

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 015-040 Date Received: 6/29/15
Application Accepted by: S. Pine Fee: \$1600
Comments: Assigned to Eliza Thrush, 645-1341, ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1446 INDIANOLA AVE. Zip: 43201

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: 010029874

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

Current Zoning District(s): R-4

Area Commission or Civic Association: UNIVERSITY AREA COMMISSION

Proposed Use or reason for Council Variance request:

ALLOW AN 8-UNIT APARTMENT BLDG IN AN R-4 DISTRICT

Acreage: .10

APPLICANT:

Name: LYKENS COMPANIES Phone Number: 614-653-1212 Ext.: _____

Address: 1020 DENNISON AVE STE 102 City/State: COLUMBUS, OH Zip: 43201

Email Address: _____ Fax Number: _____

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

Name: MACHINSKI 1484 INDIANOLA LLC Phone Number: 614-653-1212 Ext.: _____

Address: 1020 DENNISON AVE STE 102 City/State: COLUMBUS, OH Zip: 43201

Email Address: _____ Fax Number: _____

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

Name: ARIENNE VOLCHKO Phone Number: 614-545-4550 Ext.: 297

Address: 7400 W. CAMPUS RD. City/State: NEW ALBANY, OH Zip: 43054

Email Address: AVOLCHKO@STREMSHOCK.COM Fax Number: 614-545-4550

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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 checks payable to the Columbus City Treasurer

CV15-040

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

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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 DOCUMENT.

Signature of Applicant



Date 6/26/15

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STATEMENT OF HARDSHIP

1446 Indianola Ave., Columbus, OH 43201

The site is located on the east side of Indianola St., at the corner of Indianola and East 8th Ave. The site is zoned R-4, Residential and is within the University Impact Planning Overlay. This site currently has a nonconforming mixed use building that houses 6 single dwelling units along with a mercantile use. Applicant proposes to discontinue the nonconforming use and renovate the existing building to house 8 single dwelling units.

Applicant requests the following variances:

- 1) Section 3332.039, R-4, Residential District, to permit one (1) eight family dwelling on the same parcel.
- 2) Section 3312.49, to permit the minimum number of parking spaces required from 12 spaces to 0 spaces.
- 3) Section 3321.05 B.2, Allow encroachment of existing building into the 30 foot vision clearance triangle at the intersection of Indianola and 8th Ave.
- 4) Section 3332.15, to permit 525.7 sq. ft. of lot size per single dwelling unit in an R-4, Residential District, which requires 1500 sq. ft. per unit.
- 5) Section 3332.27, to permit a rear yard of 13.7% instead of the required 25%.
- 6) Section 3372.542 to vary the Maximum Lot Coverage from 25% to approximately 77%
- 7) Section 3372.543, to vary the Building Lines average setback of 16 feet to approximately 3 feet on E. 8th Ave. and approximately 6 feet on Indianola Ave.
- 8) Section 3372.544, to permit a maximum floor area ratio of .82 from the required .40.

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CV15-040

AFFIDAVIT (See instruction sheet)

Application Number: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ARIENNE VOLCHKO

of (1) MAILING ADDRESS 7400 W. CAMPOS RD. NEW ALBANY, OH 43054

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 ADDRESS CARD FOR PROPERTY 14416 INDIANOLA AVE.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6-29-2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) MACHINSKI 1484 INDIANOLA LLC.
1020 DENNISON AVE STE 102
COLUMBUS, OH 43201

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

LYKENS COMPANIES
614-653-1212

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

(5) SUSAN KEENY- UNIVERSITY AREA COMM.
358 KING AVE.
COLUMBUS, OH 43201

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.

