

Date 3/30/10 Application # CV10-009

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224



### COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:  
Planning Area: Near East Received By: DH

#### LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 1072 E. Long St. Zip 43203

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 010-003798

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) R2F

Recognized Civic Association or Area Commission Near East Area Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Redevelopment of vacant Lot

Proposed Height District: 36' and 38' 35' Acreage 1/4 ACRE

(Columbus City Code Section 3309.14)

APPLICANT: Name City of Columbus

Address 109 N. Front Street City Columbus Zip 43215

PROPERTY OWNER(S) Name City of Columbus - Land Bank

Address 109 N. Front St. City Columbus Zip 43215

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT  Attorney  Agent

Name Columbus Housing Partnership, ATTN: David Reiersen

Address 734 E. Long St. City Columbus Zip 43203

Phone # 614-545-4830 Fax # 614-545-4839

Email dreiersen@chpcolumbus.org

#### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature *Dana Hunter, Administrator*

Property Owner Signature *Dana Hunter, Administrator*

Attorney / Agent Signature *Daniel*

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.



**AFFIDAVIT**

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Reiersen

of (1) MAILING ADDRESS 734 E. Long St. Columbus, OH 43203

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1072 E. Long St.

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 3/30/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) City of Columbus - Land Bank  
Attn: Donna Hunter  
109 N. Front St.  
Columbus, OH 43215

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

Donna Hunter (City Land Bank)  
614-645-5263

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

(5) North East Area Commission  
Kathleen Bailey  
489 Linwood Ave  
Columbus, OH 43205

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)

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 30th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

2/7/13

Notary Seal Here

CV10-009

**APPLICANT**

**OWNER**

**AGENT**

City of Columbus  
Land Bank  
Attn: Donna Hunter  
109 N. Front Street  
Columbus, OH 43215

City of Columbus  
109 N. Front Street  
Columbus, OH 43215

Homeport – Homeownership Division  
Attn: David Reiersen, Project Manager  
734 East Long Street  
Columbus, OH 43203

**AREA COMMISSION OR CIVIC  
ASSOCIATION**

Near East Area Commission  
C/O Kathleen Bailey  
489 Linwood Avenue  
Columbus, OH 43205

**SURROUNDING PROPERTY  
OWNERS**

Jeffrey S. Bell  
159 N. 21<sup>st</sup> St.  
Columbus, OH 43203

Elaine Boxill  
1093 E. Long St.  
Columbus, OH 43203

~~City of Columbus  
109 N. Front Street  
Columbus, OH 43215~~

Columbus Housing Partnership, Inc.  
562 East Main Street  
Columbus, OH 43215

Wilbur G. Crawley  
779 Brentnell Ave  
Columbus, OH 43219

Todd Decker  
1094 E. Long St.  
Columbus, OH 43203

S J Dickerson  
950 E. Broad St.  
Columbus, OH 43205

Traci Hamilton  
1098 E. Long St.  
Columbus, OH 43203

Richard Kingston  
4860 Dierker Rd.  
Columbus, OH 43220

John L & Rebecca P Marbury  
4100 Wintertime Drive  
Columbus, OH 43207

Charles Minter  
172 N. 21<sup>st</sup> St.  
Columbus, OH 43203

Holly Mitchell  
352 Bauer Street  
Pataskala, OH 43062

NHSS, LP  
C/O Columbus Housing Partnership  
562 East Main Street  
Columbus, OH 43215

Doris Resatka-Thomas  
12140 Cotorro Way  
San Diego, CA 92128

Stephanie Sanders-Hart  
157 N. 21<sup>st</sup> St.  
Columbus, OH 43203

CV10-009

Donald & Carolyn Stinson  
1578 Jonathan Drive  
Columbus, OH 43207

Carolyn Stritzel  
158 N. 21<sup>st</sup> St.  
Columbus, OH 43203

Ernestine Taylor  
1060 E. Long St.  
Columbus, OH 43203

James Widmaier  
1210 N Via Donna  
Palm Springs, CA 92262



### 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:

3332.037- Use Variance: allow 2-family & 5-family Townhouses

3332.14-R2F Area District Requirements: Lot Area of 3,000 s.f./dwelling unit to 1,371 s.f./dwelling unit

