

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application #: CV22-074 Date Received: 7/26/2022
Application Accepted by: _____ Fee: \$300
Assigned Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

JUL 25 2022

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1374 S 5th St. Columbus, OH Zip: 43203

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: 010-048073

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

Current Zoning District(s): R2-F

Area Commission or Civic Association: South Side Area Commission

Proposed Use or reason for Council Variance request: Carriage house on lot zoned for single-unit dwelling

(continue on separate page if necessary)

Acreage: .09

APPLICANT:

Name: Clearview Property Management Phone #: (614) 316-8728 Ext.: _____

Address: 891 E Long St City/State: Columbus, OH Zip: 43203

Email: perryman@mit.edu Fax #: _____

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

Name: Clearview Property Management Phone #: (614) 592-3200 Ext.: _____

Address: 891 E Long St City/State: Columbus, OH Zip: 43203

Email Address: clearview.columbus@gmail.com Fax #: _____

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

Name: Stanley Jackson, Esq. Phone #: (216) 214-6694 Ext.: _____

Address: 2000 Auburn Dr Suite 200 City/State: Beechwood, OH Zip: 44122

Email Address: _____ Fax #: _____

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

APPLICANT SIGNATURE: BENJAMIN PERRYMAN, CLEARVIEW PROPERTY MANAGEMENT, LLC

PROPERTY OWNER SIGNATURE: BENJAMIN PERRYMAN, CLEARVIEW PROPERTY MANAGEMENT, LLC

ATTORNEY / AGENT SIGNATURE: STANLEY JACKSON, ESQ.

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

Statement of Hardship:

The applicant seeks to build a new carriage house with 2-car parking below. The requested variances are compatible with recent development patterns permitted on other properties within the same or similar zoning districts. In this area it is common for parcels to contain carriage house type structures that were built prior to the implementation of the current zoning code, which would now be considered to not be in conformance. Granting the applicant's variance request will preserve the character of a contributing property in the South Side Area Commission.

Proposed Council Variance includes the following:

1. Section 3312.49 - Minimum number of parking spaces required. Applicant seeks to reduce available parking from 4 spaces to 2 spaces.
2. Section 3332.037 - R-2F residential district requirements. Applicant seeks to permit two single-unit dwellings on one lot
3. Section 3332.05 - Area district lot width requirements. Applicant seeks to maintain a lot width of 30 ft.
4. Section 3332.14 - R-2F area district requirements. Applicant seeks to allow two single-unit dwellings on one 3,870 sq. ft. lot [per calculation in section 3332.18 (c)] where 6,000 sq. ft. per single unit dwelling is required.
5. Section 3332.19 - Fronting on a public street. Applicant seeks to allow for the secondary residence, the carriage house to front on the public alley.
6. Section 3332.25 - Maximum side yard permitted. Applicant proposes to maintain a maximum side yard of 6 feet for each dwelling.
7. Section 3332.26 - Minimum side yard permitted, requires the primary residence or the existing structure to have a minimum side yard of 5 feet per side of each dwelling. The existing structure does not meet the minimum side yard requirement per zoning code but is situated on the lot in a manner that is consistent with neighborhood homes. Applicant seeks variance for the existing structure side yards to 0 ft (north side) and 6 ft (south side). Additionally, applicant seeks variance for the carriage house side yards to 0 ft (north side) and 3 ft (south side).
8. Section 3332.27 Rear yard requirement. Applicant seeks to provide no rear yard for the carriage house.

AFFIDAVIT

(See instruction sheet)

APPLICATION #: CV22-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Benjamin Perryman
of (1) MAILING ADDRESS 34 Miami Ave. 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 1374 S 5th St Columbus, OH 43207
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) Clearview Property Management, LLC
891 E Long St. Columbus, OH 43203

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

Clearview Property Management, LLC
891 E Long St. Columbus, OH 43203

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

(5) South Side Area Commission

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) _____

Sworn to before me and signed in my presence this 22 day of July, in the year 2022

SIGNATURE OF NOTARY PUBLIC

(8) Otto Beatty II July 22, 2022

My Commission Expires:

Life Time / Attorney-at-Law

Notary Seal Here



OTTO BEATTY II, ATTORNEY AT LAW
STATE OF OHIO
My Commission Expires on _____

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

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Please make all checks payable to the Columbus City Treasurer

APPLICANT / OWNER**AREA COMMISSION**

CLEARVIEW PROPERTY MGMT LLC
c/o Ben Perryman
891 E LONG STREET
COLUMBUS OH 43203

Columbus South Side Area Commission
Curtis Davis
175 S. 3rd Street, Suite 340
Columbus, Ohio 43215

