



PROPOSED
SITE PLAN
SCALE 1" = 20'



3. 3332.15 R-4 Area District Requirements: To permit less than 2500 square feet per lot.
4. 3332.19 Fronting on a Public Street: To permit a single family dwelling to not front on a public street.
5. 3332.21(D) Setback: To permit a building to be less than 10 feet from the front property line and to be 5 feet 11 inches (5' 11") from the side and rear property lines.
6. 3332.27 Near Road: To permit a rear yard that is greater than the required 25% and 33% of the lot area to be used for a rear yard for two structures.
7. 3312.25 Maneuvering: To permit the maneuvering for a stacked parking space to include the driveway.
8. 3312.49 Parking Spaces: To permit less than 2 parking spaces per unit and to permit 7 parking spaces.

ZONING INFORMATION

PARCEL NO. 010-08558
ZONING: R-4 RESIDENTIAL R4
HEIGHT DISTRICT: H35
FLOOD ZONE: OUT
LOT AREA: 5684.72 SF

CV14-059
Final Received
12/21/14

Juliet Bullock
JULIE A. BULLOCK, ARCHITECT
REGISTRATION NO. 5724



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

CV14-059

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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant

Bruni J. Klena attorney

Date *11.2.14*

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 all checks payable to the Columbus City Treasurer

COUNCIL VARIANCE

150 Detroit

STATEMENT OF HARDSHIP

CV14-059

150 Detroit is a vacant parcel that is triangular in shape. It is bordered on the south by Detroit (frontage is 30'), on the west by an alley (133') and on the rear by an alley (56.53'). The Property is zoned R-4.

The irregularity of the lot shape and its narrow frontage result in practical difficulties under the current zoning code.

Lots surrounding the Property are improved with single and multi-family dwellings.

The R-4 District permits one dwelling with up to four units. The applicant requests a variance to permit two dwellings with four units (1 single family dwelling and 1 (3) unit dwelling).

The proposed residential use and four dwelling units are in the spirit of what the existing R-4 residential district permits.

The use of the Property for four residential dwellings is permitted in the R-4 District and will not adversely affect the surrounding neighborhood which is developed with single and multi-family dwellings. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.

The requested area variances address the practical difficulties of developing the irregularly shaped lot.

LIST OF VARIANCES

150 DETROIT

- 1. 3332.039 R-4 Residential District: To permit one single family dwelling and one dwelling containing three dwelling units on one parcel.**
- 2. 3332.05 Area District Lot Width Requirements: To permit a lot width of 30 feet and not 50 feet.**
- 3. 3332.15 R-4 Area District Requirements: To permit less than 2500 square feet per unit and to permit a lot of 3375 square feet as calculated in accordance with 3332.18(C).**
- 4. 3332.19 Fronting on a Public Street: To permit a single family dwelling to not front on a public street.**
- 5. 3332.21(D) Setback: To permit a building to be less than 10 feet from the front property line and to be 5 feet 11 inches (5' 11").**
- 6. 3332.27 Rear Yard: To permit a rear yard that is greater than the required 25% and is 28% of the total lot area to serve as the rear yard for two structures.**
- 7. 3312.25 Maneuvering: To permit the maneuvering for a stacked parking space to include the driveway.**
- 8. 3312.49 Parking Spaces: To permit less than 2 parking spaces per unit and to permit 7 parking spaces.**



CV14-059
150 Detroit Avenue
Approximately 0.131 acres



CV14-059
150 Detroit Avenue
Approximately 0.131 acres

STEVEN R. SCHOENY
Director

COPY

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 150 Detroit Avenue

APPLICANT'S NAME: Connie J. Klema, Attny. (Applicant)

Urban Restorations (Owner)

APPLICATION NO.: 14-11-29

COMMISSION HEARING DATE: 11-18-2014

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
☒ Parking Variance
☐ Change of Use
☐ Lot Split

- ☐ Special permit
☒ Setbacks
☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #14-11-29, 150 Detroit Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit one single family dwelling and one dwelling containing three dwelling units on one parcel.
2. 3332.05 Area District Lot Width Requirements: To permit a lot width of 30 feet and not 50 feet.
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Reasons for an affirmative recommendation:

- 1) The requested variances for width, square footage, setbacks, and rear yards are typical of recommendations based on the urban character of the neighborhood; 2) Item #4, "Not fronting on a public street," is based on an infill approach that has been taken to deal with the nature of the lot; 3) The proposed parking appears adequate for this urban neighborhood.

MOTION: Sudy/Boyer (3-2-[Hagerling/Cooke]-0) APPROVAL RECOMMENDED



RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY
FOR THE ACTION(S) REQUESTED AS INDICATED.

 

Randy F. Black
Historic Preservation Officer

THE CITY OF
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 MICHAEL B. COLEMAN, MAYOR

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PROJECT DISCLOSURE STATEMENT

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

APPLICATION # CV14-059

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Connie J. Klema, ATTORNEY

Of [COMPLETE ADDRESS] 145 E RICH ST 2ND FL Cols OH 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 formats:

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

1. <u>URBAN RESTORATIONS, LLC</u> <u>215 N. HIGH ST STE R</u> <u>COLS OH 43215</u> <u>NICHOLAS SCHILLING 614 294 6097</u>	2.
3. <u>~ 23 Cols BASED</u> <u>Employees</u>	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klema

Subscribed to me in my presence and before this 14th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Gordon P. Shuler

My Commission Expires:

Notary Seal Here

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R.C.

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

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