

1 SITE PLAN
SCALE: 1" = 30'-0"

OWNER
BRYAN JOHNA
70 N 21ST ST EX 5
518 #11

ARCHITECT
GUNZELMAN
ARCHITECTURE + INTERIORS
COLUMBUS OH 43215
(614) 230-0322
GUNZELMAN@GUNZELMAN.COM

SITE ADDRESS 70 N 21ST ST
COLUMBUS OH 43203

TOTAL LOT AREA 0.9 ACRES, 3,940 SF

ZONING R-2F RESIDENTIAL

PARCEL # 01001834-00

THE LOCATION OF EXISTING BUILDING AND ZONING INFORMATION SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD SURVEY DATA. THESE LOCATIONS ARE ESSENTIAL FOR CONSENT.

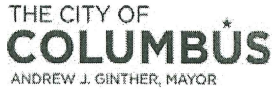
ZONING DATA	
PROJECT DESCRIPTION	DEMOLITION OF EXISTING 1 CAR GARAGE. NEW 2 CAR, 2 STORY CARRIAGE HOUSE AT REAR OF SITE. NO CHANGE TO EXISTING SINGLE FAMILY DWELLING
ZONING	R-2F RESIDENTIAL
SETBACK	NORTH = 5'-0" EAST = 8'-0" WEST = 1'-0"
TOTAL LOT SF	3,940 SF
REAR YARD SF ANNUAL	965 SF (24%)
REAR YARD SF PROPOSED	940 SF (21%)
TOTAL LOT SF	3,940 SF
LOT COVERAGE SF MAXIMUM	1,970 SF (50%)
LOT COVERAGE SF PROPOSED	2,225 SF (57%)
MAXIMUM HEIGHT ALLOWED	35' 4" MIDPOINT OF ROOF
MAXIMUM HEIGHT PROPOSED	29' 4" MIDPOINT OF ROOF

CV 19-095

The development depicted on this drawing may be slightly adjusted to reflect engineering or other requirements. Any adjustments to the development shown on this drawing may be approved by the Director of the Building and Zoning Services. It is the responsibility of the applicant to obtain all necessary approvals and permits from the appropriate authorities prior to construction.

Signature: *David Hawk*
Date: 12/12/19
Signature: *David Hawk*
Date: 12/12/19

<p>70 N 21ST ST CARRIAGE HOUSE</p> <p>70 N 21ST ST COLUMBUS OH 43203</p>	<p>GUNZELMAN architecture + interiors</p> <p>88 N 5th Street Suite 202 Columbus OH 43215 P 614-674-6696</p>
	<p>GAI</p>
<p>DATE: 12/12/19</p>	<p>PHASE :</p>
<p>A-0.2</p>	<p>REVISIONS</p>



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

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 Exhibit B

Signature of Applicant New Heights Contracting by David B. P... Date 9-20-19

Signature of Attorney Donald Plank Date 9/20/2019

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 checks payable to the Columbus City Treasurer

CV19-095

70 N. 21st Street, CV19-095

Statement of Hardship

CV19-095, 70 N. Twenty-First Street

The site is located on the east side of N. Twenty-First Street, 75 +/- feet north of E. Gay Street. The parcel is zoned R-2F, Residential and is located in the Near East Commission area. The site is developed with a single family dwelling fronting N. Twenty-First Street and a rear detached garage. Applicant proposes to raze the detached garage and build a detached carriage house with ground level parking and second level dwelling unit. While the R-2F district permits a two dwelling unit building, two detached dwelling units on the same parcel requires a variance. The proposed carriage house is consistent with a wide range of uses and density in the area.

Applicant has a hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. Many variances have been supported to add a carriage house.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F, Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing single family dwelling (70 N. Twenty-First Street) and the proposed carriage house/garage with one (1) dwelling unit.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from four (4) spaces to two (2) spaces.
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 30.5 feet (existing).
- 4). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet required for a principal building to actual existing lot area of 3,934 square feet (30.5'x129') and lot area of 2,790 square feet based on Section 3332.18(C), using depth of three times the lot width (30'x90').
- 5). Section 3331.18(D), to increase lot coverage from 50% to 57%.
- 6). Section 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 7). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 6.1 feet (20% of 30.5 feet) to four (4) feet for both the existing dwelling and the carriage house
- 8). Section 3332.26, Minimum Side Yard Permitted, to reduce the south side yard of the proposed carriage house from three (3) feet to one (1) foot and the existing north side yard of the existing house to one (1) foot.
- 9). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 0% rear yard for the carriage house and 21% for the existing dwelling.



CV19-095
70 N. 21st St.
Approximately 0.09 acres



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV19-095

Address: 70 N. 21st Street

Group Name: Near East Area Commission

Meeting Date: December 12, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 8-1-0

Signature of Authorized Representative: Nathaniel D. Bailey
SIGNATURE

CHAIR, NEAR EAST AREA
RECOMMENDING GROUP TITLE

614-582-3003
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CW19-095

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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)

Table with 2 columns and 2 rows containing party information: 1. John A. Bryan, 2. New Heights Contracting, 3. (blank), 4. (blank)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 20th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires



MaryAlice Wolf
This Project Disclosure Statement is valid for six months after date of notarization.
My Commission Expires October 24, 2023

Notary Seal Here

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