



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):

The applicant is seeking to update the property to provide for a tandem two car garage with a residential 'in-law' unit above the garage. These types of carriage houses are common in the German Village and Brewery District. The proposed design will match the character and historical nature of the existing house and surrounding area.

Granting the variance requests to permit construction of a carriage house will allow the applicant to use the additional residential unit as regular guest and future living quarters for its family members (aging parents) allowing the property to immediately be used in a manner that is consistent with and maintaining the increased residential nature of the area.

Signature of Applicant [Handwritten Signature] Date 6/25/19

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

CV19-064

825 SOUTH FRONT ST. COLUMBUS, OH 43206. OWNER: ALEJANDRO AND NATALIE GONZALEZ

Council Variance Application – Variances Requested

VARIANCES REQUESTED

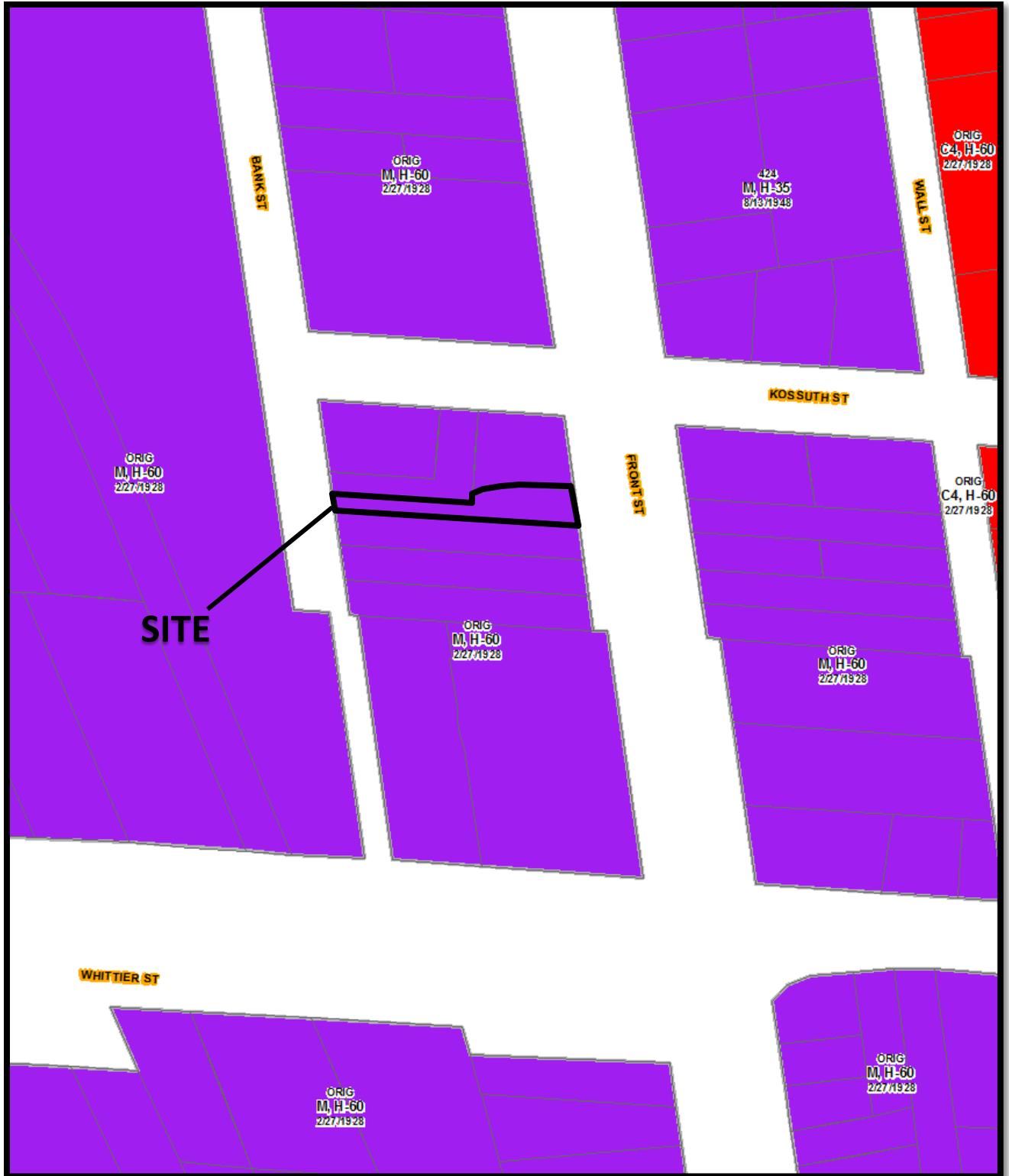
3363.01, Manufacturing districts, only permits a residence for on-site security persons or transient-type housing such as halfway houses, residential treatment centers, or temporary shelters, while the applicant proposes to maintain an existing single-unit dwelling and add a carriage house

