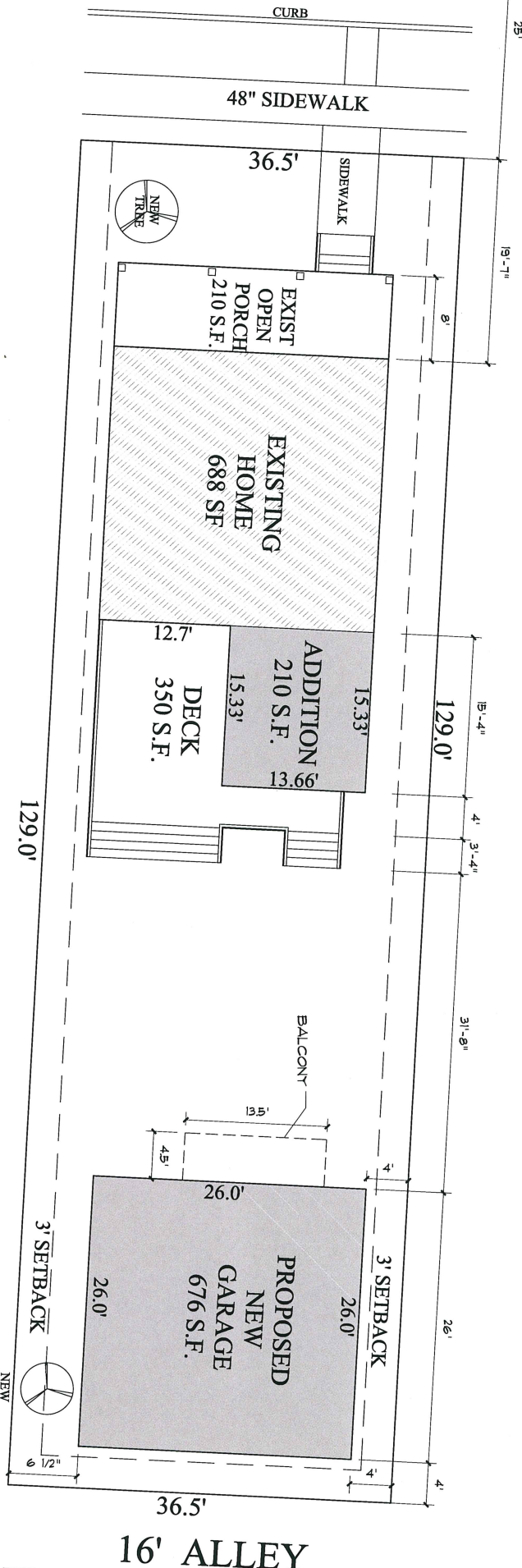


NOTE: CONTRACTORS TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS FOR THE PROJECT OF ANY DISCREPANCIES.

CV19-076; Final Received 10/29/19



ZONING DATA	
PROJECT DESCRIPTION	DEMOLITION OF EXISTING ADDITION, RENOVATION AND ADDITION OF EXISTING RESIDENCE: NEW 2 CAR DETACHED GARAGE WITH LIVING SPACE ABOVE
LAND USE	R-4 Front = 19.6', Side = 3', Rear = 3'
SET BACK	
PROPOSED ADDITIONS	2-story 210 SF Addition to Existing residence Owner's Quarter 676 SF Above New Garage
GARAGE	1 2 CAR DETACHED GARAGE 676 SF
<b>REAR YARD</b>	
TOTAL REAR YARD LESS DECK	1155.8 SF (31.7 FT X 36.5 FT)
LESS AREA OF BALCONY	66.75 SF
TOTAL AREA OF REAR YARD	1,095.05 SF
AREA OF LOT	4708.5 SF
REAR YARD/TOTAL LOT	23.3%
<b>LOT COVERAGE</b>	
Existing Residence with Addition	897 SF
Detached Garage w/Living	676 SF
Total Coverage	1573 SF or 33.40%

INDEX OF DRAWINGS	
SHT	DESCRIPTION
SP-1	SITE PLAN
DC-1	DESIGN CODES
GN-1	GENERAL NOTES
A-1	DEMOLITION PLAN
A-2	FLOOR PLANS
A-3	ELEVATIONS
A-4	FRAMING PLANS & SECTIONS
A-5	ELECTRIC FLOOR PLANS

