

PROJECT NAME:
CARRIAGE HOUSE
 70 MARTIN AVE

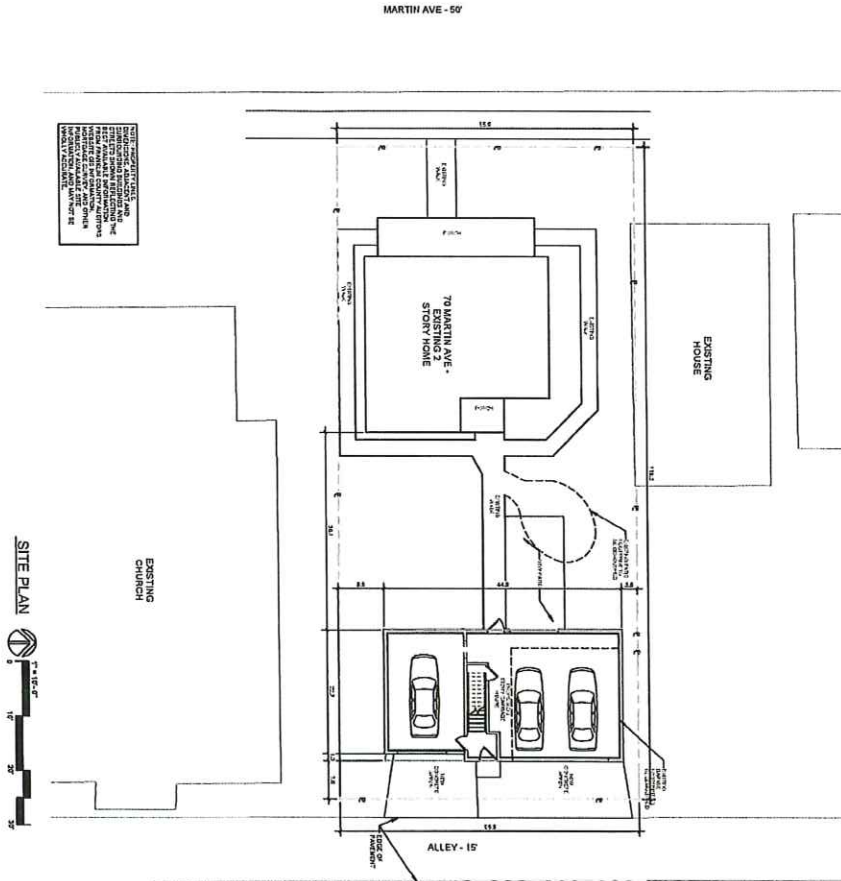
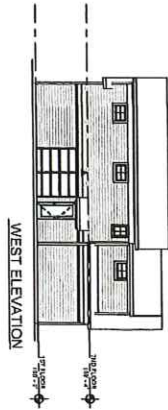
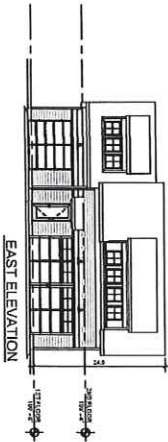
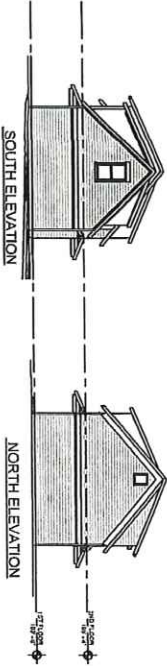
OWNER:
CHRIS KNOPPE
 COLUMBUS OHIO

ARCHITECT:
SHREMSHOCK ARCHITECTS INC.
 NEW ALBANY OHIO

SITE DATA - 70 MARTIN AVE, (CV19 - XXX)

ADDRESS	70 MARTIN AVENUE (REAR)	LOT COVERAGE	3415 SF (25% OF TOTAL SF)
TAX PARCELS	DIAGNOSES	REAR YARD	2040 SF (EXIST GARAGE ROOM) 1420 SF (TOTAL SF)
LOT AREA	15,100 SF ± (300 SF ±)	OVERAGE SF / COMPLYING SF	1890 SF / 1,830 SF
NUMBER OF UNITS	EXISTING 1 PROPOSED 2		
ZONING	R3F		
EXISTING	NO CHANGE		
PROPOSED	NO CHANGE		
REMARKS:	MAX. NO. VARIANCE REQ. 0		
USE	RESIDENTIAL		
PARKING	3 SPACES		
REFERENCE	RESIDENTIAL		

SITE LOCATION MAP



THIS PROPERTY HAS AN EXISTING 2-STORY HOUSE. THE PROPOSED 2-STORY CARRIAGE HOUSE IS BEING ADDED TO THE PROPERTY. THE EXISTING HOUSE IS BEING DEMOLISHED AND THE CARRIAGE HOUSE IS BEING CONSTRUCTED. THE PROPERTY IS BEING REDEVELOPED INTO A RESIDENTIAL PROPERTY.

