

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 #: CV19-105 Date Received: 10/18/19
Application Accepted by: 117 Fee: \$150 (concurrent 219-079)
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1420 S 4th Street Zip: 43207

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: 010-041001

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

Current Zoning District(s): Residential R2F Pending

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for Council Variance request: Construct single-family residence for property owner.

Acreage: 0.10 acres

APPLICANT:

Name: Brenda Parker Phone #: 614-586-5514 Ext.: _____

Address: 405 N Front Street City/State: Columbus, Ohio Zip: 43215

Email: brenda.parker@cbusarch.com Fax #: _____

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

Name: Thomas Kerekanich & Timothy Sante Phone #: 614-506-5765 Ext.: _____

Address: 113 E Mithoff Street City/State: Columbus, Ohio Zip: 43206

Email Address: tkerekanich@victoria.com Fax #: _____

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

Name: Brenda Parker Phone #: 614-586-5514 Ext.: _____

Address: 405 N Front Street City/State: Columbus, Ohio Zip: 43215

Email Address: brenda.parker@cbusarch.com Fax #: _____

SIGNATURES (All signatures must be provided and 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.

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STATEMENT OF HARDSHIP

CV19-105

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 attached sheet for list of variances and statement of hardship.

Signature of Applicant



Date 10/17/2019

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1420 S 4th Street
Statement of Hardship

The property at 1420 S 4th Street is a vacant corner lot in an urban area. The majority of the lots in this area encompass the full depth of 129'-0" from 4th Street to the rear alley. However, this property is only afforded a portion of that overall depth (89'-0"). The limitation of the lot depth places a hardship on this property.

With the reduced lot depth, the existing lot size (4,062 sf) ended up being 67% smaller than the required zoning lot size of 6,000 sf. The lot width is also narrower (45.65') than the required lot width of 50'. With the property being a corner lot, the 30' vision clearance came into play minimizing the buildable area even more.

With the three hardships listed above, the area remaining to construct a single-family dwelling was extremely compromised.

The request to reduce the front building line from 10' minimum to 8'-8" allows for an increase in functionality of the interior spaces. The adjacent building to the north has a setback of 0'-0". The building across Jenkins has a setback of 8'-0". The 8'-8" front line will not impact the urban streetscape since the two adjacent structures sit closer to the street than the proposed structure.

The request to reduce the side building line on a corner lot from 9'-2" to 5'-0" is again to increase the functionality of the interior spaces. The building across Jenkins to the south sits at 0'-0". The 5'-0" side building line will allow for additional landscaping between the right-of-way and the structure compared to the previous structure located at this property which was a zero-lot line condition.

The remaining three variances (reducing rear yard from 1,015sf (25%) to 537sf (13%), increasing building coverage from 2,031sf (50%) to 2,266sf (56%), and reducing driveway vision clearance from 12' to 5') all stem from trying to create an adequate footprint to support the functioning spaces for a new single-family residence given the site constraints listed in the first paragraph.

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1420 S 4th Street

List of Requested Variances

Request variance from Section 3332.05 (area district lot width) to allow for a lot of 45.65' in lieu of the required 50' width in zoning district R2F.

Request variance from Section 3332.14 (R-2F area district lot size) to allow for a lot of 4,062 sf in lieu of the required 6,000 sf.

Request variance from Section 3332.27 (rear yard) to reduce the required rear yard square footage from 1,015 sf (25%) to 537 sf (13%).

Request variance from Section 3332.18(D) (building coverage) to increase the allowable building coverage from 2,031 sf (50%) to 2,266 sf (56%).

Request variance from Section 3332.21 (front building line) to reduce the minimum frontage building line from 10'-0" to 8'-8".

Request variance from Section 3332.22 (side building line on corner lot) to reduce the minimum side street setback from 9'-2" (20% lot width) to 5'-0" (11% lot width).

Request variance from Section 3321.05 (driveway vision clearance) from 12' to 5'.