SURROUNDING PROPERTY
OWNERS

MIKE JOHN HERRICK
OR CURRENT OCCUPANT
1379 S 5TH ST
COLUMBUS, OH 43207

WILLIAM O FLEMING
OR CURRENT OCCUPANT
1357 E 5TH ST
COLUMBUS, OH 43207

SHADWILL PATRICIA TR
OR CURRENT OCCUPANT
1399 S 6TH ST
COLUMBUS, OH 43207

DARYL & ANNE STEWART
OR CURRENT OCCUPANT
1369 S FIFTH ST
COLUMBUS OH, 43207

MATTHEW S PAPA
OR CURRENT OCCUPANT
1389 S SIXTH ST
COLUMBUS, OH 43207

JESPER S JENSEN
OR CURRENT OCCUPANT
195 E MOLER ST
COLUMBUS, OH 43207

DON L DUVAL JR
OR CURRENT OCCUPANT
1373 S 5TH ST
COLUMBUS, OH 43207-1117

JOHN G PHILLIPS
OR CURRENT OCCUPANT
1358 S 5TH ST
COLUMBUS, OH 43207

BRADFORD D TWINE
OR CURRENT OCCUPANT
1378 S FIFTH AVE
COLUMBUS, OH 43207

SHAH ATIT JIGNESH
OR CURRENT OCCUPANT
1384 S 5TH ST
COLUMBUS, OH 43207

DAVID M FRALEY
OR CURRENT OCCUPANT
1393 S SIXTH ST
COLUMBUS, OH 43207

THOMAS J KULEWICZ
OR CURRENT OCCUPANT
197 E MOLER ST
COLUMBUS, OH 43207

NICHOLAS G TRIFELOS
OR CURRENT OCCUPANT
1359 S 5TH ST
COLUMBUS OH, 43207

EDWARD GEORGE KEYES
OR CURRENT OCCUPANT
1375 S 5TH ST
COLUMBUS, OH 43207

MICHAEL S MCCOY
OR CURRENT OCCUPANT
1395 S 6TH ST
COLUMBUS, OH 43207-1120

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD
SUITE 1600
TEMPE, AZ 85281

BRAKAJ XHEVAIR
OR CURRENT OCCUPANT
1832 BARINGTON RD
UPPER ARLINGTON, OH 43221

DANNY LEE BASYE
OR CURRENT OCCUPANT
1388 S 5TH ST
COLUMBUS, OH 43207

ANTHONY M SYLVESTER
OR CURRENT OCCUPANT
1362 S FIFTH ST
COLUMBUS, OH 43207

KELLY J MCCLELLAN
OR CURRENT OCCUPANT
8045 PICKERINGTON RD NW
CANAL WINCHESTER, OH 43110

JOHNSON INVESTMENTS LLC
OR CURRENT OCCUPANT
325 LONGFELLOW AVE
WORTHINGTON, OH 43085

FREDERIK J COONS
OR CURRENT OCCUPANT
1385 S 6TH ST
COLUMBUS, OH 43207

KJLO PROPERTIES LLC
OR CURRENT OCCUPANT
1363 S 5TH ST
COLUMBUS, OH 43207

JOHN W EDGAR
OR CURRENT OCCUPANT
1370 S FIFTH ST
COLUMBUS, OH 43207

195 1/2 MOLER LLC
PO BOX 1161
POWELL, OH 43065

GARY A HICKS
OR CURRENT OCCUPANT
201 E MOLER ST
COLUMBUS, OH 43207-1126

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 #: CV22-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Benjamin Perryman
of (COMPLETE ADDRESS) 34 Miami Ave. Columbus, OH 43203
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Clearview Property Management 891 E Long St Columbus, OH 43203 5 Employees Benjamin Perryman</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of July, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature] 7/22/2022
Life Commission Attorney - At - Law