SITE PLAN
 1" = 10'-0"

<p>DATE: 02/26/19 DRAWING TITLE: CARRIAGE HOUSE PROJECT NUMBER: A001</p>	<p>PROJECT NAME: CARRIAGE HOUSE ADDRESS: 70 MARTIN AVE CITY: COLUMBUS, OHIO</p>	<p>ARCHITECT: SHREMSHOCK ARCHITECTS INC. 7400 West Campus Road Suite 150 New Albany, OH 43054 614.545.4550 614.545.4555 www.shremshock.com</p>
--	---	--

CV19-032; Final Received 5/15/19
 5-15-19
 7/16/19



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 #: CV19-032

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):

Please see attached Statement of Hardship

Multiple horizontal lines for providing details of the hardship.

Signature of Applicant: [Handwritten Signature]

Date: 3/26/19

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

Statement of Hardship

The subject property is located in the Franklinton neighborhood, immediately West of Mount Carmel Hospital and is currently a developed lot approximately 55 feet wide and 119 feet long (.15 acre) with an existing brick two-story single-family home built in 1925 and a detached two-car frame garage built in 1930. The existing detached frame garage is in poor condition and located approximately 3-4 feet from the northern property line.

Applicant is proposing to demolish the existing two car garage and construct in its place a three-car garage carriage house dwelling. Building the proposed carriage house will replace the aging garage structure with a newly constructed one that is superior in functionality and safety.

Current zoning of R2F allows for either one single-family dwelling or one two-family dwelling but does not allow for two separate dwellings on the lot. The new 3-car garage carriage house would be considered a separate dwelling, and therefore the requested variances are required.

The requested variances as detailed on the next page will not interfere with any neighboring owners' use of their property or otherwise prevent further development of any neighboring property. Additionally, granting the applicant's request will increase the value of the applicant's property and the value of neighboring properties and will still provide for adequate light, air, and open space.

The 2014 West Franklinton Plan suggests "Medium-High Density Residential" for this site, which is defined as "10-16 dwelling units per acre" and "characterized by a variety of dwelling types, including doubles, townhouses and multi-family development." The proposed use puts two residential dwelling units on .15 acre which conforms to the plan's recommendation land use and density.

The proposed use remains compatible to surrounding properties. While located on a primarily residential street, the property immediately south of the subject property is a large church building and opposite the rear alley (to the immediate East of the subject property) is a large parking lot owned by Mount Carmel Hospital. The parking lot property is part of Mount Carmel and Wagenbrenner Development's proposed re-development of Mount Carmel's campus which includes building apartment buildings and mixed-use commercial/office buildings. The applicant's requested use will be a complimentary transition from the higher density apartments and commercial/office developments being proposed nearby, while still being compatible with the existing nearby buildings in terms of height and design style.

