

RECEIPT

CITY OF COLUMBUS, MAYOR ANDREW J. GINTHER
DEPARTMENT OF BUILDING AND ZONING SERVICES
111 NORTH FRONT STREET
(614) 645-6090

Application: CV19-048
Application Type: Zoning/Council Variance/NA/NA
Address:

Receipt No.	1097933				
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received Comments
Check	4227	\$300.00	04/26/2019	MIACOVETTA	

Owner Info.: JOHN S DURRUZIO LLC C/O DAVE PERRY, AGENT
DAVID PERRY CO INC
COLUMBUS OH 43215,

Work Description: CV19-048 366 ZIMPFER ST 010039690, 010039691, & 010039954 ALLOW 3-UNIT DWELLING IN R-2F 5/16/2019 STAFF REVIEW

OFFICE USE ONLY

Application #: _____ Date Received: _____

Application Accepted by: _____ Fee: _____

Assigned Planner: _____

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 366 Zimpfer Street Zip: 43206

Is this application being annexed into the City of Columbus? YES NO (select one)

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 - 039690, 010 - 039691, and 010 - 039954

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

Current Zoning District(s): R - 2F

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for Council Variance request: Three (3) dwelling unit building

Acreage: 0.19 +/-

APPLICANT:

Name: John S. Durruzio, LLC; c/o Dave Perry Phone #: 614-228-1727 Ext.: _____

Address: David Perry Company, Inc., 411 East Town Street, Fl. 1 City/State: Columbus, Ohio Zip: 43215

Email: dave@daveperryco.net Fax #: n/a

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

Name: John S. Durruzio, LLC; c/o Dave Perry Phone #: 614-228-1727 Ext.: _____

Address: David Perry Company, Inc., 411 East Town Street, Fl. 1 City/State: Columbus, Ohio Zip: 43215

Email Address: dave@daveperryco.net Fax #: n/a

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

Name: Donald Plank Phone #: 614-947-8600 Ext.: _____

Address: Plank Law Firm, 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax #: n/a

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: John S. Durruzio LLC by Dave Perry, Agent

PROPERTY OWNER SIGNATURE: John S. Durruzio LLC by Dave Perry, Agent

ATTORNEY / AGENT SIGNATURE: Donald Plank

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

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 411 East Town Street, Floor 1, Columbus, Ohio 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 366 Zimpfer Street
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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) John S. Durruzio, LLC
c/o Dave Perry; David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, Ohio 43215

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

John S. Durruzio, LLC
Dave Perry; 614-228-1727

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

(5) Columbus Southside Area Commission
c/o Curtis Davis; 584 East Moler Street
Columbus, Ohio 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 (7)

SIGNATURE OF AFFIANT

(8) David B Perry

Sworn to before me and signed in my presence this 24th day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

(8) MaryAlice Wolf

My Commission Expires:

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

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EXHIBIT A, PUBLIC NOTICE
366 ZIMPFER STREET
CV19-_____
APRIL 23, 2019

APPLICANT:

John S. Durruzio, LLC
c/o Dave Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER:

John S. Durruzio, LLC
c/o Eli Adahan
309 South 4th Street, Apt. 1A
Columbus, Ohio 43215

ATTORNEY:

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
584 East Moler Street
Columbus, Ohio 43207

Columbus Southside Area Commission
c/o Jim Griffin
507 Sheldon Avenue
Columbus, Ohio 43207

PROPERTY OWNERS WITHIN 125 FEET:

Gabrielle Harte and Douglas Curphey
(or current occupant)
347 Siebert Street
Columbus, Ohio 43206

Marilyn A. and Richard M. Schmidt, Tr.
(or current occupant)
10819 State Route 56
Circleville, Ohio 43113

Blake Arthur DeCrane and
Jordan Lindsay Waterhouse
(or current occupant)
361 Siebert Street
Columbus, Ohio 43206

David L. Rothert
(or current occupant)
367 Siebert Street
Columbus, Ohio 43206

Angus J. and Julie M. Maclellan
(or current occupant)
377 Siebert Street
Columbus, Ohio 43206

Katherine L. Harper
(or current occupant)
381 Siebert Street
Columbus, Ohio 43206

