

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: CV22-026 Date Received: 3/29/22
Application Accepted by: TD Fee: \$300
Assigned Planner: Tim Dietrich; tedietrich@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1305 City Park Ave. Zip: 43206
Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Address or Zoning Number: 010-047400
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R-2F Acreage: 0.085
Area Commission or Civic Association: Columbus Southside Area Commission
Proposed Use or reason for request: to add second house to lot and to legalize existing single family house
- see attached sheet

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: 1305 City Park Ltd. Phone Number: 614-686-2012 Ext.: _____
Address: 5000 Arlington Centre Blvd., Ste. 2165 City/State: Columbus, OH Zip: 43220
Email Address: shawn@theurbanlandco.com

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

Name: 1305 City Park Ltd. Phone Number: 614-686-2012 Ext.: _____
Address: 5000 Arlington Centre Blvd., Ste. 2165 City/State: Columbus, OH Zip: 43220
Email Address: shawn@theurbanlandco.com

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

Name: Jackson B. Reynolds, III Phone Number: 614-221-4255 Ext.: 15
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215
Email Address: jreynolds@smithandhale.com

SIGNATURES:

APPLICANT SIGNATURE By: Jackson B. Reynolds, III
PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds, III
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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.

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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV22-026

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

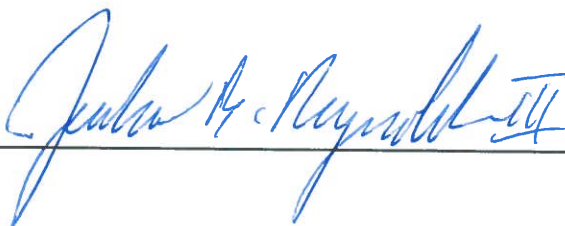
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached sheet

Signature of Applicant



Date

3/25/22

Modification of Development Standards Statement
1305 City Park

The applicant/owner is seeking the variances to allow the preservation of the existing historical house and provide additional housing in the neighborhood. The request contains variances to legitimize the existing historical house and allow the second house on the lot. The existing house fronts on South Pearl Alley and has a 2' setback off the Alley and a large rear yard that provides for ample space for the small proposed house. The proposal will not adversely affect the surrounding properties nor the neighborhood but will enhance the neighborhood by rehabbing the existing home and providing additional housing stock in the neighborhood. The granting of the requested variances will allow better utilization of the vacant portion of the existing while adding to the enhancement of the neighboring properties.

Modification of Development Standards List
1305 City Park

1. CCC 3332.037 (R-2-F) to permit a second single family home on the lot
2. CCC 3332.14 (R-2-F) to reduce the lot area from 6,000 sq. ft. to 3,072 sq. ft. and (a reduction of 2,928 sq. ft.) for both homes 1,536 sq. ft. per unit
3. CCC 3332.19 to allow the existing home to front on an alley
4. CCC 3332.05(A)(4) to reduce to lot width from 50' to 32' (a reduction of 18')
5. CCC 3332.26 to reduce the minimum side yard for both the existing home (south) and new home (south) from 3' to 1' (a 2' reduction)
6. CCC 3332.27 to decrease the rear yard area from 25% to 9% and to allow the existing house and the new house to share the reduced rear yard
7. CCC 3312.49 to reduce the number of required parking spaces from 4 to 2 (a reduction of 2 spaces)
8. CCC 3312.25 to reduce the maneuvering area from 20' to 18'8" (a reduction of 1'4")
9. CCC 3332.21(F) to allow a 5' encroachment of a 6" tall wall into a 10' building setback

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AFFIDAVIT

APPLICATION #: CV22-026

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 460, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 1305 City Park
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/29/2022

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) 1305 City Park Ltd.
5000 Arlington Centre Blvd., Suite 2165
Columbus, OH 43220

APPLICANT'S NAME AND PHONE # (same as listed on front application) 1305 City Park Ltd.
614-686-2012

AREA COMMISSION OR CIVIC GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (5) Columbus Southside Area Commission
c/o Curtis Davis
584 Moler Street
Columbus, OH 43207

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

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 25th day of March, in the year 2022

(7) SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

Notary Seal Here
My Commission Expires 9/4/2025
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025



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

APPLICANT/PROPERTY OWNER

1305 City Park Ltd.
5000 Arlington Center Blvd., Suite 2165
Columbus, OH 43220

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Columbus Southside Area Commissi
c/o Curtis Davis
584 Moler Street
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