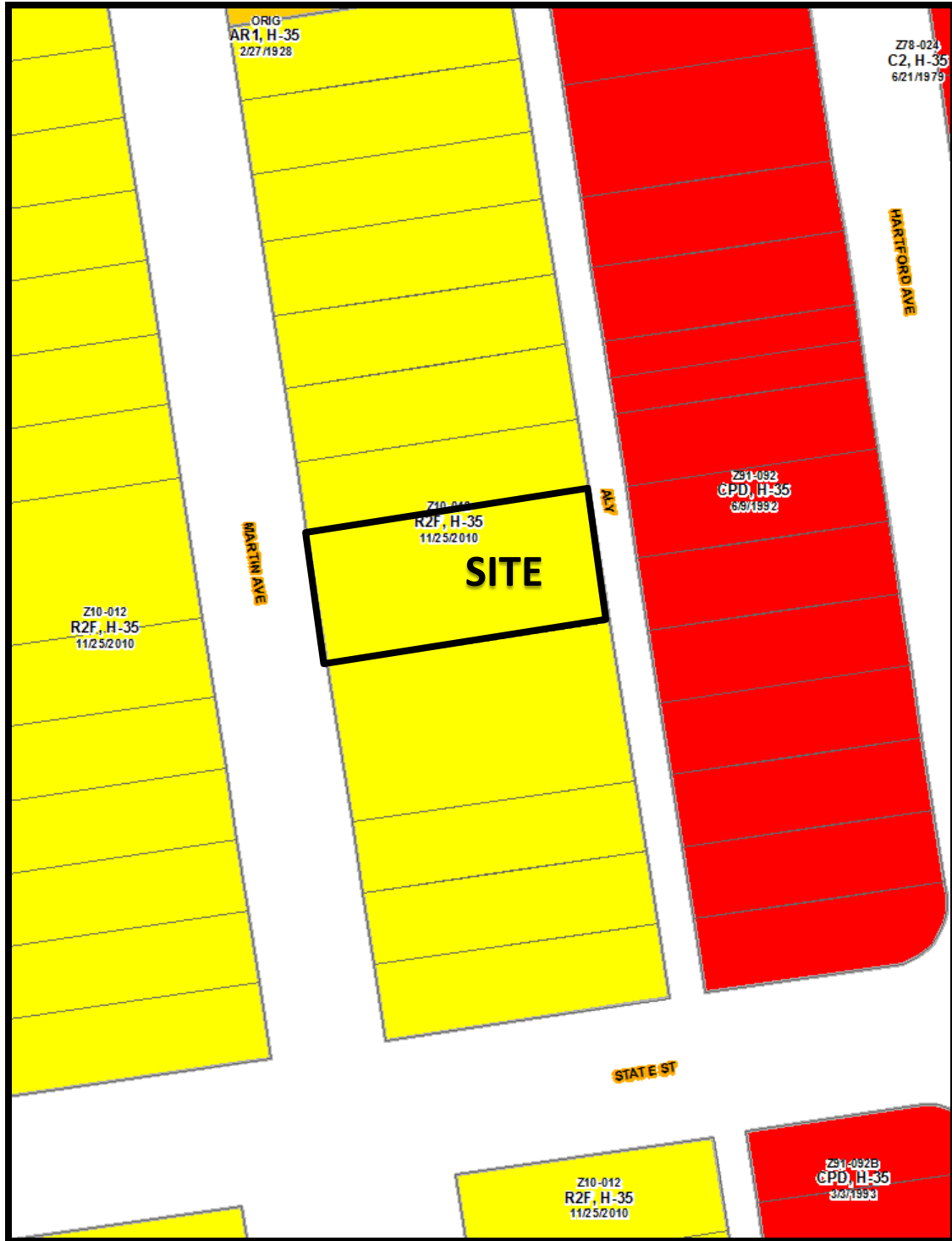
Sincerely,

Christopher J. Knoppe
Property Owner and Applicant

(Please see next page for Variance Requests)

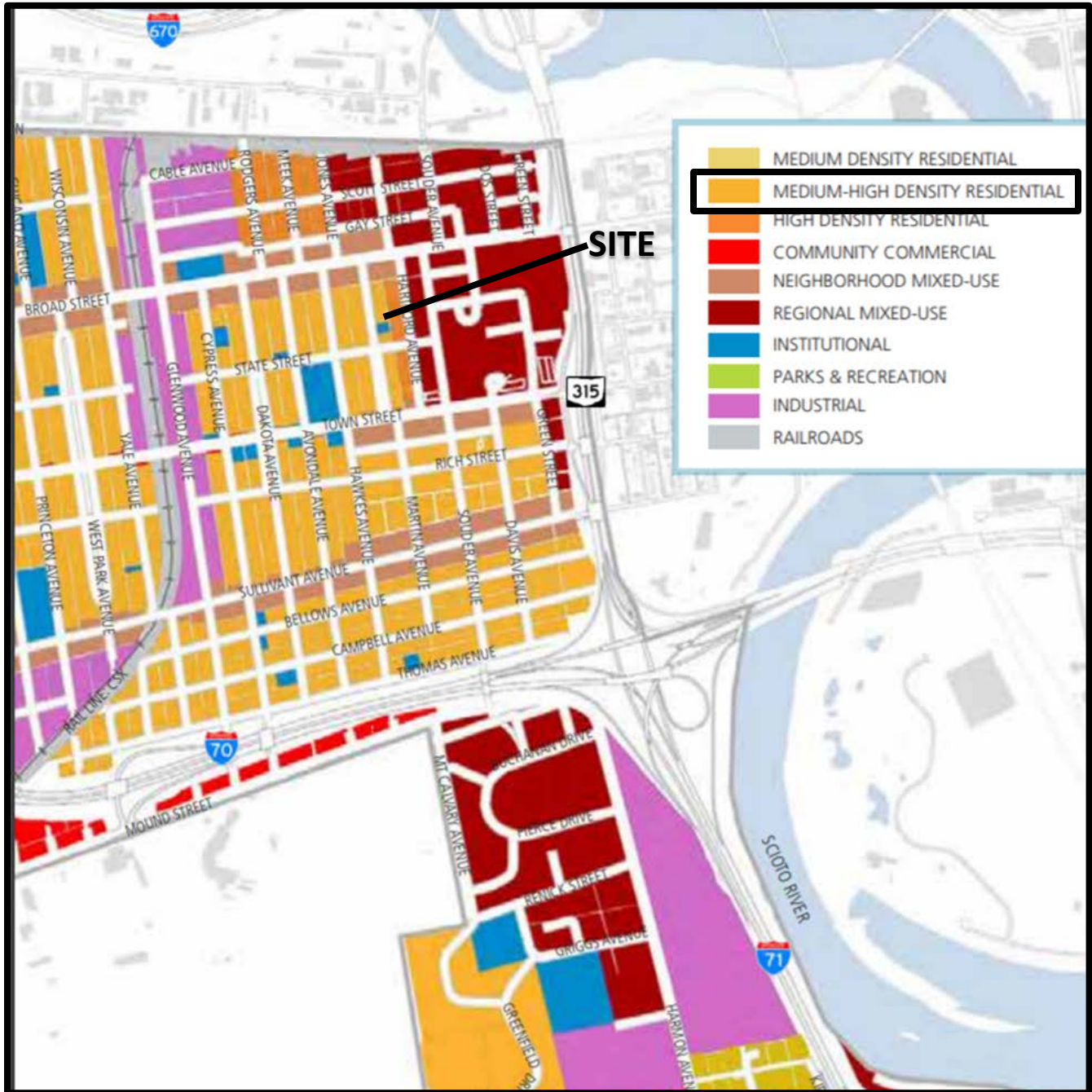
Statement of Hardship: Variance Requests