Suzanne Foster
(or current occupant)
374 Zimpfer Street
Columbus, Ohio 43206

Anthony J. Hatfield
(or current occupant)
1004 Bruck Street
Columbus, Ohio 43206

William K. Hysell and E. Thissen Marnicka
(or current occupant)
356 Zimpfer Street
Columbus, Ohio 43206

366 ZIMPFER STREET
CV19-_____, APRIL 23, 2019
EXHIBIT A, PUBLIC NOTICE
Page 1 of 2

Robert K. and Jeanette A. Hartley
(or current occupant)
3964 West National Road
Springfield, Ohio 45504

Digital Nostalgia ,LLC
(or current occupant)
2382 Cambridge Boulevard
Columbus, Ohio 43221

Jamie Heberling
(or current occupant)
1014 Bruck Street
Columbus, Ohio 43206

BGLH Investment Properties, LLC
(or current occupant)
43 East Mithoff Street
Columbus, Ohio 43206

Alexandra Selavski and Kenneth Armstrong
(or current occupant)
344 East Stewart Avenue
Columbus, Ohio 43206

F26 Holdings, LLC
(or current occupant)
P.O. Box 218135
Columbus, Ohio 43221

Nicholas Bruckelmeyer and Andrea Rower
(or current occupant)
353 Zimpfer Street
Columbus, Ohio 43206

Kiersten Lorenzen
(or current occupant)
352 East Stewart Avenue
Columbus, Ohio 43206

Linda S. and Kevin J. Reis
(or current occupant)
215 South Kellner Road
Columbus, Ohio 43209

Tina Goodman
(or current occupant)
360 East Stewart Avenue
Columbus, Ohio 43206

Judith M. Simons
(or current occupant)
364 East Stewart Avenue
Columbus, Ohio 43206

Edward K. and Bethany T. Rinehart
(or current occupant)
368 Stewart Avenue
Columbus, Ohio 43206

Edward Macek
(or current occupant)
372 Stewart Avenue
Columbus, Ohio 43206

April N. Jones
(or current occupant)
376 East Stewart Avenue
Columbus, Ohio 43206

Uriah F. and Erin Martin
(or current occupant)
391 Siebert Street
Columbus, Ohio 43206

Steven K. and Deborah M. Chrisman, Tr.
(or current occupant)
378 Stewart Avenue
Columbus, Ohio 43206

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that (he/she) is the ~~ADDITIONAL PARTY~~ **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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

<p>1. John S. Durruzio, LLC 309 S. 4th St., Apt. 1A; Columbus, OH 43215 Number of Columbus based Employees: Zero (0) Contact: Eli Adahan; Phone: 614-722-1000</p>	<p>2. ----- ----- -----</p>
<p>3. ----- ----- -----</p>	<p>4. ----- ----- -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



Project Disclosure Statement expires six months after date of notarization.

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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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

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 discovered after your application is approved, a new application 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 Exhibit B

Signature of Applicant

John S. Demuzio LLC by David B. P... Agent

Date 4-24-19

Signature of Attorney

Donald P. Keck

Date 4/24/19

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Exhibit B
Statement of Hardship CV19-_____
366 Zimpfer Street, Columbus, OH 43206

The site is 0.19 +/- acres on the north side of Zimpfer Street (33.2'), 145' +/- east of Bruck Street. The site is zoned R-2F from a 2005 area rezoning. It is presently developed with warehouse buildings in poor condition. Applicant proposes to raze the warehouse buildings and redevelop the site with a three (3) dwelling unit building as depicted on the enclosed site plan and building elevations. Applicant plans to sell the three (3) units as condominiums. The project will remove a non-conforming warehouse and provide a new residential building. Each dwelling unit will have a two (2) car attached garage.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The proposed use as three (3) dwelling units is consistent with land uses in the area and will cause the removal of the non-conforming warehouse use. There are many forms of residential uses in the neighborhood. Applicant plans to sell the units as condominiums thereby increasing the likelihood of home ownership. The proposed use is consistent with the area and the site. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

