

## 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: CW15-0418 Date Received: 7/31/15  
Application Accepted by: ET Fee: \$320  
Comments: Assigned to Shannon Pine 614-2208  
spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1157 PENNSYLVANIA 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: 010 040 212

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

Current Zoning District(s): R2F

Area Commission or Civic Association: N/A

Proposed Use or reason for Council Variance request:

CONVERSION OF GARAGE HOUSE WITH GARAGE & LIVING QUARTERS

Acreage: 0.103

### APPLICANT:

Name: Mario & Sarah Solis Phone Number: 614-353-3039 Ext.: \_\_\_\_\_

Address: 1157 PENNSYLVANIA AVE City/State: Columbus/OH Zip: 43201

Email Address: Sarahannesolis@gmail.com Fax Number: \_\_\_\_\_

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

Name: Mario & Sarah Solis Phone Number: 614-353-3039 Ext.: \_\_\_\_\_

Address: 1157 PENNSYLVANIA AVE City/State: Columbus/OH Zip: 43201

Email Address: Sarahannesolis@gmail.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: [Signature]

PROPERTY OWNER SIGNATURE: [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

## Council Variance Application

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

### STATEMENT OF HARDSHIP

CV15-048

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.

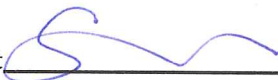
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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



Date

**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**



CV15-048

STATEMENT OF HARDSHIP FOR  
1157 PENNSYLVANIA AVENUE  
COLUMBUS OH 43201

This property is located in the Harrison West neighborhood. Established during the late 1800s and early 1900s on farmland that was first plowed by veterans of the Revolutionary War, the Harrison West neighborhood features brick streets, housing built by craftsmen for workers in nearby factories and turn-of-the-century American town planning and architecture. The property at 1157 Pennsylvania Avenue is a two-story, brick home of approximately 2100 square feet and is currently a top-bottom duplex.

My husband and I recently purchased this home. We were drawn to this area because of the family friendly neighborhood, abundance of parks, and proximity to my work at the James Cancer Hospital. We plan to turn this duplex into a single family home where we can raise our daughter.

This application is to request zoning variances which would allow us to build a second residential unit on the property. We are proposing that the garage be a two-story structure in the style of a carriage house, as was once typical of these older Victorian neighborhoods.

The construction of a two story garage provides the area with a structure that is of compatible mass and scale to our home and to most of the homes in our neighborhood. A one-story structure would not be compatible with the architectural scale and historic character of this neighborhood.

A carriage house would maintain the historic nature of the property and would be more in keeping with the architecture of the neighborhood than would be an attached garage or addition to the home. The carriage house would be built on what is now a cement slab and would not take away from the current green space that the yard has.

The lot is large enough to accommodate this second structure and will provide enough room for two parking spaces within the garage as well as the four allotted permit parking spaces that are provided on Pennsylvania Avenue. The construction of the building will provide a living space on the second floor that will allow our parents from out of state to visit their new granddaughter without having to pay for hotel stays and parking each time. The garage will also provide increased privacy and security for our yard area for our family.

The current zoning allows for either a single family home or one two family home, but does not allow for more than one structure on a lot. However, two houses south of this property, there is a home with a carriage house with similar proportions as the one we are proposing and directly west of our home, there are multifamily units. Furthermore, we will not be changing the density on our lot as we will be making the current structure into a single family home. There are variances that are required to accommodate the new structure and to modify the zoning to accommodate the parking, fronting, set backs, and height restrictions that are currently in place.

**The applicant requests the following zoning code variances:**

**3312.49 Parking Allowances:** Request for a variance to the current requirements that require two parking spaces per residential unit. The proposed carriage house structure will have two garage spaces. There is, however, permit parking on Pennsylvania Avenue directly in front of our home which would allow for up to four potential parking spaces per unit including the garage space. Based on the width of our yard and our desire to keep as much green space on the rear of the lot as possible, we cannot build a structure that would in and of itself allow for the required four parking spots (two per unit). The two car garage would also be in keeping with many of the garages in our neighborhood.