3332.21-Building Lines: 25' required to 3'

3332.26-Minimum Side Yard permitted: 5' required to 3'

3332.29-Height District: 35' maximum permitted to 36.0' Building "A" & 36.5' - Building "B"

3332.30(b) -Vision Clearance: Northwest corner of E. Long & N. 21st St

3342.28- Minimum Number of Parking Spaces: 14 spaces required to 7 Spaces

Signature of Applicant *Alana Hunter, Admin.* Date *3/30/10*

CW10-009

### Statement of Hardship

The proposed redevelopment of 1072 E. Long Street is a Seven Unit condominium project on approximately ¼ acre corner lot in the North of Broad Neighborhood Stabilization Program project. The project consists of a three-story two-unit building and a three-story five unit building. All units are townhouses with separate front entrances. Six units are to be one bedroom with attached one-car garage, of approximately 930 s.f. of finished space. One unit is to be two-bedroom with attached one-car garage of approximately 1,400 s.f. of finished space.

The project contains a total of seven townhome units situated on the northwest parcel of the intersection of E. Long Street and N. 21<sup>st</sup> Street (parcel ID 010-003798). Rear parking will be accessed from the alley to the north of the site. All of the units will be built and marketed for moderate income buyers.

A variance is requested to allow the proposed product to be delivered. A townhome product requires reduced set backs, little or no side yards, slightly taller height district, fewer required parking spaces, and vision clearance at the northwest corner of E. Long and N. 21<sup>st</sup>. By redeveloping this site as townhomes, the revitalization effort of the North of Broad neighborhood will extend beyond the scope of single-family homes and offer homebuyers more options as they increasingly choose to move to this community.

We respectfully ask that the variances be granted so that the project can move forward as presented to the community.



## 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CU10-009

Being first duly cautioned and sworn (NAME) Donna Hunter  
of (COMPLETE ADDRESS) City of Columbus, 109 N. Front St 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 of individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

City of Columbus 109 N. Front Street Columbus, OH 43215 Attn: Donna Hunter, 645-5263	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Donna Hunter, Administrator  
Subscribed to me in my presence and before me this 30<sup>th</sup> day  
of March, in the year 2010  
SIGNATURE OF NOTARY PUBLIC Melissa Ray  
My Commission Expires: 2/7/13

