



## 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](http://www.columbus.gov)

**PAID**  
JAN 2-2012  
BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application Number: CV13-002

Date Received: 1/2/13

Application Accepted By: OH

Fee: \_\_\_\_\_

Comments: 13315-00000-00002 Case Planner: Dana Hitt 645-2395

dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1354 Ida Avenue Zip 43212

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: 010-062678

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

Current Zoning District(s): R-4

Recognized Civic Association or Area Commission: 5th by Northwest Area Commission

Proposed use or reason for Council Variance request: to construct new 3 unit dwelling and carriage house with 1 unit.

Acreage: 0.185 acres

**APPLICANT:** Name 1354 Ida Avenue LLC

Address 280 South Hudson Street City/State Denver, CO Zip 80246

Phone # 614-252-7883-Mark Inks Fax # \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER(S):** Name 1354 Ida Avenue LLC

Address 280 South Hudson Street City/State Denver, CO Zip 80246

Phone # 614-252-7883-Mark Inks 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 West Broad Street, Suite 725 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 1354 Ida Avenue LLC By: [Signature]

PROPERTY OWNER SIGNATURE 1354 Ida Avenue 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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-002

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 725, 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 1354 Ida 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) 11/2/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) 1354 Ida Avenue LLC  
280 South Hudson Street  
Denver, CO 80246

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

1354 Ida Avenue LLC  
614-252-7883 - Mark Inks

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

(5) 5th by Northwest  
c/o Bruce Shalter  
1635B Grandview Avenue, Columbus, OH 43212

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

Subscribed to me in my presence and before me this 27<sup>th</sup> day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C. Timmons  
9/4/15



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

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**APPLICANT/PROPERTY OWNER**

**AREA COMMISSION**

**ATTORNEY**

1354 Ida Avenue, LLC  
280 South Hudson Street  
Denver, CO 80246

5<sup>th</sup> by Northwest Area Commission  
c/o Bruce Shalter  
1635B Grandview Avenue  
Columbus, OH 43212

Jackson B. Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Eleanor Sara Cox  
1324 Ida Avenue  
Columbus, OH 43212

Randolph Rentals LLC  
3986 Indianola Avenue  
Columbus, OH 43214

Nelda Gentile  
1342 Ida Avenue  
Columbus, OH 43212

Mary L Mills  
1356 Ida Avenue  
Columbus, OH 43212

Bishop James Griffin  
198 East Broad Street  
Columbus, OH 43215

Thornida Limited  
1335 Ida Avenue  
Columbus, OH 43212

Tiffany M Burns  
1336 Ida Avenue  
Columbus, OH 43212

BEW Partners LLC  
c/o Brian Barker  
140 East Town Street, Suite 1150  
Columbus, OH 43215

Valai Fowler  
1360 Ida Avenue  
Columbus, OH 43212

Bruce L & Karen H Mortland  
1364 Ida Avenue  
Columbus, OH 43212

Hopevalley Inc.  
c/o Barrister's Inc.  
3363 Tremont Road  
Columbus, OH 43221

Fifth Third Bank Central Ohio  
38 Fountain Square Plaza  
Cincinnati, OH 45202

1327 Third Avenue Investments LLC  
c/o WD Investments LLC  
1500 West Third Avenue, Suite 400  
Columbus, OH 43212

Buckone Ltd.  
10424 Wellington Blvd.  
Powell, OH 43065

Graver Properties  
P.O. Box 1407  
Westerville, OH 43086-140

Norma Steigerwalt  
2029 Cambridge Blvd.  
Columbus, OH 43221

Thornida Limited  
1331 Ida Avenue  
Columbus, OH 43212



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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 # CV13-002

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 725, 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. 1354 Ida Avenue LLC 280 South Hudson Street Denver, CO 80246	2. Nick Petiti 280 South Hudson Street Denver, CO 80246
3.	4.