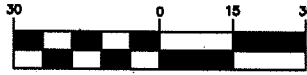
- 1). Section 3332.037, R-2F Residential District, to permit a three (3) dwelling unit building in the R-2F District.
- 2) Section 3309.14, Height Districts, to increase building height from 35 feet to 37 feet (top of flat roof) and to 43 feet to the top of the stairwell for roof access in the H-35 Height District.
- 3). Section 3312.29, Parking Space, to reduce the width of two (2) parking spaces for each dwelling unit at the width of the garage door from 18 feet to 16 feet, while the interior garage space is 20 feet wide and the exterior access to the garage is 20 feet wide.
- 4). Section 3332.19, Fronting, to permit a three (3) dwelling unit building fronting Zimpfer Street (33.2'), an alley, because the Zimpfer Street right of way is less than 35 feet, while Zimpfer Street predates the definition of a street as a minimum 35 foot right of way and other dwellings front on Zimpfer Street.
- 5). Section 3332.25, Maximum Side Yards Required, to reduce the maximum total side yard from 16 feet to 15 feet.

Zoning Exhibit

0.19± Ac.

City of Columbus, Franklin County, Ohio
Part of Lots 5, 6 & 7 of Wirth, Barth & Huber's Subdivision
of record in P.B. 3, p. 380

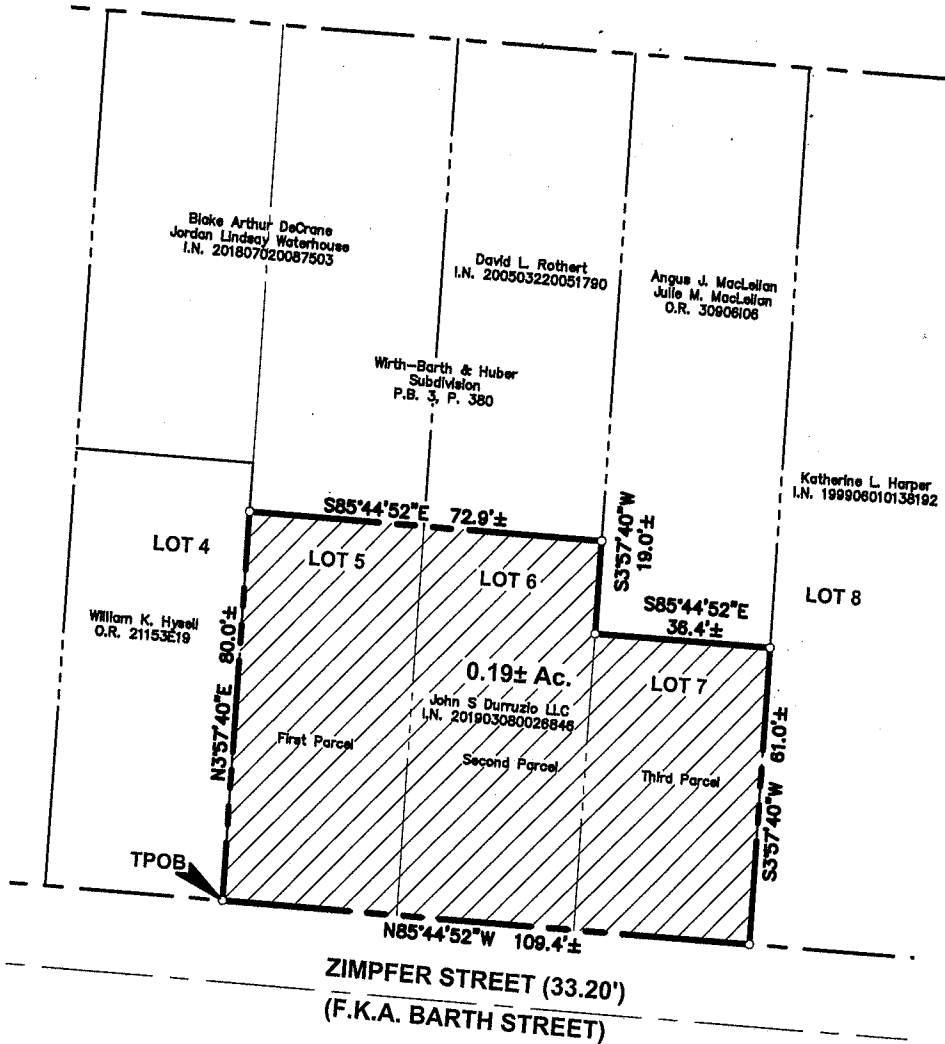
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SIEBERT STREET (50')
(F.K.A. REINHARD AVENUE)



