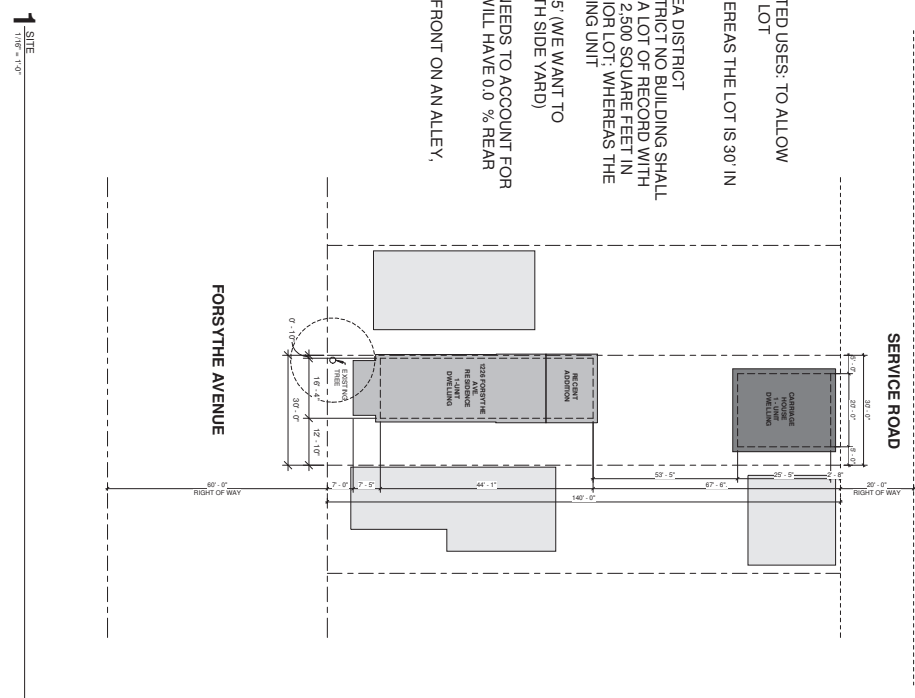


VARIANCE TO BE OBTAINED:

- 3333.02 AR-12, AR1D AND AR-1 PERMITTED USES: TO ALLOW TWO 1-UNIT DWELLINGS ON THE SAME LOT
- 3333.09 LOT WIDTH REQUIRED: 50'; WHEREAS THE LOT IS 30' IN WIDTH
- 3333.11 LOT SIZE REQUIRED, AR1D AREA DISTRICT REQUIREMENTS: IN AN AR1D AREA DISTRICT NO BUILDING SHALL BE ERRECTED OR ALTERED EXCEPT ON A LOT OF RECORD WITH AN AREA WHICH EQUALS OR EXCEEDS 2,500 SQUARE FEET IN AREA PER DWELLING UNIT IF AN INTERIOR LOT; WHEREAS THE PROPOSAL IS FOR 2,250SF PER DWELLING UNIT
- 3333.23 MINIMUM SIDE YARD WIDTHS 5' (WE WANT TO CONFORM EXISTING DWELLINGS NORTH SIDE YARD)
- 3333.24 REAR YARD: THE REAR YARD NEEDS TO ACCOUNT FOR 25% OF THE LOT, WHEREAS THE ADU WILL HAVE 0.0 % REAR YARD.
- VARIANCE TO ALLOW A DWELLING TO FRONT ON AN ALLEY, 3333.16



Zoning Report

Site Information

Address: 1226 FORSYTHE AVE UNIT A, COLUMBUS, OH
 Mailing Address: 8805 GOVERNORS HILL DR CINCINNATI OH 45249
 Owner: SCHUE DARREN D
 Parcel Number: 0110011821
 In Columbus?: Yes
 County: FRANKLIN

Zoning Information

Zoning: Z73-168, Multi-Family, AR1D, 1/19/1974, H-35
 Historic District: Victorian Village
 Special Parking: SHORT NORTH SPECIAL PARKING AREA
 Council Variance: None
 Board of Zoning Adjustment (BZA): None
 Variance: None
 Commercial Overlay: None
 Planning Overlay: None
 Graphics Variance: None
 Area Commission: None
 Historic Site: No
 Flood Zone: Out
 Airport Overlay: None
 Envelopes: None

Pending Zoning Action

Zoning: None
 Board of Zoning Adjustment (BZA): None
 Variance: None
 Council Variance: None
 Graphics Variance: None

SITE LEGEND

- PROPERTY LINE
- PUBLIC RIGHT OF WAY BOUNDARY
- NEW ADDITION
- EXISTING RESIDENCE
- SURROUNDING STRUCTURES
- PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED

OVERALL SITE SF = 4,200
 50% OF ALLEY (90x10) = 300
 LOT COVERAGE AFTER RECENT ADDITION: 1,230 / 4,500 SF = 27.3%
 LOT COVERAGE AFTER CARRIAGE HOUSE: 1,739 / 4,500 SF = 38.6%
 REAR YARD SF BETWEEN ADU = 181 / 4,500 SF = 26.2%
 REAR YARD SF BETWEEN ADU AND ALLEY = 80 / 4,500 SF = 0.2%