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

Notary Seal Here



# City of Columbus Zoning Plat

CV10-009

## 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: 010003798

Zoning Number: 1072

Street Name: E LONG ST

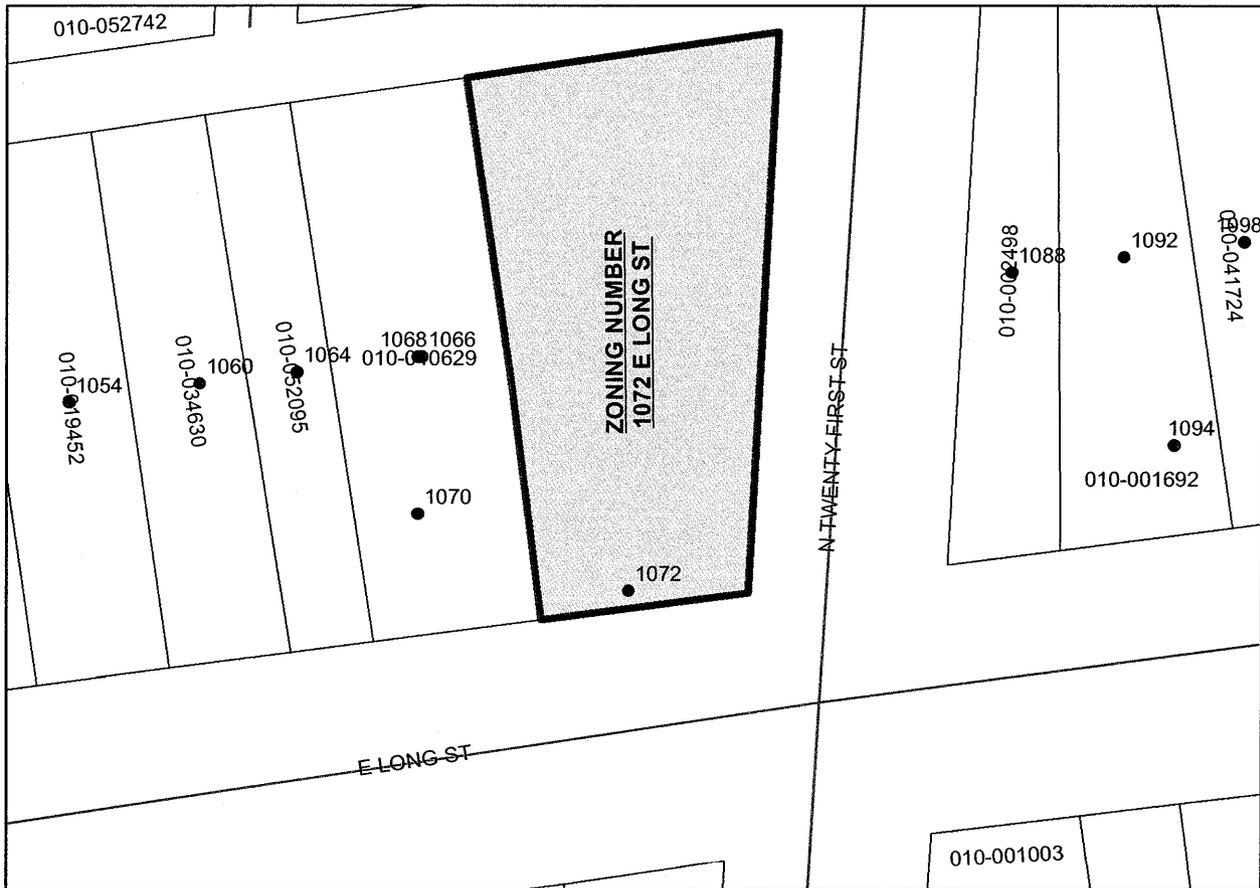
Lot Number: 8 & 9

Subdivision: H E GILL

Requested By: COLUMBUS HOUSING PARTNERS (DAVID REIERSON)

Issued By: Patricia A. Austin

Date: 3/30/2010



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

SCALE: 1 inch = 50 feet

GIS NOS FILE NUMBER: 3204

CV10-009

Legal Description: **1072 E. Long St. Columbus, OH 43203**

The following described real estate is situated in the County of Franklin, in the State of Ohio, and the in the City of Columbus, and bounded and described as follows:

Being Lot Number Eight (8) and Nine (9) of HENRY E. GILL'S SUBDIVISION of part of Half Section Number 13, Township Number 5, Range Number 22, Refugee Lands, as an Addition to said City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat of said Addition, of record in Plat Book Number 2, page 332, Recorder's Office, Franklin County, Ohio.

Said premises also known as 1072 E. Long Street, Columbus, Ohio 43203

PPN: 010-003798

CUIO-009

# BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS  
255 GREEN MEADOWS DRIVE SOUTH LEWIS CENTER, OHIO 43035  
PHONE: 614-846-3393 FAX: 614-846-4575