**3332.037 Residential R2F:** Request for a variance to construct a garage with a living unit on the second floor. The current zoning allows either one single family home or one two family home, but does not allow for more than one structure on a lot. A variance is required to allow two structures to be located on one lot. This variance would permit a second structure built as a carriage house which is in keeping with the area's character and historic nature. There is a carriage house of similar construction to the one we are proposing two lots to the south of our lot.

**3332.19 Fronting:** Request for a variance to allow the carriage to house to front the alleyway and not a public street. The current requirements state that each dwelling or principal building shall front upon a public street which would not be possible based on the location of our lot.

**3332.26 Minimum Side Yard Permitted:** Request for a variance to allow for zero feet of side yard on each side of the new structure instead of the currently required 3 feet of side yard. In R-2F districts, for a single-family dwelling on a lot 40 feet wide or less, there is a requirement for a minimum side yard of no less than three feet.

The lot is 30 feet wide and in order to create usable garage space, we will need the full 30 feet. This is also in keeping with the other garage structures in this area as well as the carriage house two houses to the south of our lot. This will also allow for maximum parking spaces while at the same time keeping the depth of the structure to a minimum so as to not take away from the green space in the yard area.

**3332.27 Rear Yard Permitted:** Request for a variance to allow for 0% rear yard. The current rear yard requirements are as such: Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. However, we would request that the structure be erected on the edge of our lot and the alleyway to the west of our lot in order to keep with the existing garage structures on the lots around us and in keeping with the carriage house two houses to the south of our lot. This would again help us to maximize the green space in our rear lot.

**3333.35 Private Garage:** Request for a variance to allow for the carriage house height to exceed the current requirement of a 15 foot maximum height. The current requirements state that no detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage. In order to have a living space above the garage area, however, we must be able to exceed this height maximum. This would also be in keeping with the current architectural design of many of the garages in our area and would be of compatible mass and scale to the existing structure on our property.



## Council Variance Application

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

**AFFIDAVIT** (See instruction sheet)

Application Number: CV15-048

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sarah Solis

of (1) MAILING ADDRESS 1157 PENNSYLVANIA AVE COLUMBUS OH 43201

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 1157 Pennsylvania 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) 7/31/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Mario & Sarah Solis

AND MAILING ADDRESS

1157 Pennsylvania Ave  
Columbus OH 43201

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Mario & Sarah Solis  
614-353-3039

AREA COMMISSION OR CIVIC GROUP

(5)

N/A

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

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

Sworn to before me and signed in my presence this 31<sup>st</sup> day of July, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 4-28-19

Notary Seal Here



**PAMELA J. DAWLEY**  
**NOTARY PUBLIC**  
**STATE OF OHIO**

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

My Commission Expires  
April 28, 2019.

**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

CV15-048

**LABEL SET**

**ADDRESS:**

**1157 PENNSYLVANIA AVE  
SUBMITTAL: 7/31/15**

**APPLICANT:**

MARIO & SARAH SOLIS  
1157 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

**PROPERTY OWNER:**

MARIO & SARAH SOLIS  
1157 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

**COMMUNITY  
GROUP/COALLITON:**

N/A

**SURROUNDING PROPERTY  
OWNERS (125 FEET):**

MICHAEL S BROWN  
1142 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JOHN CVETKOVSKI I  
1172 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

ADAM M ASHBROOK  
432 W 2<sup>ND</sup> AVE  
COLUMBUS, OH 43220

DADS – 2 LLC  
3734 LYON DR  
COLUMBUS, OH 43220

COMMUNITY PROPERTIES  
REVITALIZATION I LLC  
88 E BROAD ST  
COLUMBUS, OH 43215

JAMES, LINDA, & JANA LYNN  
ROCK  
1147 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

MATHEW JOHN HELLER  
M KATHLEEN MUENCHEN  
1171.5 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JOSEPH VALPONI  
KATHERINE LOWRY  
1165 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JACOB & JULIE SUKOSD  
1153 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JOHN & PATRICIA REEVE  
1164 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