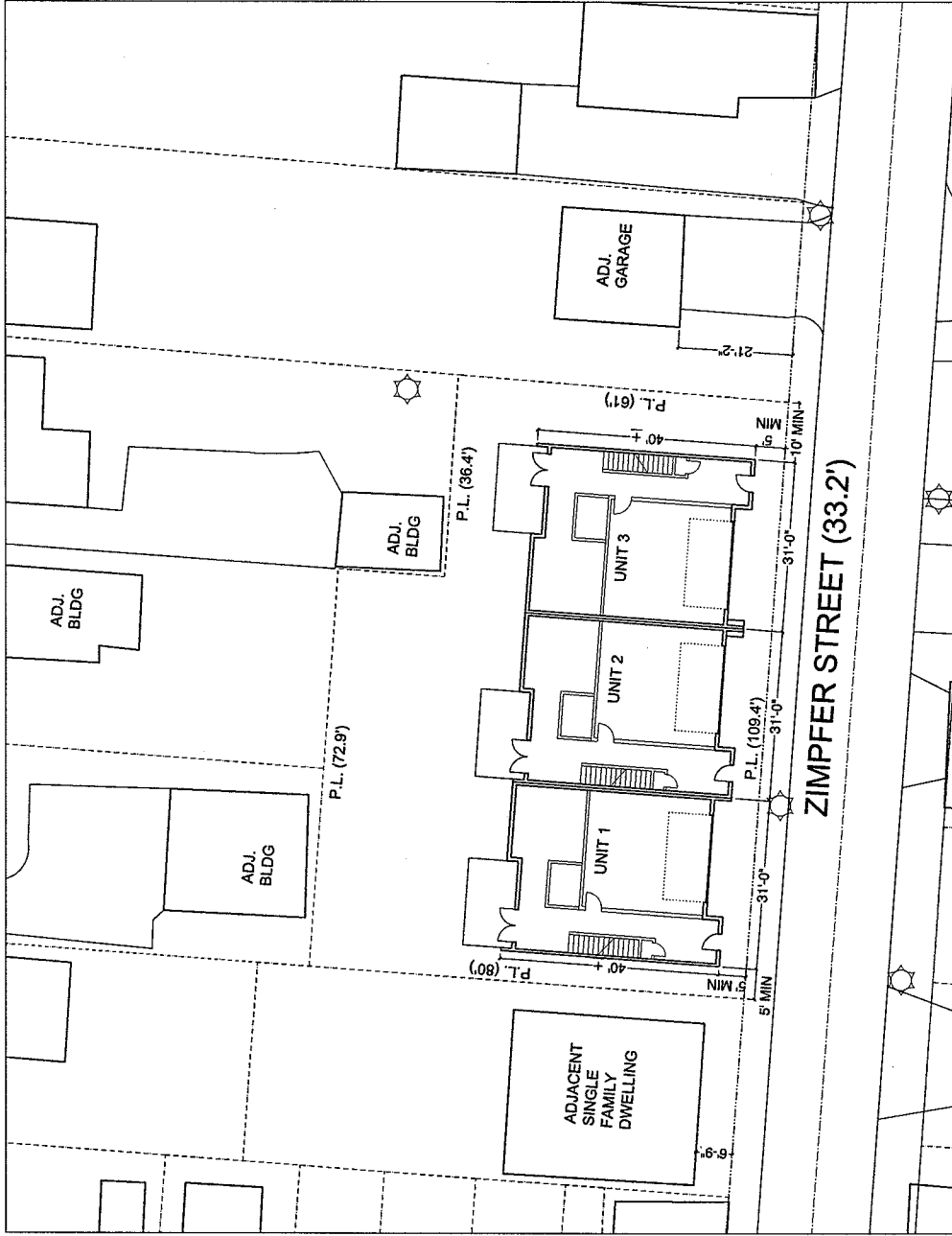
Z:\19-0001-1016\DWG\PRODUCTION DRAWINGS\SURVEY\0001-1016 zoning exhibit.dwg Layout Apr 24, 2019 - 9:58:09am bkraehner

This exhibit is based on existing Franklin County Auditor's and Recorder's records. This exhibit is not to be used for the transfer of land.