(8) SIGNATURE OF AFFIANT

Arienne Volchko

Sworn to before me and signed in my presence this 29th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

Benjamin C. Shremshock
Notary Public-State of Ohio
My Commission Expires
December 10, 2015

Dec 10, 2015
My Commission Expires

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

Lykens Companies
1020 Dennison Ave
Columbus, OH 43201

MACHINSKI 1484 INDIANOLA LLC
612 Park St. STE 100
Columbus, OH 43215

Shremshock Architects, Inc.
c/o Arienne Volchko
7400 West Campus Rd
Suite 150
New Albany, OH 43054

University Area Commission
c/o Susan Keeny
358 King Ave
Columbus, OH 43201

UARB
c/o Dan Ferdelman
50 W. Gay St, 4th Floor
Columbus, OH 43215

Mary Miller
1390 Indianola Ave
Columbus, OH 43201

City of Columbus Land Bank
50 W Gay St
4th Floor
Columbus, OH 43215

Ahmed Egady
1456 Indianola Ave
Columbus, OH 43201

Andrew & Amanda Ferguson
1423 Summit St.
Columbus, OH 43201

Marigold Hill, LLC
86 E. 5th Ave.
Columbus, OH 43201

DPG Properties
4203 Hertford Ln.
Dublin, OH 43017

City of Columbus
Real Estate Management
90 W Broad St RM 425
Columbus, OH 43215

Osama M Alfaour
4171 Davenport Rd
Columbus, OH 43220

Acuho I Management LLC
1445 Summit St
Columbus, OH 43201

Joseph Zettel
1462 Indianola Ave.
Columbus, OH 43201

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CV15-040

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

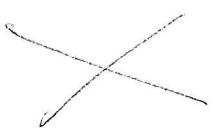
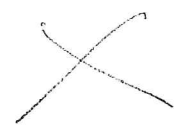
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ARIENNE VOLCHKO
of (COMPLETE ADDRESS) 7406 W. CAMPUS RD. STE 150 NEW ALBANY, OH 43054
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. MACHINSKI 1484 INDIANOLA LLC 1020 DENNISON AVE - STE 102 COLUMBUS, OH 43201	2. LYKENS COMPANIES 1020 DENNISON AVE. COLUMBUS, OH 43201
3. 	4. 

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 29th day of June, in the year 2015


SIGNATURE OF NOTARY PUBLIC

Benjamin C. Shremshock
Notary Public-State of Ohio
My Commission Expires
December 10, 2015

Dec. 10, 2015
My Commission Expires

Notary Seal Here

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

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CV15-040

Legal description of 1452 Indianola property:

The following described property, situated in Franklin County, Ohio, Dennison & 8th Avenue Subdivision, Lot 14-15, and having a west front on the public road of Indianola Avenue, (67.5 feet) with same width in the rear running back from said public road, and having a south front on the public road of 8th Avenue, (60.0 feet) with same width in the rear running back from said public road, containing .0965 acres of land, more or less, together with a two story building.