ROY W FUNK  
1148 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

MARY JO BOLE  
1151 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

VANESSA TODD  
1143 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JONATHAN C WENTZ  
1173 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JENNIFER L HIRSH  
1150 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

ANTHONY J GROEBER  
CHRISTINA L CRABLE  
1158 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

NICHOLAS FUDURIC  
1162 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

CARMEN M HADLEY  
1140 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

BARBARA WILLIAMS  
1137 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

JENNIFER CASS  
1177 PENNSYLVANIA AVE  
COLUMBUS, OH 43201

1157 PENNSYLVANIA AVE  
COLUMBUS, OH 43201  
SUBMITTAL: 7/31/15

## Council Variance Application

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 #

CV15-048

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Sarah Solis

of (COMPLETE ADDRESS)

1157 Pennsylvania Ave Columbus OH 43201

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. <u>Sarah &amp; Mario Solis</u> <u>1157 Pennsylvania Ave</u> <u>Columbus OH 43201</u> <u>Number of Columbus based employees: N/A</u> <u>Sarah: 614-353-3039</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 31 day of July, in the year 2015

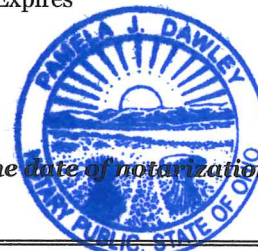
SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires

4-28-19

Notary Seal Here



**PAMELA J. DAWLEY**  
**NOTARY PUBLIC**  
**STATE OF OHIO**

**RECORDED IN**  
**FRANKLIN COUNTY**  
**My Commission Expires**  
**April 28, 2019**

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

**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**



13347

Conveyance
Mandatory- 245 <sup>00</sup>
Permissive- 245 <sup>00</sup>
CLARENCE E. MINGO II <i>add</i>
FRANKLIN COUNTY AUDITOR

CV15-048



TRANSFERRED

JUL 13 2015

CLARENCE E. MINGO II  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

### SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS THAT KS Acme Enterprises, LLC, an Ohio limited liability company, the Grantor, for valuable consideration paid, grants with general warranty covenants, to Mario Solis and Sarah Solis, husband and wife, Grantees, for their joint lives, remainder to the survivor of them, whose TAX MAILING ADDRESS will be: \*aka Sarah A. Solis  
 Green Tree Servicing Attn: Customer Service,

P.O. Box 6172 Rapid City, SD 57709  
 the following described premises:

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

Being Lot Number Five Hundred Fifty Nine (559) of Collins, Atkinson and Guitner's First Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 222, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-040212-00

Also known as: 1157 Pennsylvania Avenue, Columbus, Ohio 43201

Subject to taxes and assessments which are now or may hereafter become liens on said premises, and except conditions and restrictions and easements, if any, of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 200412080279153, Recorder's Office, Franklin County, Ohio.

Clean Title Agency, Inc.  
 2154 E. Main Street, Suite 301  
 Columbus, Ohio 43209  
 614-237-3525  
 File No. 30903



CU15-048

Executed on this 6<sup>th</sup> day of July, 2015.

KS Acme Enterprises, LLC, an Ohio limited liability company



By Adam W. Minton, Sole Member

State of Ohio                    )  
  ) ss.  
County of Franklin            )

Before me, a Notary Public in and for said County and State, personally appeared the above named Adam W. Minton, Sole Member of KS Acme Enterprises, LLC, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
\_\_\_\_\_  
Notary Public

This instrument Prepared by  
Davis & Meyer Law, Ltd.  
2154 E. Main Street  
Suite 301  
Bexley, Ohio 43209  
File# 30903



