



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: CV12-030

Date Received: 6/8/12

Application Accepted By: DH

Fee: \$1600 -

Comments: 12315-00000-00321

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

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 106 E. Eleventh 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: 010-055918-00

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

Current Zoning District(s): AR-4

Recognized Civic Association or Area Commission: University Area Commission

Proposed use or reason for Council Variance request: To Construct an Additional 2 unit Dwelling on the Eastern half of the Property.

Acreage: .207 Acres, 9,000 sq ft

APPLICANT: Name Barret Jardine

Address 2561 Woodstock rd. City/State Columbus/Ohio Zip 43221

Phone # 614.886.4123 Fax # _____ Email: bjardinedesign@gmail.com

PROPERTY OWNER(S): Name Garland Properties Ltd.

Address 48 E. 15th Ave. City/State Columbus/Ohio Zip 43201

Phone # 614.294.5511 Fax # _____ Email: wagarland@buckeyerealestate.com

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

ATTORNEY / AGENT

☐ Attorney

☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE 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.

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

Please make all checks payable to the Columbus City Treasurer



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

C12-030

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:

3333.035 - AR-4 Apartment Residential District Use.

The two current AR-4 lots # 48 & #47 (010-055918-00) Contain only one dwelling. A lot split of would create an existing non-conforming structure out of the current structure(100 E. Eleventh Ave). In order to avoid this we are requesting this variance as to construct a new structure on the now wasted eastern half of the property. This will fill a gap in the current streetscape as well, as close an existing curb cut on E. Eleventh ave. The lost parking will be accounted for with the new 16 space parking lot on the rear of the property.

Signature of Applicant

Date

6.7.12

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



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

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-030

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Barret Jardine

of (1) MAILING ADDRESS 2561 Woodstock rd Columbus, OH 43221

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 _____

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) 6/8/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Garland Properties LTD
48 E. 15th Ave
Columbus, OH 43201

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

Barret Jardine
614.886.4123

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

(5) University Area Commission
Susan Keeny - 937.479.0201
2231 N. High St 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.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

7th

day of

June

, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

Anish Vam.

My Commission Expires:

Dec 8, 2013

Notary Seal Here



VASUMATI K. AMIN
Notary Public, State of Ohio
My Commission Expires
December 8, 2013

