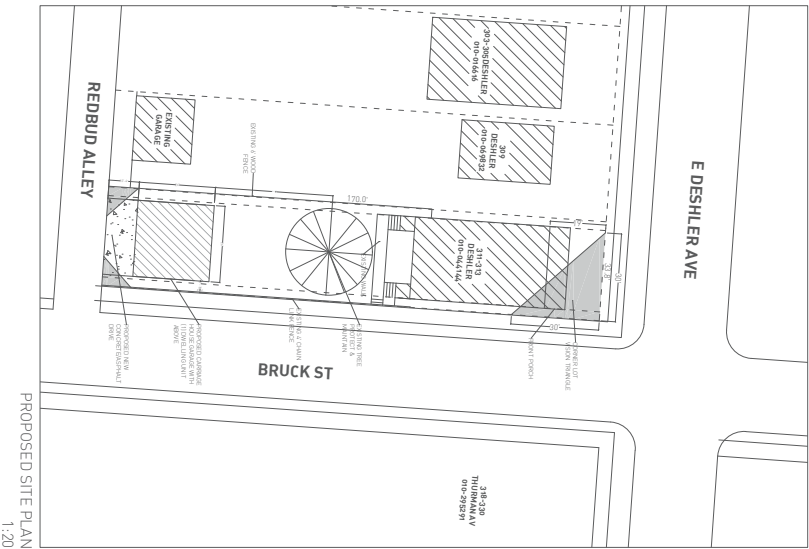
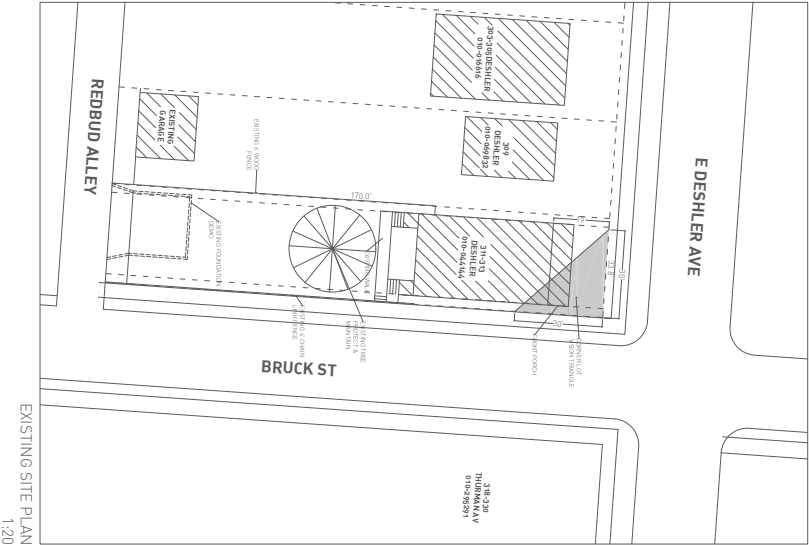


DESHLER AVE CARRIAGE HOUSE - REVISED

311-313 DESHLER AVE
COLUMBUS, OH 43206



BUILDING INFO
CEDAR LAP SIDING FOR RESIDENCE
RED CEDAR SHAKES AT THE GARAGE
ENHANCED INSULATION IN THE GARAGE
INSULATED GARAGE & MAIN DOORS
RUBBER ROOF WITH GALVANIZED GUTTERS &
DOWNSPOUTS
DOWNSPOUTS PAINT & FLASHING
SPRINKLERS OF COULDRAT DOORS FOR LIGHTNESS

ZONING INFO
SITE ADDRESS: 311-313 E DESHLER AVE
ZONING: OS
ZONING: OS
HISTORIC DISTRICT: NONE
AREA COMMISSION: SOUTHSIDE AREA COMMISSION
FLOOD DAMAGE: NO

SITE INFO
LOT AREA: 5,746 SF
HOUSE LOT COVERAGE: 1,154 SF
NEW GARAGE HOUSE: 476 SF
PAVED SURFACE: 576 SF
TOTAL EXISTING LOT COVERAGE = 1,534 / 5,746 = 27%
PROPOSED NEW LOT COVERAGE = 2,110 / 5,746 = 38%
EXISTING DWELLING UNITS = 2
PROPOSED NEW DWELLING UNITS = 3
EXISTING PARKING SPACES = 2
PROPOSED NEW PARKING SPACES = 2 NO CHANGE

PROJECT CONTACTS
PROPERTY OWNER: ABRAHAM ALEXANDER 414.783.3132
SOUTH SIDE AC - CHAIR: [Name]
SOUTH SIDE ZONING CHAIR: [Name]
CURTIS DAVIS 614.232.3355

Handwritten signature and initials

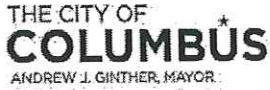
CARRIAGE HOUSE - REVISED
311-313 E DESHLER AVE
COLUMBUS, OH 43206

DRAWN BY: JAV
APPROVED BY:
DRAWING NO: 02-28-18
REVISION 01: 02-27-18
REVISION 02:

GENERAL NOTES: SITE PLAN FOR COUNCIL VARIANCE ZONING APPROVAL ONLY. NOT FOR CONSTRUCTION.