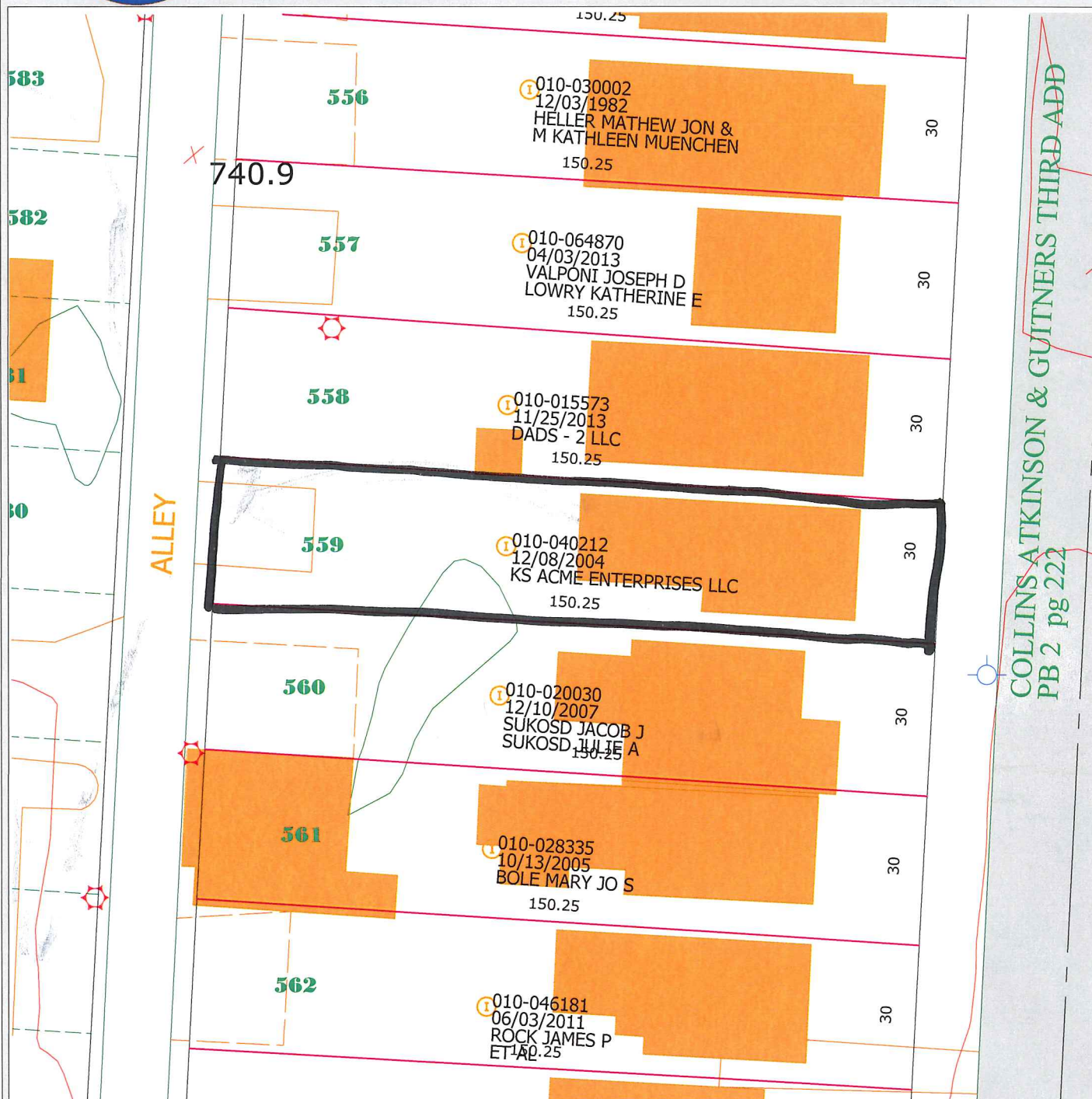
Pamela K. Allen  
Notary Public, State of Ohio  
My Commission Expires 12-14-2015

CV15-048



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C      DATE: 7/24/15



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.