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

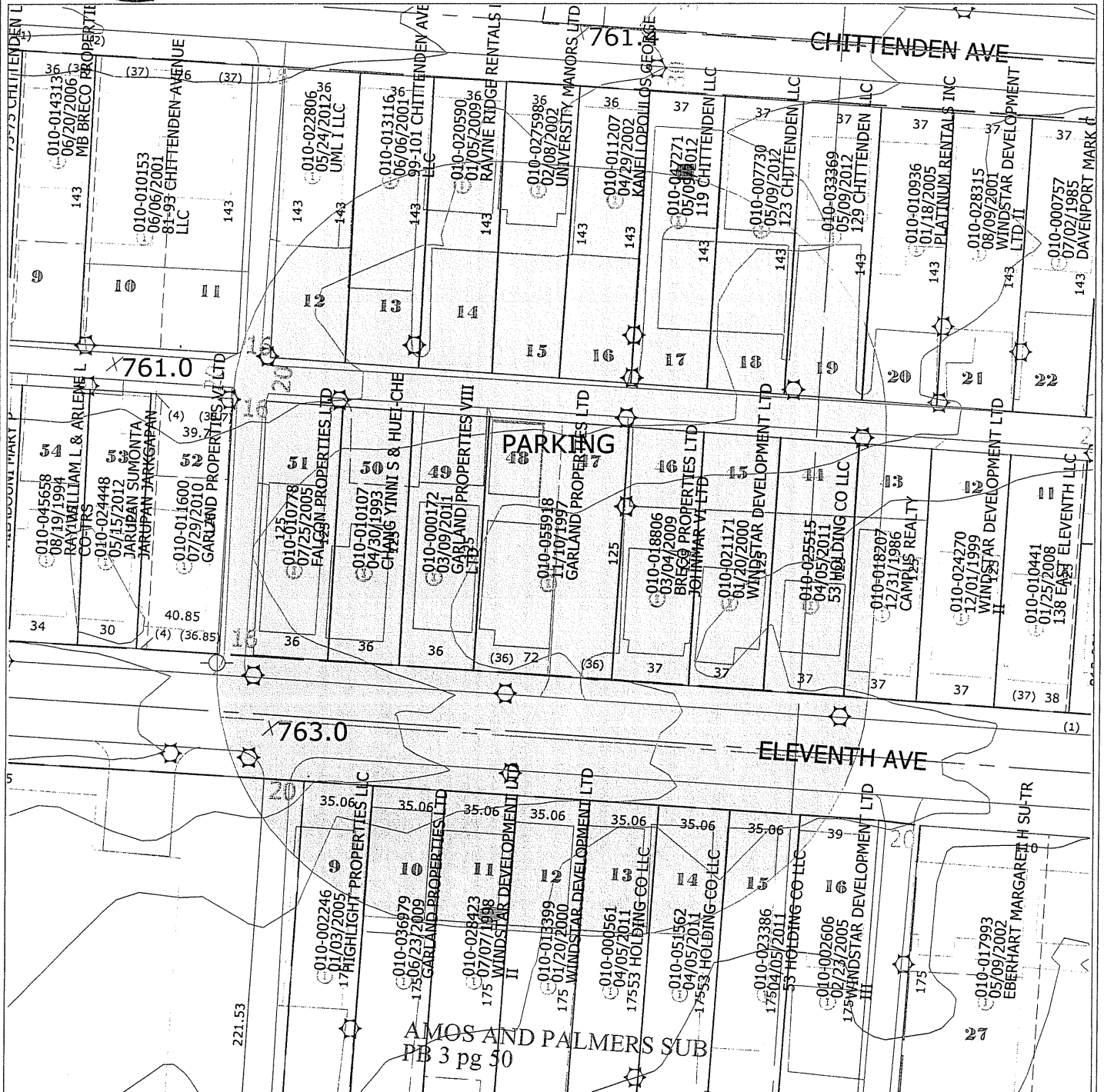
C012-030



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 6/5/12



Disclaimer

Scale = 72'



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

Barret Jardine
2561 Woodstock Rd.
Columbus, OH 43221

Garland Properties Ltd.
48 E 15th Ave
Columbus, OH 43201

University Area Commission
2231 N. High St
Columbus, OH 43201

119 Chittenden LLC
119 Chittenden Ave
Columbus, OH 43201

53 Holding Co LLC
122 E Eleventh Ave
Columbus, OH 43201

99-101 Chittenden Avenue LLC
99-103 Chittenden Ave
Columbus, OH 43201

Board of Trustees of the Ohio
State
75 E Eleventh Ave
Columbus, OH 43201

Breco Properties Ltd JohnMar
VI LTD
112-114 E Eleventh Ave
Columbus, OH 43201

Campus Realty
128 E Eleventh
Columbus, OH 43201

Chang Yinni S & Huei-che
92 E Eleventh Ave
Columbus, OH 43201

Falcon Properties Ltd
88 E Eleventh Ave
Columbus, OH 43201

Garland Properties LTD
100 E. Eleventh Ave
Columbus, OH 43201

Garland Properties VI LTD
80-92 E. Eleventh Ave
Columbus, OH 43201

Garland Properties VIII LTD
96 E. Eleventh Ave
Columbus, OH 43201

Highlight Properties LLC
83 E. Eleventh Ave
Columbus, OH 43201

George Kanellopoulos
113-115 Chittenden Ave
Columbus, OH 43201

Platinum Rentals INC
133 Chittenden Ave
Columbus, OH 43201

Ravine Ridge Rentals LLC
105 Chittenden Ave
Columbus, OH 43201

UML I LLC
95 Chittenden Ave
Columbus, OH 43201

University Manors LTD
109 Chittenden Ave
Columbus, OH 43201

Windstar Development LTD
116 E. Eleventh
Ave
Columbus, Oh 43201

CV12-030



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

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 # CV12-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Barret Jardine

Of [COMPLETE ADDRESS] 2561 Woodstock Rd. Columbus, OH 43221

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. Garland Properties Ltd. 48 E. 15th Ave. Columbus, OH 43201 CONTACT: Bob Mickley (614) 294-5571 25 Columbus Based Employees	2. Breco Construction & Developement 48 E. 15th Ave. Columbus, OH 43201 CONTACT: Bob Mickley (614) 294-5571 30 Columbus Based 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 7th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



