' to 9' (a reduction of 1')
11. 3332.19 – to reduce the driveway minimum width from 10' to 9' (a reduction of 1')
12. 3332.15 – to reduce the minimum lot area from 9,000 sq. ft. to 5,552 sq. ft. (a reduction of 3,448 sq. ft.)



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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 # CV14-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds, III

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 460, 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 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. Benjie Lewis 5060 Augusta Drive Westerville, OH 43082 937-8600	2. 605 Dennison LLC 2413 Coventry Road Columbus, OH 43221 937-8600 Benjie Lewis - 0 employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

Jackson B. Reynolds III
Natalie C. Timmons
9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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

Being Lot Number One Hundred Thirty-Three (133), in NEAL PLACE ADDITION to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Pages 362 and 363, Recorder's Office, Franklin County, Ohio.

Commonly known as: 605 Dennison Avenue, Columbus, Ohio 43215

lewis-goodale-hunter.leg (nct)
9/15/14 F:Docs/s&hlegals/2014



City of Columbus Zoning Plat



CV14-045

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: 010052734

Zoning Number: 607

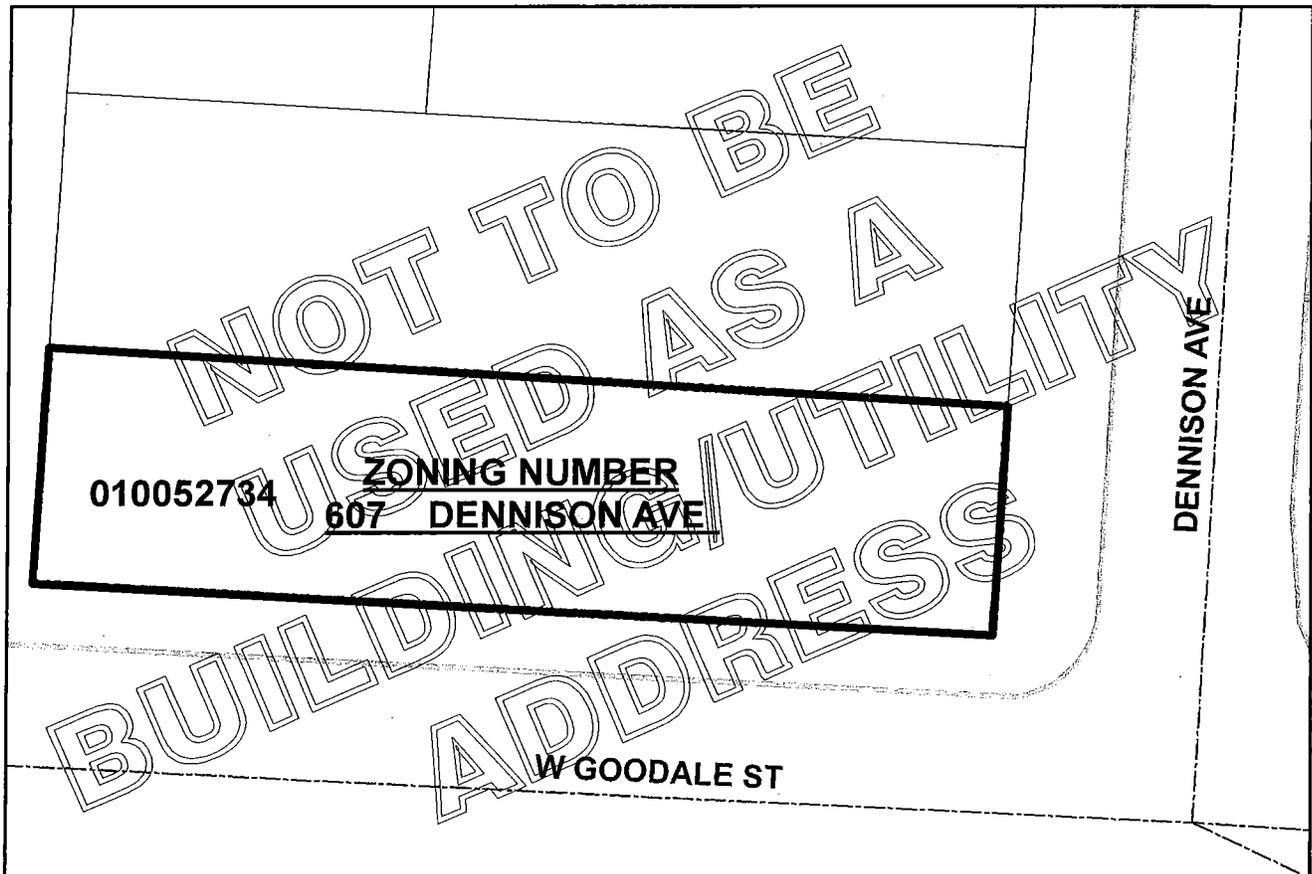
Street Name: DENNISON AVE

Lot Number : 133

Subdivision: NEIL PLACE

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Jenna Williams* Date: 9/9/2014