Real Estate / GIS Department





# City of Columbus Zoning Plat

CV15-048



## 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: 010040212

Zoning Number: 1157

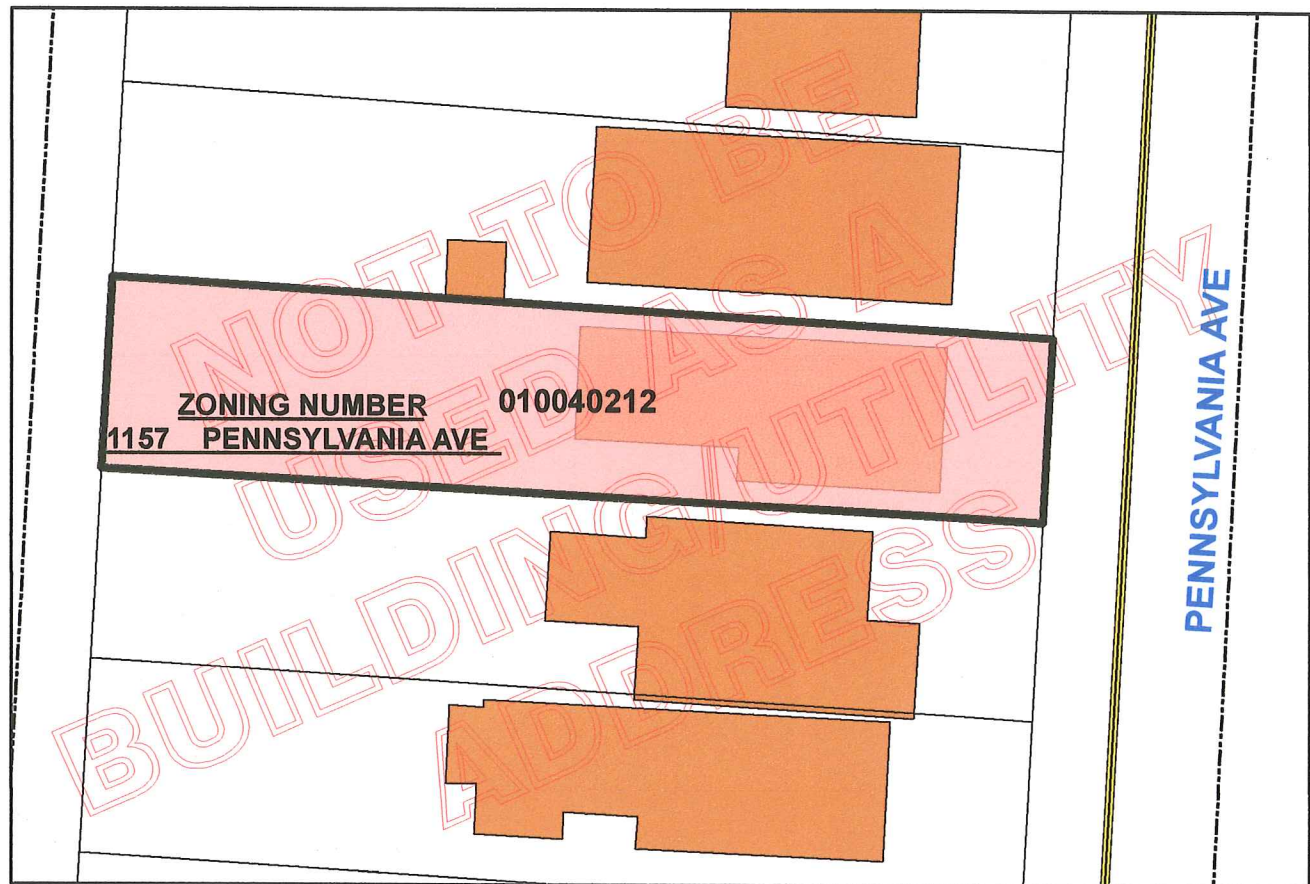
Street Name: PENNSYLVANIA AVE

Lot Number: 559

Subdivision: COLLINS ATKINSON & GUITNER

Requested By: SARAH SOLIS (OWNER)