SITE PLAN 1"=5'-0"



LYNDSLEY RESIDENCE  
ADDITION / REMODEL  
1400 N FIFTH STREET  
COLUMBUS, OHIO 43201



DESIGN DIRECTIVE  
4000 SEED RD  
SUITE 322  
COLUMBUS, OHIO 43220  
614.495.1122  
info@designdirective.com

DATE: 10/29/19

REVISION: 00

CONSTRUCTION: 00

SITE PLAN  
SP1

**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.

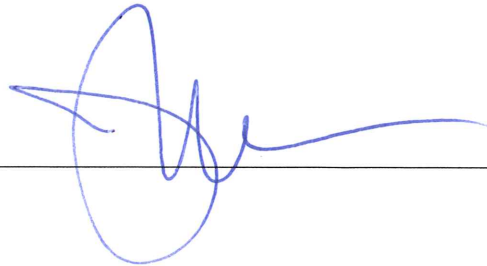
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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):**

Signature of Applicant \_\_\_\_\_



Date \_\_\_\_\_

2/22/19

CV19-076

**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**

**Statement of Hardship**  
**1400 N. Fifth Street**

The applicant is requesting a council variance to provide the appropriate residential development of the subject property that is consistent with other residential uses in the neighborhood. Variances necessary to accommodate this development are as follows:

3325.801 - Maximum Lot Coverage. To allow the buildings to cover 1,573 SF of the lot or 33.40 percent in lieu of the 25 percent or 1177.12 SF allowed by code.

3325.805 - Maximum Floor Area Ratio (FAR). To allow a floor area ratio of 879 SF first floor, plus 914 SF second floor, plus 676 carriage house which equals 2469 SF or .618 FAR in lieu of the .4 or 1,598.7 SF.

3332.039 - R-4 residential district. To allow for two (2) separate single-family dwellings on a single lot in lieu of one (1) single-family dwelling.

Section 3332.05, Area District lot width requirements. Requires a minimum 50 foot wide lot. To allow for existing single-family dwelling with addition and new single-family dwelling above garage on lot 36.5 feet wide in lieu of the required minimum 50 foot wide lot.

Section 3332.15, Area District requirements. Requires a single family dwelling to be situated on a lot of no less than 5,000 square feet and a two-family dwelling to be situated on a lot of no less than 7,200 square feet. To allow for the existing single-family dwelling with addition and build another single-family dwelling above a garage on a lot equal to 3,996.75 SF feet as calculated by Section 3332.18 (C). The actual lot size is 4,708.5 SF.

Section 3332.19, Fronting. Requires each dwelling to front upon a public street. To allow new single-family dwelling above a garage that does not front upon a public street.

Section 3332.27, Rear yard. Requires a rear yard totaling no less than 25 percent of the total lot area for each principal permitted use in the district. To allow for zero percent rear yard for the carriage house in lieu of the 25 percent required. Further, to allow for 23.3 percent rear yard for existing single-family dwelling with addition and deck.

Rear yard calculation  
length of rear yard = 31.67 ft  
width of rear yard = 36.5 ft  
area of rear yard = 1155.8 SF  
minus area of balcony = 66.75 SF  
Total area of rear yard = 1095.05 SF

lot area = 4708.5 SF

Percent of rear year to total lot = 23.3 percent

3312.49 - Minimum numbers of parking spaces required. To allow for two (2) parking spaces for the existing single-family dwelling and the new proposed single-family dwelling for a total of two (2) parking spaces in lieu of the required four (4) parking spaces.