DRAWN BY: BCK	JOB NO.: 19-0001-1016
DATE: 4/24/2019	CHECKED BY:



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



OWNER: JOHN S. O'NEILL LLC
200 S. 4th ST APT 1A
COLUMBUS, OH 43215
LEGAL DESCRIPTION: REAR
SECTION OF LOTS 1 & 2
IN SUBDIVISION

DESIGNER: GUNZELMAN ARCHITECTURE + INTERIORS
88 N. E. 5th St.
COLUMBUS, OH 43215
614.674.6666
gunzelman@gunzelman.com

PREPARED FOR: JOHN S. O'NEILL LLC
200 S. 4th ST APT 1A
COLUMBUS, OH 43215
LEGAL DESCRIPTION: REAR
SECTION OF LOTS 1 & 2
IN SUBDIVISION

PROPOSED USE: THESE 3 UNITS OF INDEPENDENT BUILDING (CONDOMINIUMS)
HEIGHT RESTRICTED: 10.5
ADJUT. HEIGHT RESTRICTED
AT TOP OF STAIRWELL
ZONING: 200-002
SPECIFIC ZONING
LOT AREA: 6,079 SF
LOT COVER: 20.0%

SETBACKS: EAST: 10' MIN
WEST: 5' MIN
LOT COVER: 20.0%
CONTRACTOR TO USE (N/A)
MEAN WALL
LOT AREA: 6,079 SF
COVER: 20.0% (SF OF 20%)

THE LOCATIONS OF BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THE RECORDS. IT IS RECORDED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

