

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

14315-00000-00798

OFFICE USE ONLY

Application Number: CV14-059 Date Received: 11/4/14

Fee: \$320 Application Accepted by: SP

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 150 DETROIT AVE. Zip 43201

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: 010-005583

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

Current Zoning District(s): R-4

Civic Association or Area Commission: ITALIAN VILLAGE COMMISSION

Proposed use or reason for Council Variance request: 4 RESIDENTIAL UNITS IN 2 BUILDINGS

Acreage: 5689.77

APPLICANT: Name CONNIE J. KLEMA ATTORNEY

Address, City, State & Zip 145 E RICH ST 2ND FL Cols OH 43215

Phone # 614 469 9122 Fax # N/A Email CKLEMA@VROHIO.COM

PROPERTY OWNER(S): Name URBAN RESTORATIONS LLC

Address, City, State & Zip 815 N. HIGH ST STE R Cols OH 43215

Phone # 614 294 6097 Fax # N/A Email N/A

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Connie J. KLEMA ATTORNEY

Address, City, State & Zip 145 E RICH ST 2ND FL Cols OH 43215

Phone # 614 469 9122 Fax # NA Email CKLEMA@VROHIO.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature Connie J. KLEMA attorney

Property Owner Signature Connie J. KLEMA, Attorney on behalf of URBAN RESTORATIONS LLC

Attorney/Agent Signature Connie J. KLEMA Attorney

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.

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CV14-059

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:

SEE ATTACHED

Signature of Applicant

Bruni J. Klena attorney

Date

11.2.14

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COUNCIL VARIANCE

150 Detroit

STATEMENT OF HARDSHIP

CV14-059

150 Detroit is a vacant parcel that is triangular in shape. It is bordered on the south by Detroit (frontage is 30'), on the west by an alley (133') and on the rear by an alley (56.53'). The Property is zoned R-4.

The irregularity of the lot shape and its narrow frontage result in practical difficulties under the current zoning code.

Lots surrounding the Property are improved with single and multi-family dwellings.

The R-4 District permits one dwelling with up to four units. The applicant requests a variance to permit two dwellings with four units (1 single family dwelling and 1 (3) unit dwelling).

The proposed residential use and four dwelling units are in the spirit of what the existing R-4 residential district permits.

The use of the Property for four residential dwellings is permitted in the R-4 District and will not adversely affect the surrounding neighborhood which is developed with single and multi-family dwellings. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.

The requested area variances address the practical difficulties of developing the irregularly shaped lot.

CV14-059
LIST OF VARIANCES

150 DETROIT

1. 3332.039 R-4 Residential District: To permit one single family dwelling and one dwelling containing three dwelling units on one parcel.
2. 3332.05 Area District Lot Width Requirements: To permit a lot width of 30 feet and not 50 feet.
3. 3332.15 R-4 Area District Requirements: To permit less than 2500 square feet per unit and to permit a lot of 3375 square feet as calculated in accordance with 3332.18(C).
4. 3332.19 Fronting on a Public Street: To permit a single family dwelling to not front on a public street.
5. 3332.21(D) Setback: To permit a building to be less than 10 feet from the front property line and to be 5 feet 11 inches (5' 11").
6. 3332.27 Rear Yard: To permit a rear yard that is greater than the required 25% and is 28% of the total lot area to serve as the rear yard for two structures.
7. 3312.49 Parking Spaces: To permit less than 2 parking spaces per unit and to permit 7 parking spaces.

COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV14-059

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

Connie J. Klema, Attorney

of (1) MAILING ADDRESS

145 E RICH ST 2ND FL Cols 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

150 DETROIT AVE

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)

11/4/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) URBAN RESTORATIONS LLC

AND MAILING ADDRESS

815 N. HIGH ST. STE R Cols OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

Connie J. Klema Attorney 614 469 9122

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

(5) CONNIE TORBECK ITALIAN VILLAGE Commission
50 WEST BAY STREET 4TH Floor Cols 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) Connie J. Klema

Subscribed to me in my presence and before this

24th

day of

November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

(8)

Gordon P. Shuler

My Commission Expires

My COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R.C.

