

PROPOSED Variances

76 W. Second Avenue
Columbus, Ohio

General lot information

Existing Zoning	ARLD
Use of record	Two-Family Dwelling
Lot Size	8091 SF
Parking spaces	4
House & Addition (as proposed)	1530 SF
Carriage House (as proposed)	885 SF
Rear Yard	3778 SF
Proposed Height of Carriage House	28 feet

NOTE: The Victorian Village Commission has approved the architectural drawing for the proposed project, and the Commission has further approved all necessary variances required to complete the Project. The Certificate of Appropriateness and approved and stamped drawing are attached.

Proposed Variances:

1. Allowing a second dwelling unit on the parcel in an ARLD district (for construction of a carriage house).
2. For carriage house - a side yard setback from 5 feet to 3 feet along the east property line.
3. For carriage house – allowing a zero setback for construction of carriage house on alley
4. Rear yard for carriage house – the house, addition and carriage house cover 29.8% of lot. If carriage house on alley is viewed as fronting on Second Avenue instead of the alley then the carriage house would have no rear yard.
5. Frontage on a public street – to allowing construction of carriage house on the alley

Hardship Statement:

The actual existing “use” of the property is a single family dwelling, although the permitted use of record is a two family dwelling. ARLD zoning permits apartment houses, apartment complexes, townhouses, and dwellings containing no less than 3 dwelling units, and in accordance with C.C. 3333.055, one (1) detached single-family dwelling or two (2) -family dwelling, as defined in Chapter 3303, C.C.

3333.055 Single- or two-family dwelling states....

**Within an AR-12, ARLD, AR-1, AR-2, AR-3, AR-4 or AR-O area district on a lot that was separately owned and of record on January 14, 1959, the effective date of Ordinance 1540-58, or on a lot in a recorded subdivision of record on such date or platted between*