CV 19-

ZIMPFER CONDOS

04 | 25 | 19



GUNZELMAN
ARCHITECTURE + INTERIORS

88 N 5TH ST STE 202
614. 674. 6696

GAI

GAI

GUNZELMAN
ARCHITECTURE + INTERIORS

88 N 5th St Suite
COLUMBUS, OH 43215
P 614.774.6896

PJT #: 19-127

ZIMPFER ST CONDOS

366 ZIMPFER ST
COLUMBUS OH 43206

REVISIONS

DATE

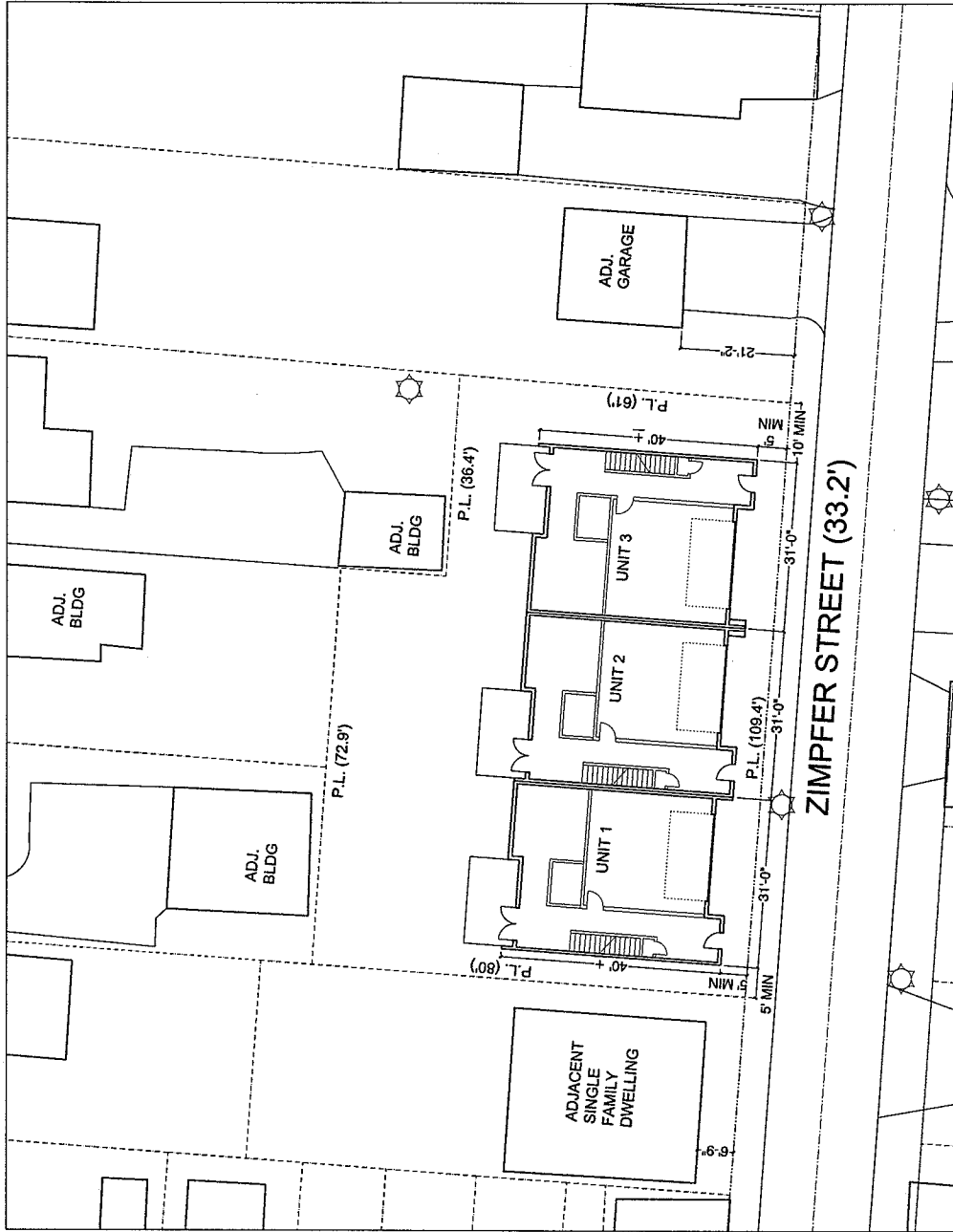
US 25-17

SITE DEVELOPMENT PLAN

PHASE: DD

DATE: 04.25.2019

A0.2



THE LOCATIONS OF BUILDINGS AND BUILDING PLANS ACCORDANCE WITH AVAILABLE INFORMATION HAVE BEEN SHOWN ON THIS PLAN. LOCATIONS ARE ESSENTIALLY CORRECT.

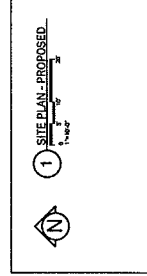
SETBACKS
EAST: 10' MIN
WEST: 5' MIN
LOT COVERAGE: 1.00% OF LOT AREA
CONFORMANCE: 5.00% OF LOT AREA
CONFORMANCE: 3.00% OF BPAW

PROPOSED USE
THREE (3) LIVING UNIT BUILDING (CONDOMINIUMS)
HEIGHT RESTRICTION: 14.5' MAX
ACTUAL HEIGHT: 14' 0" (TOP OF FLAT ROOF)
ZONING: R-3.5
EFFECTIVE DATE: 2008
LAND USE: R-3P

SITE ADDRESS 366 ZIMPFER ST COLUMBUS OH 43206
TOTAL LOT AREA 10 ACRES, 507 SF
PARCELS 01-0-000000-00
PIN 101-00000-000

ARCHITECT
GAI Architecture + Interiors
100 N. 5th St., Suite 100
Columbus, OH 43215
(614) 442-6896
ganzelman@gunzelman.com

OWNER
JOHN E. DURBIN LLC
300 S. 6th St, Apt 11A
Columbus, OH 43215
LENA JOHNSON
300 S. 6th St, Apt 11A
Columbus, OH 43215