Notary Seal Here

CV14-059

Connie J. Klema, Attorney
145 E. Rich Street, 2nd FL
Columbus, Ohio 43215

Urban Restorations, LLC
815 N. High Street, Ste R
Columbus, Ohio 43215

Connie Torbeck
Italian Village Commission
50 West Gay Street, 4th FL
Columbus, Ohio 43215

Rebecca Lamb
175 E 4th Ave.
Columbus, Ohio 43201

Jonathan Ryan Gale
100 E. Broad St Ste 1301
Columbus, Ohio 43215

Robert Wagner
Shannon Gaines
160 E. 4th Ave.
Columbus, Ohio 43201

Laurie Mihalacki
111 W 3rd Ave.
Columbus, Ohio 43201

Maraga Flynn
155 E Fourth Ave.
Columbus, Ohio 43201

Scott Risner
Matthew Erhard
149 E Fourth Ave.
Columbus, Ohio 43201

Miller & Rives Investments LLC
P.O. Box 218241
Columbus, Ohio 43221

ALW Trust
1110 Summit St
Columbus, Ohio 43201

Douglas & Kathleen Doherty
329 Olentangy St.
Columbus, Ohio 43202

DIDA LLC
2192 Tremont Rd.
Columbus, Ohio 43221

Scott Adams, Trustee
290 Market St #803
Minneapolis, MN 55405

Theresa Reed
1090 Summit St.
Columbus, Ohio 43201

Scott Musuraca
1088 Summit St.
Columbus, Ohio 43201

Andrew Klausing
Ann Breitfeller
146 Detroit Ave.
Columbus, Ohio 43201

Joseph Armeni
453 W. Third Ave.
Columbus, Ohio 43201

Carmen Quatman
141 Detroit Ave.
Columbus, Ohio 43201

Matthew & Kristie Toddy
145 Detroit Ave.
Columbus, Ohio 43201

Jeffrey Jerome
1059 Hamlet St.
Columbus, Ohio 43201

Angel & Jeffrey Gondek
1061 Hamlet St.
Columbus, Ohio 43201

Antje Zwink
151 Detroit Ave.
Columbus, Ohio 43201

New Victorians
455 W. Third Ave.
Columbus, Ohio 43201

Benjamin Borchers
742 Jaeger St.
Columbus, Ohio 43206

Albert Blazevecius
Audrone Biknevecius
100 Cherry Ridge Rd.
Albany, Ohio 45710

Andrew Klein
1090 Say Ave.
Columbus, Ohio 43201

LS Development 174 Detroit LLC
1020 Dennison Ave. Ste 102
Columbus, Ohio 43201

Long R A Properties LLC
P.O. Box 494
Reynoldsburg, Ohio 43068

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # CV14-059

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Connie J. Klema, ATTORNEY

Of [COMPLETE ADDRESS] 145 E RICH ST 2ND FL Cols 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. <u>URBAN RESTORATIONS, LLC</u> <u>215 N. HIGH ST STE R</u> <u>COLS OH 43215</u> <u>NICHOLAS SCHILLING 614 294 6097</u>	2.
3. <u>~ 23 Cols BASED</u> <u>Employees</u>	4.

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

SIGNATURE OF AFFIANT

Connie J. Klema

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

SIGNATURE OF NOTARY PUBLIC

Gordon P. Shuler

My Commission Expires:

Notary Seal Here

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

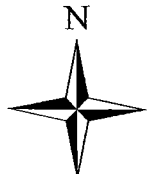
SECTION 147.03 R.C.

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

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City of Columbus Zoning Plat