3312.25, Maneuvering, requires parking spaces to have sufficient access and maneuvering area on the lot where the parking spaces are located, while the applicant proposes to permit maneuvering over parking spaces to allow for 2 stacked spaces

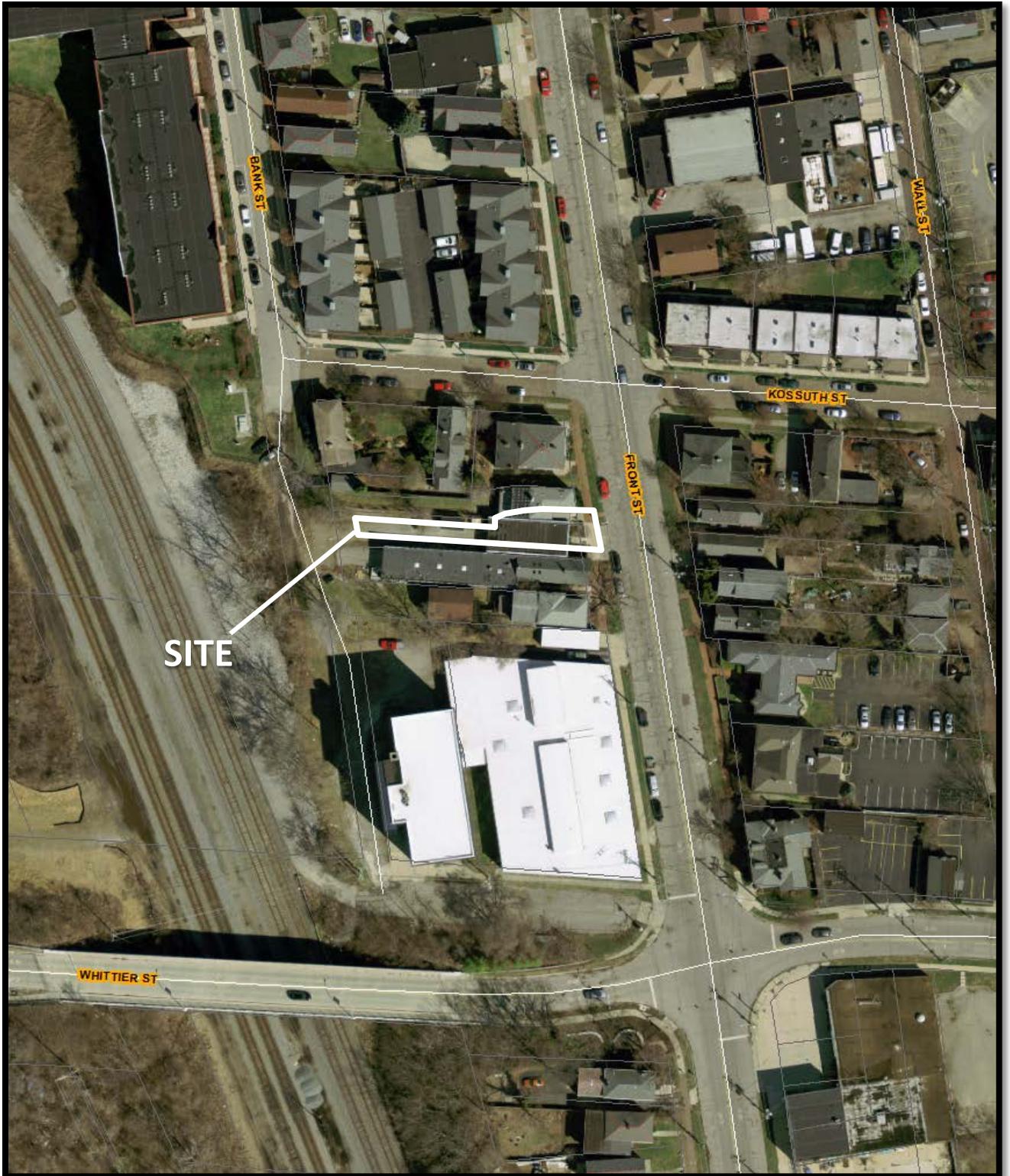
3312.29, Parking space, requires that a parking space shall be a rectangular area of not less than 9 feet by 18 feet with no stacking permitted, while the applicant proposes one stacked parking spaces behind one code-compliant parking space