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



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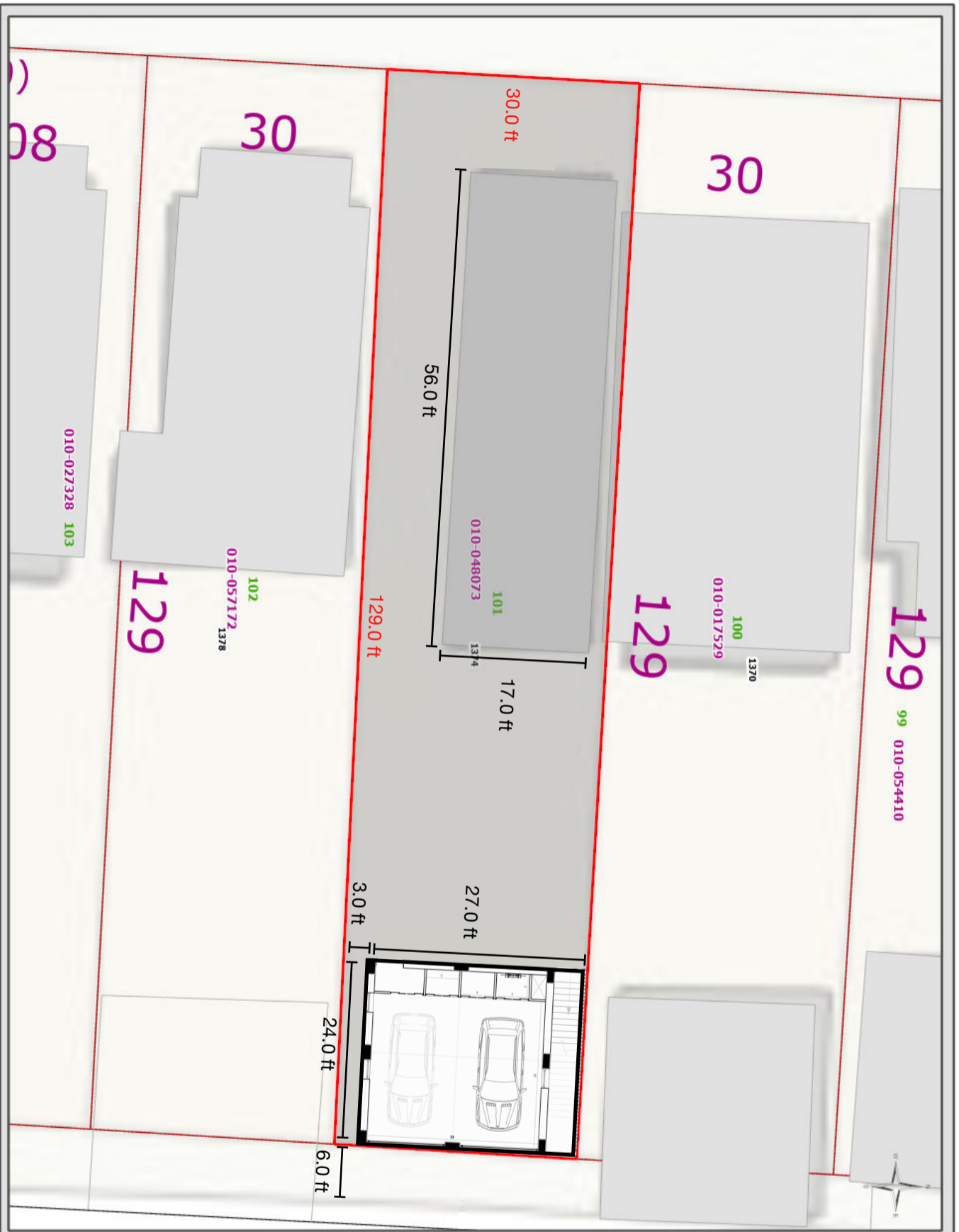
Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number One Hundred One (101) of WARREN JENKINS MARION ADDITION TO THE CITY OF COLUMBUS, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, pages 348, Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Instrument No. 202203090038547

Parcel No.: 010-048073-00

Property Address: 1374 South 5th St, Columbus, OH 43207



Planimetric Legend
Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- ▣ Building Footprints
- ▣ Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend
Source: CGIP - 2019 LIDAR Collection

- ▲ Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

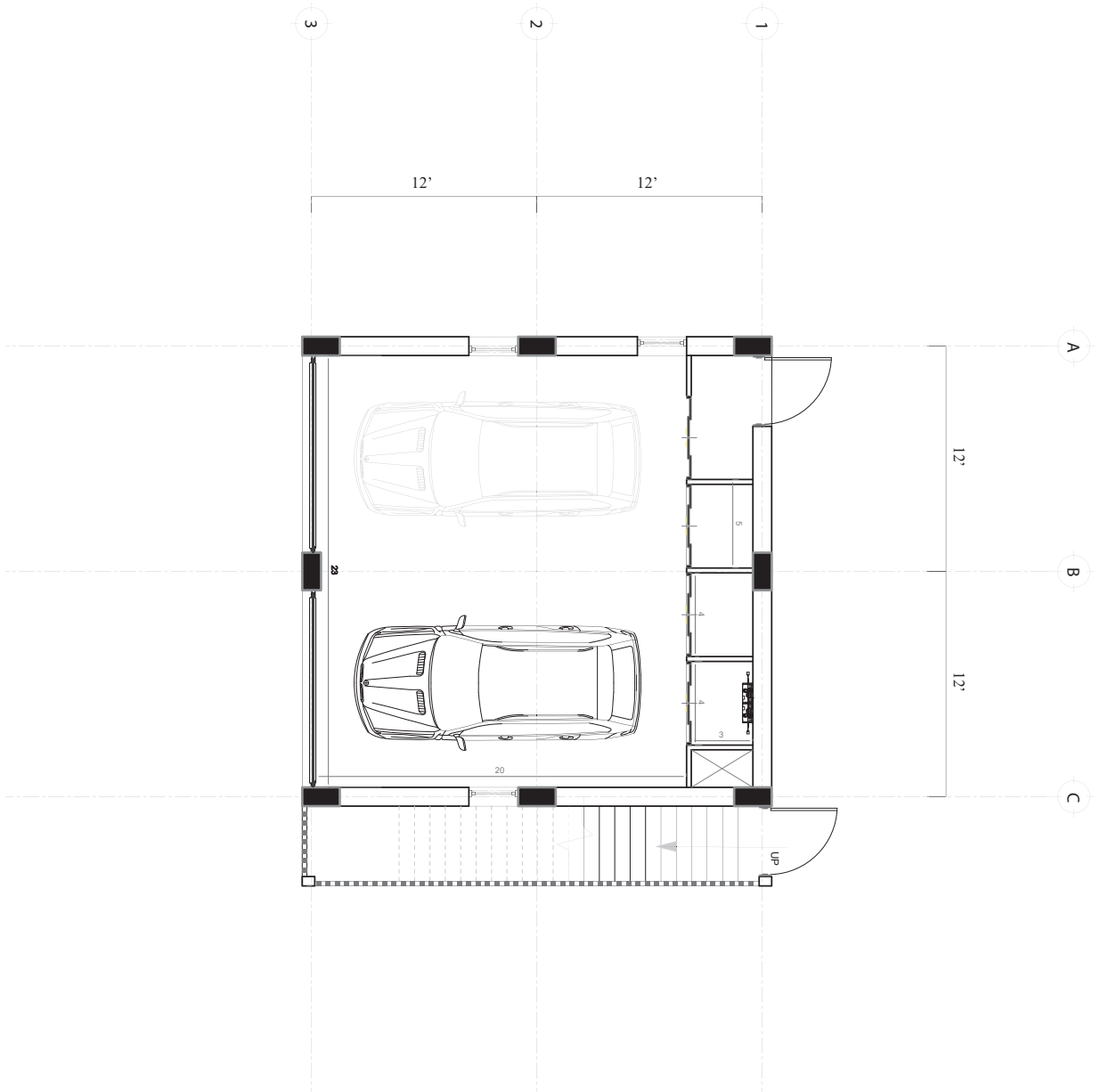
This map is prepared for the real property inventory within the county. It is compiled from deed books, survey plats and other public records and is not intended to be used for legal purposes. The information contained on this map is for informational purposes only and should not be used as a legal document. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's Office Department of any discrepancies.