CUL9-105

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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AFFIDAVIT

(See instruction sheet)

APPLICATION #: CV19-105

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brenda Parker
of (1) MAILING ADDRESS 415 N Front Street, 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 1420 S Fourth Street, Columbus, Ohio 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) 10/18/19
(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) Thomas Kerekanich & Timothy Sante
113 E Mithoff Street
Columbus, Ohio 43206

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

Brenda Parker
614-586-5514

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

(5) South Side Area Commission
Curtis Davis
PO Box 7846, 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) [Signature]

Sworn to and subscribed in my presence this 17th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires

June 18, 2024

Notary Seal Here



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

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PROPERTY OWNER

Thomas Kerekanich & Timothy Sante
 113 E Mithoff Street
 Columbus, Ohio 43206

APPLICANT / AGENT

Brenda Parker
 405 N Front Street
 Columbus, Ohio 43215

AREA COMMISSION

South Side Area Commission
 Curtis Davis
 PO Box 7846
 Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS

1384 South Fourth Street LLC
 Or Current Occupant
 1384 S Fourth Street
 Columbus, Ohio 43207

Pamela Dinkler
 Or Current Occupant
 132 E Jenkins Avenue
 Columbus, Ohio 43207

Southeast Inc
 Or Current Occupant
 PO Box 1809
 Columbus, Ohio 43216-1809

Re-Established LLC
 Or Current Occupant
 544 Acton Road
 Columbus, Ohio 43214

Derek & Jessica Clinger
 Or Current Occupant
 1425 S 5th Street
 Columbus, Ohio 43207

John Hill
 Or Current Occupant
 1405 S 5th Street
 Columbus, Ohio 43207

DETAV LLC
 Or Current Occupant
 4694 Cemetery Road
 Hilliard, Ohio 43026

Joann Blum
 Or Current Occupant
 7233 River Knolls Place
 Dublin, Ohio 43016

South 4 Holdings LLC
 Or Current Occupant
 PO Box 2141
 Westerville, Ohio 43086

KAC Management LLC
 Or Current Occupant
 4694 Cemetery Road
 Hilliard, Ohio 43206

Johnson Investments LLC
 Or Current Occupant
 325 Longfellow Avenue
 Worthington, Ohio 43085

Krysta Douds
 Or Current Occupant
 9870 State Route 656
 Marengo, Ohio 43334

1414 S Fourth LLC
 Or Current Occupant
 842 S Roosevelt Avenue
 Bexley, Ohio 43209

Bartholomew Fitzpatrick
 Or Current Occupant
 79 E Moler
 Columbus, Ohio 43207

Central Ohio Property Support LLC
 Or Current Occupant
 3000 E Main Street #287
 Columbus, Ohio 43209

Andrew Banacki
 Or Current Occupant
 1397 S Fourth Street
 Columbus, Ohio 43207

Randall Phillips
 Or Current Occupant
 1409 S Fifth Street
 Columbus, Ohio 43207

Mathew Jones
 Or Current Occupant
 139 E Jenkins Avenue
 Columbus, Ohio 43207

CU19-105

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 #: CV19-105

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brenda Parker
of (COMPLETE ADDRESS) 415 N Front Street, Columbus, Ohio 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 (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. Thomas Kerekanich 113 E Mithoff Street, Columbus, Ohio 43206 614-506-5765</p>	<p>2. Timothy Sante 113 E Mithoff Street, Columbus, Ohio 43206 614-506-5765</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed and sworn to in my presence and before me this

17th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

June 18, 2024



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

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City of Columbus Zoning Plat