SD10

CV18-024; Final Received 5/23/18



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

Application #: CV18-024

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 attached

Signature of Applicant [Signature] Date 04.12.18

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

05.24.18

Council Variance Application for:

311-313 E Deshler Ave. Columbus, OH 43206

Statement of Hardship - *Revised*

To whom it may concern,

Compton Construction is the design builder and agent representing Abraham Alexander the property owner of 311-313 E Deshler Ave. Columbus, OH 43206. Abraham owns an existing two family dwelling unit located in an R-2F district. The property once had a detached garage which was in poor condition and demolished at an earlier date. The foundation remains but is in structural disrepair and needs removed. Abraham wishes to remove the existing foundation and construct a new private garage with single dwelling unit above. The project would greatly improve the existing lot, as well as add to the streetscape of the current lot, and augment the density of the former Barret School site to the east. Similar proposals have been approved in this near South Side neighborhood and in neighboring German Village. Based on the size of the existing lot and current zoning, several variances will be required to accomplish this project. This request will not adversely affect the surrounding properties nor impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus. We wish to overcome this hardship by applying for the Council variance for the items outlined on the attached pages.

Respectfully,

Jeremy Miller

Compton Construction.

Required Variances

3332.037 - R-2F residential district

A. In an R-2F residential district the following uses are permitted

2. One, two-family dwelling:

Request variance to add (1) single-family dwelling with private garage. Total dwelling units to total 3.

3312.49 - Minimum numbers of parking spaces required

Existing = 2

Required = 4

With New Unit Required = 6

Provided = 2

Request reduction in parking required from 6 spaces to 2

3321.05 – Vision Clearance

B. Minimum acceptable vision clearance standards for motorist and pedestrian safety

2. Clear Vision at Intersections. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit; apartment; planned unit development; or planned community development district lot adjacent to a street intersection. Within the clear vision triangle no fence, wall, planting or other obstruction shall exceed two and one-half feet in height above the centerline grade of the intersecting streets. A "clear vision triangle" is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the third side by a line connecting two points, one located on each street line 30 feet from the point of intersection.

Request variance to allow existing dwelling to be located within 30' vision triangle.

3332.05 - Area district lot width requirements

A. No building shall be erected or altered except in accordance with this Code: and on a lot with a width measured at the front lot line of no less than:

(4) 50 feet in an R-1, R-2, R-3, R-2F, or R-4 area district

Request variance to construct a building on an existing lot with width of 33.8'

3332.14 - R-2F area district requirements

In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area: a one-story, two-family dwelling shall be situated on a lot of no less than 3,600 square feet in area per dwelling unit: and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit.

An existing two story two family dwelling unit is located on the lot which would require a lot area of 6,000 SF, the actual lot area is 5,746 SF. With the addition of another dwelling unit the total required lot area would be 9,000 SF.

Request variance to reduce total required lot area from 9,000 SF to 5,746 SF

3332.27 – Rear yard

Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

Existing principal building:

Total lot area = 5,746 SF

Proposed rear yard = 1,876 SF

$1,876 \text{ SF} / 5,746 \text{ SF} = 32\%$ greater than 25% OK

New dwelling unit:

Proposed rear yard = 0 SF

Request variance to provide no rear yard for new carriage house.

3332.25 – Maximum Side Yard Required

The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted.

*Proposed side yard for new carriage house is 3.875' each side for a total of 7.75'.
 $8' / 33.8' = 23\%$ which is greater than 20% OK – no variance needed*

Sum of the widths of the existing side yards of the existing dwelling unit are 2.3' & 3.67' for a total of 5.97/33.84' = 18%. Request variance for existing 2 family dwelling unit to be 18% which is less than 20%

3332.26 – Minimum side yard permitted

The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:

(C) In R-2F and R-4 districts

For a single family dwelling on a lot 40 wide or less, no less than – three feet.