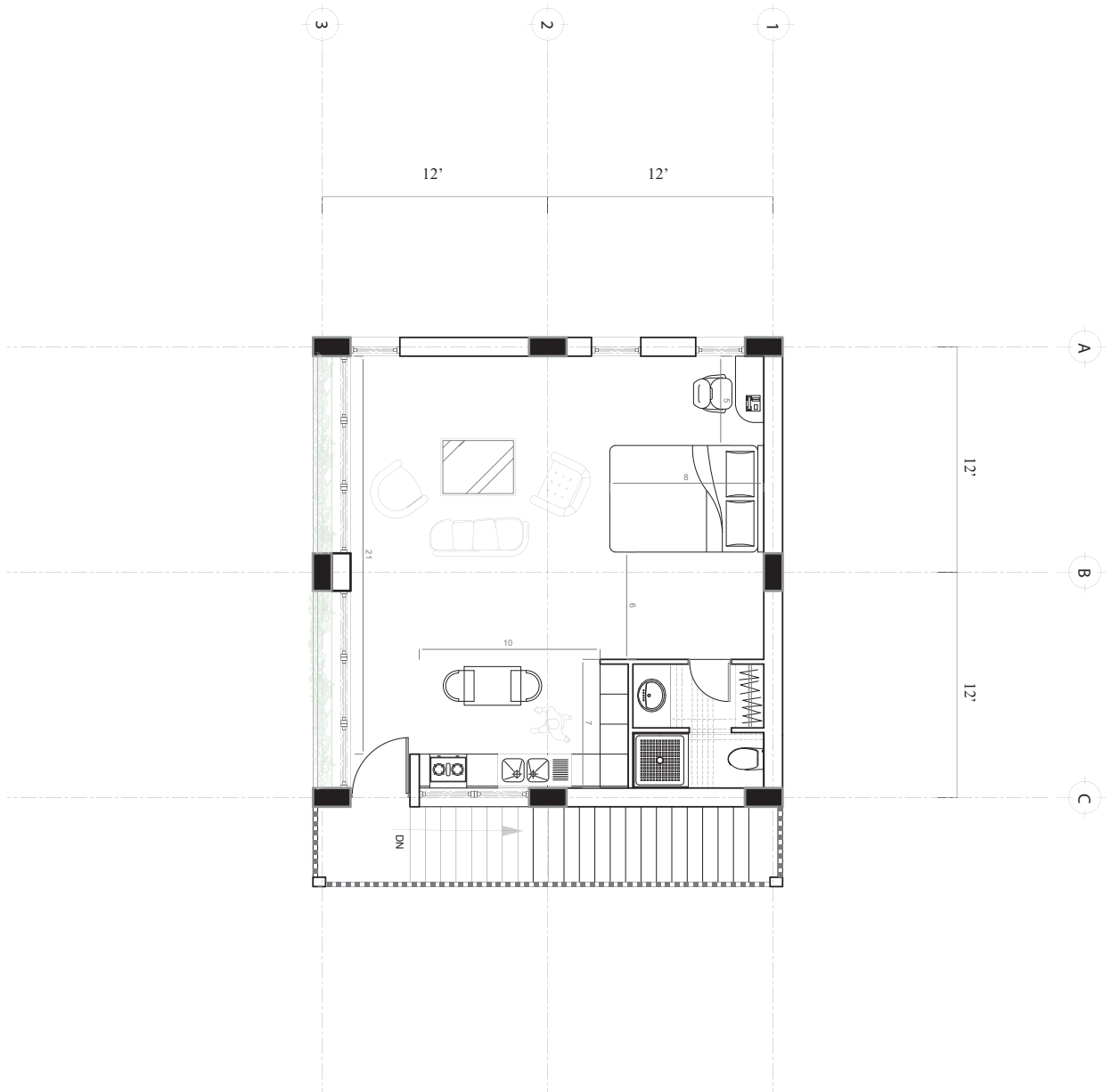


The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2 contours based on the North American Vertical Datum 1988 (when displayed).



