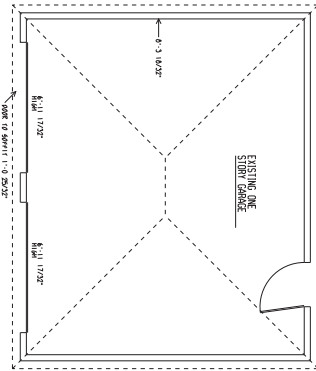


Site Plan - 51 E. 4th Ave.

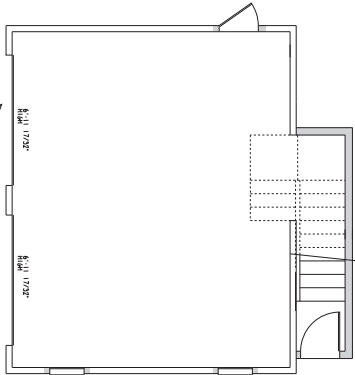
JULIE BULLOCK ARCHITECTS
4866 OLINGWAY BLVD
COLUMBUS OH 43214
614-553-9444



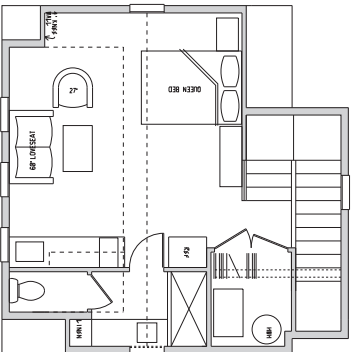
VICINITY PLAN



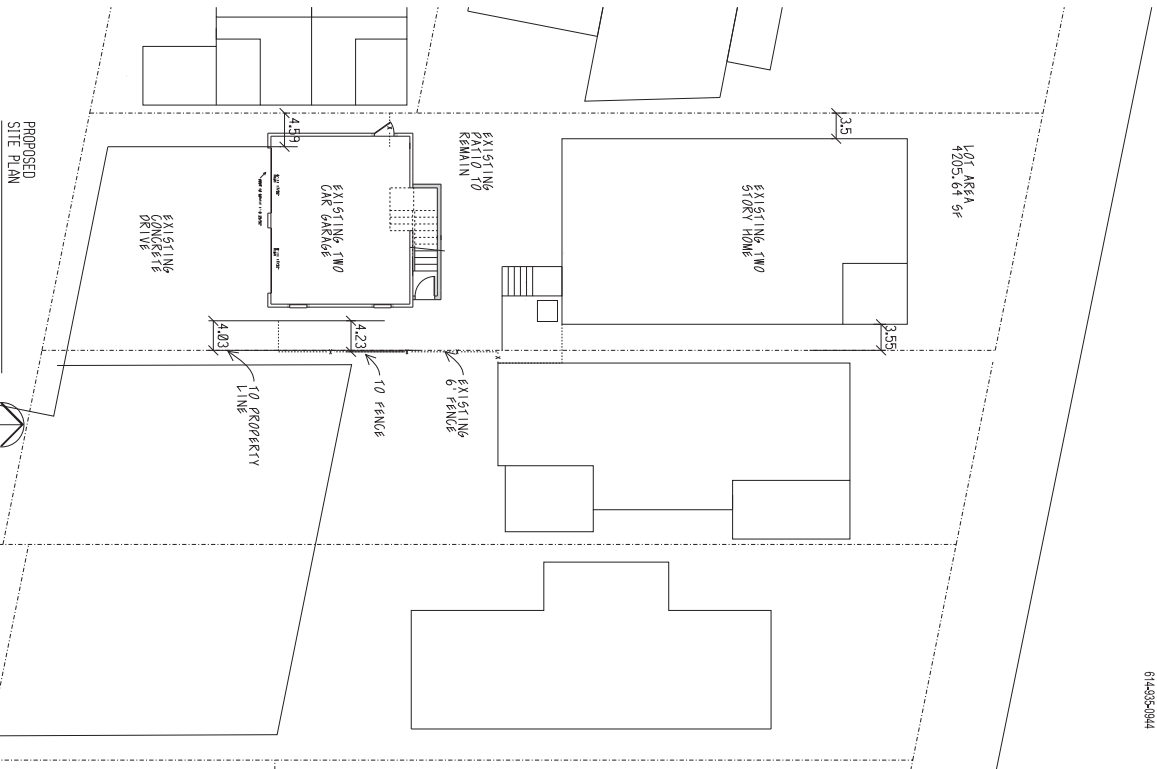
ASBUILT
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"



Julie Bullock
3/6/2023

CV22-137; Final Received 3/6/23

51 EAST FORTH AVENUE
COLUMBUS OH 43214

Council Variance Application

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

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):

SEE ATTACHED

Signature of Applicant



Date

11/19/22

CV22-137

Statement in Support of Variances

We are proposing to build living space including a bedroom, bath and kitchen atop the footprint of the existing garage. There is precedent in Italian Village for units such as this in this dense urban area. These Italian Village lots are unique in size and character and unique solutions are often required to provide any additional living space. The proposed living space over the garage is modest in size and allows us to maintain greenspace for the parcel by adding atop the existing garage. The only increase to the existing footprint is to allow for the enclosed stair requested by Italian Village.