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

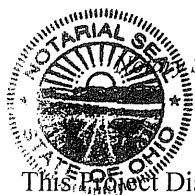
#### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29<sup>th</sup> day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



Seal Here  
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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### 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 council variance is requested to permit a second dwelling structure on the property (a carriage house with a unit above the garage space) and to variance to various development standards that arise with the second dwelling structure. The addition of the dwelling unit over the garage area will not negatively impact the surrounding properties as the unit triggers many of the variances associated with the redevelopment of this vacant lot. The lot is small which constructs the use of the property for redevelopment purpose so the variances to development standards are warranted so the owner/applicant can move forward with the redevelopment of the lot.

Signature of Applicant

*John B. Reynolds III*

Date

*12/27/12*

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Revised 02/14/11

1354 Ida Avenue  
Council Variance Variances

Variances

3312.49 – Parking Spaces – Reduce the number of parking spaces from 6 to 4

3332.15 – Lot Area – To reduce the lot area requirement from 10,000 sq. ft. to 8,075.38 sq. ft. – a reduction of 1,924.62 sq. ft.

3332.19 – Fronting – To permit a second dwelling on a lot which does not front on a public street

3332.039 – R-4 Residential District Use – To permit two dwellings on a single lot one dwelling having 3 units and one dwelling having one unit

3332.27 – Rear yard – To reduce the required rear yard from 2,010 sq. ft. to 320 sq. ft.

3332.26(c)(3) – Side yard – Stoop with roof encroachment in sideyard a distance of 3'.

TRACT ONE:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 1, Township 1, Range 23, Refugee Lands, being a part of a 13.76 foot wide alley as shown on the Amended Plat of H.C. Grease West Fifth Avenue Subdivision of record in Plat Book 5, page 160, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at the Southeast corner of Lot 10 of said subdivision, also being the intersection of the West line of said alley with the North line of Ida Avenue, 50 feet wide;

Thence, along the East line of said Lot 10 and the West line of said alley, N. 03 deg. 38' 52" E, 150.02 feet to a point at the Northeast corner of said Lot 10, also being the intersection of the West line of said 13.76 foot wide alley with the South line of an 18 foot wide alley as shown on said subdivision;

Thence, along the South line of said 18 foot wide alley, S. 85 deg. 54' 50" E, 8.46 feet to a set iron pin;

Thence, across said 13.76 foot wide alley, S. 03 deg. 20' 32" W. 150.02 feet to an set iron pin in the North line of Ida Avenue,

Thence, along the North line of Ida Avenue, N. 86 deg. 00' 00" W., 9.26 feet to the Point of Beginning, containing 0.031 acres (1,329 square feet).

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is assumed to be N. 86 deg. 00' 00" W. on the North line of Ida Avenue. This description is based on a field survey by Myers Surveying Company, Inc., in August 2004.

Myers Surveying Company, Inc., Paul T. Dinan, P.S. 7312.

TRACT TWO:

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

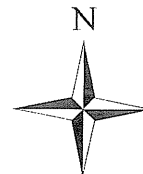
Being Lot Number Ten (10) and One foot off the East side of Lot Number Twelve (12) of Henry C. Gease West Fifth Avenue Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 160, Recorder's Office, Franklin County, Ohio.