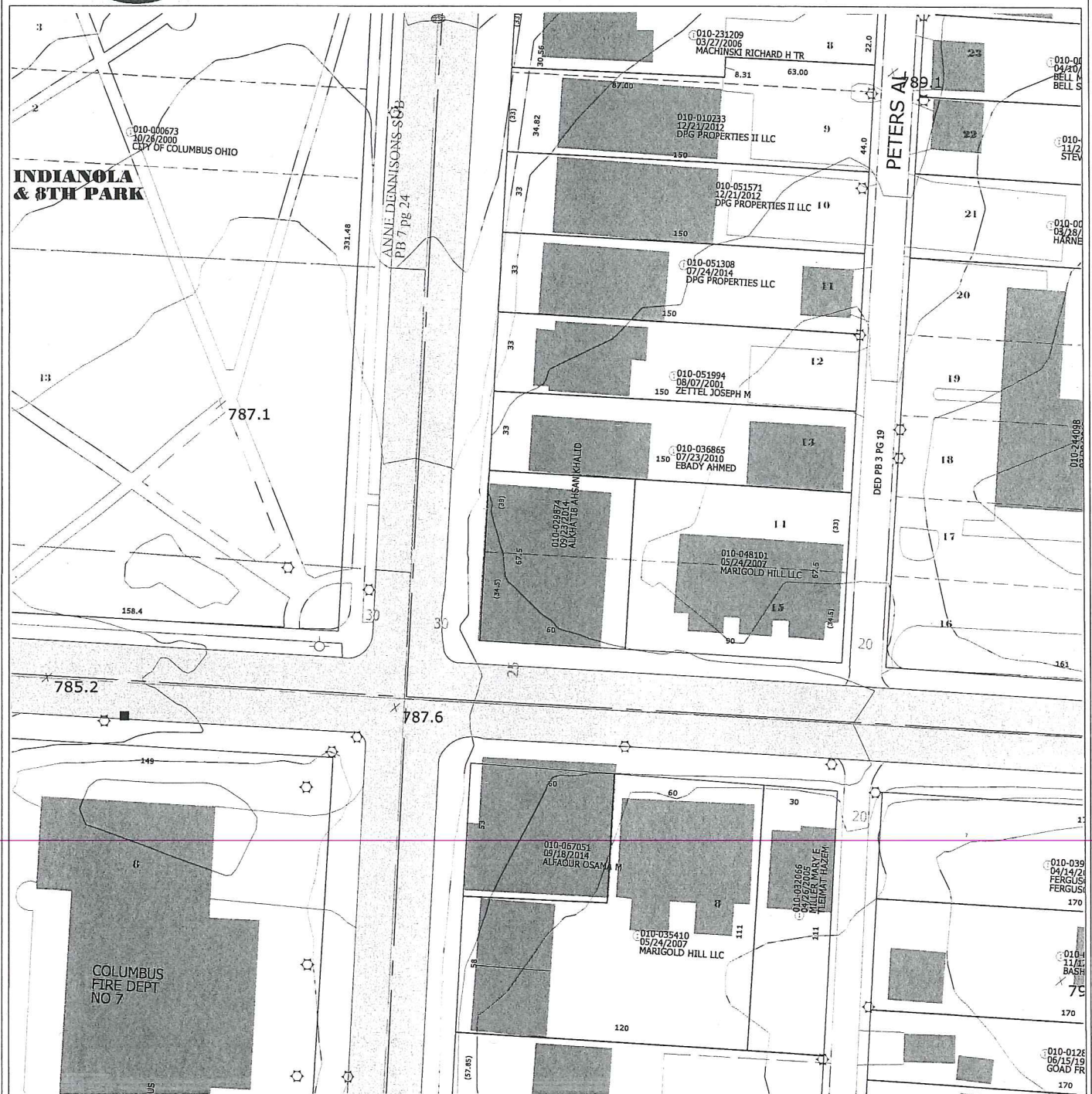
CV15-040



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

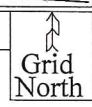
MAP ID: S

DATE: 6/1/15



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.