05-16-2024

		<p>CARRIAGE HOUSE-2 CAR 1226 Forsythe Ave, Columbus, OH 43201</p>							
<p>ARC LUENCE.COM 1226 Forsythe Ave, Columbus, OH 43201</p>	<p>SITE PLAN</p>	<p>Scale: As Indicated</p>	<p>A1.0</p>						
<p>DOCUMENT DISCLOSURE: THIS PLAN AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ARC LUENCE AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARC LUENCE.</p>		<p>REVISION SCHEDULE</p> <table border="1"> <thead> <tr> <th>REV #</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV #	DESCRIPTION	DATE			
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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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.

Signature of Applicant



Date 03 / 26 / 2024

STATEMENT OF HARDSHIP

-3333.02 AR-12, ARLD and AR-1 Permitted Uses: to allow two 1-unit dwellings on the same lot
A carriage house is desired to obtain the maximum use from the site for the owner. Allowing this unit will not adversely affect the surrounding property or surrounding neighborhood. The owner wishes to have a detached garage and mother-in-law suite above, which as defined by zoning code equates to another dwelling unit. This is an accessory unit to the current unit (existing single-family home) However, despite being defined as an additional unit, it will look like a detached garage, and its use will not have impact beyond the already established single family home on the site.

-3333.09 Lot Width required: 50'; whereas the lot is 30' in width
The lot is constrained to the 30' We are however as much as possible respecting the setback and coverage requirements where the ability to comply is possible. The new carriage house will not be any larger than surrounding detached buildings at the rear of adjacent properties. It is sized appropriately for the lot width that exists, and allowing this unit will not adversely affect the surrounding property or surrounding neighborhood.

-3333.11 Lot Size Required, ARLD area district requirements: In an ARLD area district no building shall be erected or altered except on a lot of record with an area which equals or exceeds 2,500 square feet in area per dwelling unit if an interior lot; whereas the proposal is for 2,250sf per dwelling unit
Again, we are constrained by existing lot size, we are near the required SF, but fall just short of compliance. We are however as much as possible respecting the setback and coverage requirements where the ability to comply is possible. The new carriage house will not be any larger than surrounding detached buildings at the rear of adjacent properties. It is sized appropriately for the lot SF that exists, and allowing this unit will not adversely affect the surrounding property or surrounding neighborhood.

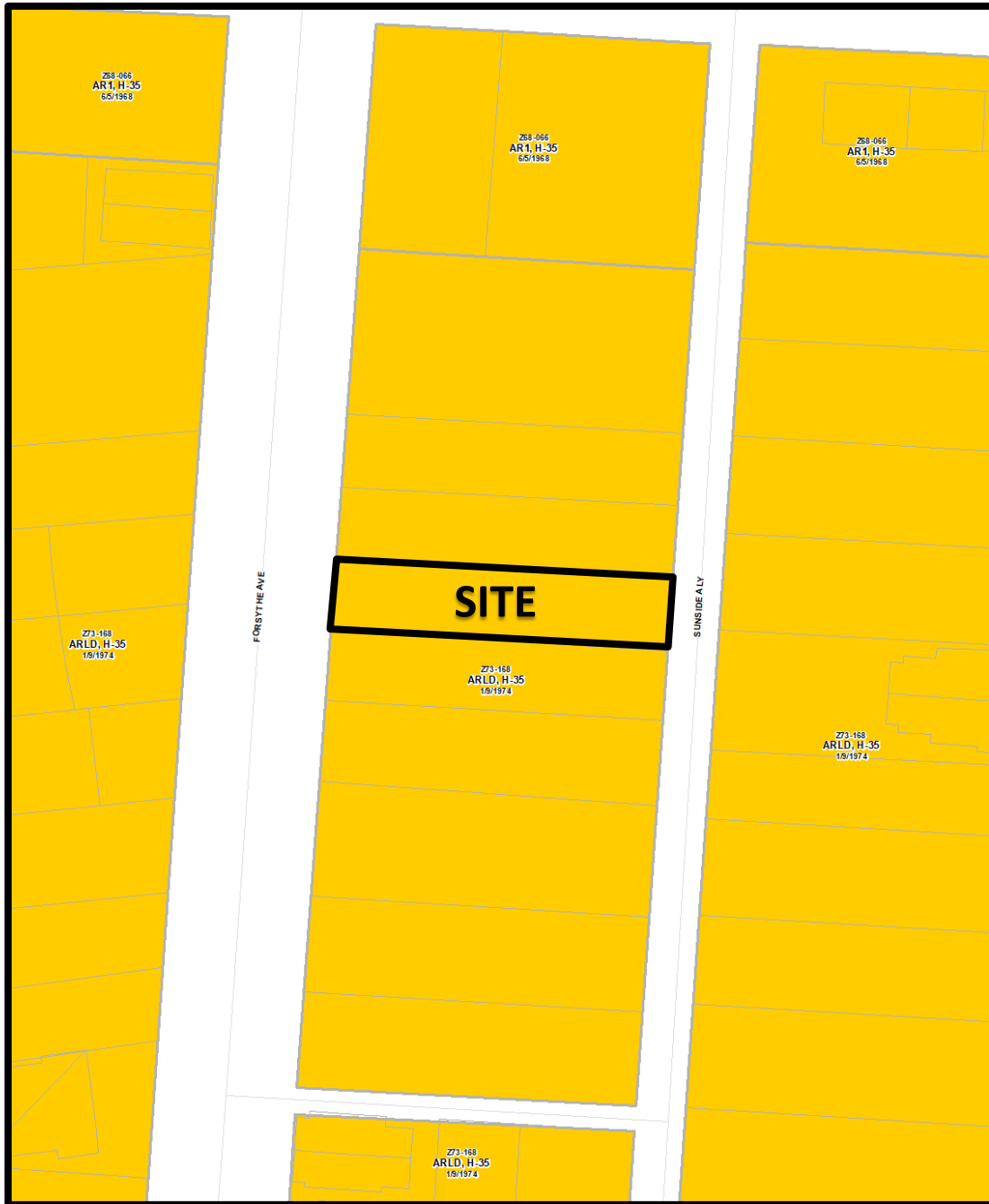
-3333.23 Minimum side yard width is 5' (we want to conform existing dwelling's north side yard)
This is to document the existing residence, along the north side yard, the newly proposed detached carriage house at the rear of the lot will comply with the side yard setbacks, such as this requested variance is for the existing home allowing this proposed unit will not adversely affect the surrounding property or surrounding neighborhood since it can comply and only the existing home is not meeting the 5' min.