Property Address: 1354 Ida Avenue, Columbus, Ohio 43212

Tax ID No.: 010-062678-00



# 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: 010062678

Zoning Number: 1354

Street Name: IDA AVE

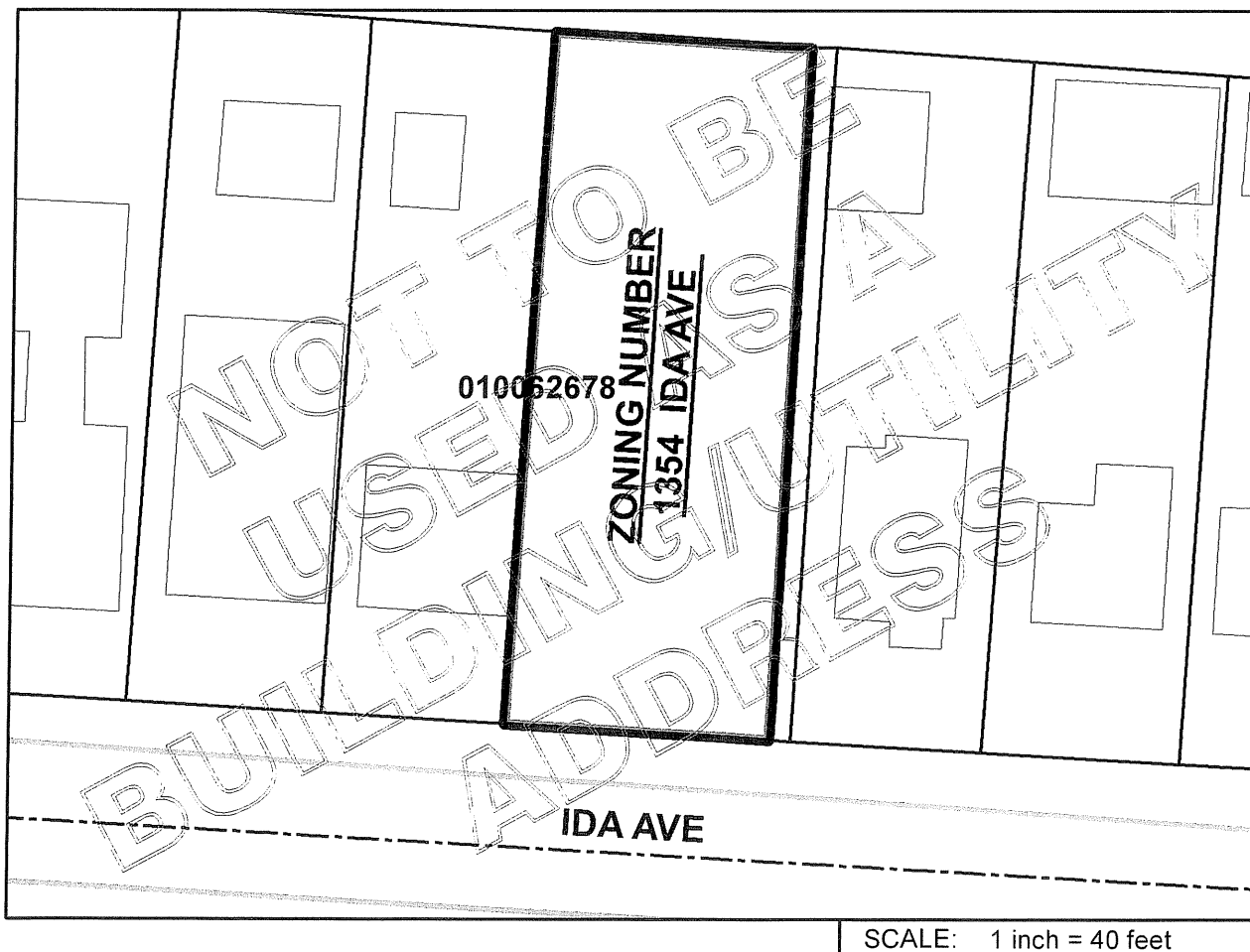
Lot Number: 10

SUBDIVISION: GEASE AMD

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 12/13/2012



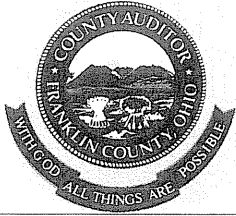
SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 12084