Real Estate / GIS Department



CV15-040



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: 010029874

Zoning Number: 1446

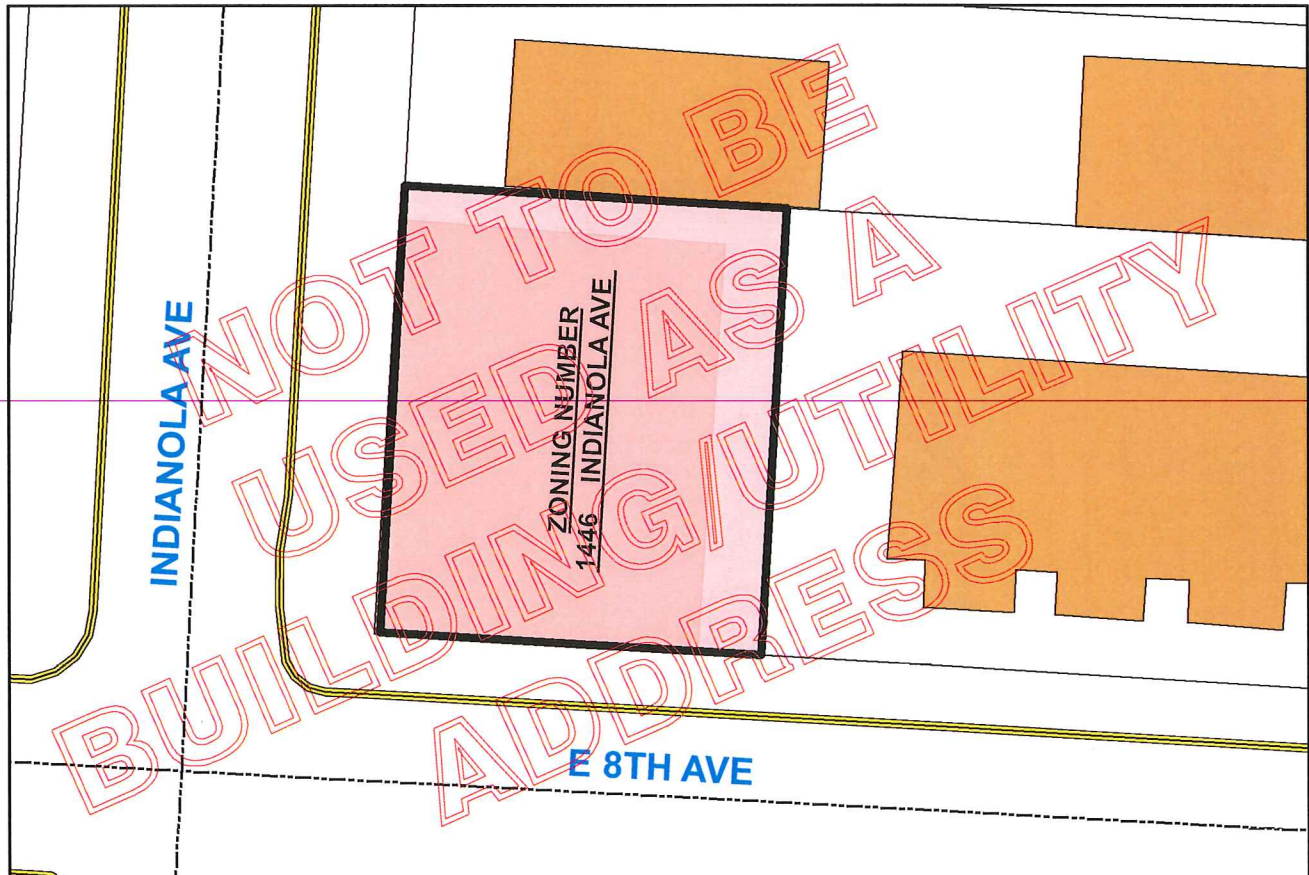
Street Name: INDIANOLA AVE

Lot Number : 14-15

Subdivision: DENNISON

Requested By: SHREMSHOCK ARCHITECTS (DANIEL IMLAY)

Issued By: *Dan Imlay* Date: 6/1/2015



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 35637

CV15-040

SITE - TOTAL AREA

PROJ - 10-0028974	4205.61 SF
UNIT D (COVER LEVEL)	4205.61 SF
UNIT C (COVER LEVEL)	311.29 SF

SITE - LOT COVERAGE

EXISTING LOT COVERAGE	1323.39 SF	76.9%
LOT # 14-15		

SUBDIVISION: DENBISON

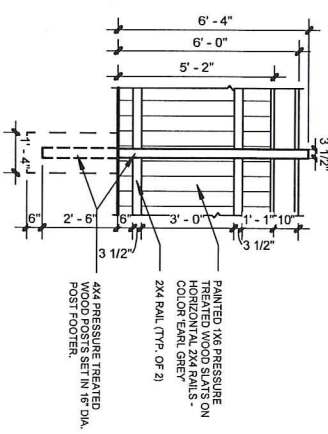
TOTAL PARKING COUNT

BASEMENT/FOUNDATION	238.69 SF
UNIT D (COVER LEVEL)	311.29 SF
UNIT C (COVER LEVEL)	311.29 SF
1ST FLOOR MARKET	527.65 SF
UNIT 1D	528.92 SF
UNIT 1C	528.92 SF
1ST FLOOR UNITS	
UNIT 1A	527.17 SF
UNIT 1B	526.17 SF
2ND FLOOR	
UNIT 2D	525.08 SF
UNIT 2C	527.67 SF
UNIT 2A	527.67 SF
UNIT 2B	527.67 SF
UNIT 2S	516.40 SF

NONE EXISTING - NONE PROPOSED
FLOOD ZONE: NONE
BUILDING HEIGHT: 24'-2 1/2"
UNIVERSITY IMPACT OVERLAY
UNIVERSITY AREA COMMISSION

TOTAL BUILDING AREA

BASEMENT/FOUNDATION	238.69 SF
UNIT D (COVER LEVEL)	311.29 SF
UNIT C (COVER LEVEL)	311.29 SF
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2ND FLOOR	
UNIT 2D	525.08 SF
UNIT 2C	527.67 SF
UNIT 2A	527.67 SF
UNIT 2B	527.67 SF
UNIT 2S	516.40 SF



