

A Site Plan
1"=10'0"



PROJECT INFORMATION
 PROJECT: NAVARRO RESIDENCE
 ADDRESS: 783 SUMMIT ST
 CITY: COLUMBUS, OH 43215
 COUNTY: FRANKLIN COUNTY
 PROJECT NO: CV21-048
 SHEET NO: 01

DESIGNER
 RHYTHM ARCHITECTURE
 697 HIGH ST, STE D, WORTHINGTON, OH 43085
 TEL: 614.360.1245 | WWW.RHYTHM.ARCH

DATE
 2021.04.22

	<p>RHYTHM architecture</p> <p>Rhythm Architecture & Design 697 High St, Ste D Worthington, OH 43085 Elevating Architecture 740.360.1245 www.rhythm.arch.com</p>	<p>Navarro Residence 783 Summit St. Columbus, OH 43215</p>	<p>Project Number: 2021-048</p> <p>Revisions:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION												
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<p>SHEET TITLE Variance Site Plan 2021-04-22</p> <p>SHEET NUMBER CV21-048</p>	<p>Project Number: 2021-048</p> <p>Revisions:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION														
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Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 sheet

Signature of Applicant

Date

4/26/21



Statement of Hardship

The site is located on Summit Street, 300 +/- feet east of High Street. The parcel is zoned R-4, Residential and is located in the Italian Village Commission area. The site is a stand-alone lot. Applicant proposes to develop the site of a single-family dwelling fronting Summit Street (existing) with a one unit Carriage House (existing garage) at the rear of the lot. While the R-4 district permits a two (2) dwelling unit building, a variance is required for the proposed configuration of dwelling units with one detached dwelling on the same parcel. The proposed single-unit dwelling and existing dwelling is consistent with a wide range of land uses and houses in Italian Village. Applicant has a hardship in that there is no means other than a variance to permit one detached dwelling on the same parcel. Many variances have been supported for both new residential construction and carriage houses.

Applicant requests the following variances:

Variances:

1. Section 3332.039 – Unit Type; to allow an Accessory Unit in an R-4 Residential District.
2. Section 3332.05(4) – Lot width; reduce the minimum required lot width from 50ft to 32.5ft (existing condition).
3. Section 3332.15 – Density; reduce the minimum required lot area from 5,000 s.f. to 3,168 s.f. (existing condition).
4. Section 3332.19 – Fronting; to allow a dwelling unit to front an alley (existing garage).
5. Section 3332.27 – Rear yard; reduce the minimum rear yard requirement from 25% to 15%.

Duncan Factors:

1. The rear of the property, although facing an alley, closely abuts the street Hull Court which currently has addressed residences. To keep up with real estate expectations in the area the variances are needed to rework the interior second floor of the garage into a single-family residence.
2. The variances are not substantial but are necessary.
3. The essential character of the neighborhood will be maintained since the adjacent properties, streets and alleys have addressed residences.
4. The proposed variances do not adversely affect the delivery of governmental services to the site since it's an existing structure.
5. The property owner built the existing residence and garage and is aware of the zoning requirements of the area. It was not the original intent of the garage to be used as a single-family residence though.
6. There is not a feasible way to remove the need for these variances.
7. Considering the adjacent properties, streets and alleys already have large homes and carriage houses and variances associated with several properties on the block with similar configurations, this proposal meets the intent of granting variances per the zoning code.



CV21-048
783 Summit Street
Approximately 0.08 acres



CV21-048
783 Summit Street
Approximately 0.08 acres

Certificate of Appropriateness
ITALIAN VILLAGE COMMISSION

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: 783 Summit Street

APPLICANT'S NAME: Rhythm Architecture –Bradley Blumensheid (Applicant)/ 783 Summit LLC (Owner)

APPLICATION NO.: IV-21-05-009

STAFF APPROVED DATE: 4/27/2021 **EXPIRATION:** 4/27/2022

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

APPROVED SPECIFICATIONS:

Recommend approval of application IV-21-05-004, 648-662 Kerr St, as submitted with clarifications as noted:

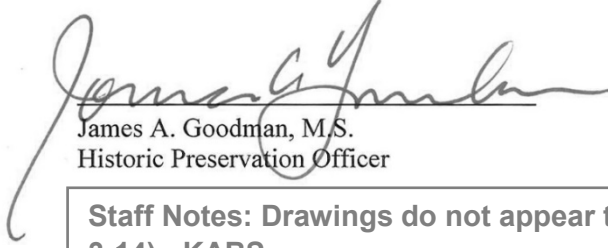
- Interior renovation in carriage house to turn the upper floor into a single-family dwelling unit facing the rear alley. No exterior modifications proposed.

Variances

- Section 3332.039 (Use): to increase the allowable single-family dwelling units on the site from one (1) to two (2).
- Section 3332.05(4) (Lot Width): to decrease the minimum lot width requirement from 50ft to 32.5ft. The lot width is an existing condition of the property.
- Section 3332.15 (Density): to decrease the minimum lot square footage requirement for two (2) single-family dwelling units from 7,500 s.f. to 3,575 s.f. The lot size is an existing condition of the property (3,168 s.f. per Section 3332.18(C)).
- Section 3332.19 (Fronting): to allow a single-family dwelling unit to front an alley (12').
- Section 3332.27 (Rear Yard): to reduce the rear yard area percentage from 25% to 0% at the carriage house.

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



Staff Notes: Drawings do not appear to have changed since previous approval (COA#15-3-14). -KABS



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-048

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) Peter M. Navarro
of (COMPLETE ADDRESS) 770 Hamlet St. Columbus, OH 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. Peter M. Navarro (419) 787-7423 770 Hamlet St. Columbus, OH 43215 0 Columbus employees	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 27th day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

04/04/2023
My Commission Expires



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