

HOLDOVER

APPLICATION NUMBER

5238

A REQUEST FOR

**FRONT YARD SETBACK, SIDE YARD SETBACK,
LANDSCAPING AND TREE PLANTING VARIANCES TO
ALLOW THE EXPANSION (16,300 SQ.FT.) OF AN
EXISTING FLOAT BARN WITHIN 0.5' OF THE FRONT
(WEST) PROPERTY LINE, WITHIN 2.4' FROM THE SIDE
(SOUTH) PROPERTY LINE, 0% LANDSCAPING AND NO
TREES TO BE PLANTED; THE ZONING ORDINANCE
REQUIRES A MINIMUM 25' FRONT YARD SETBACK, A
SIDE YARD SETBACK OF 0' OR 5', A MINIMUM OF 12%
LANDSCAPING AND THE PROVISION OF ONE
FRONTAGE TREE FOR EACH 30-FEET OF ROAD
FRONTAGE IN AN I-2, HEAVY INDUSTRIAL DISTRICT**

LOCATED AT

1106 SOUTH CONCEPTION STREET

(Bounded by South Franklin Street, Pillans Street, South Conception Street, and Illinois
Central Gulf Railroad right-of-way)

APPLICANT/OWNER

CREWE OF COLUMBUS, INC.

BOARD OF ZONING ADJUSTMENT

MAY 2004

The applicant is requesting Front Yard Setback, Side Yard Setback, Landscaping and Tree Planting Variances to allow the expansion (16,300 sq.ft.) of an existing float barn within 0.5' of the front (West) property line, within 2.4' from the side (South) property line, 0% landscaping and no trees to be planted; the Zoning Ordinances requires a minimum 25' front yard setback, a side yard setback of 0' or 5', a minimum of 12% landscaping and the provision of one frontage tree for each 30-feet of road frontage in an I-2, Heavy Industrial District.

The applicant states that the variances are needed to allow the storage of the floats out of the elements and within the float barn. The applicant states that conforming to normal setbacks would be an unnecessary waste of much needed property and that several surrounding properties have received variances to allow the construction within the required setbacks.

One of the reasons for the required setbacks is to maintain a consistent, uniform streetscape/frontage. In this particular instance, very few of the structures in the vicinity comply with the minimum setback requirements. In fact, the Board has considered similar requests in the immediate vicinity, and due to the existing development and the nature of the existing uses, those requests have typically been granted subject to compliance with landscaping and frontage tree requirements.

As proposed the addition exceeds 50% of the square footage of the existing structure, the entire site is required to fully comply with all municipal codes and ordinances, including the prominence of landscaping and trees. The applicant proposes no additional trees to be planted due to the nature of the structure (float barn) and the fact that the entire frontage is somewhat paved, consequently it is somewhat impractical to plant trees as required on this site. However, as has been done in other circumstances, the Board has required that the applicant provide trees within the right-of-way, or donations to the tree bank to be coordinated with the Urban Forester.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

As illustrated on the site plan, the proposed addition would be "in-line" with the existing building and as illustrated on the vicinity map would not be out of character with the surrounding development. However, when the Board has approved similar variances in