CV 19: _____



TOTAL UNIT SF = 2,800
GARAGE SF = 480
BALCONY SF = 120
ROOFDECK SF = 136 INSIDE | 600 OUTSIDE

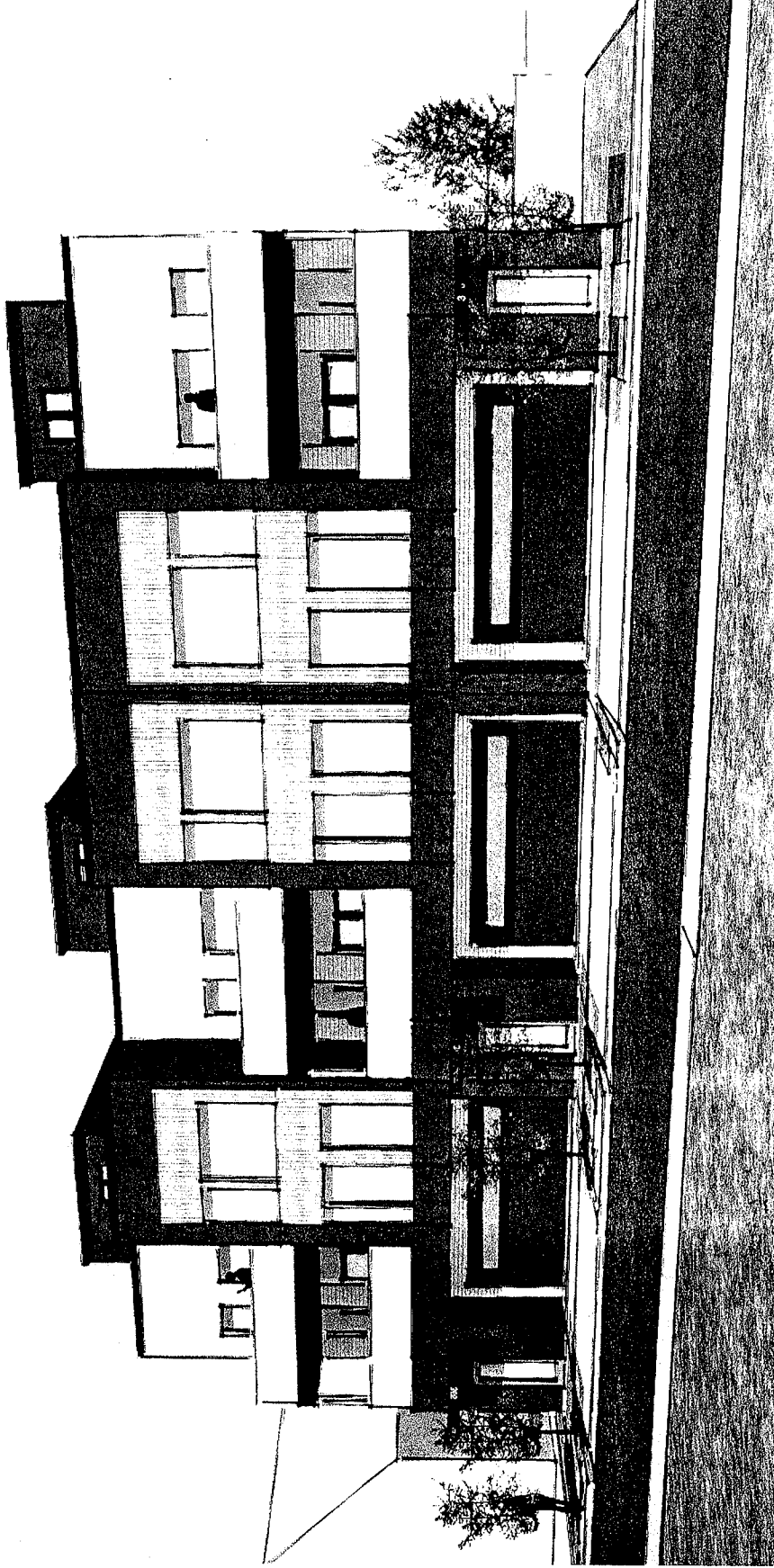
MASSING RENDERING FRONT

CONCEPT

ZIMPFER CONDOS

04 | 25 | 19

GAI



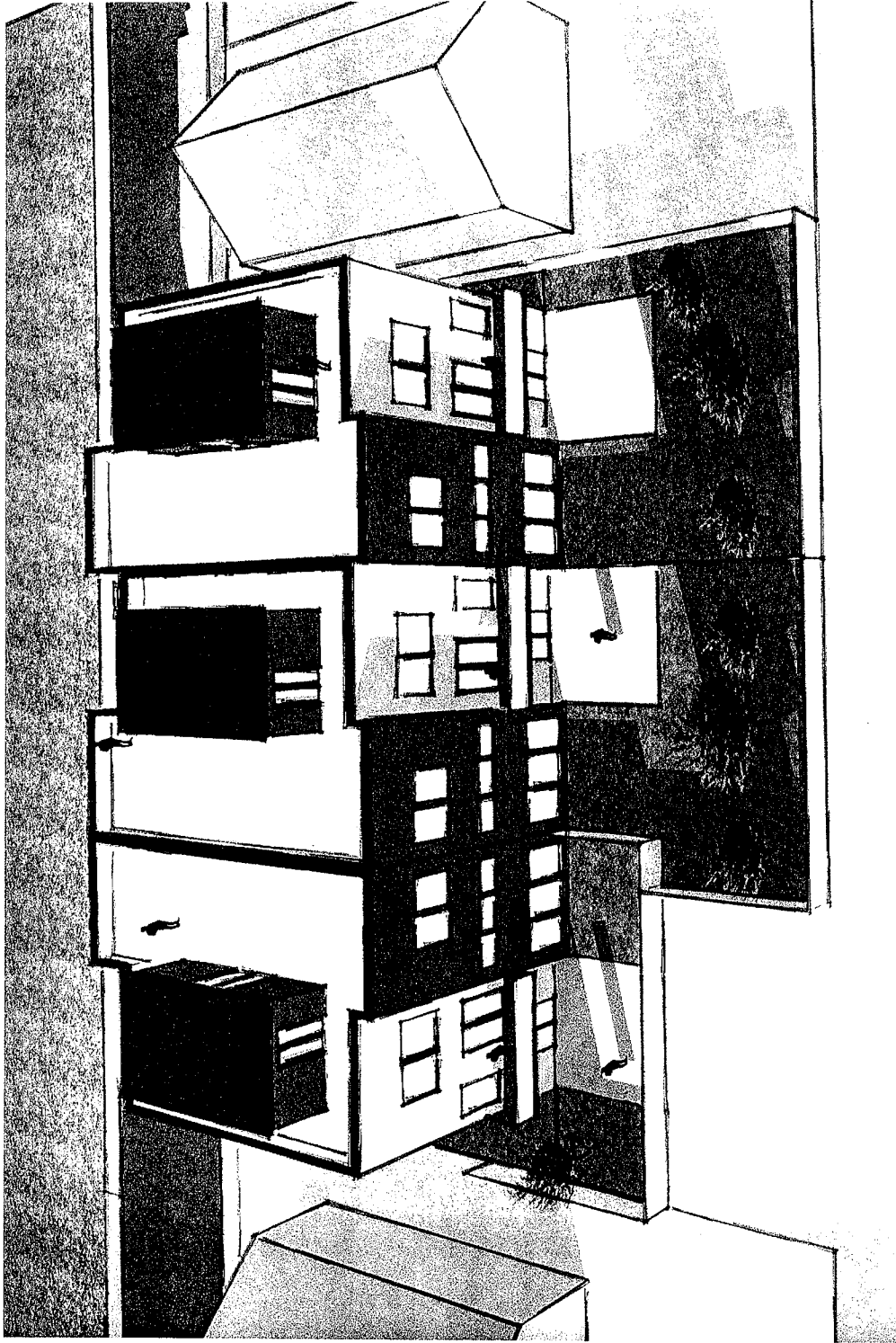
TOTAL UNIT SF = 2,800
GARAGE SF = 480
BALCONY SF = 120
ROOFDECK SF = 136 INSIDE / 600 OUTSIDE

ZIMPFER CONDOS
04 / 25 / 19

MASSING RENDERING FRONT

CONCEPT

GAI



ZIMPFER CONDOS

04 | 25 | 19

MASSING RENDERING FRONT AERIAL

CONCEPT