1. Section 3332.037, R-2F, Residential District Use, permits one single-unit or one two-unit dwelling on a lot, while the applicant proposes to construct a garage carriage house on a lot with an existing single-family dwelling.
2. Section 3332.14 R-2F Area District Requirements, requires a single-family dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area; or a two story, two family dwelling to be situated on a lot of no less than 3,000 square feet per dwelling (6,000 square feet total), while the applicant proposes two separate single-unit dwellings on a lot that totals approximately 6,557 square feet.
3. Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no public street frontage for the single unit carriage house dwelling.
4. Section 3332.26, Minimum side yard permitted, requires a minimum side yard of five (5) feet for lots 40 feet or wider, while the applicant proposes a minimum side yard of three (3) feet on the north side of the proposed carriage house, which is approximately the same side yard distance as the existing garage structure. The requested side yard of three (3) feet is smaller than the minimum side yard requirement for lots 40 feet or wider, however it does conform to the minimum side yard for dwellings constructed on lots under 40 feet wide as well as the side yard requirement for a detached garage.
5. Section 3312.49 Minimum numbers of parking spaces required, requires two (2) parking spaces per dwelling unit, or four (4) spaces total for two single-unit dwellings, while the applicant proposes three (3) parking spaces total for both the single-family dwelling and carriage house dwelling.
6. Section 3332.27, Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area. Upon construction of the carriage house, the rear yard of the existing house will comply with the 25% requirement (it will be approximately 30%), however the new carriage house dwelling will not have its own separate rear yard.
7. Section 3332.38 (F), requires that no portion of the lot area devoted to a private garage or carport shall exceed the greater of (1) 720 sq ft; or (2) one-third of the minimum net floor area for living quarters of the principal residence. The applicant proposes the portion of the lot area devoted to the carriage house dwelling to be 1,056 sq ft compared to one-third of the living quarters of the principal residence being $2,170/3 = 723$ sq ft.



CV19-032
70 Martin Avenue
Approximately 0.15 acres

West Franklinton Area Plan (2014)



CV19-032
70 Martin Avenue
Approximately 0.15 acres



CV19-032
70 Martin Avenue
Approximately 0.15 acres

Standardized Recommendation Form

111 N. 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: CV19-032

Address: 70 Martin Ave, Columbus, OH 43222

Group Name: Franklin Area Commission

Meeting Date: May 14, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below)

Disapproval

NOTES:

Approved 14 yes NO NAYS

Vote: 14 yes NO NAYS

Signature of Authorized Representative: William B. Warner
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-581-6419
DAYTIME PHONE NUMBER

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.



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV19-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher J. Knoppe
of (COMPLETE ADDRESS) PO Box 732, Worthington, OH 43085

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 2 columns and 2 rows. Row 1: 1. Christopher J. Knoppe, PO Box 732, Worthington, OH 43085, # of Columbus based employees- N/A, 614-329-3852; 2. Mary E. Kielty, PO Box 732, Worthington, OH 43085, # of Columbus based employees- N/A, 614-329-3852. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature: Christopher J. Knoppe]

Subscribed to me in my presence and before me this 26th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC [Signature: Beverly L. Kazee]

My Commission Expires: April 28th, 2020

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here



BEVERLY L. KAZEE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-28-2020

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