8, 2013
VASUMATI K. AMIN
Notary Public, State of Ohio
My Commission Expires
December 8, 2013

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

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



City of Columbus Zoning Plat

C012-030

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: 010055918

Zoning Number: 106

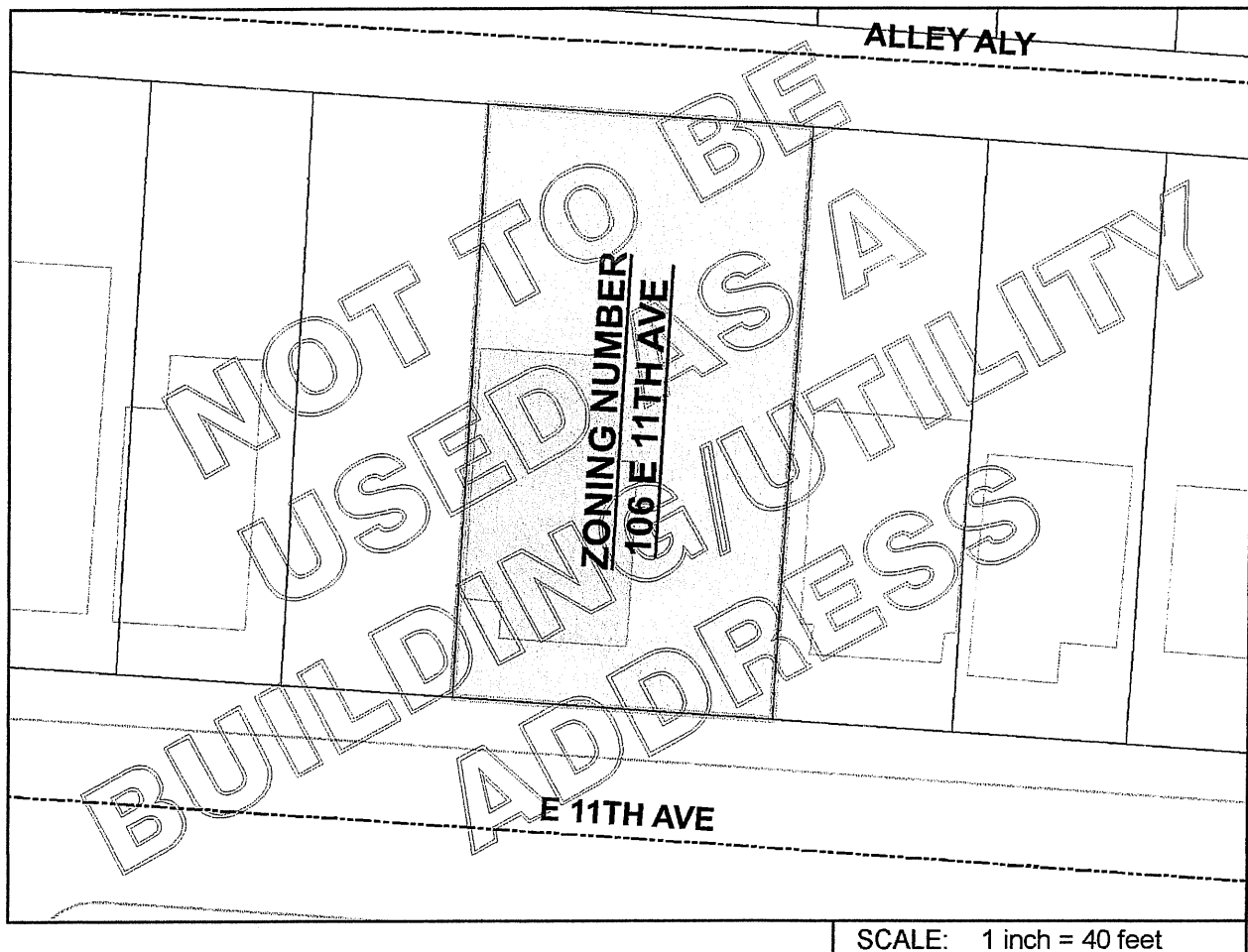
Street Name: E 11TH AVE

Lot Number: 47-48

Subdivision: CHITTENDEN

Requested By: BARRET JARDINE & ASSOCIATES (BARRET JARDINE)

Issued By: *Adriana Whisman* Date: 6/5/2012



SCALE: 1 inch = 40 feet



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

GIS FILE NUMBER: 9045

CV12-030

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Hummel Title Agency, Inc.