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: 010-041001

Zoning Number: 1420

Street Name: S 4TH ST

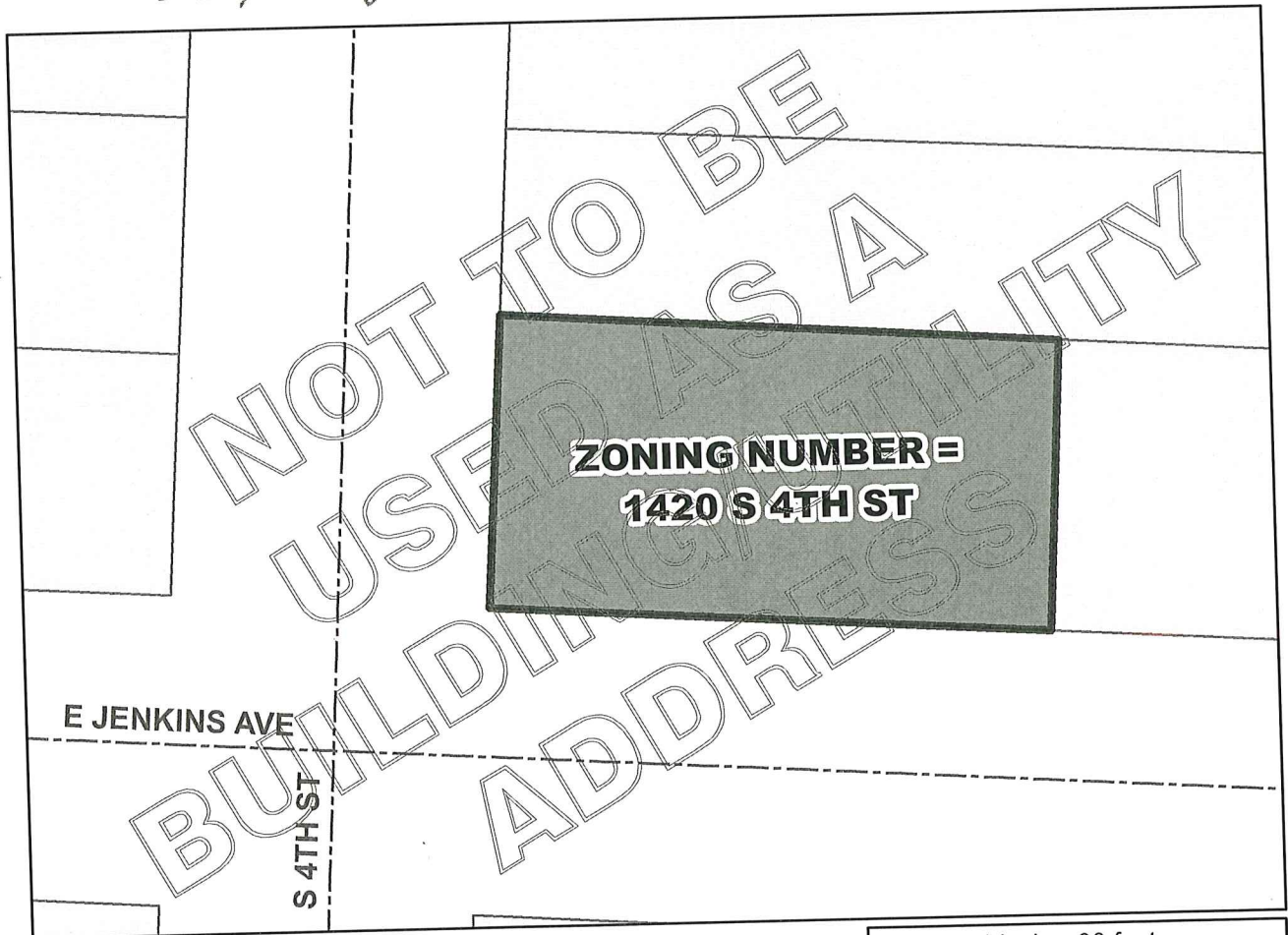
Lot Number: 75-76

Subdivision: WARREN JENKINS MARION

Requested By: THE COLUMBUS ARCHITECTURAL STUDIO

Issued By: *Phil J. Smith*

Date: 9/17/2019



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 156935



SCOTT S. MESSER, DIRECTOR
DEPARTMENT OF BUILDING AND ZONING SERVICES
111 N. FRONT ST. COLUMBUS, OHIO 43215

CV19-105

1420 S 4th Street

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

Being Lot Number Seventy-Five (75) and 15.65 feet off of the North side of Lot Number Seventy-Six (76), and except 40 feet off of the rear or east end of each side lots of Warren and Jenkins' Marion Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 348, Recorder's Office, Franklin County, Ohio.