-3333.24 Rear Yard: The rear yard needs to account for 25% of the lot, whereas the ADU will have 0.02% Rear Yard.
Overall the lot coverage will not go over the maximum allowed, and there will be a rear yard that complies between the existing home and the accessory structure. However, due to the desire to fit in with the surrounding context of detached garages, the detached garage here will be located in a similar location on the site, this configuration also has the occupiable space above which is why we are seeking the variance for this item. Allowing this proposed unit will

not adversely affect the surrounding property or surrounding neighborhood since it has been designed to blend in with other structures located at the rear of the surrounding properties.

-3333.16 Variance to allow a dwelling to front on an alley.

Due to the fact this carriage house has occupiable area above, finally we are seeking a variance to allow this accessory dwelling unit to front an alley. The bottom of the structure is to be used as a detached garage, so its location needs to be fronting the alley for vehicular access, and it will match all surrounding garages and placement, this is why the placement is fronting the alley. Since the owner desires the mother in law suite above the garage space, we request this approval, and again by allowing this proposed unit above the garage fronting the alley it will not adversely affect the surrounding property or surrounding neighborhood since it is designed to be similar to other structures at the rear of the surrounding lots.



CV24-039
1226 Forsythe Ave.
Approximately 0.10 acres



CV24-039
1226 Forsythe Ave.
Approximately 0.10 acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1226 Forsythe Ave
APPLICANT'S NAME: Paul Fatkins (Applicant)/ Darren Schue (Owner)
APPLICATION NO.: VV-24-05-015

STAFF APPROVED DATE: 04/25/2024 **EXPIRATION:** 04/25/2025

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- Approved: Commission** **or Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:


Recommend approval of application VV-24-05-015, 1226 Forsythe Ave, as submitted:

Variances

- 3333.02 AR-12, ARLD and AR-1 Permitted Uses: to allow two 1-unit dwellings on the same lot
- 3333.09 Lot Width required: 50'; whereas the lot is 30' in width
- 3333.11 Lot Size Required, ARLD area district requirements: In an ARLD area district no building shall be erected or altered except on a lot of record with an area which equals or exceeds 2,500 square feet in area per dwelling unit if an interior lot; whereas the proposal is for 2,250sf per dwelling unit
- 3333.23 Minimum side yard width is 5' (we want to conform existing dwelling's north side yard)
- 3333.24 Rear Yard: The rear yard to account for min 25% of the lot, whereas the ADU will have 0.02% Rear Yard.
- 3333.16 Fronting: Variance to allow a dwelling to front on an alley.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer

Staff Notes:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-039

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paul Fatkins
of (COMPLETE ADDRESS) 583 Parker Run Galena, OH 43021

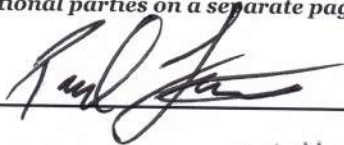
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. DARREN D SCHUE 466 IRVINE LOOP DELAWARE, OH 43015 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 26th day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC



January 19, 2028
My Commission Expires

Notary Seal Here



CATHY BILSING NEJA
Notary Public
State of Ohio
My Comm. Expires
January 19, 2028

This Project Disclosure Statement expires six (6) months after date of notarization.