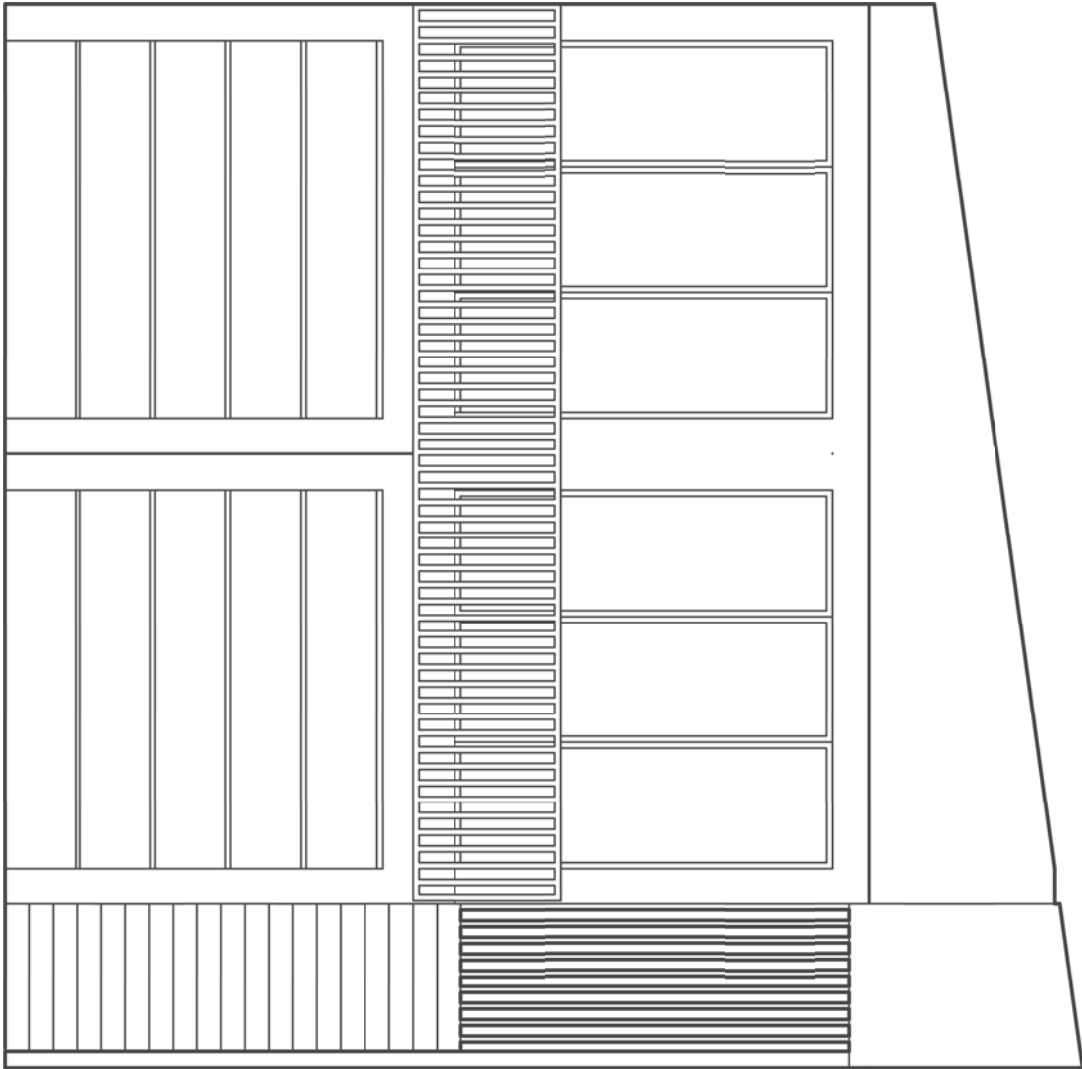
Franklin County Auditor's Office
Auditor
Michael Stinziano
Map Produced July 12, 2022