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Lots 47, 48, 49 Chittenden Place Addition, Plat Book 7, Page 148

Applicant: Wayne Garland Jr.

Posted Address: 100 E. 11th Ave., Columbus, Ohio

Apparent Encroachments: 1) None

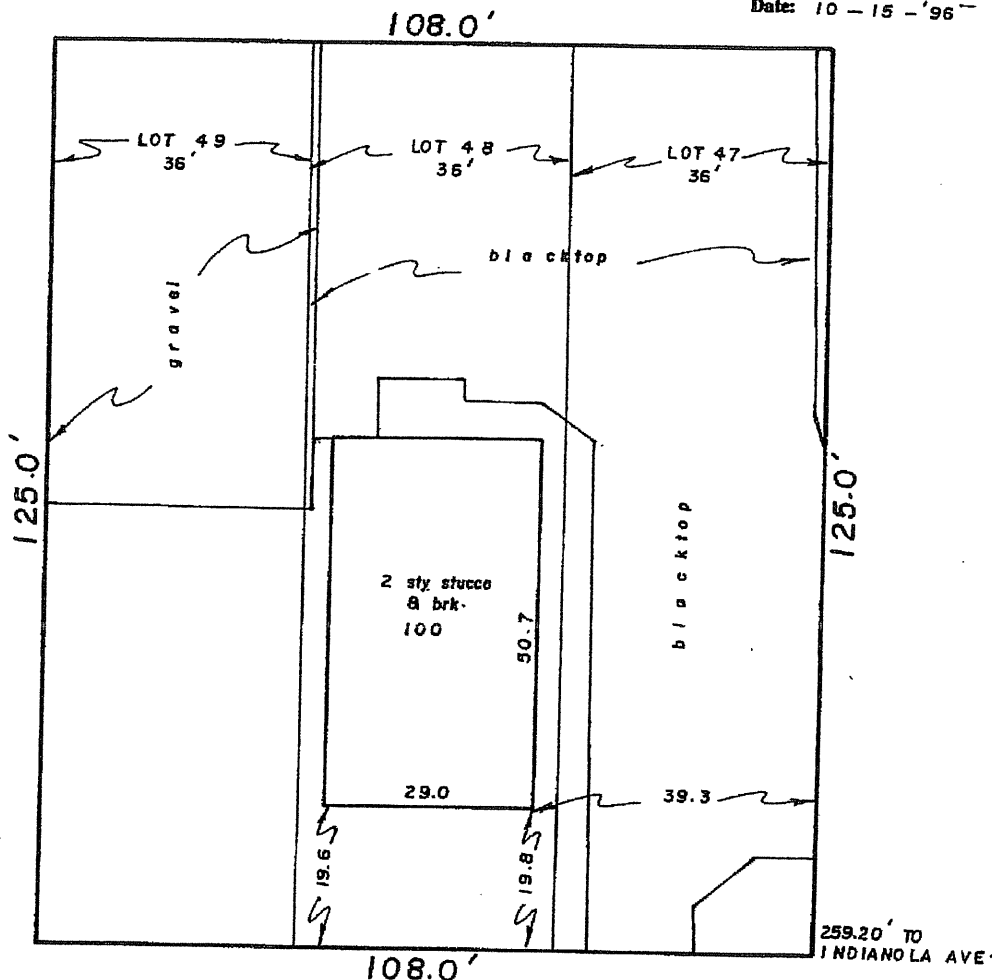


20.5' ALLEY



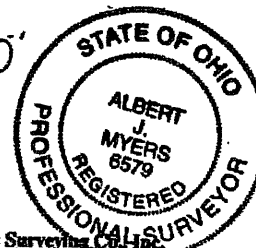
Scale: 1" = 20'

Date: 10-15-'96



E. ELEVENTH AVE. 60'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.



Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor

Myers Order No. - 9-10/14/96

Rec. by

by

Field *ca*

DWG *mf*

Ltr. *15*

ck. *mc*

CV12-030

As to 10⁶ E. 11th.

Situated in the state of Ohio, County of Franklin, City of Columbus, and bounded and described as follows:

Being Lots Numbered Forty-seven (47) and Forty-eight (48) in CHITTENDEN PLACE ADDITION, to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 148 and 149, Recorder's Office, Franklin County, Ohio.