3312.49, Minimum number parking spaces required, requires four parking spaces for the two single-unit dwellings, while the applicant proposes two parking spaces

3363.24(B)(D1) - Building lines in an M-Manufacturing district, requires a building setback of not less than 25 feet along Bank Street, while the applicant proposes to maintain a 6± foot building setback along Bank Street, and requires an average of the building lines of the contiguous parcels, or 3± feet along South Front Street, while the applicant proposes a 0± foot building line along South Front Street.



CV19-064
825 S. Front St.
Approximately 0.07 acres



CV19-064
825 S. Front St.
Approximately 0.07 acres

STEVEN R. SCHOENY
Director

COPY

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 825 South Front Street

APPLICANT'S NAME: Alejandro and Natalie Gonzalez (Applicant/Owner)

APPLICATION NO.: BD-19-9-007b

COMMISSION HEARING DATE: 9-5-19

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #BD-19-8-007b, 825 South Front Street, as submitted.

Variance Request

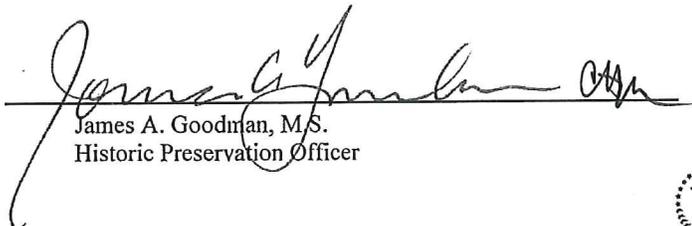
- C.C. 3363.01 – To allow a single family dwelling and a new carriage house with a residential unit in the M-manufacturing district.
- C.C. 3312.25 – To allow maneuvering over parking spaces, with two (2) stacked parking spaces within the new garage.
- C.C. 3312.27 – To allow a six foot (6') parking setback line for the two stacked parking spaces in the garage (25' parking setback line required).
- C.C. 3312.29 – To allow one stacked parking space behind one code-compliant parking space.
- C.C. 3312.49 – To allow two parking spaces on the parcel for the two single unit dwellings. (two spaces per unit required.)
- C.C. 3363.24(F) – To allow 0' building setback on South Front Street and 6' building setback on Bank Street.

MOTION: Pongonis/Moore (6-0-0) RECOMMENDED.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


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





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DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV19-064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Alejandro Gonzalez
of (COMPLETE ADDRESS) 825 South Front Street, Columbus OH 43206
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. Row 1: 1. Alejandro Gonzalez, 825 South Front Street, Columbus OH 43206; 2. Natalie Gonzalez, 825 South Front Street, Columbus OH 43206. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Alejandro Gonzalez

Subscribed to me in my presence and before me this 30 day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Marco A. Ramos

Commission Expires:

07/18/2023

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

Marco A. Ramos
Notary Public, State of Ohio
My Commission Expires 07-18-2023



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