TAX PARCEL NO.: 010-041001-00

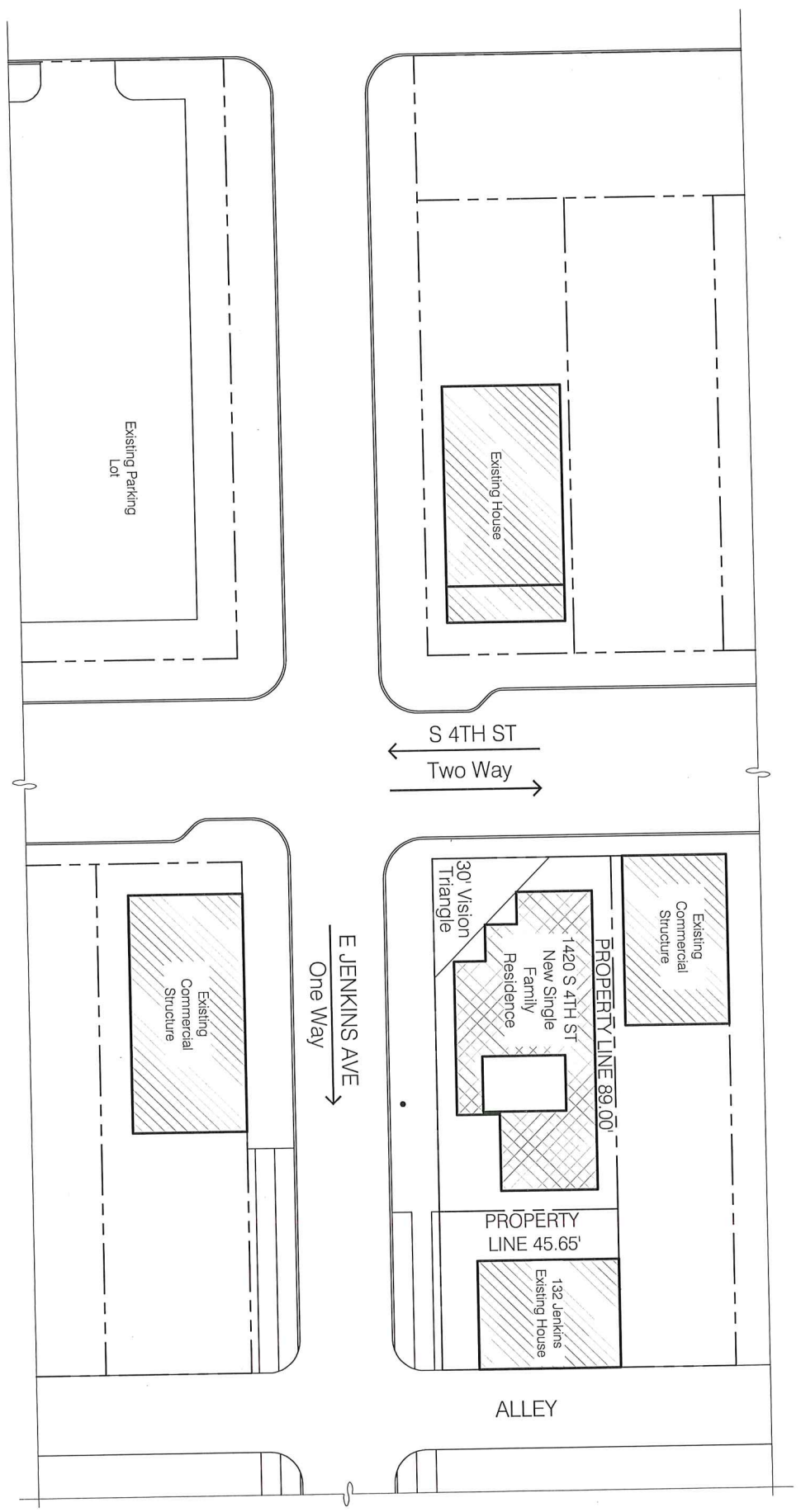
PROPERTY ADDRESS: 1418-1420 South Fourth Street, Columbus, Ohio 43207