Hitesh H & Pratima H Pandya
"or current occupant"
5238 Cascade Drive
Powell, OH 43065

Thomas J Doyle
"or current occupant"
1295 City Park Avenue
Columbus, OH 43206

Erin E & James B Heinzman
"or current occupant"
7372 Tullymore Drive
Dublin, OH 43016

Reed Andrew Osterholt
Jennifer Cornelius Osterholt
"or current occupant"
4057 Pegg Avenue
Columbus, OH 43214

Eric & Mila Wagner TR
"or current occupant"
58 North Creekside Court
Houston, TX 77055

Lillian Caudill
"or current occupant"
45 Frebis Avenue
Columbus, OH 43206

Matthew R Groom
"or current occupant"
3007 Dale Avenue
Columbus, OH 43209-2007

Chase & Megan C Miller
"or current occupant"
1319 City Park Avenue
Columbus, OH 43206

John W Miller
"or current occupant"
1321 City Park Avenue
Columbus, OH 43206

Michael A Asher
"or current occupant"
1323 City Park Avenue, Unit 3
Columbus, OH 43206

Rahim Mangalji
"or current occupant"
1325 City Park Avenue
Columbus, OH 43206

Jason P Kramer
"or current occupant"
1327 City Park Avenue
Columbus, OH 43206

Council Variance Application

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-026

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

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. 1305 City Park Ltd. 5000 Arlington Centre Blvd., Suite 2165 Columbus, OH 43220 0 employees</p>	<p>2.</p>
<p>3. Shawn Bernowski 614-686-2012</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

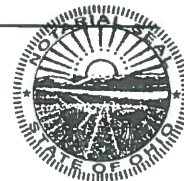
Jackson B. Reynolds, III

Sworn to before me and signed in my presence this 25th day of March, in the year 2022

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/14/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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

1305 City Park
Legal Description

Parcel I (010-047400-00)

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

Being 26 feet off of the North ends of Lots Number One (1) and Two (2), in Gottlieb Loechler's Subdivision of Lot Number Six (6) of N. Merion's Subdivision of part of half Section 29, Township 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 355, Recorder's Office, Franklin County, Ohio, together with that portion of an alley lying East of the above described premises as vacated by Ordinance No. 37249, passed June 28, 1926, City of Columbus.

Parcel II (010-250522-00)

Situated in the State of Ohio, County of Franklin, City of Columbus, and being more particularly described as follows:

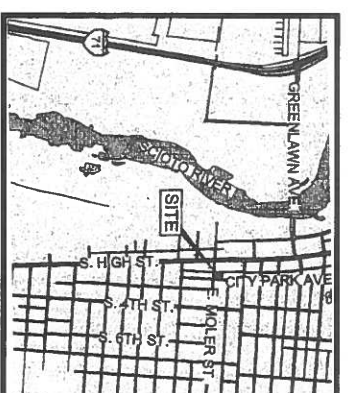
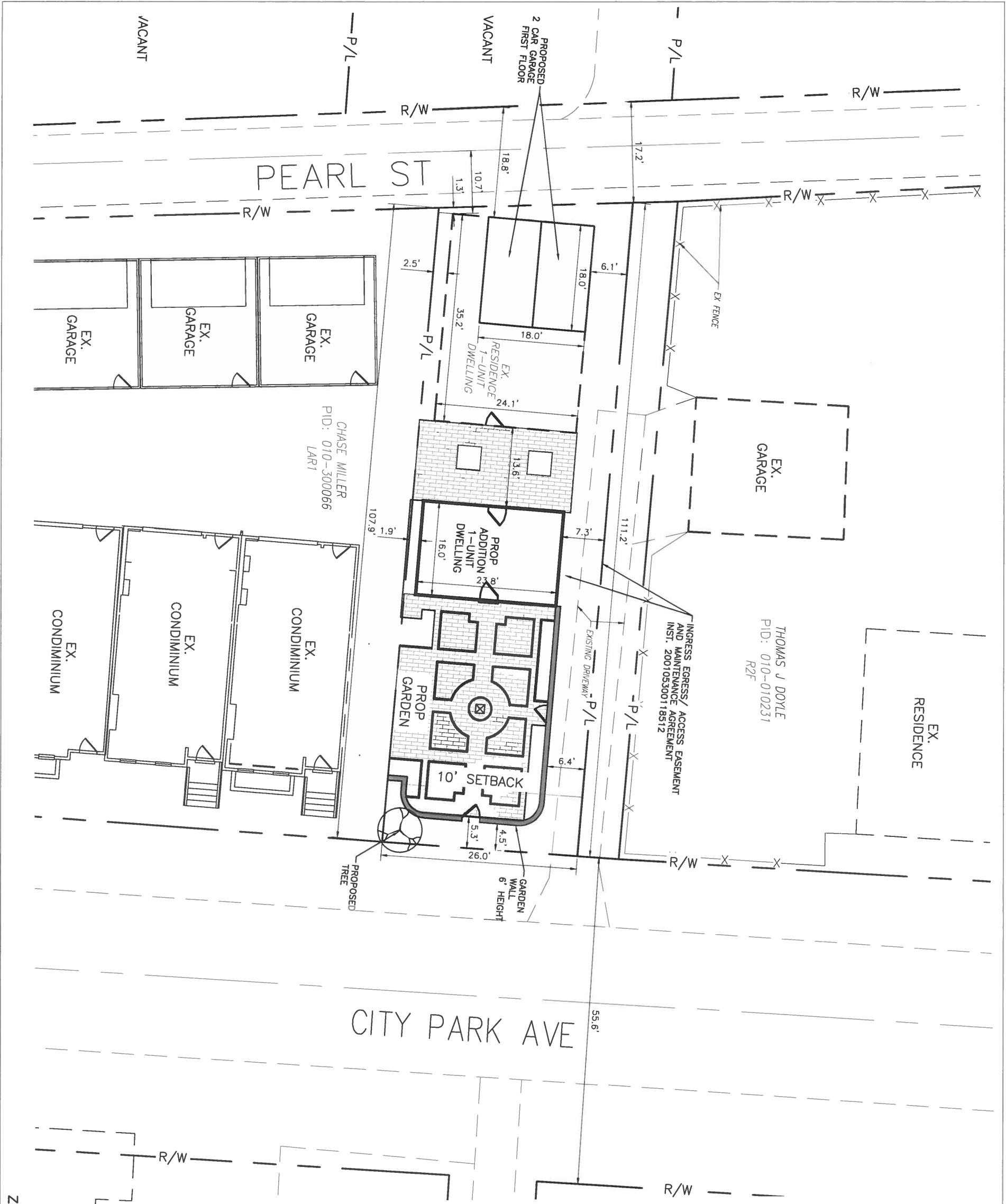
Beginning at the true point of beginning and being the northeast corner of Lot 2 of Gottlieb Loechler's Subdivision of Lot 6 of Nathaniel Merion's Amended Subdivision of part of half Section 29, Township 5, Range 22 of the Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 355, of the Franklin County Recorder's Office.

Thence with the northerly line of Lots 2 and 1 of said subdivision and the southerly line of the herein described alley. North 88 deg. 18' 02" West a distance of 112.11 feet to an iron pin set at the northwest corner of Lot No. 1 of said subdivision and a point on the easterly line of Pearl Street.

Thence with the easterly line of Pearl Street, extended, to the center of the herein described alley North 13 deg. 48' 52" West a distance of 6.23 feet to a PK nail set in the center of said alley.

Thence with the centerline of the herein described alley South 88 deg. 18' 02" East a distance of 113.73 feet to a PK nail set at the intersection of said centerline and the westerly right-of-way line extended of City Park Avenue.

Thence with said westerly line of City Park Avenue, South 01 deg. 13' 29" West a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.015 acres more or less.



OWNER
1305 CITY PARK LTD.
5000 ARLINGTON CENTER BLVD.
SUITE 2165
UPPER ARLINGTON, OH 43220
PHONE: 614-886-7775
CONTACT: CHASE MILLER
EMAIL: CHASE@THEURBANLANDCO.COM

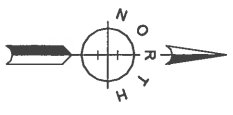
ENGINEER
PRIME AE GROUP, INC.
8415 PULSAR PLACE
COLUMBUS, OHIO 43240
CONTACT: STEVEN E. FOX
PHONE: 614-591-0284
EMAIL: SFOX@PRIMEENG.COM