Cv12-030



VICINITY MAP

SCALE: NTS

DATA TABLE	
ADDRESS	100 E. ELEVENTH AVENUE
TAX PARCEL	010035978
ZONING	CHITTENDEN PLACE ADDITION
SUBDIVISION	LOCATED IN ZONE X
FLOOD PLAIN	

EXISTING STRUCTURE ON LOT 48 (4800 SQ. FT.)
MIN 5% LOT AREA BEHIND STRUCTURE LANDSCAPED - 20.7%
MAX 30% LOT COVERAGE SEE BELOW - 32%
7 SPACE MIN - 4 SPACES
BUILDING LINES AVG - 3 FT
MAX NET AREA (60%) (4500-1350) - 55%
MAX NET AREA (60%) (4500-1350) - 55%
REFUSE - CITY PROVIDED 300 GALL. CONTAINERS

NEW STRUCTURE ON LOT 47 (4800 SQ. FT.)
MIN 5% LOT AREA BEHIND STRUCTURE LANDSCAPED - 17.6%
MAX 30% LOT COVERAGE SEE BELOW - 28.6%
35% LOT AREA DEVOTED TO PARKING (MAX) - 30.8%
BUILDING LINES AVG - 3 FT
MAX NET AREA (60%) (4500-1350) - 55%
MAX NET AREA (60%) (4500-1350) - 55%
REFUSE - CITY PROVIDED 300 GALL. CONTAINERS

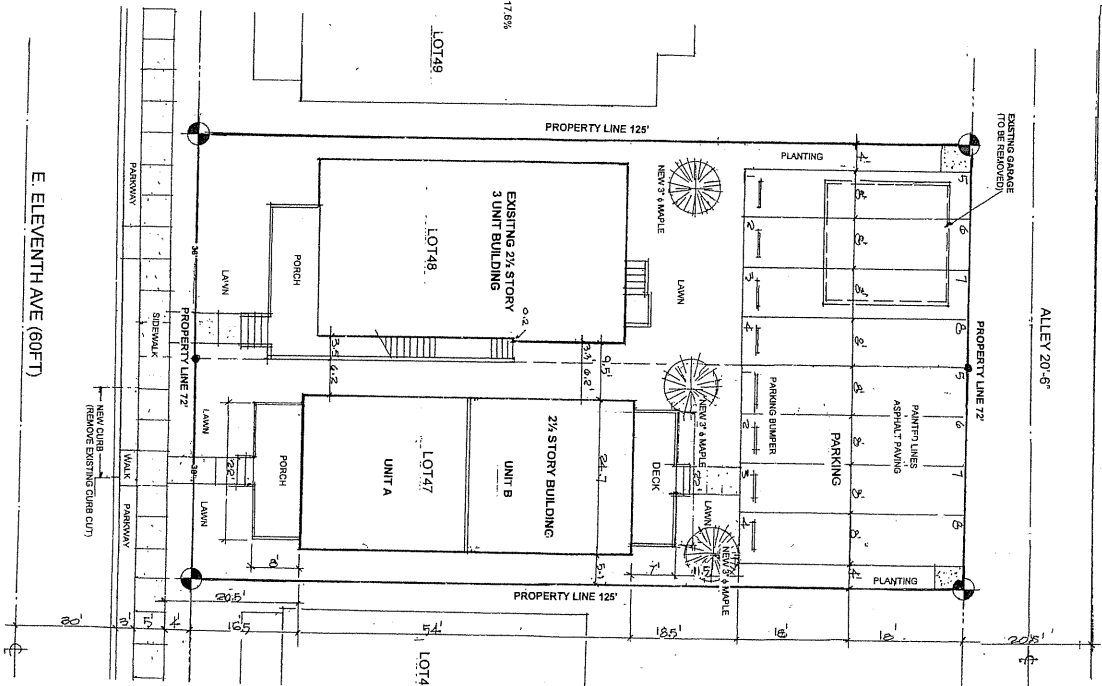
COMBINED AREA CALCULATIONS
LOT AREA - 722 X 125 = 90,250 SQ. FT.
LOT COVERAGE 30% ALLOWED / 27,075 SQ. FT.
EXIST 51 X 30 = 1,530 SQ. FT. + NEW 24.67 X 54 = 1,330 SQ. FT.
TOTAL 2,862 SQ. FT. = 9,000 SQ. FT. = 31.6%
NET BLDG AREA 60% ALLOWED / 5,400 SQ. FT.
EXIST NET 2,480 + NEW 2,860 = 5,340 - 9,000 = 57.1%