SCALE: 1 inch = 30 feet



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 22829

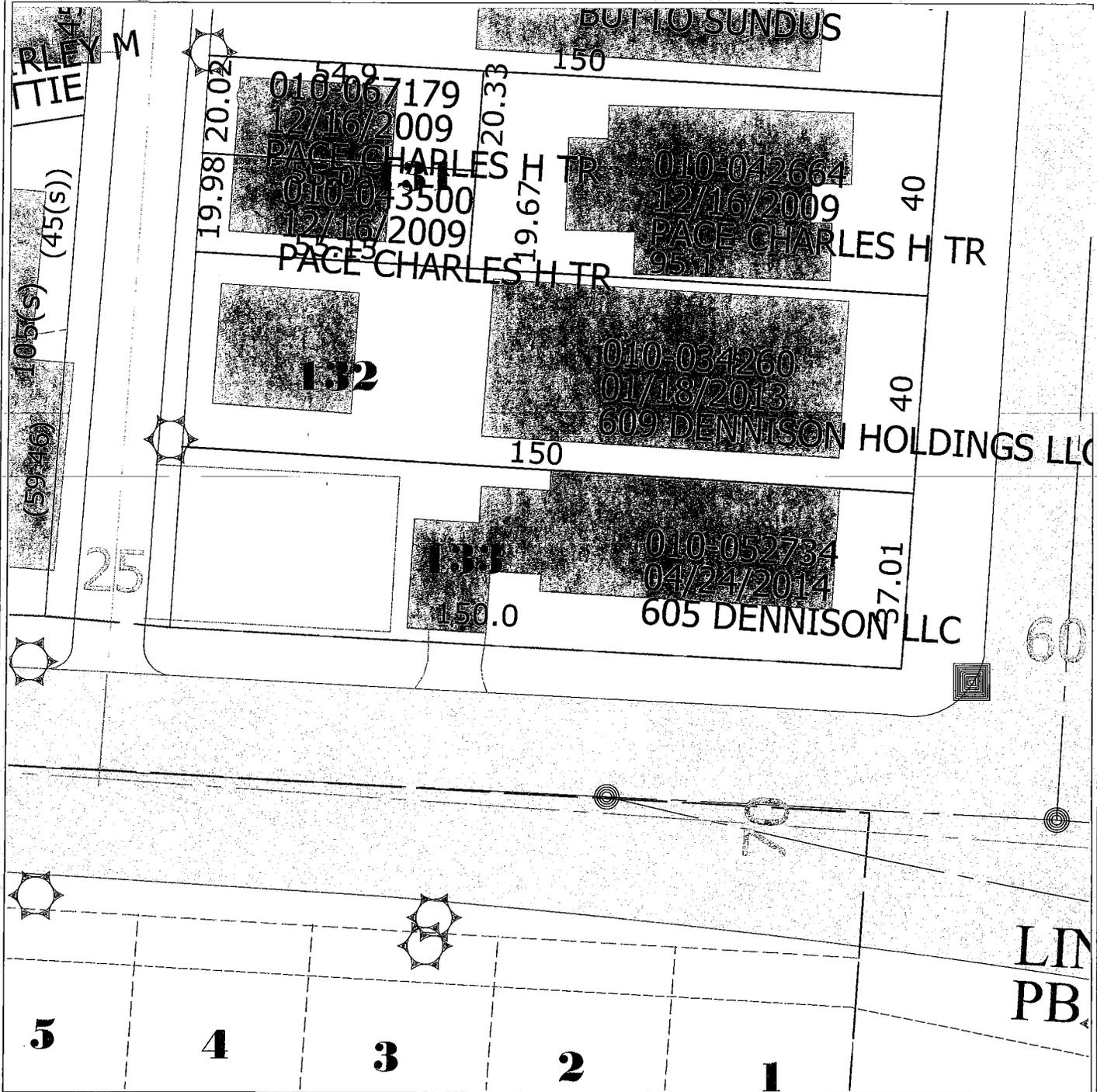
CV14-045



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 