## ALTA/ACSM LAND TITLE SURVEY

#1072 E. LONG STREET

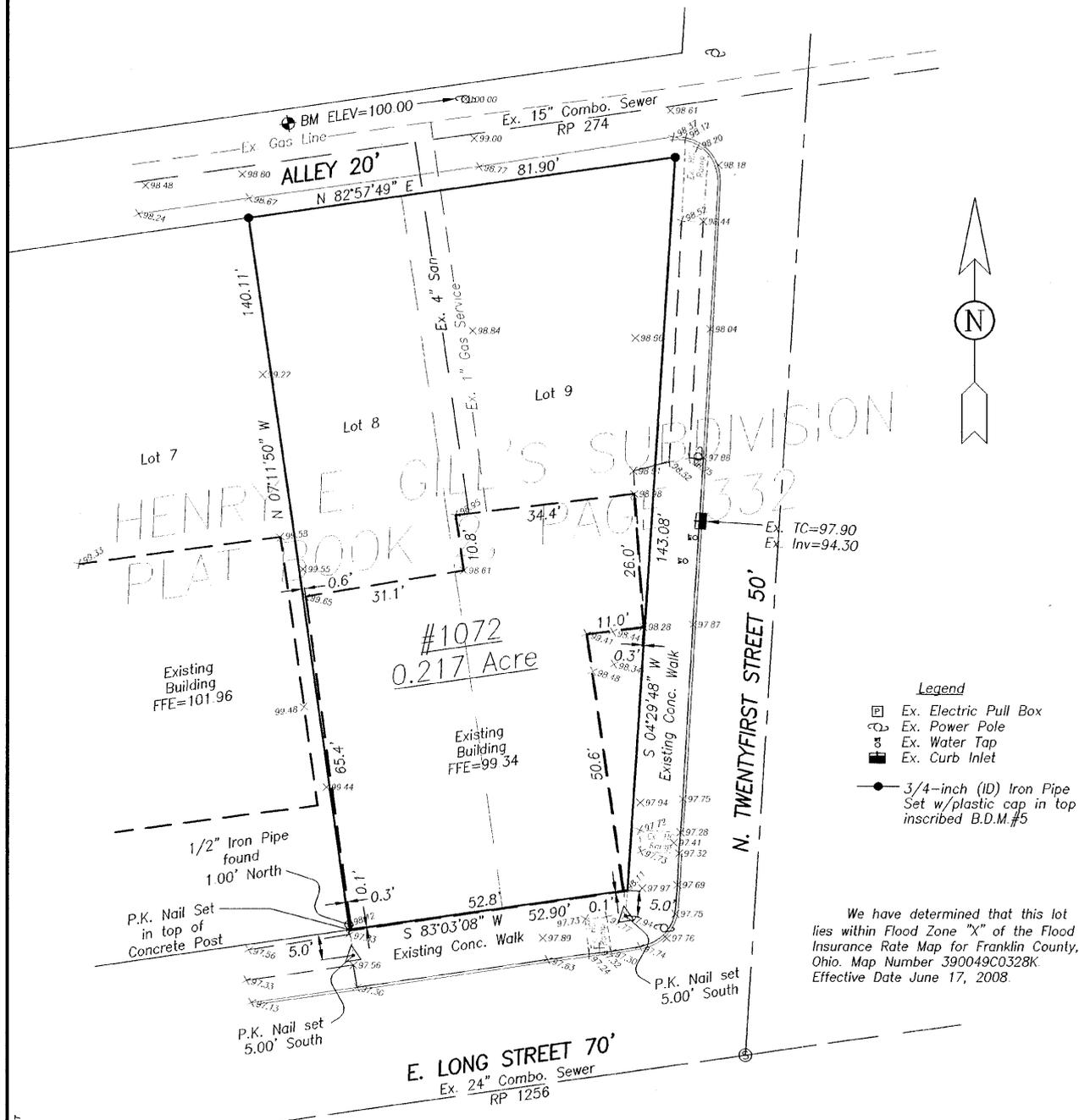
P.I.D. #010-003798

LOTS NO. 8 & 9

HENRY E. GILL'S SUBDIVISION

PLAT BOOK 2, PAGE 332

February 2, 2010 Scale: 1" = 20'



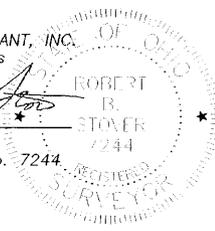
- Legend**
- Ex. Electric Pull Box
  - Ex. Power Pole
  - Ex. Water Tap
  - Ex. Curb Inlet
  - 3/4-inch (ID) Iron Pipe Set w/plastic cap in top inscribed B.D.M.#5

We have determined that this lot lies within Flood Zone "X" of the Flood Insurance Rate Map for Franklin County, Ohio. Map Number 390049C0328K. Effective Date June 17, 2008.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1,2,3,4,7a,8,11,13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