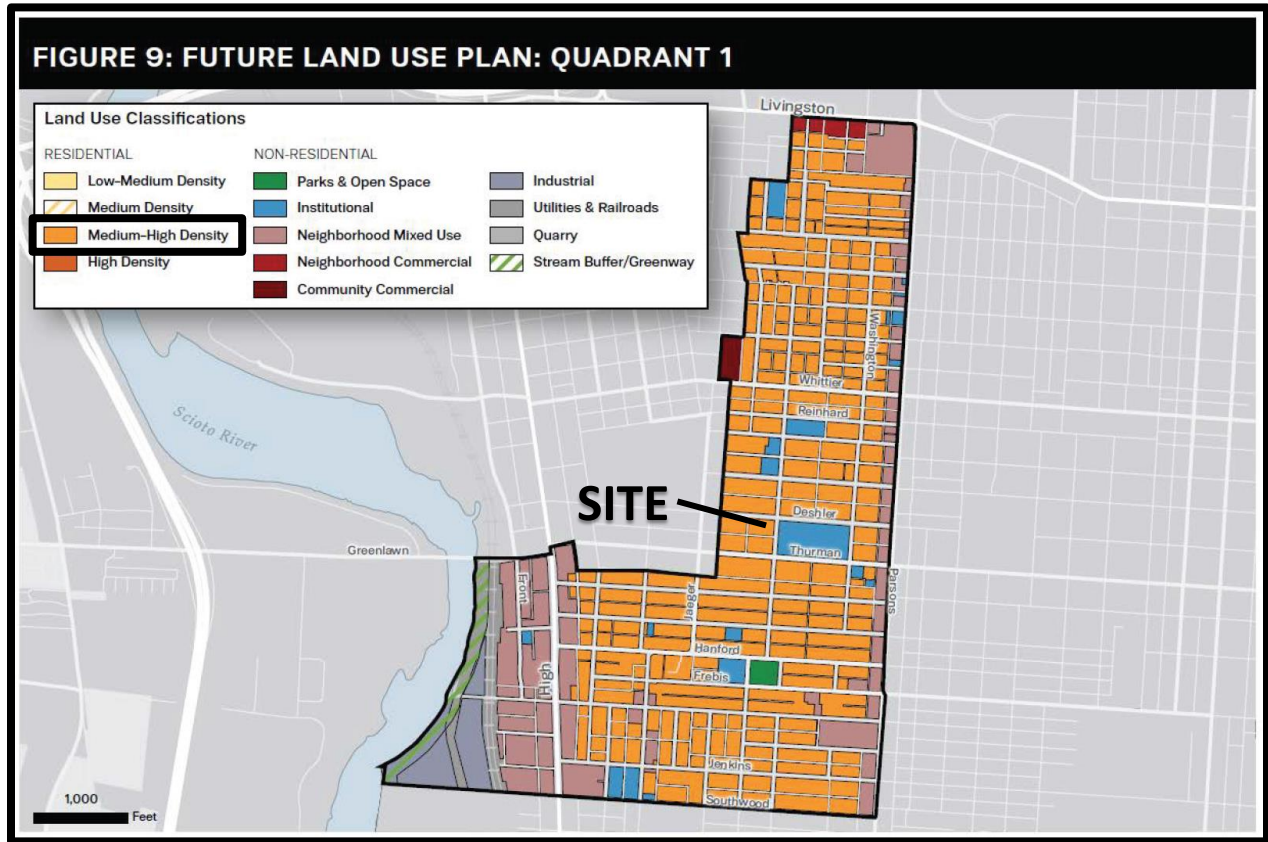
New dwelling unit will have a side yard of 3.875' which is greater than three feet, no variance needed for new dwelling unit.

Request variance to reduce side yard requirement of the existing dwelling from three feet to 2.3 feet.



CV18-024
311-313 East Deshler Avenue
Approximately 0.13 acres

South Side Plan (2014)



CV18-024
311-313 East Deshler Avenue
Approximately 0.13 acres



CV18-024
311-313 East Deshler Avenue
Approximately 0.13 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

CV-18-024

Address:

311-313 DESHLER AVENUE

Group Name:

SOUTHSIDE AREA COMMISSION

Meeting Date:

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:

13 FOR 0 AGAINST

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

SOUTHSIDE AREA COMMISSION

614-285-4901 x1100

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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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 #: CV18-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeremy Miller, Compton Construction
of (COMPLETE ADDRESS) 2323 W 5th Ave Columbus, OH 43204
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 4 columns for listing parties with interest in the project. Column 1 contains handwritten entry for Abraham Alexander.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of the affiant and notary public.

Subscribed to me in my presence and before me this 12 day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



CHRISTOPHER A. WOLFE
Notary Public, State of Ohio
My Commission Expires 09-09-2020

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