ABBREVIATIONS
EX EXISTING
PR PROPOSED
R/W RIGHT-OF-WAY
P/L PROPERTY LINE

SITE DATA
ADDRESS: 1305 CITY PARK AVE
COLUMBUS, OHIO 43208
PID: 010-047400, 010-250522
TOTAL SITE AREA: 0.08 AC ±
EX ZONING: RZF - RESIDENTIAL
HEIGHT DISTRICT: H-35
SETBACKS: AS NOTED

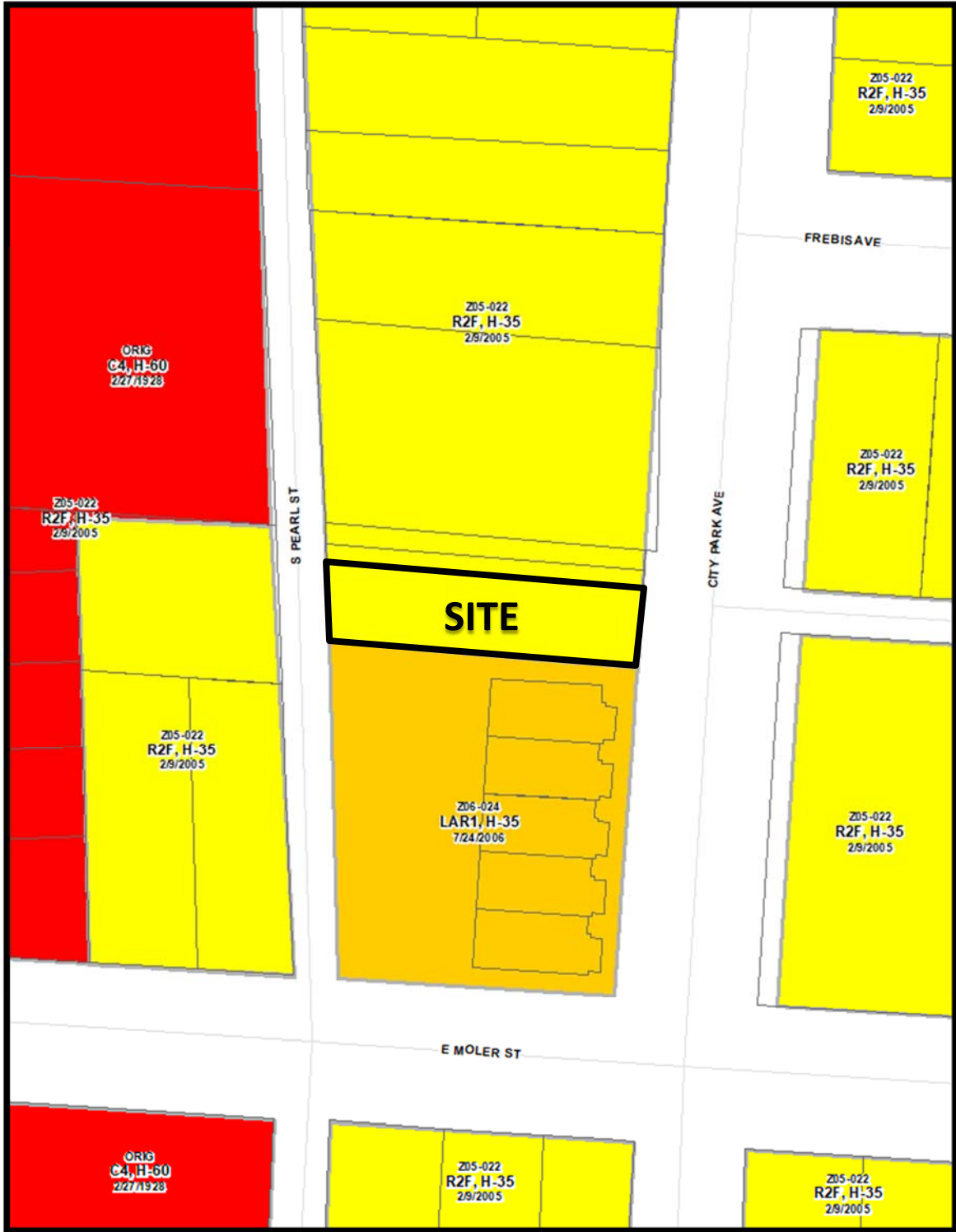
THIS SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE-SPECIFIC CONDITIONS. THE ENGINEER, DESIGNER, ARCHITECT, OR OTHER PROFESSIONAL ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL SHALL BE RESPONSIBLE FOR THE COMPLETION OF ANY SIGHT ADJUSTMENT TO THE SITE PLAN. ANY SIGHT ADJUSTMENT TO THE SITE PLAN SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____