Lot cover measurement

Lot size = 4708.5 SF

House with addition = 897 SF

Detached Garage with Living Space = 676

Total lot coverage is 33.4 percent

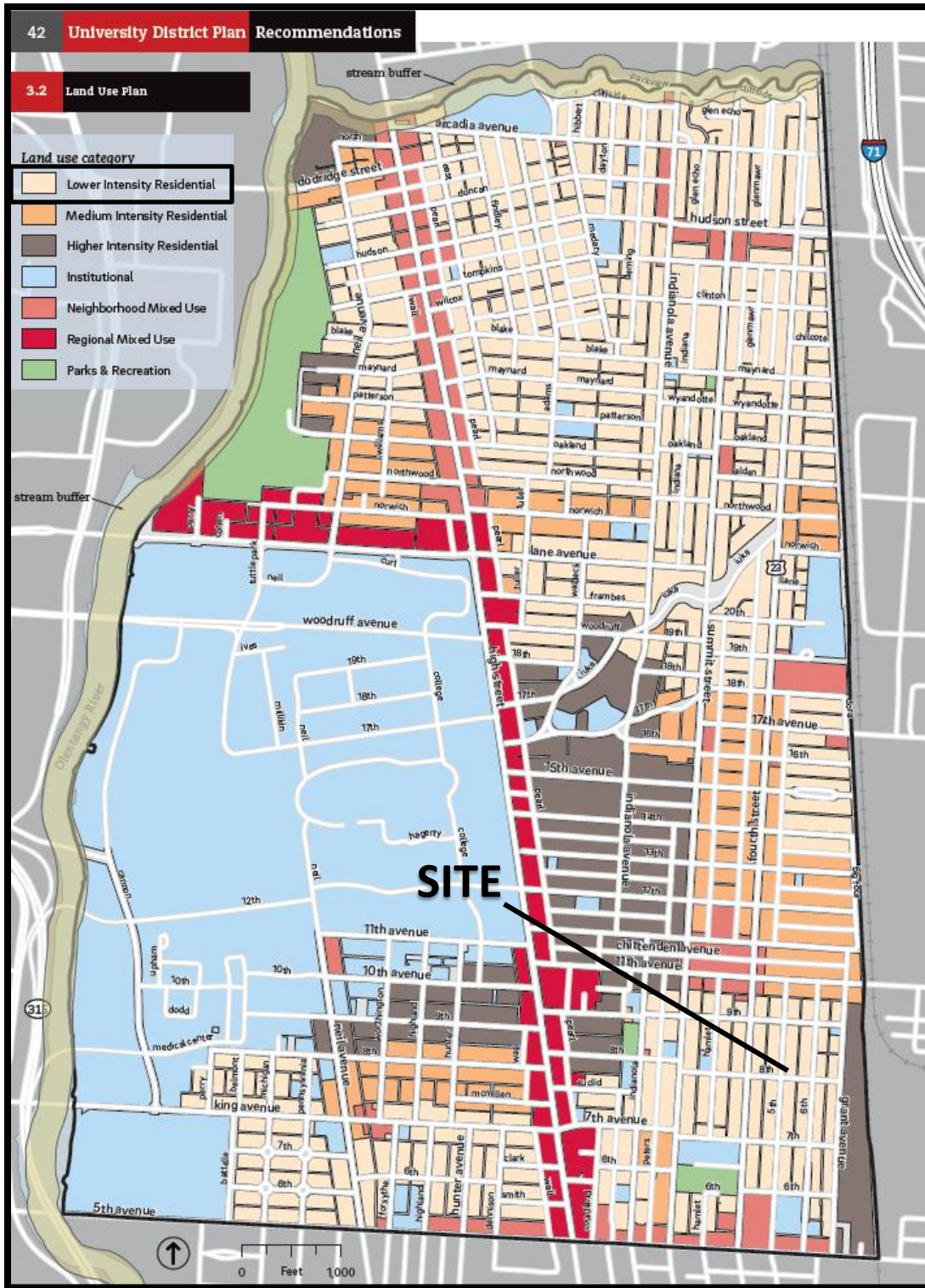
The granting of this variance request will permit the addition of a single family dwelling on a lot less than 5,000 square feet. The subject lot is only 3,996.75 SF and 36.5 feet wide, which prevents the erection of a new single family dwelling without the necessary variance.