Issued By: *Sarah Solis* Date: 7/24/2015

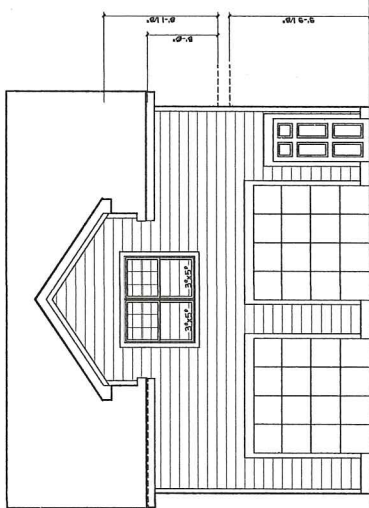


JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

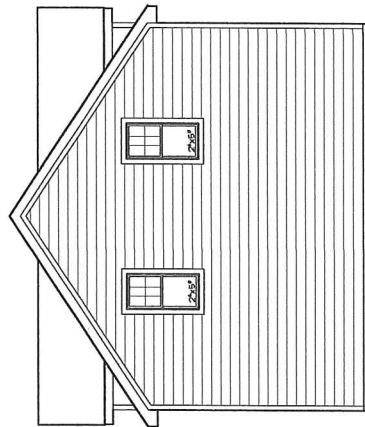
SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 39482

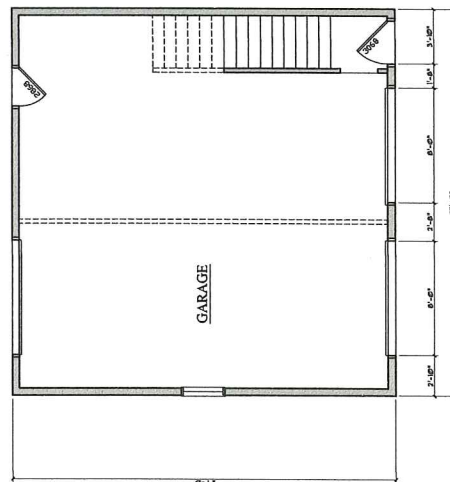
DATE ISSUED: 2015-07-29
REVISIONS:



WEST ELEVATION  
1/4"=1'-0"



NORTH ELEVATION  
1/4"=1'-0"



FLOOR PLAN  
1 1/4" = 1'-0"  
CVIS-048

SOLIS RESIDENCE  
CARRIAGE HOUSE  
1157 PENNSYLVANIA AVE  
COLUMBUS, OHIO 43201



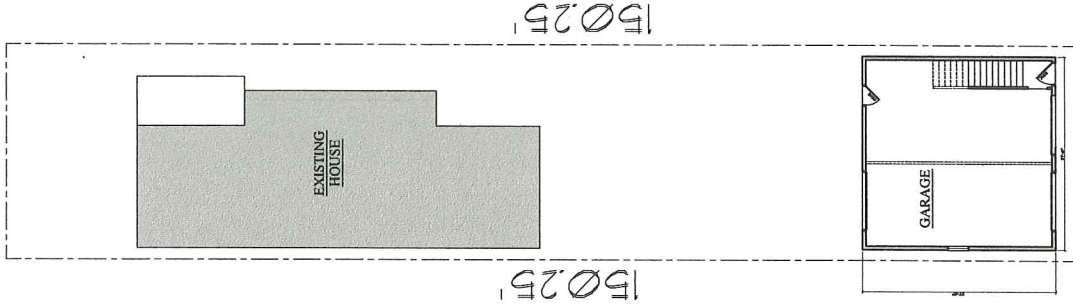
PRELIMINARY	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>

**FIRST FLOOR PLAN**  
**A3**



NOTE:  
 CONTRACTORS TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND  
 EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION  
 AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

30'



SITE PLAN  
 1/8"=1'-0"

20' ALLEY

30'

DESIGN DIRECTIVE  
 RESIDENTIAL DESIGN  
 4800 REED RD  
 SUITE 302  
 COLUMBUS, OHIO 43221-1860  
 WWW.DESIGNDIRECTIVE.COM  
 PH: 614.261.1000  
 FAX: 614.261.1001