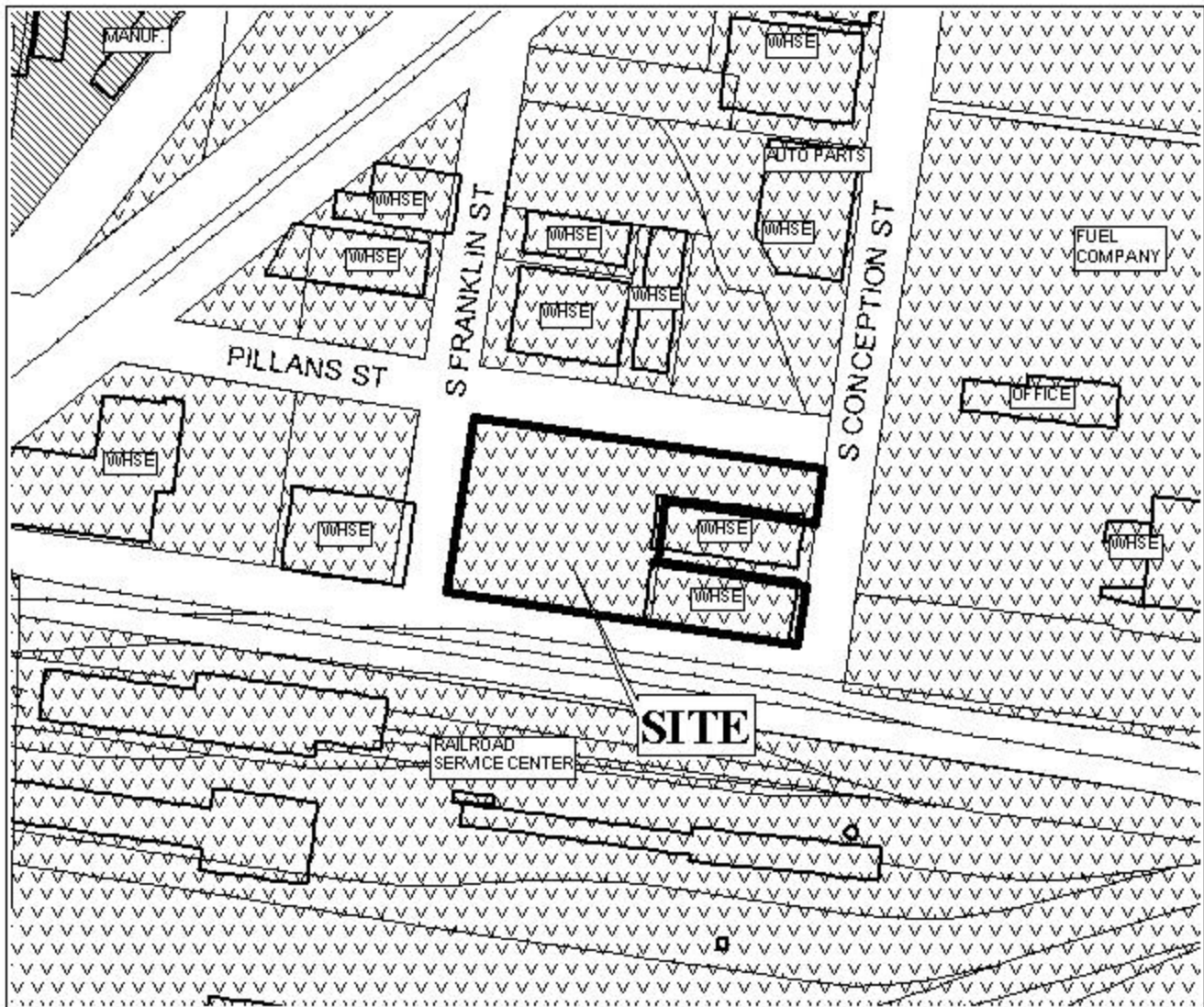
the past, it has been the practice of the Board to require the provision of frontage trees, to be coordinated with Urban Forestry.

The Board heldover this application for failure of a quorum of the previous Board meeting.

RECOMMENDATION 5238**Date: May 3, 2004**

Based upon the preceding, this application is recommended for approval subject to the following condition: 1) full compliance with the tree planting requirements of the Zoning Ordinance, to the greatest degree practicable, to be coordinated with Urban Forestry.

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous warehouses, with a railroad service center located to the South.

