

December 17, 2015

15. **APPLICATION:** CV15-077
Location: 395 WEST SECOND AVENUE (43201), being 0.41± acres located at the southwest corner of West Second Avenue and Pennsylvania Avenue (010-031258 and 010-002539; Harrison West Society).
Existing Zoning: R-4 and R-2F, Residential Districts.
Proposed Use: Sixteen residential units.
Applicant(s): Bud Vetter; 70 Park Avenue West; Mansfield, OH 44902
Property Owner(s): 385 West Second Avenue, LLC, c/o The Applicant.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

Dear Mr. Vetter:

City staff reviewed the above referenced Council variance application on **Thursday, December 17, 2015**, noting the following considerations:

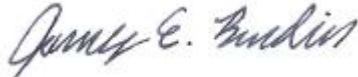
1. The Zoning Staff has the following comments: Upon resolving all site plan revisions, submit the final site plan and elevation drawings as: **one 2' x 3' MYLAR, two 2' x 3' PRINTS and one 8 1/2" x 11" REDUCTION** (all exact replicas of each other with the **SAME** signature, title and date on each). Please forward the recommendation of the Harrison West Society when it is available. Contact James Burdin at 645-1341 or jeburdin@columbus.gov if you have any questions.
2. The Department of Development, Planning Division has the following comments: Planning does not support this request. The *Harrison West Plan* recommends One- and Two-unit dwellings for this location and that new development and/or redevelopment should be consistent in character and scale with the existing single-unit and two-unit dwellings. Planning's primary concerns are the intensity of the proposal, which is inconsistent with the Plan's land use recommendation and would result in excessive lot coverage (which is not consistent in character and scale with the existing single-unit and two-unit dwellings). While the Plan recommends that all new development comply with parking code requirements (currently 1.5 spaces per unit for multi-unit residential), Planning would be supportive of a revised proposal that includes fewer units and preserves rear yard space, even if such a proposal would require a parking variance. Contact Mark Dravillas at 645-6823 or mcdravillas@columbus.gov if you have any questions.
3. The Division of Sewerage and Drainage has the following comments: Storm water management per current storm drainage manual required if disturbing over 2,000 square feet of earth and or adding more than 10,000 square feet of new impervious area. This area falls within a combination sewer district prone to surcharge conditions. Approved backwater prevention devices installed on all buildings in need of service is recommended. Contact the sewer permit office for additional questions regarding tap fees or backwater prevention at 645-7490. These comments do not need to be resolved prior to your application being scheduled for public hearing, but are being conveyed as an FYI as a recommendation during development. Contact Chad Holtzapfel with questions at 645-6315 or ceholtzapfel@columbus.gov.
4. The Department of Public Service, Division of Refuse has the following comments: The proposed development is to increase residential units from 8 to 16 units. The Division of Refuse Collection has no objection to this request, with the following understanding; they currently receive city-provided refuse collection dumpster box service. Increasing the unit count from 8 to 16 units will necessitate an increase in the capacity of the dumpster, from the existing 6 cubic yard box to a minimum 8 cubic yard box.. Contact Judy Johnson with questions at 645-0526 or jajohnson@columbus.gov.

The comments above must be resolved prior to your Council Variance ordinance being drafted by City Staff. After initial review of the draft ordinance, you may be contacted by City Staff regarding necessary revisions. The ordinance will be forwarded to the City Clerk for scheduling after final review and approval,

and notice will be sent to you 10 days prior to the date your Council Variance request (ordinance) is scheduled to be heard.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development it may require review by other City Departments. It is the Applicant's responsibility to contact and discuss the proposal with those City Departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at 645-2715 or 645-5264. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,



James Burdin, Council Activities
(614) 645-1341
jeburdin@columbus.gov



Director's Office	614 645-7776	Research/Records Center	614 645-6082
Building Plan Review	614 645-7562	Zoning Clearance	614 645-8637
Customer Service Center	614 645-6090	Zoning Public Hearings	614 645-4522
Engineering Plan Review	614 645-0032	Zoning Confirmation Letters	614 645-8637