SOLIS RESIDENCE  
 CARRIAGE HOUSE  
 1157 PENNSYLVANIA AVE  
 COLUMBUS, OHIO 43201

DESIGN DIRECTIVE  
 RESIDENTIAL DESIGN

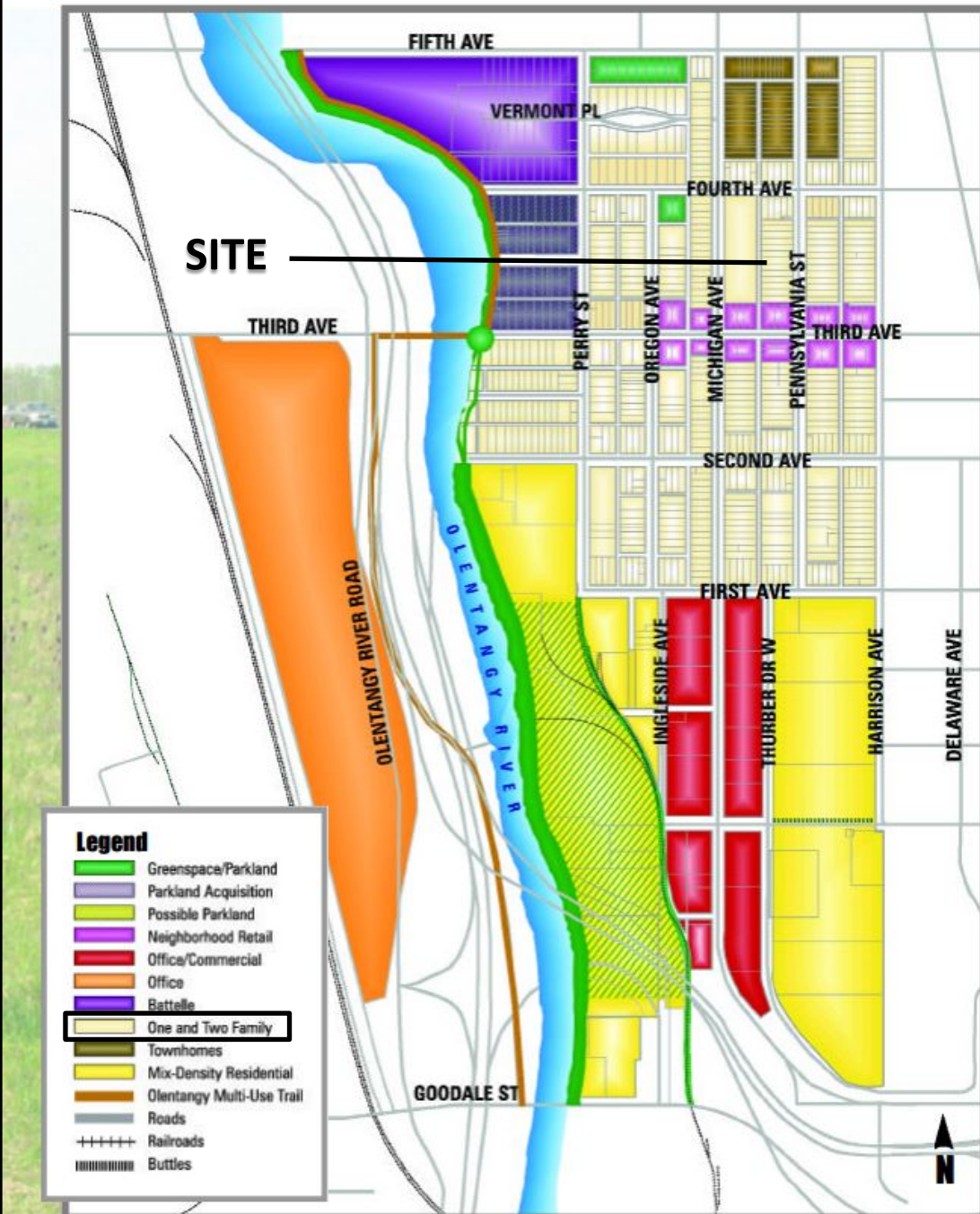
DESIGN DIRECTIVE  
 RESIDENTIAL DESIGN  
 4800 REED RD  
 SUITE 302  
 COLUMBUS, OHIO 43221-1860  
 WWW.DESIGNDIRECTIVE.COM  
 PH: 614.261.1000  
 FAX: 614.261.1001