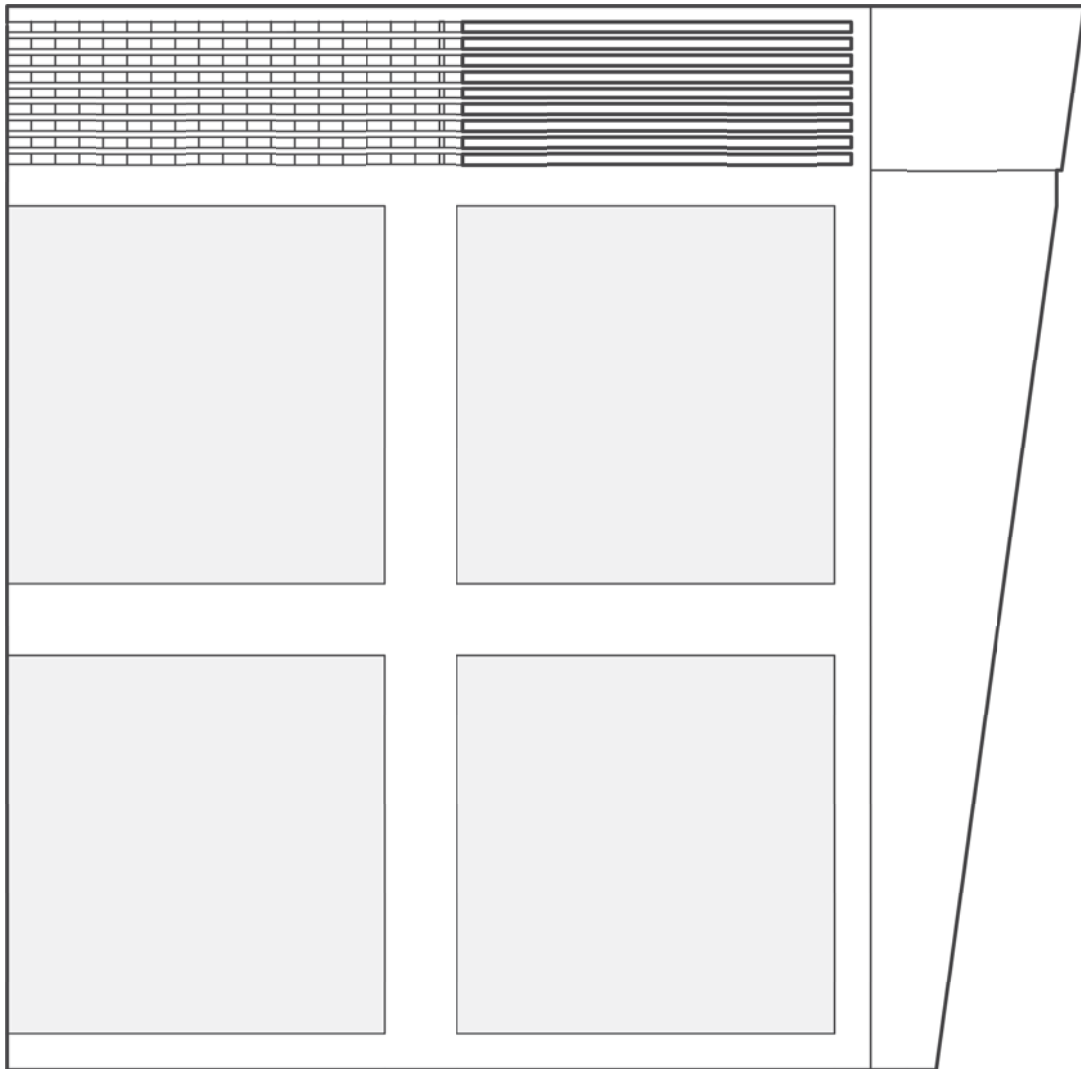




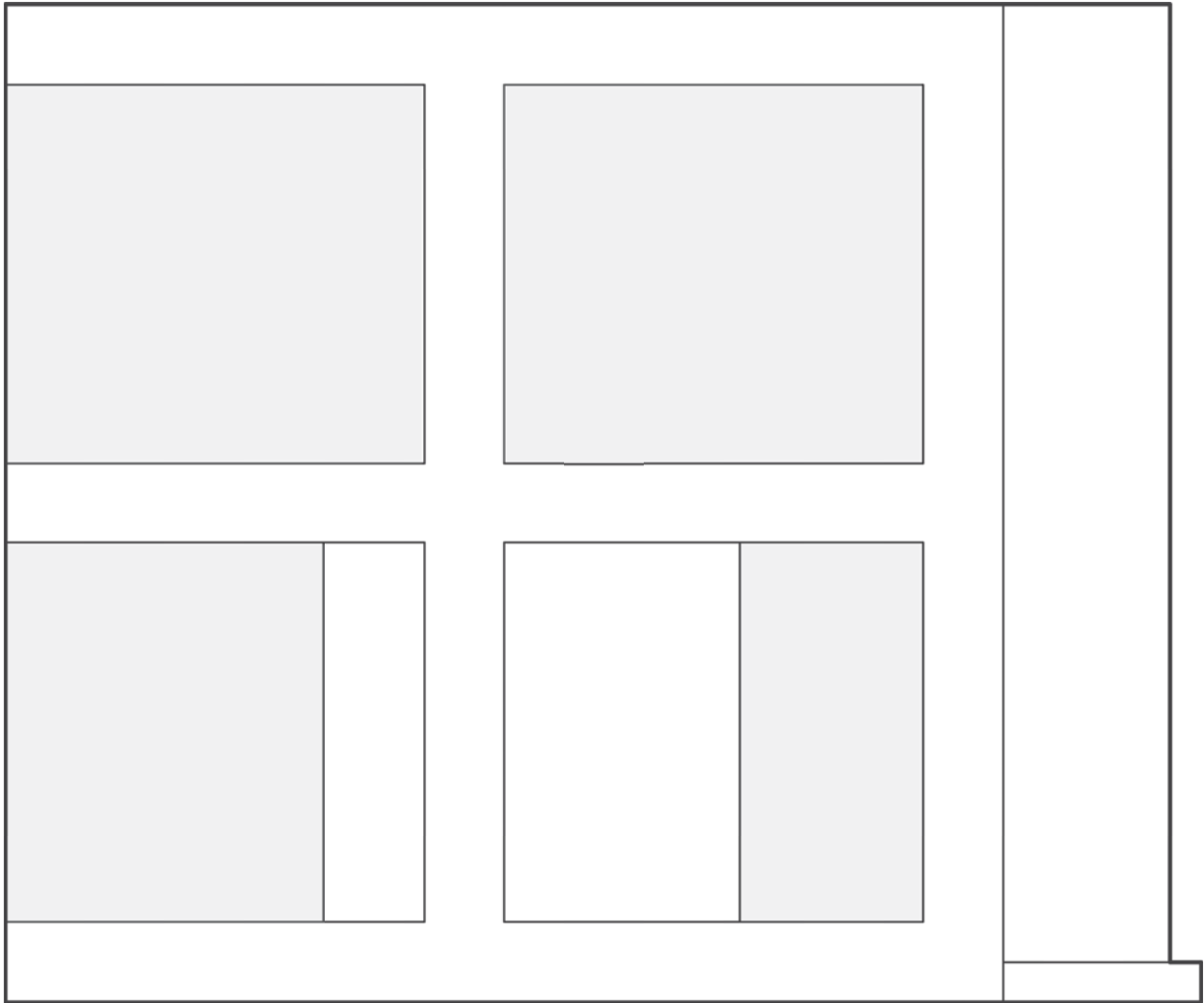
Front



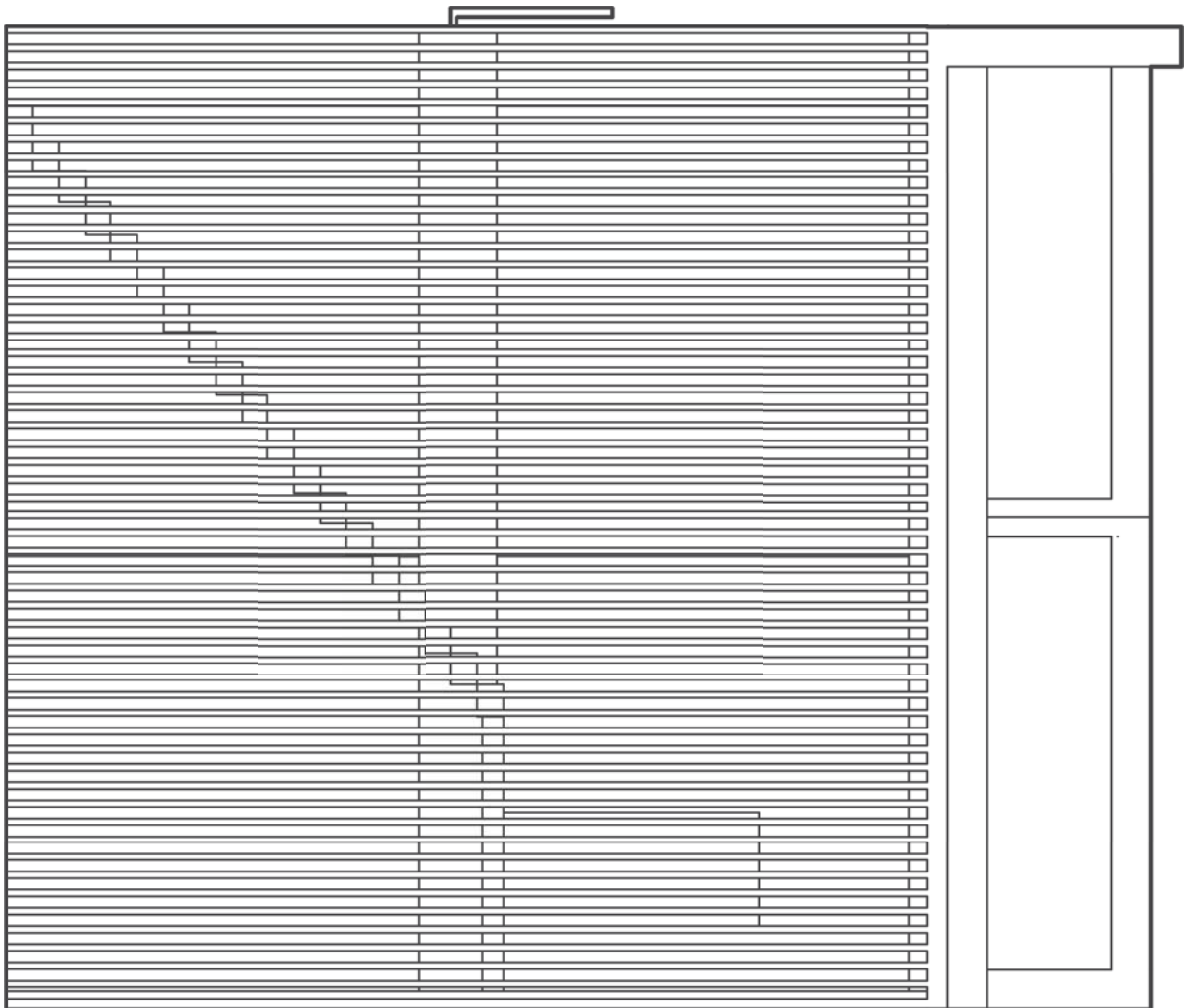