BAUER, DAVIDSON & MERCHANT, INC. OF OHIO  
Consulting Engineers

By: *Robert B. Stover*  
Robert B. Stover  
Professional Surveyor No. 7244



Homeport  
Columbus Housing Partnership

SURV'D	DRAWN	CHECKED
HS	DRB	RBS

Order No. 44-10

H:\Dwg 10 P&G\4410\440alta1.dwg 2/2/2010 9:40:37 AM EST

CU10-009



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 3/29/10



Disclaimer

Scale = 80



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



# PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- Address or location of the site 1072 E Long St.
- Annexation status In Columbus
- Current development on the property vacant
- Current zoning and legal use of the property R-2F  
(Attach computer record if applicable)
- Proposed use of the site 2-family dwelling + 5-unit apt.
- Zoning Districts, Variances or Special Permit requested use variance
- Total acreage of the site ~ .25 acres
- Site location -  
Attach and identify here the types of maps referenced (Zoning Map / GIS Map)
- Special development review standards:
  - Flood plain N/A
  - Airport Environs Overlay ↓
  - Historic Districts (HRC, Architectural Review, Listed Property) N/A
- Traffic Standards Code (Right of Way, TIS, other) Dan Blechschmidt 645-1694
- Parkland (land, easements, bike paths, other) 645-8637
- Zoning Clearance (Site plan review)
- Other
- Review of Public Notice Affidavit requirements See schedule + checklist
- Adopted Area Plan or Development Policies Recommendation / Other
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group Near East AC
- Proposed Hearing Date See schedule
- Cut-off Date for the Proposed Hearing Date ↓
- Items to be completed or revised before submittal

Requested Variances: use variance, setbacks, parking, near yard, vision clearance?

Comments (Applicant) \_\_\_\_\_

Comments (City) \_\_\_\_\_

Staff met with David Pierson on 3/25/10 regarding this proposed application and applicant received a copy of this pre-application worksheet.

City Staff Representative Harmony King Date 3/25/10

Note: This Pre-Application Review is preliminary based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.



**SULLIVAN BRUCK  
ARCHITECTS**

100 Park Street  
Columbus, Ohio 43215  
TEL: 614.464.1900  
FAX: 614.464.1907  
www.sbruck.com

**Site Location &  
Zoning District Map**



Not To Scale

**Site Data**

1072 East Long Street  
Columbus, Ohio 43202  
PID: 010003798

Zoning Classification: R-2F

General Zoning Category: Residential  
Land Area: 0.217 Acre/P. 453 s.f.  
Floor Designation: Zone X  
East Long Street  
Urban Commercial Overlay  
Near East Area Commission