50

DATE: 9/8/14

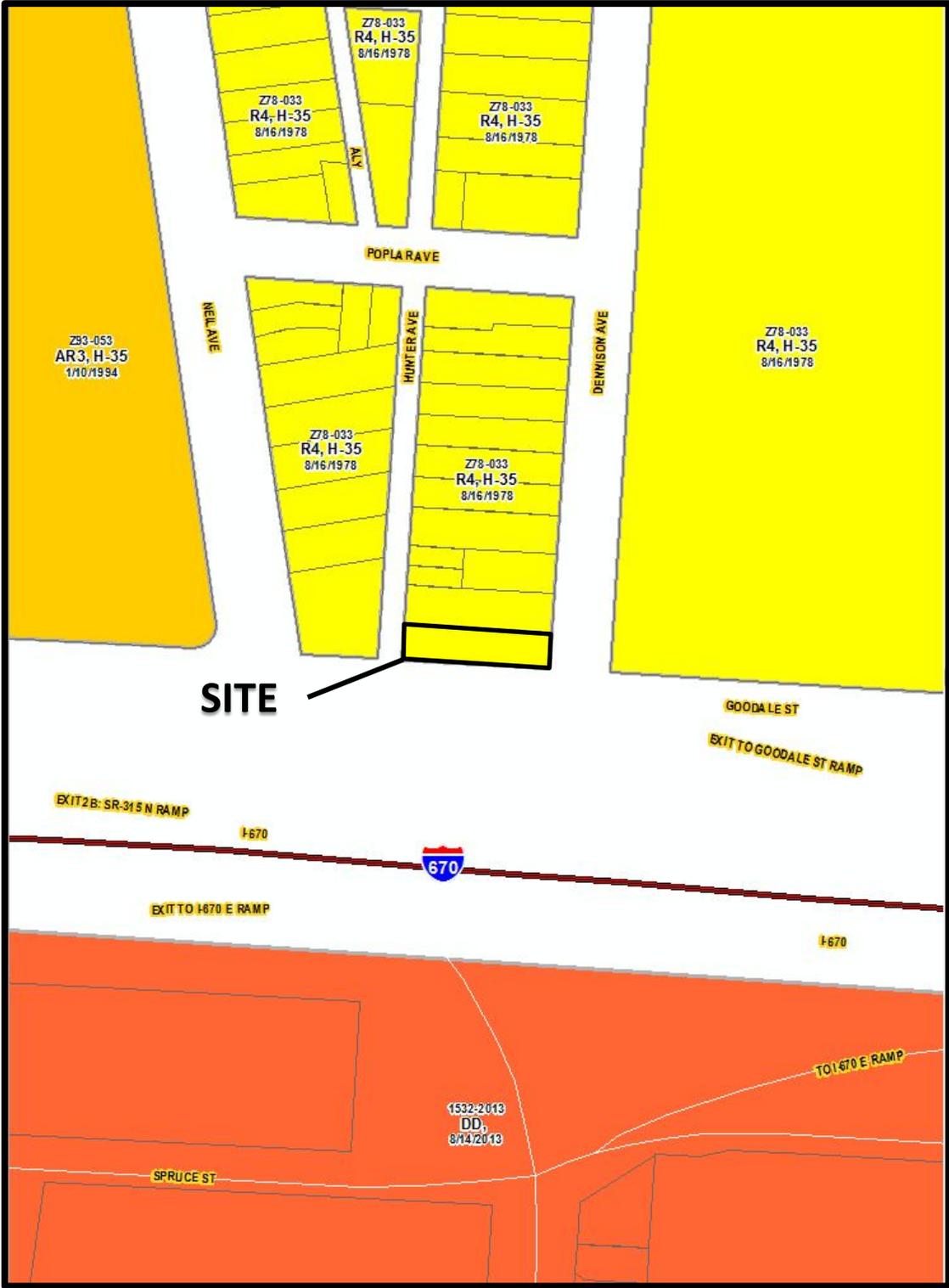


Disclaimer

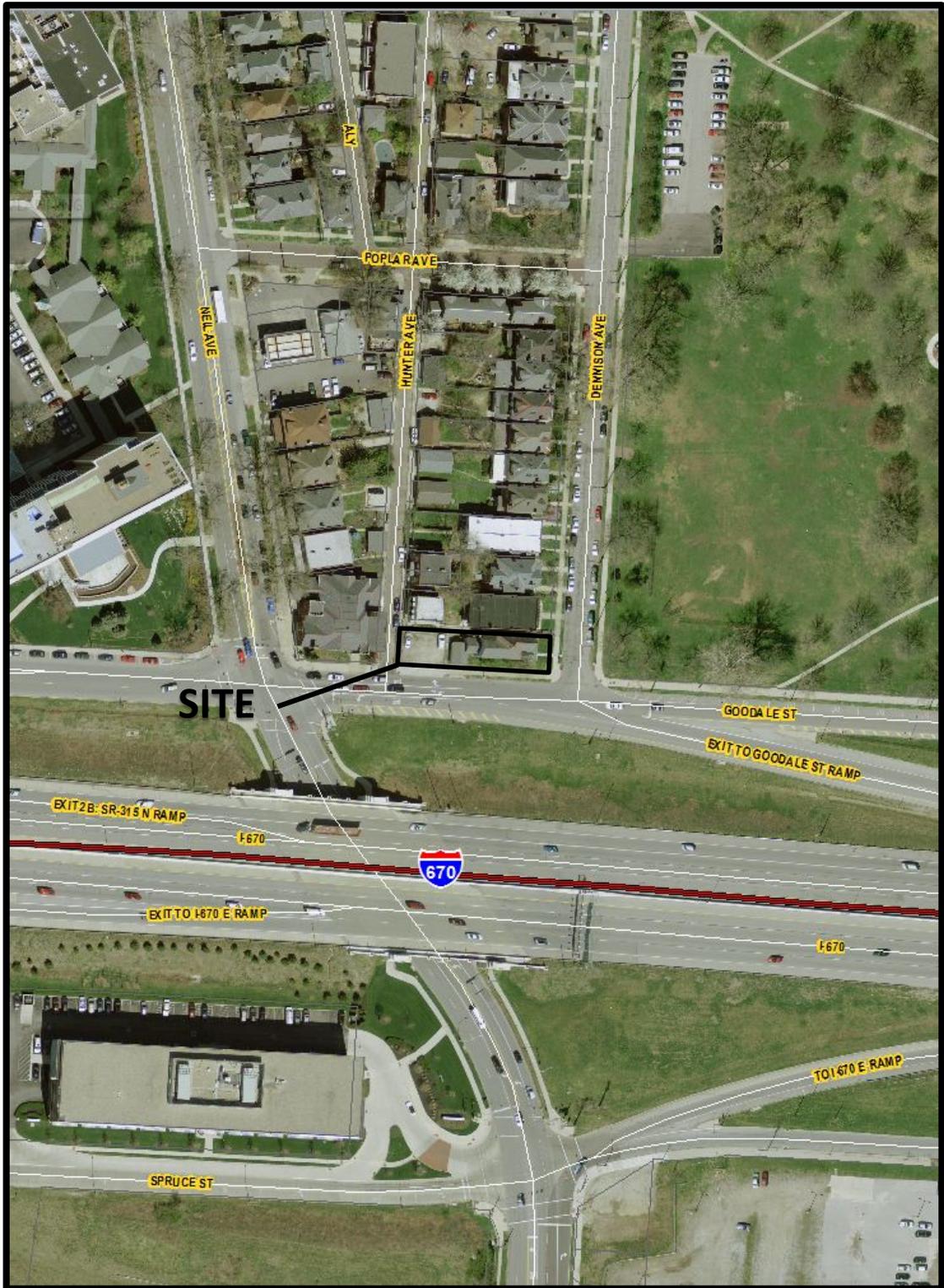
Scale = 30



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.



CV14-045
607 Dennison Avenue
Approximately 0.13 acres



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Approximately 0.13 acres