PROPOSED STRUCTURE (2 EQUAL UNITS 2 1/2 STORIES) (LOT 47)	
1 st FLOOR	1332 SQ. FT. GROSS
LESS STAIR (112) WALLS (220) HVAC (40)	372 SQ. FT.
	960 SQ. FT. NET
2 nd FLOOR	1332 SQ. FT. GROSS
LESS STAIR (112) WALLS (220)	342 SQ. FT.
	990 SQ. FT. NET
ATTIC	1032 SQ. FT. GROSS
LESS STAIR HVAC (112) WALLS (210)	322 SQ. FT.
	710 SQ. FT. NET

1st 990 SQ. FT. + 2nd 990 SQ. FT. + ATTIC 710 SQ. FT. = 2680 SQ. FT.
2680 SQ. FT. NET BUILDING AREA + 4500 SQ. FT. LOT AREA = 59.1%

SITE PLAN

1" = 10'-0"



GENERAL NOTES

This structure, in addition to the proper tributary dead load, is designed to resist the following live load conditions:
Roof - 20 psf (Dead Snow Load)
Ceiling - 10 psf (Dead Snow Load)
Second Floor - 40 psf Live Load
First Floor - 40 psf Live Load
Decks - 40 psf
Stairs - 60 psf
Wind - 90 mph Basic Wind Speed

Unless specifically indicated otherwise, footings shown on these drawings have been designed for an allowable soil bearing pressure of 1500 psf. If soil or lesser value is encountered, notify the architect. Unless otherwise noted, concrete footings shall extend to below the frost line (min. 32").
Center footings on column center lines. Braces all steel columns, bearing plates, and anchor bolts below grade with a minimum of 3" concrete cover.

Concrete work shall comply with:
a) ACI 301-S4 Specifications for Structural Concrete for Buildings (Revised 1988)
b) ACI 318-S2 Building Code Requirements for Reinforced Concrete
"COT" - Collar Ties. Collar ties shall extend to the outer face of the rebar and shall be level cut at the end to conform to the roof slope.

Use only completely dried LVL's that have been protected from the weather. The moisture content of LVL's installed shall be the same as recommended by the manufacturer.
Where "PL" is noted on the plans a Parallel Do not substitute LVL's for PL's. Parallel may be used in lieu of LVL's.

LVL's - Construct Pacific LVL System in accordance with LVL Series Product Code.
Unless specifically noted on the drawings, structural dimensional lumber shall be Spruce Pine Fir No. 2 Structural dimensional lumber shall have a maximum moisture content of 19%.

Flooring shall be 3/4" minimum thickness tongue and groove Exposed 1 plywood or O.S.B. Board.
Sheathing for roofing shall be as follows:
Trusses/Roofs @ 16" oc or 24" oc - 5/8" O.S.B. Board
Provide plywood chips @ 8" clear unimpacted edges.

Wood construction shall conform with the "National Design Specifications for Wood Construction" and Design Values for Wood Construction - 1991 Edition.
Steel fabrications and design shall comply with AISC Specifications for Structural Steel Buildings - Allowable Stress Design and Plastic Design - Effective June 1, 1989.
The grade away from the foundation walls shall shall a minimum of 6 inches within the first 10 feet per. Finish grade shall be a minimum of 6 inches below the top of the foundation.

All glazing shall be in compliance of 2006 RCO

Wall construction shall conform to the following unless noted otherwise indicated on the drawings.
Walls up to 8' high - 2x6 @ 16" oc
Walls above 8' high - 2x6 @ 16" oc or 2 - 2x4 @ 16" oc.

Wood exposed to weather in the finished structure, all plates and the bottom plates of walls bearing on concrete or masonry shall be Southern Pine No. 2 Dressed and shall be treated with the Western Wood Products Association "Treated Wood Handling Advisory" and American Wood Preservers' Technical Guidelines concerning construction with treated wood.

Roof trusses shall be designed by a Structural Engineer registered in the State of Ohio. Trusses shall be designed in accordance with the National Design Specifications for Wood Construction and the Truss Plate Institute Recommended Practice of Design TR-1-2002.