CW14-059

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: 010005583

Zoning Number: 150

Street Name: DETROIT AVE

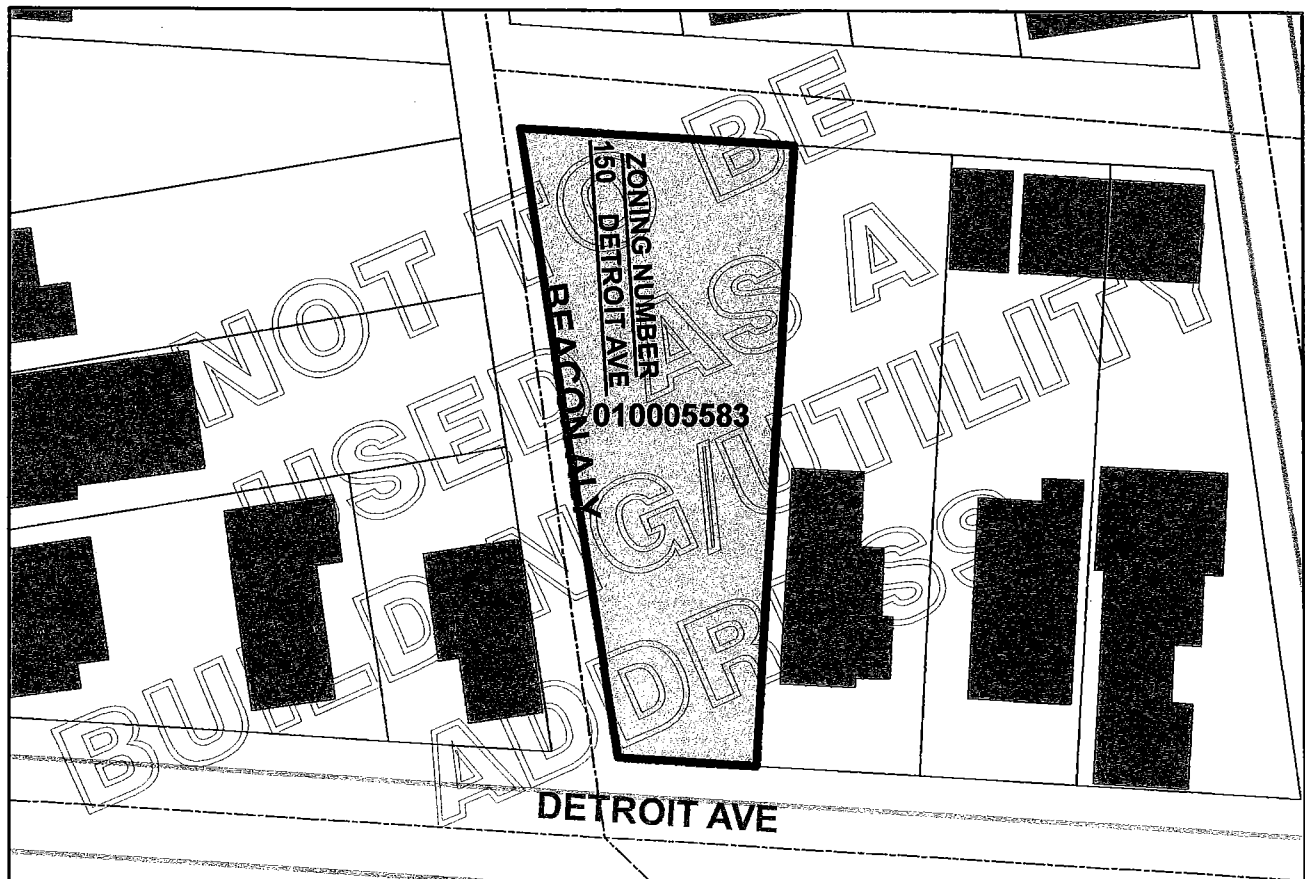
Lot Number : 13

Subdivision: COLLINS ATKINSON & GUITNER

Requested By: CONNIE KLEMA, ATTORNEY

Issued By: *Adyana Harrison*

Date: 11/3/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 24425

CV14-059

LEGAL DESCRIPTION

150 DETROIT AVENUE

That Real Property being situated in the City of Columbus, Franklin County, Ohio, having Parcel ID Nos. 010-005583-80 and 010-005583-90 and the common address 150 Detroit Avenue, Columbus, Ohio 43215, as otherwise described as follows:

Being Lot No. 13 of Morris S. Booth's Subdivision of Lots 9, 10, 11, 12, 13, 14, 15 & 16 as designated on the amended plat of Collins, et al subdivision of lots 13, 14, & 15 of William G. Deshler's Addition to Wm. Phlelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 172, Recorder's Office, Franklin County, Ohio.

CV14-059

10/8/14
NEW RESIDENTIAL
150 DETROIT
COLUMBUS OHIO

HAMLET STREET 25'

Real Estate / GIS Department



CV14-059
150 Detroit Avenue
Approximately 0.131 acres



CV14-059
150 Detroit Avenue
Approximately 0.131 acres