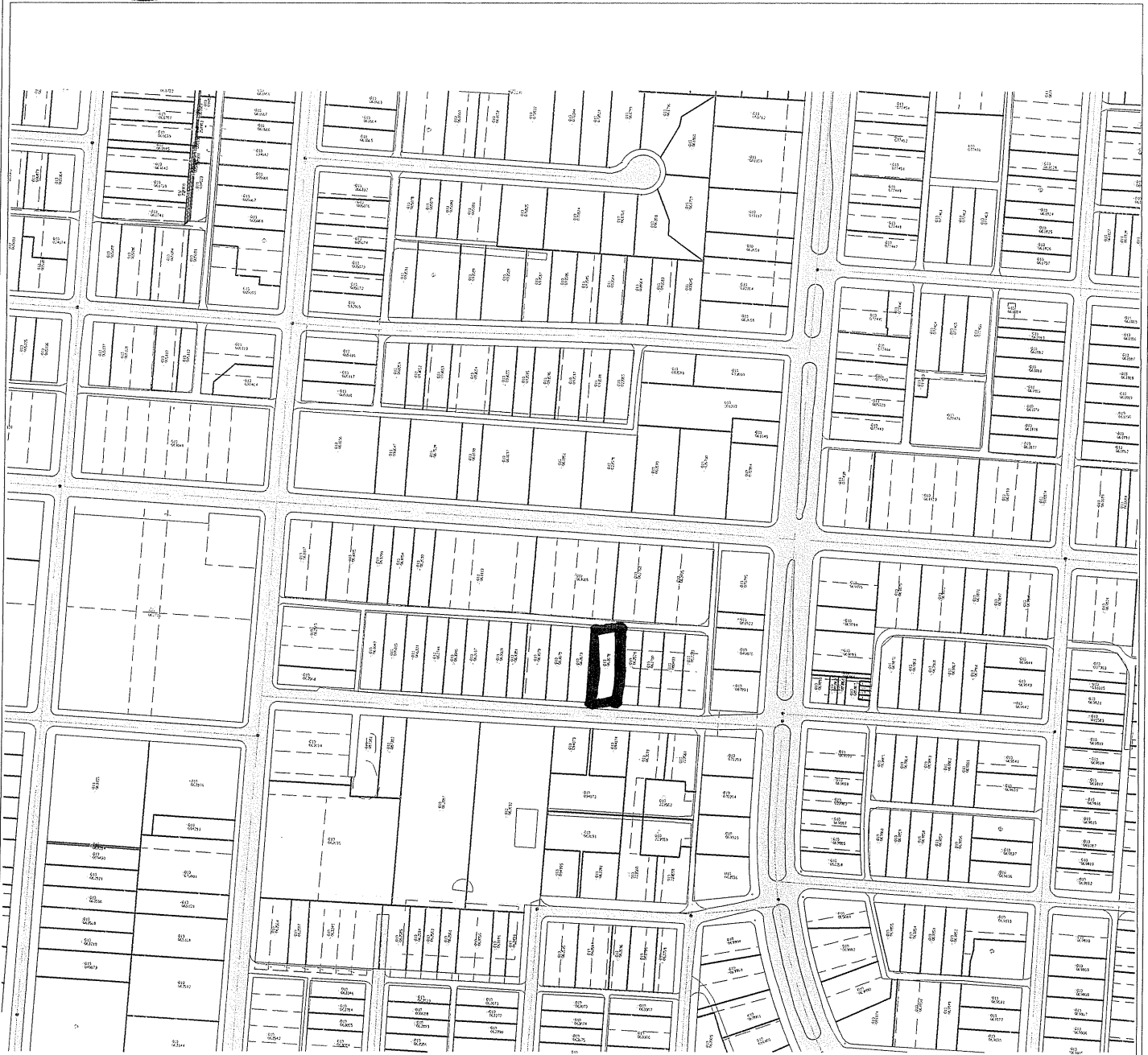




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/18/12



Disclaimer

Scale = 300



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/28/12



Disclaimer

Scale = 50

Grid North

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



ORIG  
E1  
2/27/18 28

STRAVE

1354 Ida Avenue  
Approximately 0.19 acres

ORIG  
E1  
2/27/18 28

ORIG  
E1  
2/27/18 28

ORIG  
R4  
2/27/18 28

ORIG  
R4  
2/27/18 28

ORIG  
R4  
2/27/18 28

IDA AVE

ORIG  
R4  
2/27/18 28

NORTHWEST BLVD

CV13-002





1354 Ida Avenue  
Approximately 0.19 acres

This is an aerial photograph of a residential neighborhood. A specific property is highlighted with a black rectangular outline and an arrow pointing to it from a text box. The property is located between two streets: St. Rave to the north and Ida Ave to the south. To the east of the property is Northwest Blvd. The surrounding area contains various residential buildings, some with multiple stories, and several parking lots filled with cars. The overall scene is a typical urban or suburban residential area.

**CV13-002**