Privacy Fence Detail
1/4" = 1'-0"

COLOR LEGEND:

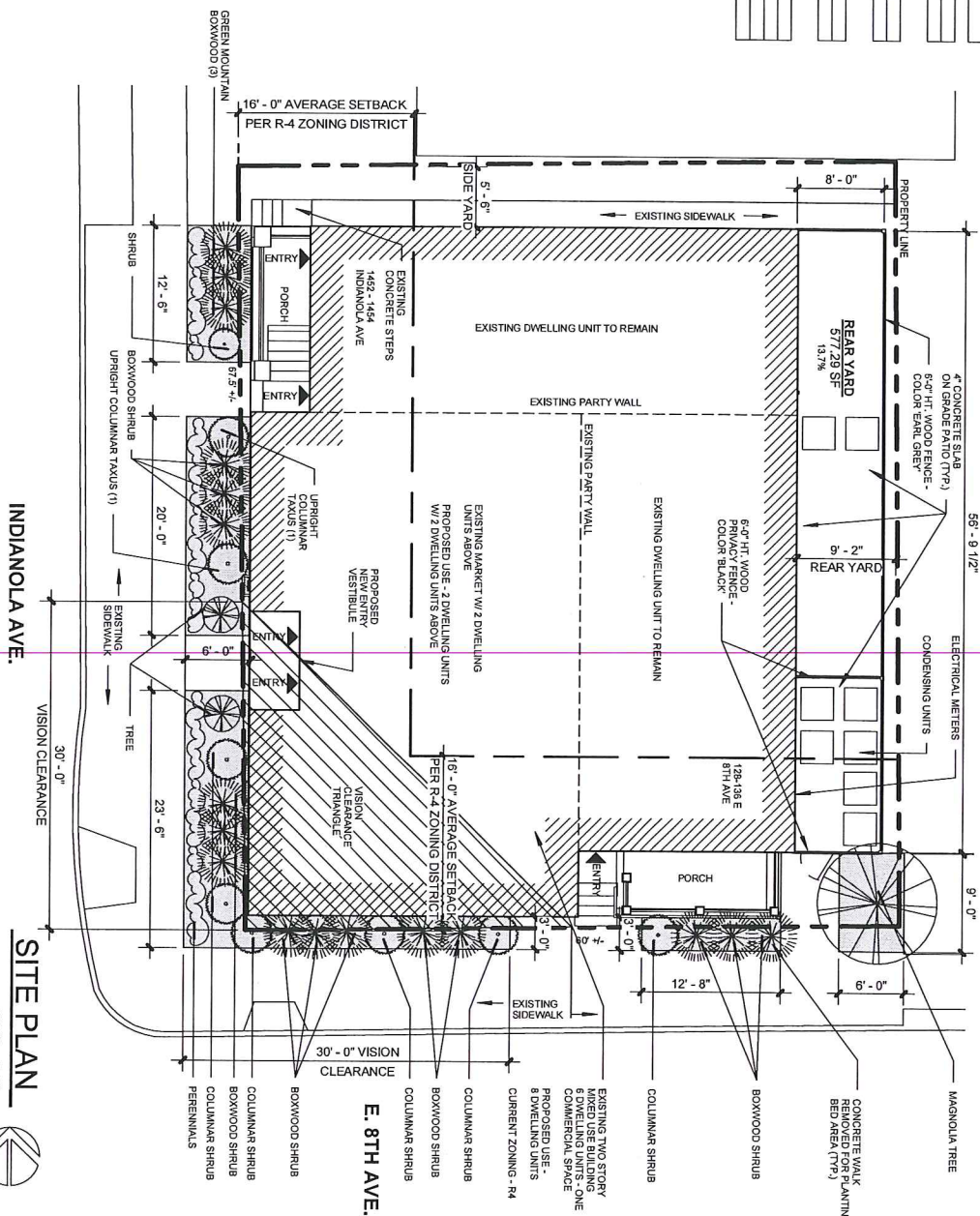
- EARL GREY
- PEPPER CORN
- SITE WHITE

SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
7401 Wood Campus Road Suite 100 New Albany, OH 43054
Tel: 614.897.4520 Fax: 614.897.4525 www.shremshock.com