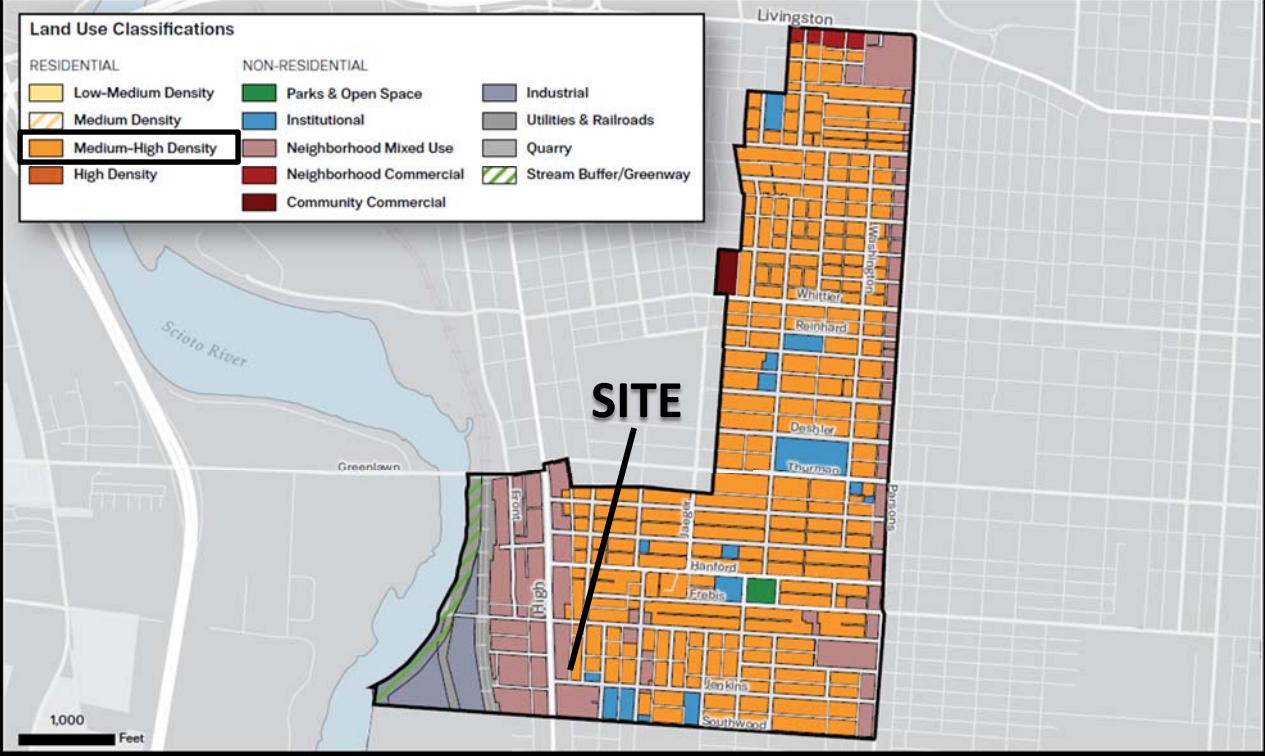
Z22-

<p>COLUMBUS OHIO ZONING PLAN FOR URBAN LAND COMPANY 1305 CITY PARK AVE</p>	<p>8415 PULSAR PLACE SUITE 300 COLUMBUS, OH 43240 P 614-839-0250 F 614 839 0251</p>	<p>CV22-026</p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">REVISIONS</th> <th style="width: 35%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE							<p>DATE: 3/29/22</p> <p>SCALE: NTS</p> <p>CHECKED BY: SEF</p> <p>DRAWN BY: JS</p>	<p>1 OF 1</p>
NO.	REVISIONS	DATE									



CV22-026
1305 City Park Ave.
Approximately 0.09 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV22-026
1305 City Park Ave.
Approximately 0.09 acres



CV22-026
1305 City Park Ave.
Approximately 0.09 acres