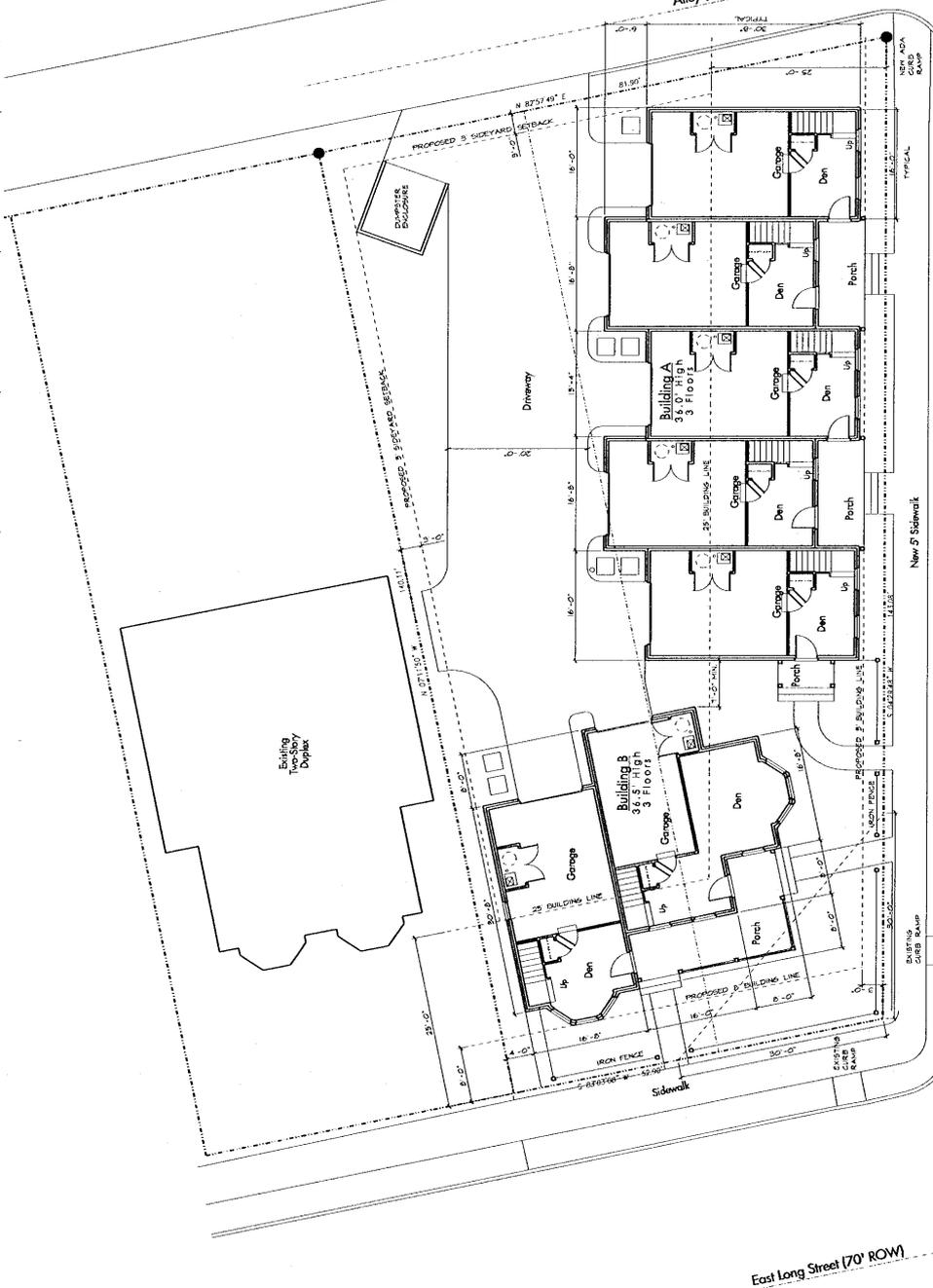
**Calculations**

for each Dwelling Unit: 486 s.f.  
Total Rear Yard: 3,401 s.f. (>25%)  
Building Lot Coverage:  
Including porches: 1,129 sq ft  
Building: 1,468 s.f. / 15%  
Total: 4,132 s.f. / 44%

**Roofing/Well Canopy**

3342.11 Landscaping  
3342.12 Lighting  
3342.21 Surface  
3342.24 Wheel Stop Device

Alley (20' ROW)



**Variance Request:**

- 3332.03-7-Use Variance: Allow 2-family & 5-family townhouses
- 3332.14-1-1 Lot Area: Lot area of 13,000 s.f./Dwelling Unit to 1,371 s.f./Dwelling Unit
- 3332.21-25' rear yard: 25' rear yard to 3'
- 3332.26-Minimum Side Yard Permitted: 33' maximum permitted to 38.5'-Building 'B' & 38.5'-Building 'A'
- 3332.29-Height District: 33'22-30 ft Vision Clearance: 5' above N. 21st Street
- 3342.28-Minimum Number of Parking Spaces: 3342.28-Minimum Number of Parking Spaces: 14 spaces required to 7 spaces

North Twenty-First Street (50' ROW)



First Floor / Site Plan  
SCALE: 1/32" = 1'-0"  
Typical unit size = 920 finished s.f.