LYKENS COMPANIES
1452 INDIANOLA AVE
COLUMBUS, OHIO

SAI # 150184.000 06/15/15

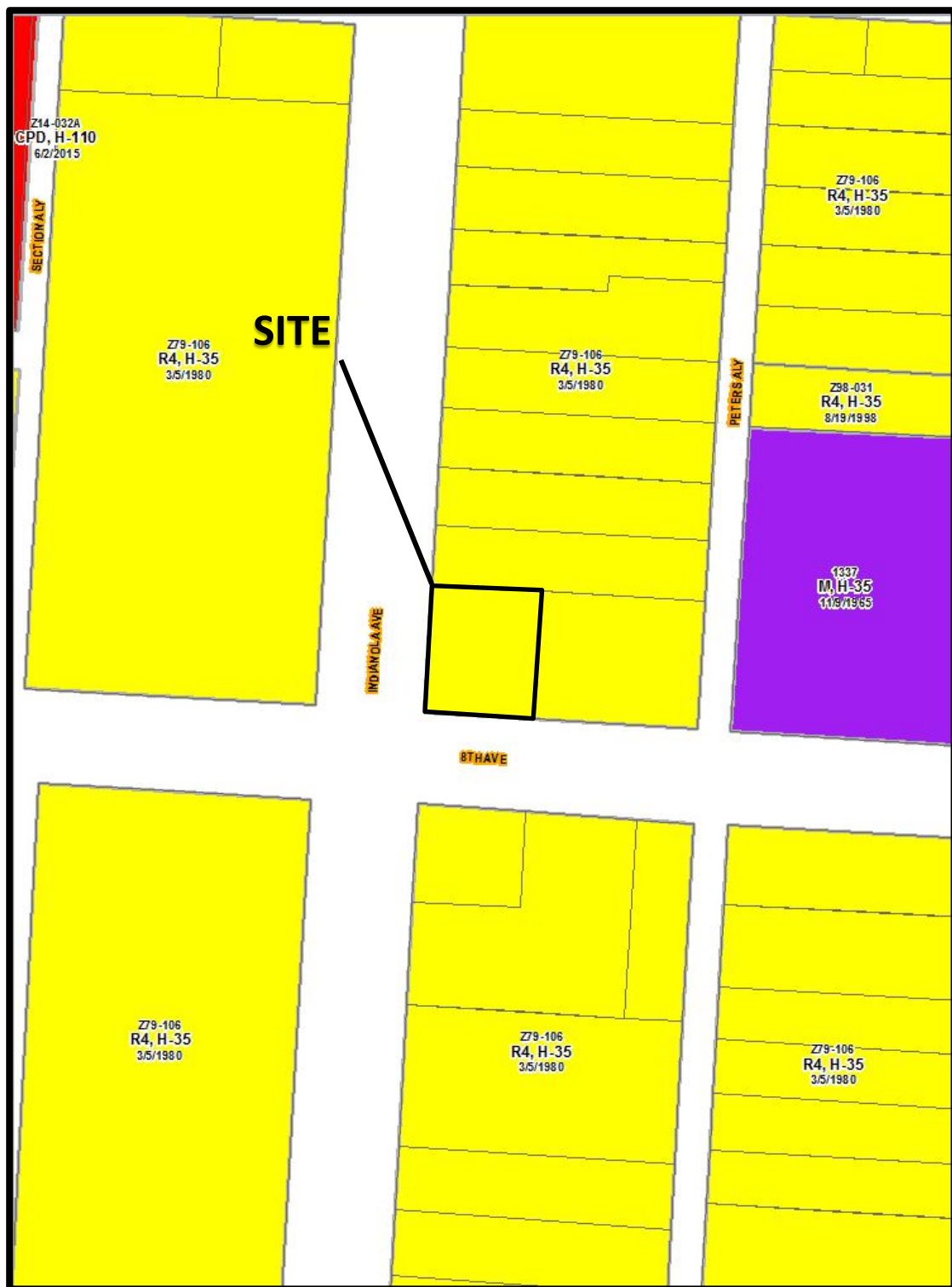
ARCHITECTURAL SITE



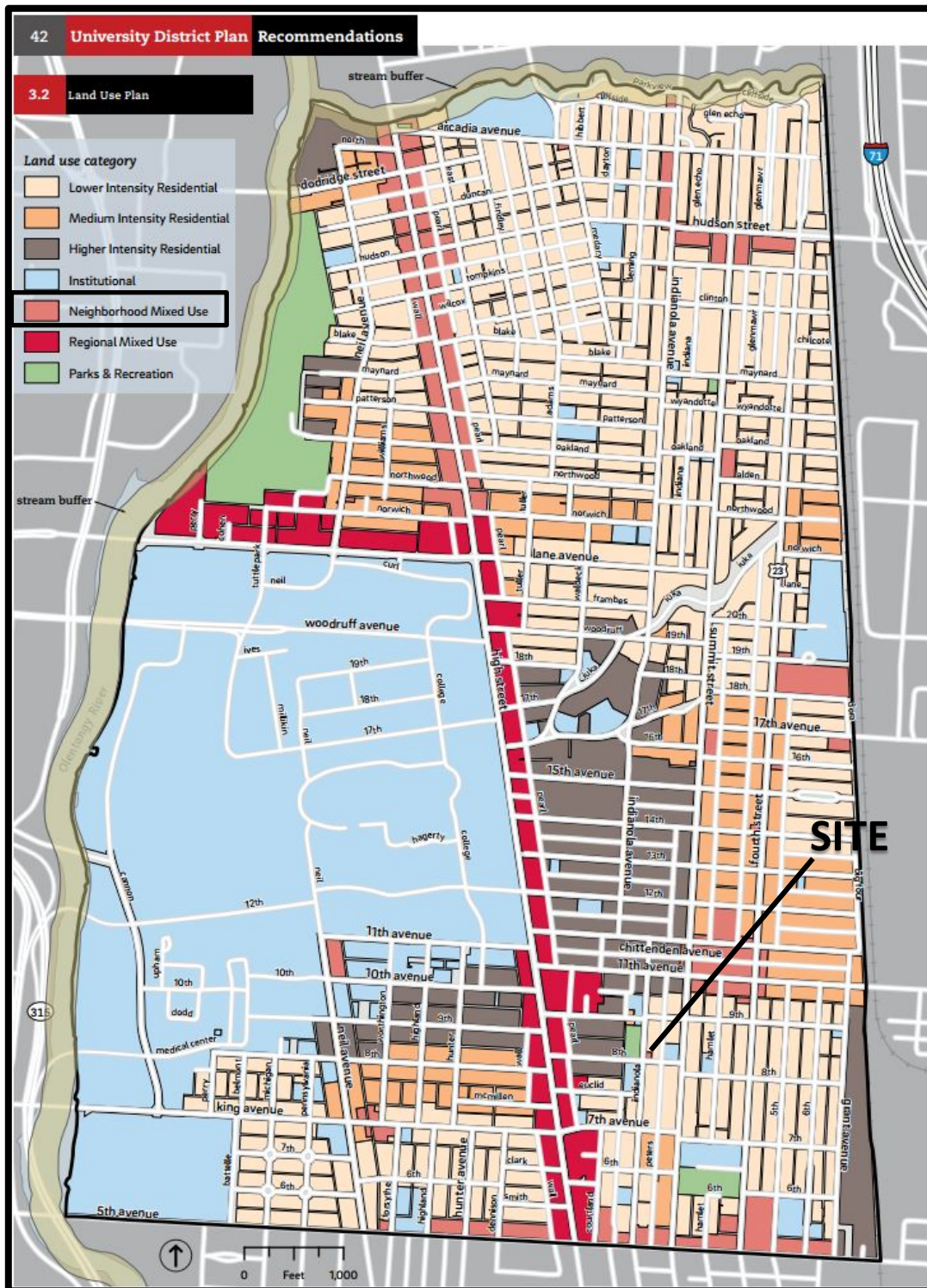
SITE PLAN
3/32" = 1'-0"



S1



CV15-040
1446 Indianola Avenue
Approximately 0.10 acres



CV15-040
 1446 Indianola Avenue
 Approximately 0.10 acres
 University District Plan (2015)



CV15-040
1446 Indianola Avenue
Approximately 0.10 acres