Back



Left

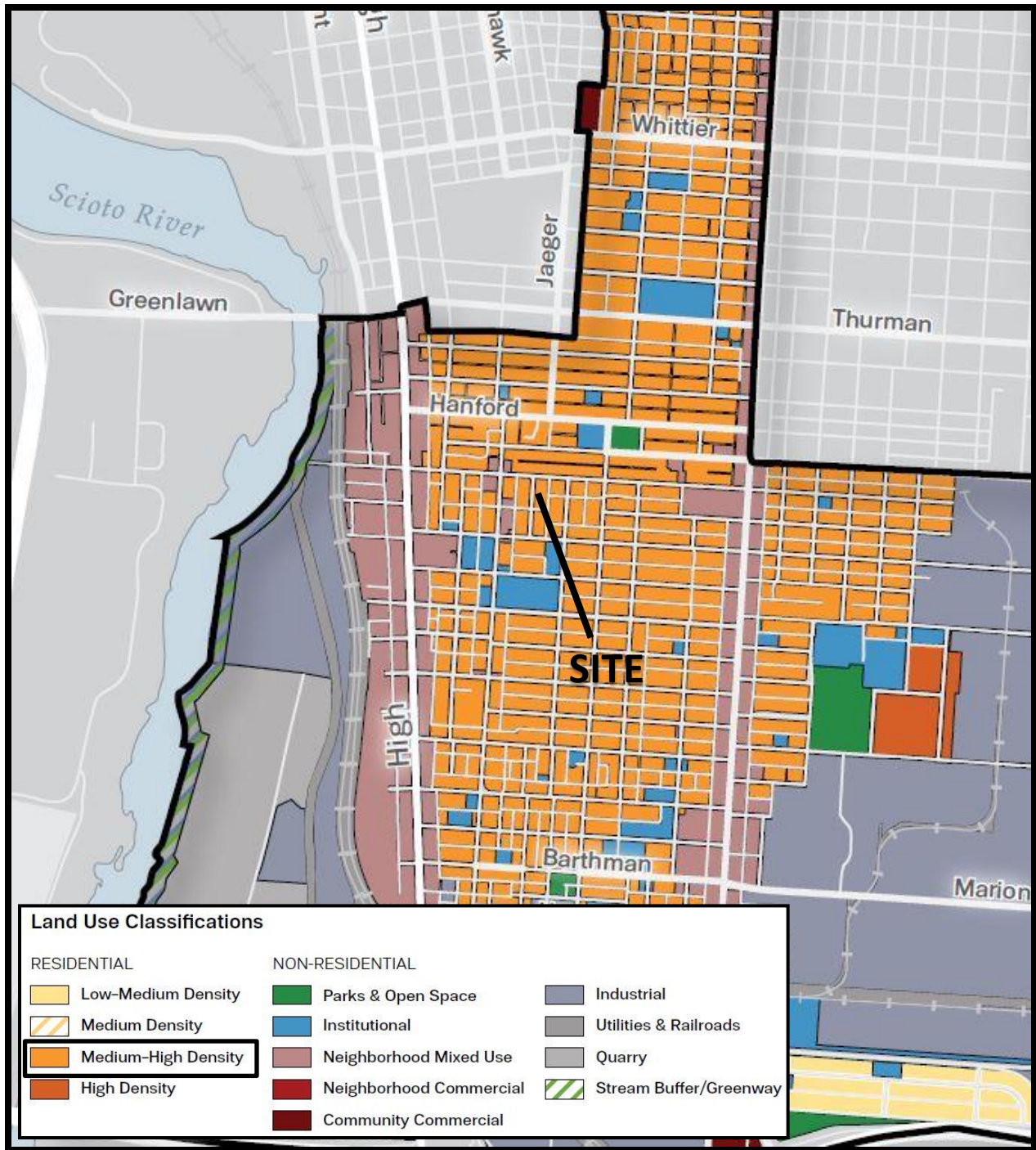


Right





CV22-074
1374 S. 5th St.
Approximately 0.9 acres



CV22-074
 1374 S. 5th St.
 Approximately 0.9 acres



CV22-074
1374 S. 5th St.
Approximately 0.9 acres