

GENERAL INFO

Address: 515 E Hinman Avenue
Columbus, Ohio 43207

Scope of Project: The project consists of converting an existing single-car detached garage into a dwelling unit.

Parcel: Franklin County 010-052774

Dwelling Unit #2 SF: 280 sf

ZONING: Residential R4, H-35

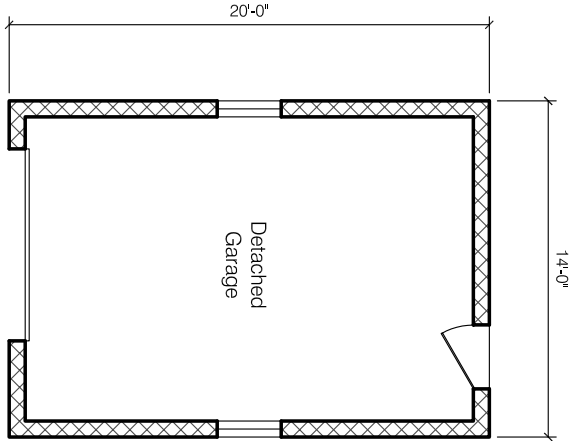
Minimum Lot Size	Actual
2,700 sf per 3332.18 (3,772 sf actual)	2,700 sf
Minimum Lot Width	Actual
30.00'	30.00'
Building Coverage	Actual
450 sf	1,994 sf (65% allowable)
Existing Accessory Structure	Actual
280 sf	730 sf (15%)
Total Adlg Coverage:	Meets Zoning

LIST OF VARIANCES

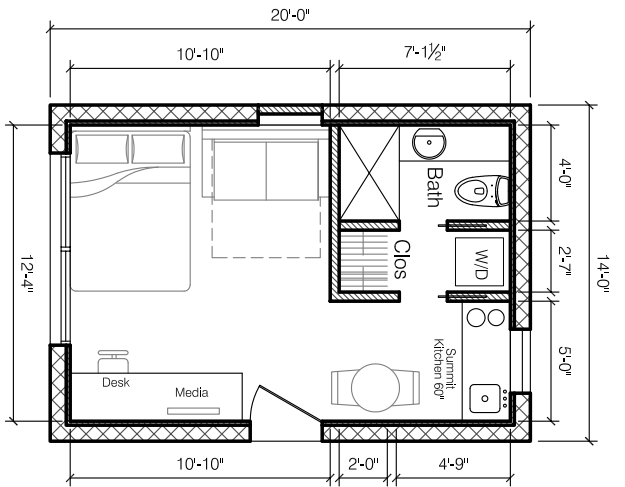
- 515 E Hinman Avenue R4, Residential
- List of Requested Variances
- Request a variance from Section 3332.039 (R-4 Residential District) to allow for two separate dwelling units on a single lot.
- Request a variance from Section 3332.05 (Area district lot width requirements) to reduce the minimum lot width from 50.0 feet to 30.0 feet.
- Request a variance from Section 3332.15 (R-4 area district requirements) to reduce the minimum lot size from 5,000 sf to 2,700 sf.
- Request variance from Section 3332.19 (Fronting) to allow the structure to front onto an alley as opposed to a public street.
- Request a variance from Section 3332.25 (Maximum required side yard) to reduce the maximum side yard setback from 6'-0" to 4'-7".
- Request a variance from Section 3332.26 (Minimum side yard permitted) to reduce the minimum side yard setback from 3'-0" to 2'-6" for Dwelling #1.
- Request a variance from Section 3332.26 (Minimum side yard permitted) to reduce the minimum side yard setback from 3'-0" to 2'-1" for Dwelling #2.
- Request a variance from Section 3332.24 (Rear yard) to reduce the required rear yard from 943 sf to 0 sf for Dwelling #2.
- Request a variance from Section 3312.49 (Minimum number of parking spaces required) to reduce the number of parking spaces from 2 to 0 for Dwelling #1 and reduce the number of parking spaces from 2 to 1 for Dwelling #2.

Signature:

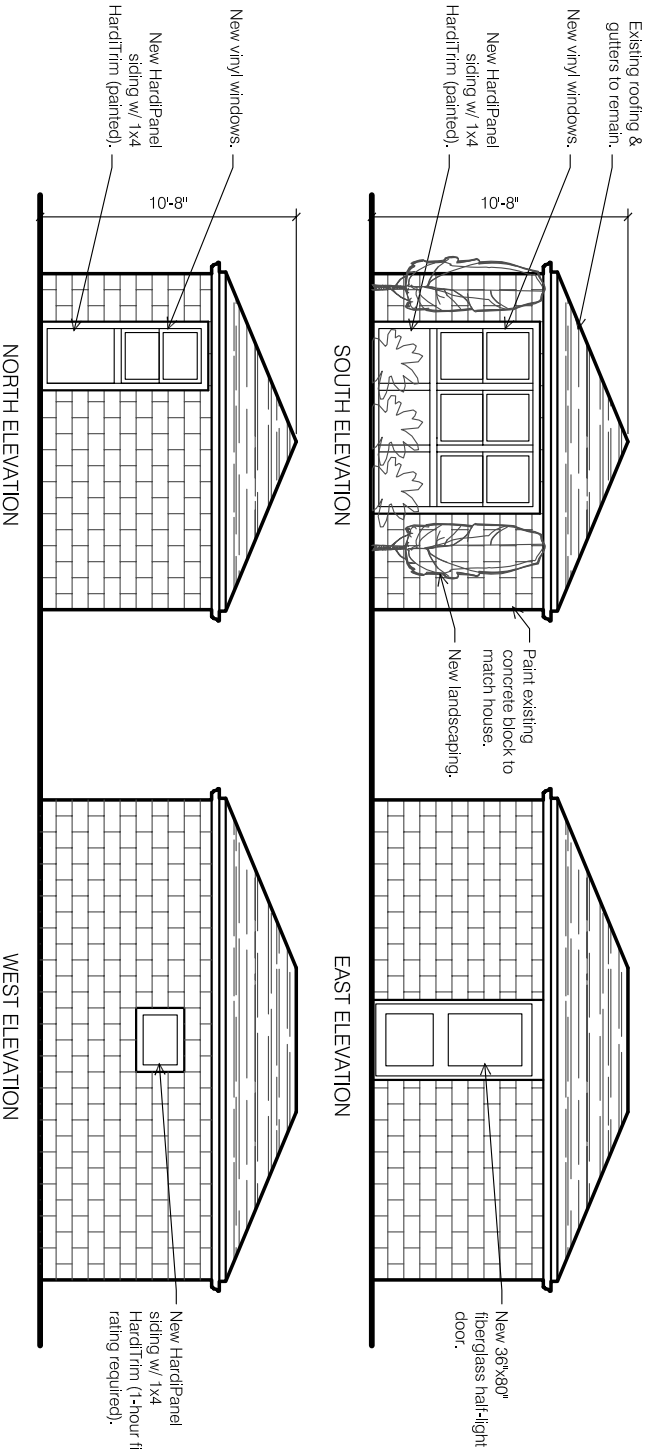
Date: January 12, 2023



Existing Plan



Proposed Plan



Dwelling Unit #2 Plans & Elevations

Scale: 1/8" = 1'-0"

515 E Himman Avenue

October 31, 2022

Signature 
 Date January 12, 2023

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.

PLEASE 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):

Please see attached separate page for list of variances and statement of hardship.

Signature of Applicant

Brenda Parker

Digitally signed by Brenda Parker
DN: cn=Brenda Parker, o=Columbus Architectural Studio, cn=Brenda Parker
Reason: I affirm the accuracy and integrity of this document
Date: 2022.09.19 10:21:49-0400

Date Sept 19, 2022

515 E Hinman Avenue
R4, Residential
List of Requested Variances

Request a variance from Section 3332.039 (R-4 Residential District) to allow for two separate dwelling units on a single lot.

Request a variance from Section 3332.05 (Area district lot width requirements) to reduce the minimum lot width from 50.0 feet to 30.0 feet.

Request a variance from Section 3332.15 (R-4 area district requirements) to reduce the minimum lot size from 5,000 sf to 2,700 sf.

Request variance from Section 3332.19 (Fronting) to allow the structure to front onto an alley as opposed to a public street.

Request a variance from Section 3332.25 (Maximum required side yard) to reduce the maximum side yard setback from 6'-0" to 4'-7".

Request a variance from Section 3332.26 (Minimum side yard permitted) to reduce the minimum side yard setback from 3'-0" to 2'-6" for Dwelling #1.

Request a variance from Section 3332.26 (Minimum side yard permitted) to reduce the minimum side yard setback from 3'-0" to 2'-1" for Dwelling #2.

Request a variance from Section 3333.24 (Rear yard) to reduce the required rear yard from 943 sf to 0 sf for Dwelling #2.

Request a variance from Section 3312.49 (Minimum number of parking spaces required) to reduce the number of parking spaces from 2 to 0 for Dwelling #1 and reduce the number of parking spaces from 2 to 1 for Dwelling #2.

Statement of Hardship:

The property at 515 E Hinman contains a two-story single-family home at the front of the property (Dwelling #1) and a single-car detached garage at the rear of the property off of the alley.

The owner would like to contribute to the affordable housing crisis by converting the existing detached garage into a dwelling unit (Dwelling #2) with a full bathroom, kitchenette, and living/sleeping spaces.

Multiple variances are required in order to allow the detached garage to convert into a dwelling unit. Many of the variances address existing site conditions. The variances requested include the following.

Change of use for the R4 zoning district to allow two separate dwelling units on a single lot.

Reduction of the required site area for the R4 zoning district.

Reduction of the required lot width from the R4 zoning district.

Allow the structure to front onto an alley versus a public street.

Reduce the minimum side yard at the main house Dwelling #1 (existing condition).