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VICINITY SITE PLAN
Scale: 1"=30'-0"

CV19-105

1420 S 4th Street
October 17, 2019



SITE AREA = 4,062 sf
PARCEL 010-041001

75'-4"

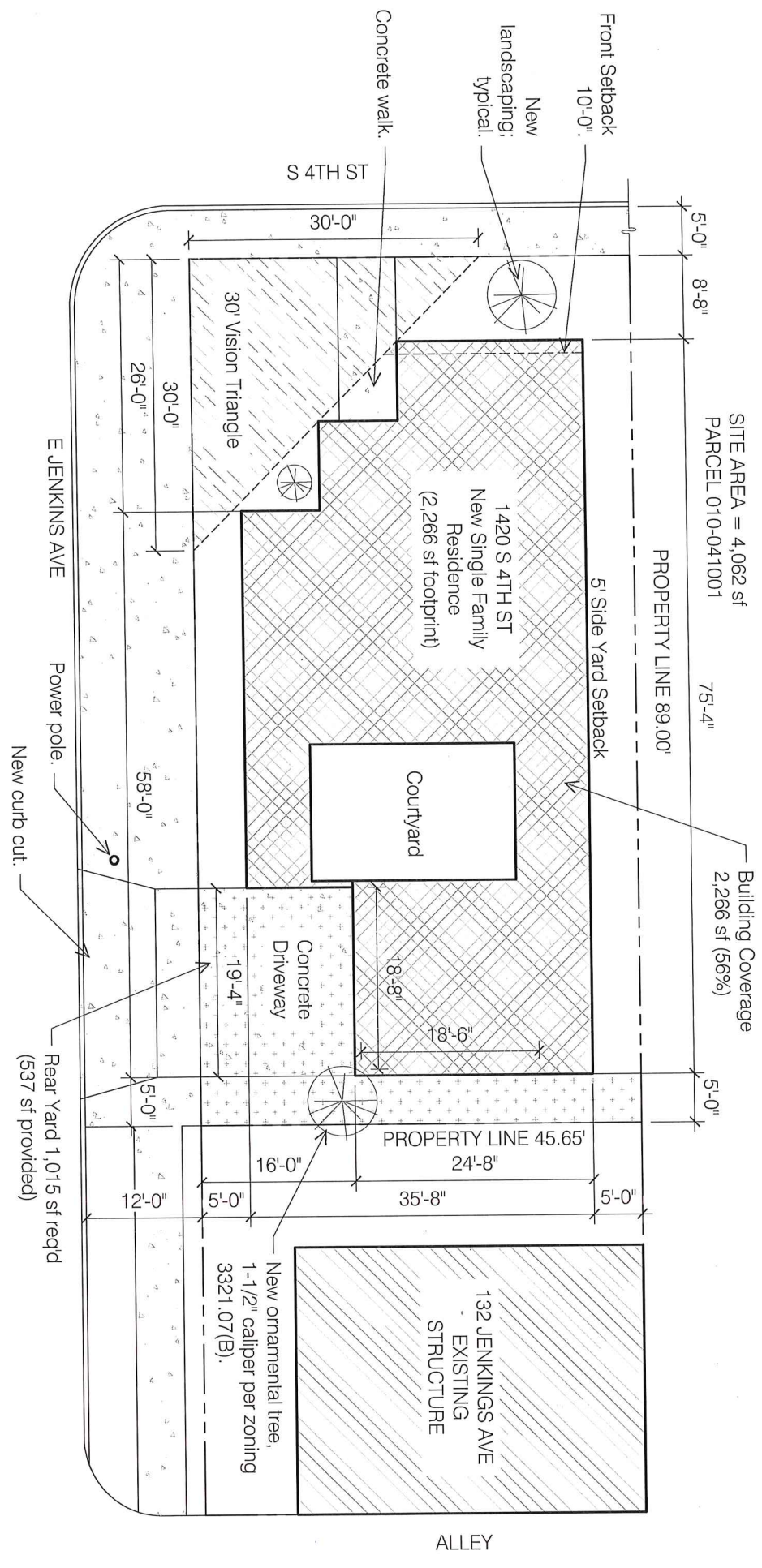
PROPERTY LINE 89.00'