Unless indicated otherwise, headers over all bearing wall openings shall be as noted below:
4" and walls - (1) - 2x12 x 1/2" plywood filler
6" and walls - (1) - 2x12 x 1/2" plywood filler

Unless otherwise noted, bearing wall headers shall bear on (1) 2x post and end king post nailed together. The contractor will furnish properly designed connections for all members not specifically noted on the drawings.

Butterson exhaust shall be directly vented to the outside. Clothes dryer exhaust shall be directly vented to the outside.

For elements of construction not specifically noted on these drawings comply with the 2006 RCO.

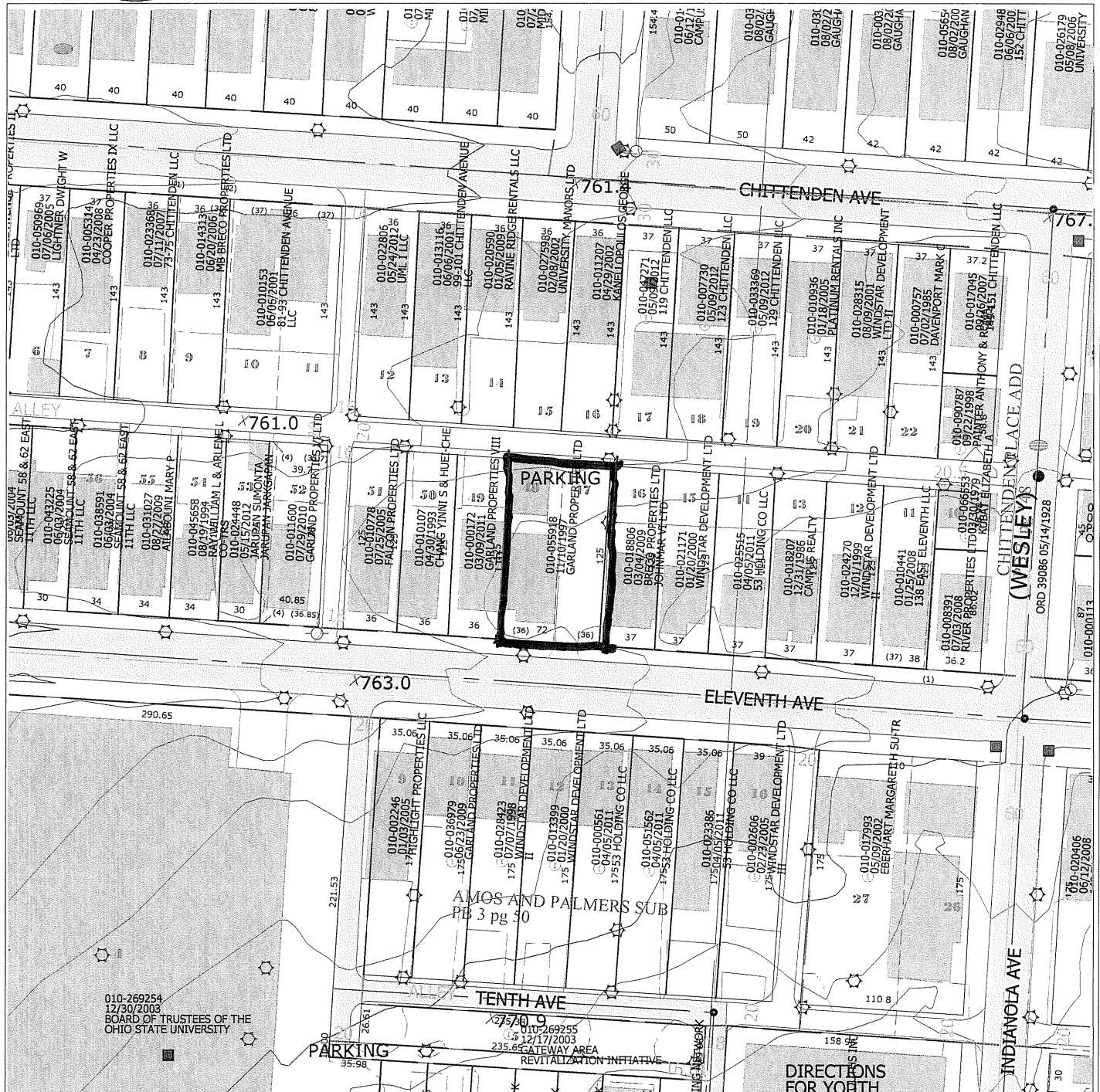
Cv12-036



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/5/12



Disclaimer

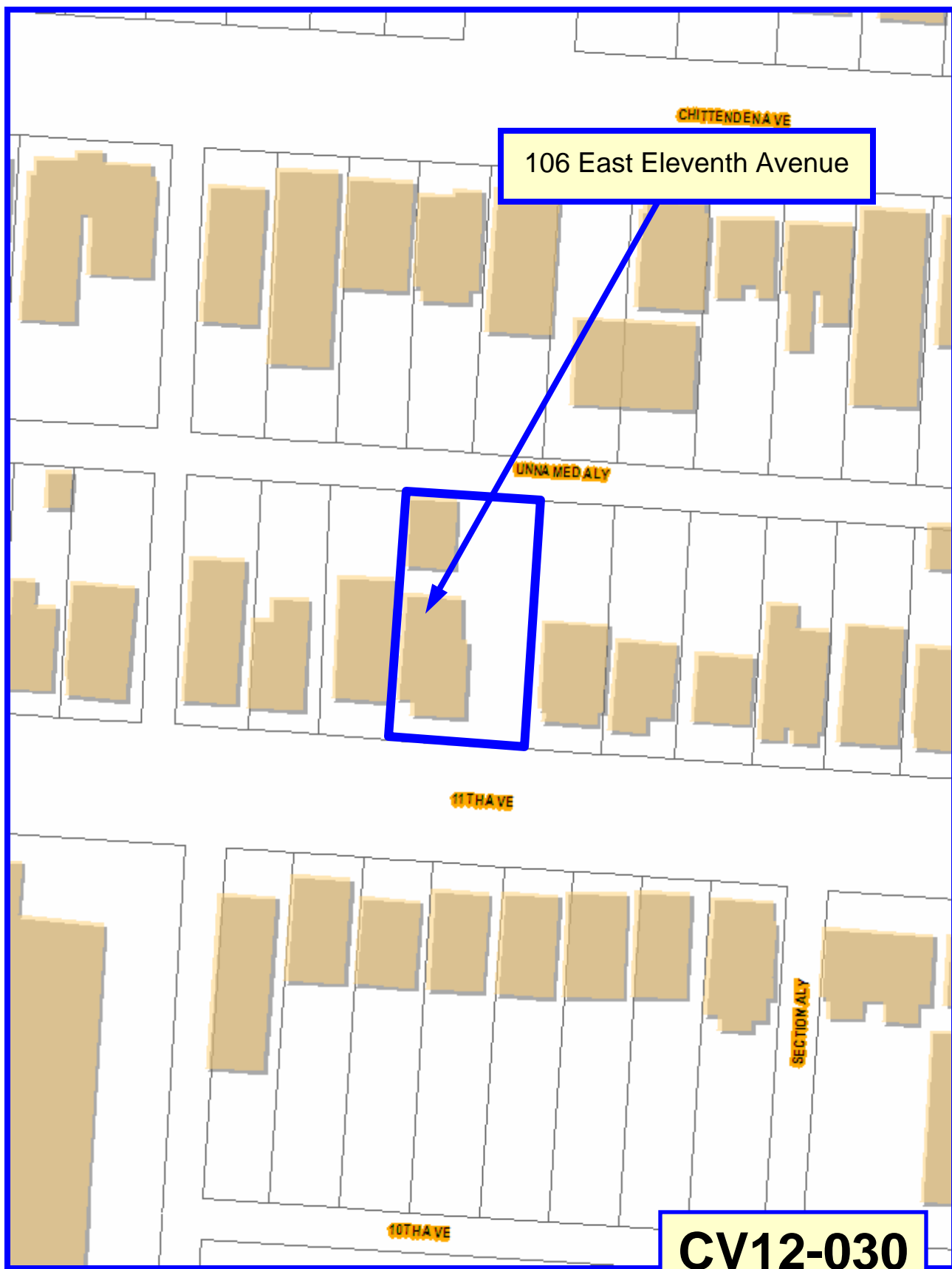
Scale = 100

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







106 East Eleventh Avenue

CV12-030