**Long Street Townhouses**

Long Street  
and 21st Street  
Columbus, Ohio  
for  
Homeport

Date of Issue:  
2010.03.30  
Issued For:  
Variance Request  
Revision History:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Number:  
10003.00

Site Plan

SD-1

CW10-009

1072 East Long Street

Z3-197  
R2F  
4/11/1974

Z77-043  
P1  
5/25/1977

Z3-197  
R2F  
4/11/1974

E LONG ST

Z3-197  
GPD  
8/12/1992

Z3-197  
R2F  
4/11/1974

Z3-197  
R2F  
4/11/1974

N TWENTY-SECOND ST

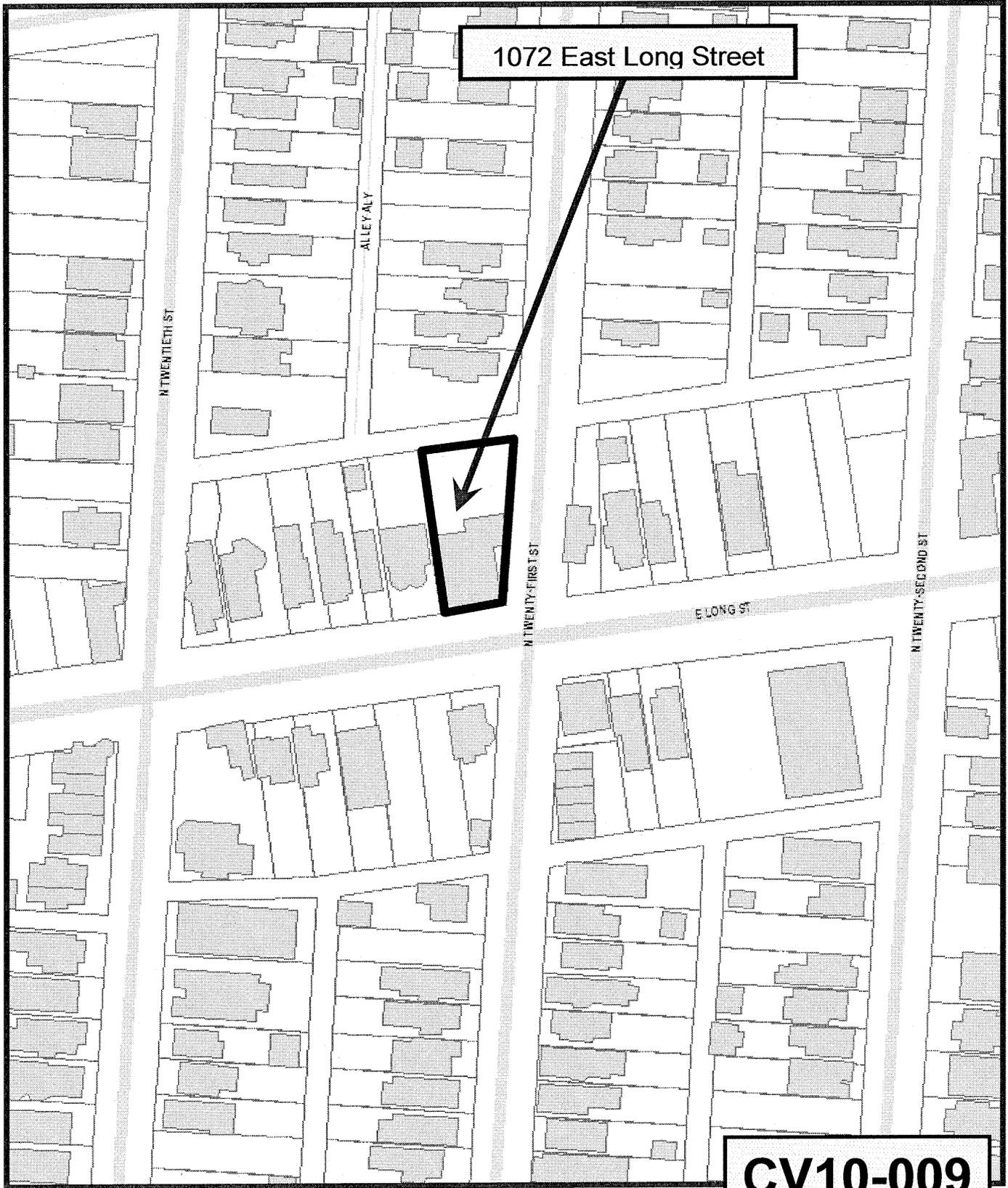
Z3-197  
R2F  
4/11/1974

N TWENTY-FIRST ST

ALLEY

N TWENTY-FIRST ST

CV10-009



1072 East Long Street



**CV10-009**



1072 East Long Street

**CV10-009**