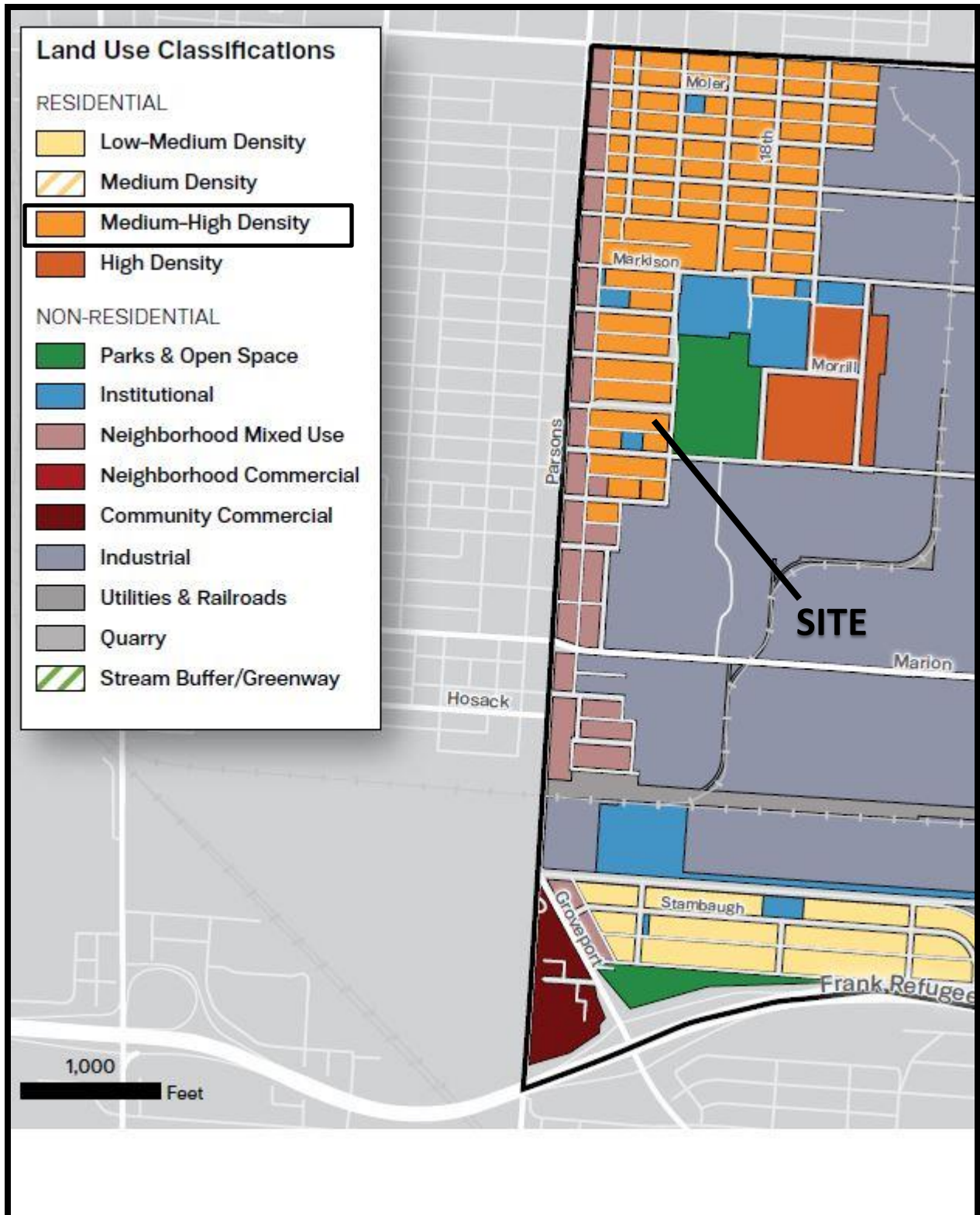
Reduce the minimum side yard at accessory structure Dwelling #2 (existing condition).

Reduce the rear yard for the accessory structure Dwelling #2.

Reduce the number of parking spaces from the required quantity of four to one (there is only available parking space adjacent to the accessory structure).



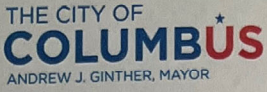
CV22-099
515 E. Hinman Ave.
Approximately 0.09 acres



CV22-099
515 E. Hinman Ave.
Approximately 0.09 acres



CV22-099
515 E. Hinman Ave.
Approximately 0.09 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-099

Address 515 E Hinman Ave

Group Name Columbus Southside Area Commission

Meeting Date 11/22/2022

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

9-0

Signature of Authorized Representative

Kathryn J. Sheen

Recommending Group Title

Zoning Committee, Co-Chair

Daytime Phone Number

614-565-1476

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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) Brenda Parker
 of (COMPLETE ADDRESS) 405 N Front Street, 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 (including contact name and number)
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees
 (Limited to 3 lines per box)

1. Georgette Asfoura 515 E Hinman Avenue Columbus, Ohio 43207	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 14 day of Sept, in the year 2022


 SIGNATURE OF NOTARY PUBLIC



 Notary Seal Here
 My Commission Expires