CVIS-048

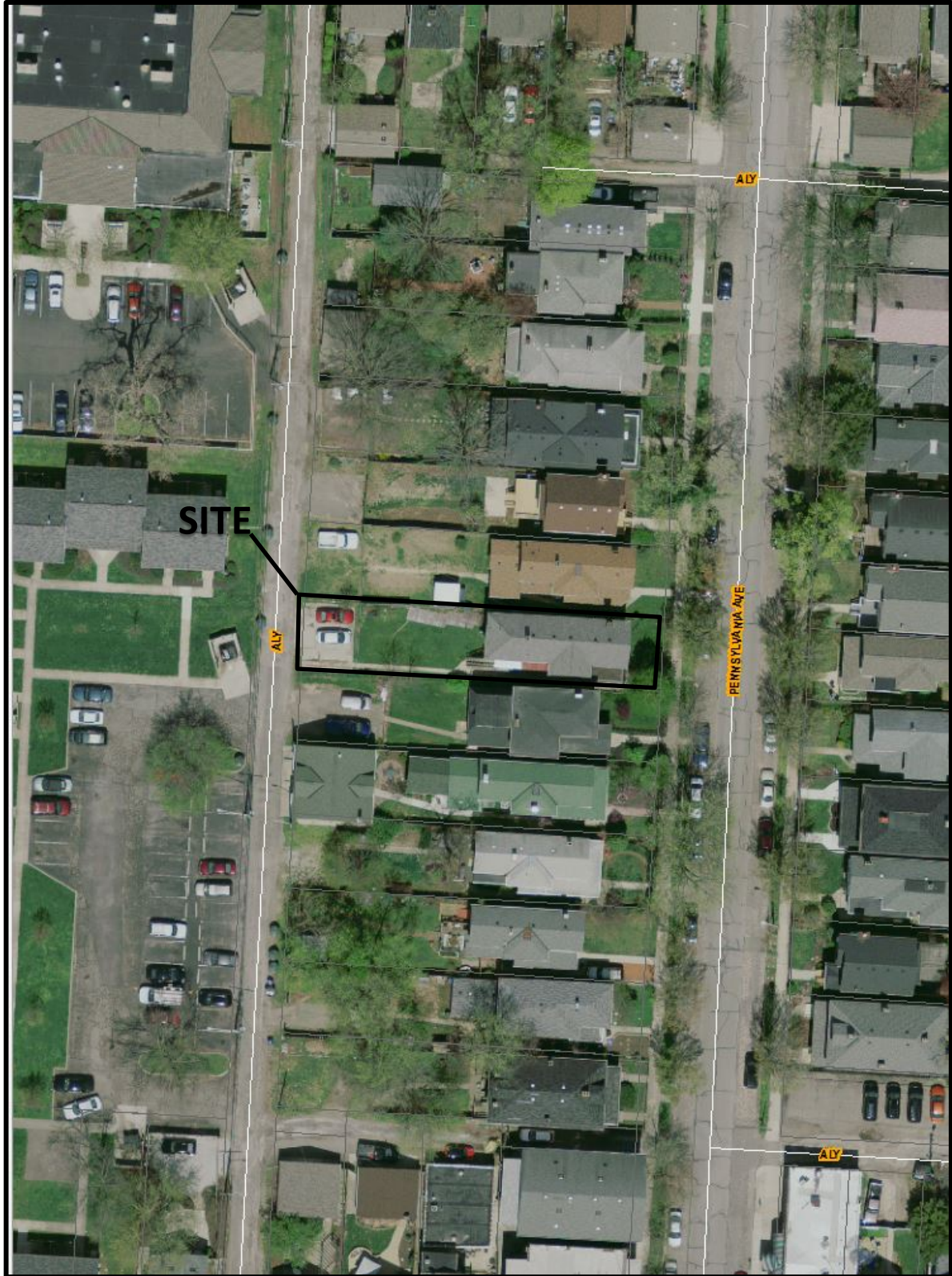




## RECOMMENDATIONS



CV15-048  
1157 Pennsylvania Avenue  
0.10 Acres



CV15-048  
1157 Pennsylvania Avenue  
0.10 Acres