APPLICATION NUMBER 5238 DATE May 3, 2004

APPLICANT Crewe Of Columbus

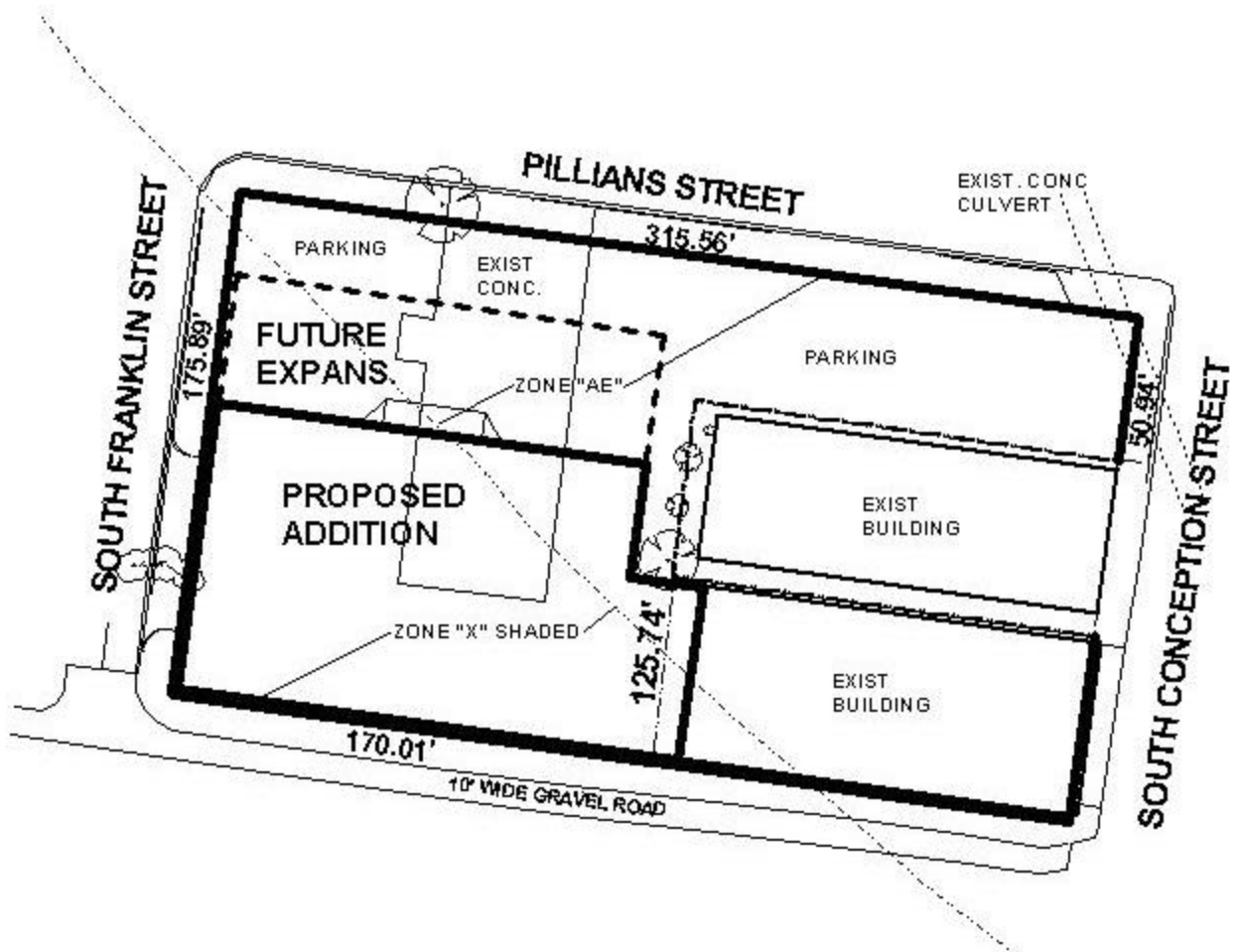
REQUEST Front Yard Setback, Side Yard Setback, Landscaping and Tree Planting Variances

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



SITE PLAN



The site is Bounded by South Franklin Street, Pillans Street, South Conception Street, and Illinois Central Gulf Railroad right-of-way. The plan illustrates the existing structures, along with the proposed addition and future expansion.

APPLICATION NUMBER 5238 DATE May 3, 2004
 APPLICANT Crewe Of Columbus, Inc
 USE/REQUEST Front Yard Setback, Side Yard Setback,
Landscaping and Tree Planting Variances

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