Building Coverage
2,266 sf (56%)

5'-0"

132 JENKINS AVE
EXISTING
STRUCTURE

ALLEY



SITE PLAN - New Single-Family Residence

Scale: 1/16" = 1'-0"

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1420 S 4th Street

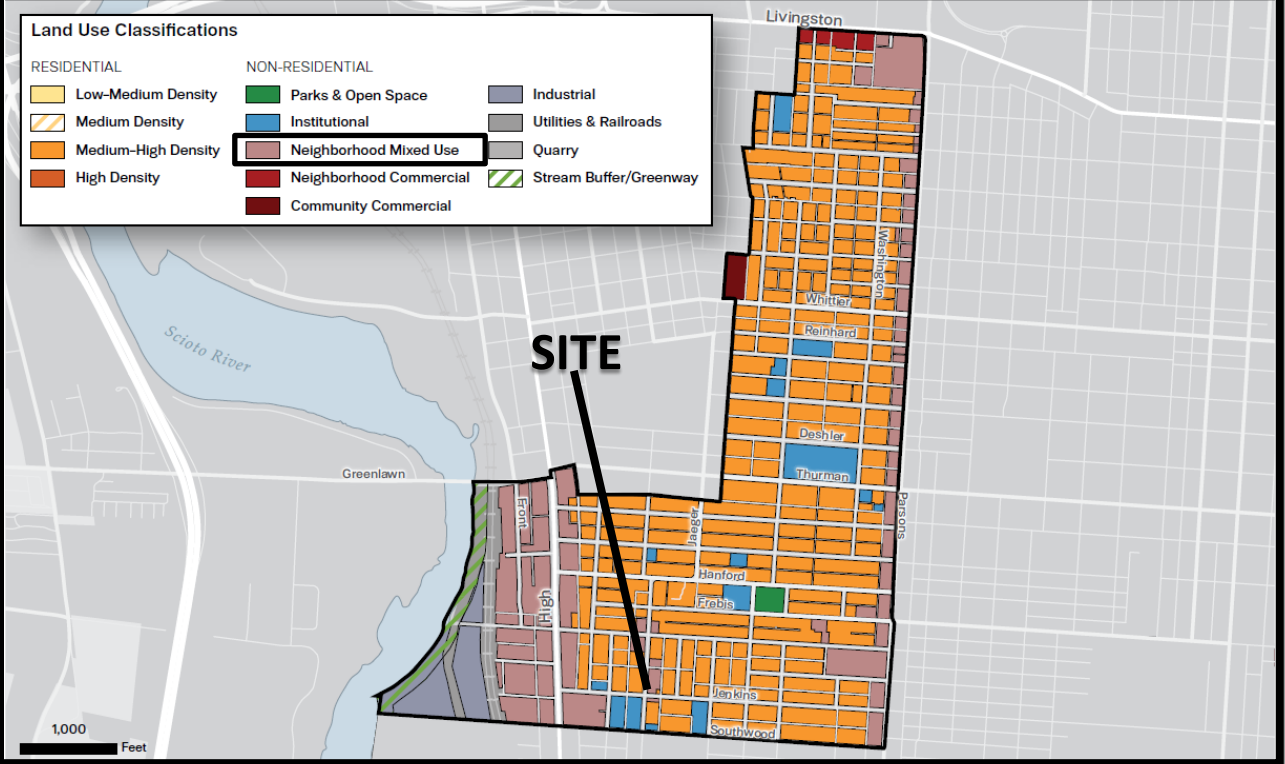
October 17, 2019





CV19-105
 1420 S. 4th St.
 Approximately 0.10 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



South Side Plan (2014)

CV19-105
1420 S. 4th St.
Approximately 0.10 acres



CV19-105
1420 S. 4th St.
Approximately 0.10 acres