This city council variances replaces BZA16-001 which was previously approved for this address. We have included a variance for the front yard setback. A front yard variance is required for the existing home; it was approved in error for a building permit as the setback as built does not align with what was approved by the previous variance. The parking variance that was previously approved by the BZA variance is no longer required, as one on-site parking space is required and two are provided on site. This home is in the short north special parking district.

The proposed height is below the average height for this alley and fits well within the fabric of neighborhood. There are existing two-story homes immediately adjacent to this parcel and the unique configuration of this portion of the alley supports this request. This proposal will not modify the essential character of the neighborhood but rather enhance the alley-scape.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that similar homes existing in the neighborhood.

51 E 4TH

PARCEL ID 010-053028

ZONING R4

LOT AREA 4205.64 SF

LOT AREA INCLUDING ½ OF THE ALLEY SF (29.78x10) = 5503.5 SF

ITALIAN VILLAGE COMISSION

HOUSE FOOTPRINT 1191.63 SF

GARAGE FOOTPRINT 530.4 SF

TOTAL FOOTPRINT 1722.03 SF OR 40.95% OF LOT AREA

REAR YARD 2189.7 SF OR 52.07 %

GARAGE OCCUPIES 24.21 % OF REAR YARD AREA

LOT AREA 3XWIDTH (BASED ON WIDTH OF 32.35) 32.35 X 97.05 SF OR 3139.57 SF

CONSTRUCTION NEW SLEEPING ROOM WITH KITCHEN AND BATH ABOVE EXISTING GARAGE.

SHORT NORTH SPECIAL PARKING DISTRICT

ONE PARKING SPACE REQUIRED, TWO PROVIDED.

PROPOSED IS A NEW GUEST SUITE OVER THE GARAGE.

VARIANCES

3332.21 BUILDING SETBACK THE EXISTING BZA VARIANCE IS FOR A 19' SETBACK HOWEVER THE HOUSE WAS PREVIOUSLY MISTAKENLY APPROVED AT THE CURRENT 14' SETBACK.

3332.38 (G) TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15' TO 21'-4.5"

3332.38 (H) TO ALLOW FOR HABITABLE SPACE OVER THE GARAGE.



CV22-137
51 E. 4th Ave.
Approximately 0.10 acres



CV22-137
51 E. 4th 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: 51 E. Fourth Ave.

APPLICANT'S NAME: Juliet Bullock Architects (Applicant) Ryan Foster / Justin Kyne (Owners)

APPLICATION NO.: IV-23-01-010

MEETING OR STAFF APPROVED DATE: 02/14/2023 **EXPIRATION:** 02/14/2024

The Italian 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

Recommended or **Not Recommended**

APPROVED SPECIFICATIONS:

Recommend application IV-23-01-010, 51 E. Fourth Ave., as submitted with following clarifications noted:

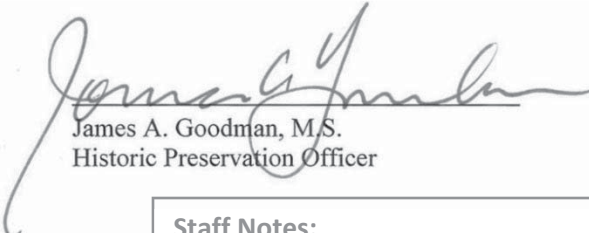
Variance Recommendation

- **3332.21 – Building Setback:** The existing BZA variance id for a 19' setback however the house was previously mistakenly approved at the current 14' setback.
- **3332.38 (G):** To increase the allowable height of a detached garage from 15' to 21'-5".
- **3332.38 (H):** To allow for habitable space over the garage.
- **Note:** Amend variance 3332.38 (G) for the allowable height the detached garage from 21'-5" to 12'-4 1/2".
- **Note:** Variances were recommended after the approval of the garage design modifications (COA #IV-23-02-006.)

MOTION: Trott/Michl-Smith (4-0-0) RECOMMENDED.

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

mg

Staff Notes:

Date Issued: 03/13/2023

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-137

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) Ryan Foster
of (COMPLETE ADDRESS) 51 E 4TH AVENUE COLUMBUS OHIO 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 (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. <u>Ryan Foster, 937-409-9988</u> <u>51 E 4th Ave, Columbus, OH 43201</u>	2. <u>Justin Kyne, 937-409-9988</u> <u>51 E 4th Ave, Columbus, OH 43201</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature] [Signature]

Sworn to before me and signed in my presence this 14 day of November, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/9/2026
My Commission Expires

Notary Seal Here



Mina M. Georgy
Notary Public, State of Ohio
My Commission Expires 09-09-2026

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