The grant of these requested variances will not adversely affect the surrounding property or surrounding neighborhood, will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

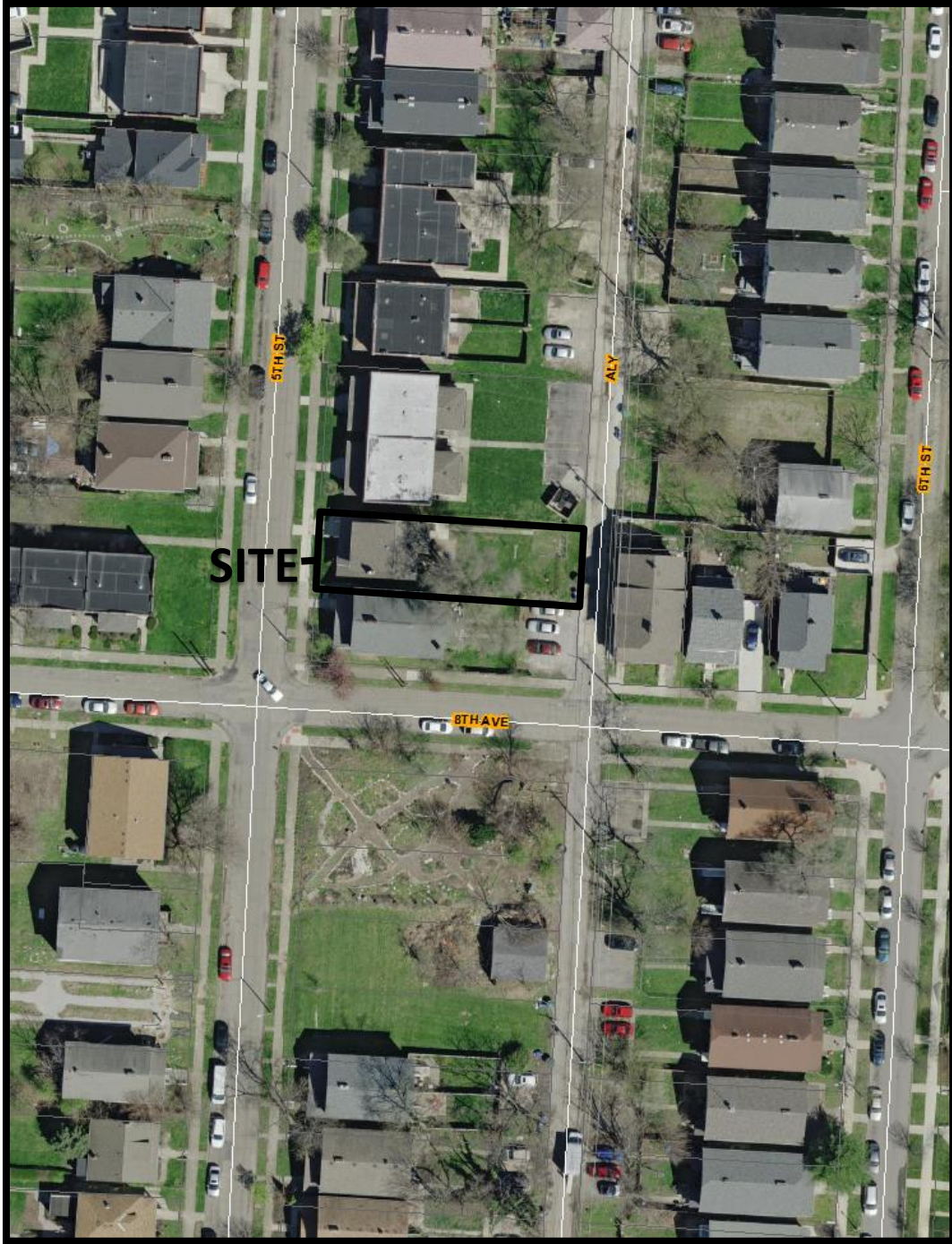
The applicant respectfully requests the grant of these variances necessary for this appropriate development of the property.



CV19-076  
1400 N. Fifth St.  
Approximately 0.11 acres



CV19-076  
1400 N. Fifth St.  
Approximately 0.11 acres



CV19-076  
1400 N. Fifth St.  
Approximately 0.11 acres



City of Columbus  
Mayor Andrew J. Ginther

ORD # 2972-2019; CV19-076; Page 8 of 9  
**University Area Commission**

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
www.universityareacommission.org

*Serving the University Community for over 30 Years*

Doreen Uhas-Sauer  
President

Susan Keeny  
1<sup>st</sup> Vice President

David Hegley  
2<sup>nd</sup> Vice President

Aaron Marshall  
Corr. Secretary

Brian Williams  
Recording Secretary

Seth Golding  
Treasurer

TO: Kelsey Priebe  
111 N. Front Street  
Columbus, OH 43215  
Ph: 614-645-1341  
[krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

RE: 1400 N. 5<sup>th</sup> Street  
CV19-076

Kelsey:

October 16, 2019

Matt Beaton  
Craig Bouska  
Amy Elbaor  
Andrew Frankhouser  
Jeremy Gabis  
Pasquale Grado  
Andrew Hinger  
Michael Kehlmeier  
Stephen Post  
Lauren Squires  
Stephen Waldron  
Tom Wildman

This letter is to inform you that on October 16, 2019 the University Area Commission voted to approve the council variance to allow a new single family dwelling and a carriage house dwelling unit on a single parcel in Weinland Park. Multiple variances requested are:

1. Sec 3325.801, Max lot coverage: to permit buildings to cover 1,573 sf of lot or 39.35% instead of the code max. 25% or 999.18 sf.
2. Sec 3325.805 Max. Floor Area Ration (FAR): to permit an FAR of 0.618 (2,469 sf) instead of the max. 0.4 (1,598.7 sf).
3. Sec 3332.039, R4 Residential Dist.: to permit (2) separate single-family dwellings on a single lot instead of the code max. (1) single-family dwelling.
4. Sec 3332.05, Area district lot width requirements: to permit an existing single-family dwelling unit with addition plus new single-family dwelling above a garage on a lot that is 36.5 ft. rather than the code required 50 ft wide lot.
5. Sec 3332.15, Area district requirements: to permit a single-family dwelling on a lot less than the code min. 5,000 sf and a 2-family dwelling on a lot less than the code min. 7,200 sf. (actual lot size is 4,708.5 sf)
6. Sec 3332.19, Fronting: to permit a new single-family dwelling above a garage that does not front on a public street.
7. Sec 3331.27, Rear yard: to permit a 0% rear yard for the carriage house in lieu of the 25% min. required by code. Also to permit a 24% rear yard for the principal single-family dwelling with addition ad deck
8. Sec 3312.49, Min. numbers of parking spaces required: to permit 2 parking spaces for (2) single-family dwellings on one lot instead of the code min. 4 parking spaces.

The occupant owner has lived in Weinland Park and will continue to do so after the renovation. The Weinland Park Housing Committee supports this project and its variances. Both the UAC and the Weinland Park Housing Committee appreciate that this property owner is working to improve a property that is in need of attention. There was some concern over having a second dwelling unit that might become rental property. But the intention is not to rent out the carriage house at this time. It could become an affordable housing option for a future Weinland Park resident. In the end, the Commission felt that the applicant was adding to the value of the land and the value of the surrounding neighborhood. It was in support of the requested council variance for this property.

**The vote to approve the above council variance to allow a new single family house plus carriage house dwelling on a single parcel was: For – 12; Against – 2; Abstentions – 0.**

Respectfully Submitted,  
Susan LM Keeny

Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201



## 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 #: CMA-076

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Neil Lindsey  
of (COMPLETE ADDRESS) 1400 N. Fifth St., Columbus, OH 43201  
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)

1. John Neil Lindsey 614-619-0980 1400 N. Fifth St., Columbus, OH 43201 0 employees	2.
3.	4.

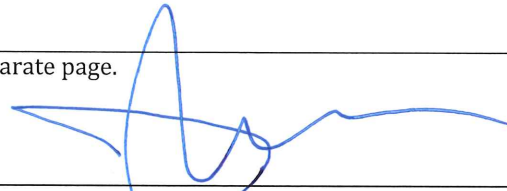
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

  
Geneva Milner  
**GENEVA MILNER**  
Notary Public, State of Ohio  
My Commission Expires **10-28-2020**

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

Notary Seal Here

**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**