

473 E Beck Street – Zoning Variance Requests

10.20.2023

Submitted by Josh Tomey, AIA



3332.037 – R-2F Residential District

Standard: R2F Zones call for one single family dwelling OR one two-family dwelling

Variance: To allow for two existing single family dwellings on one lot.

Need for Variance: To allow for an existing condition to remain.

3332.14 – Area Districts

Standard: R2F Zones call for one dwelling per 6,000 sq. ft. for single-family; one per 3,600 sq. ft. for 1 story two-family; one per 3,000 sq. ft. for 2 story two-family.

Variance: To allow for two existing detached units to exist on a substandard lot size.

Need for Variance: This property has two existing dwelling units. One was built during or before 1900 and the secondary property was built in 1917. The existing lot size is 4,468sf as actually platted. Per 3332.18C, lot depth can only be counted at 3x the width. As such, the lot is seen as being 3,072sf per the Columbus zoning code. This variance brings an existing non-conforming condition into compliance.

3332.05 – Area District Lot Width

Standard: R2F Zones calls for a lot width of 50 feet.

Variance: To allow for the existing lot size.

Need for Variance: This property has a width of 32 feet and it has existed as such since platted.

3332.25 – Maximum Side Yard

Standard: The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot.

Variance: To allow for the front home to have a total side yard of 5'-5" and the rear home to have a total side yard of 5'-8" where 6.4' is required.

Need for Variance: The rear home has existing side yard setbacks that will not be modified. The front home will be varied to allow for the new addition.

3332.26 – Minimum Side Yard

Standard: R2F zones require a minimum side yard of no less than 3 feet.

Variance: To allow for the rear home to have a side yard setback of 1'-5" on the east side and 2'-5" on the west side for the front house and to allow for new construction.

Need for Variance: This variance allows for the existing homes to be brought into compliance. The rear home has a west side setback of 1'-5". The front home has an existing east setback of 2'-5". The new addition will have setbacks that align with the 3'-0" standard.

3332.27 – Minimum Rear Yard

Standard: R2F zones require a minimum rear yard of 25% lot area.

Variance: To allow for a 14% rear yard condition for the primary home and a 0% rear yard for the alleyway home.

Need for Variance: This variance allows for the existing homes to be brought into compliance and for the construction of the new addition. The platted lot area is 4,468 sf and the rear yard is to be 607 sf. The presence of the existing secondary dwelling reduces the size of available rear yard.

3332.18(D) – Basis of Computing Area

Standard: No dwelling shall be erected to occupy more than 50% of the lot area.

Variance: To allow for 52% lot coverage, as calculated per 3332.18C

Need for Variance: The platted lot is 4,468sf. The buildings cover 2,288 sf of actual ground.

3312.13 – Driveway Width

Standard: 10'-0" Driveway width is required

Variance: To allow a driveway of 8'-7" in width.

Need for Variance: The driveway is existing in its current width.

3312.27 – Parking Setback

Variance: A 10'-0" parking setback is required, however surface space encroaches parking setback.

3312.49 – Required Off Street Parking Spaces

Standard: 2 spaces per dwelling unit is required for less than 4 units.

Variance: To allow for a reduction from the required 4 parking spaces down to 2 parking spaces.

Need for Variance: This variance allows for the existing homes to be brought into compliance and for the construction of the new addition. Today, there is one driveway style parking space. The addition will add one garage space and will retain the existing driveway style space. This will increase the number of parking spaces from 1 space to 2 spaces.

473 E Beck Street – Statement of Hardship

473 E Beck Street has existed in its current form for nearly 100 years. Many of the variances requested above are to bring non-compliant items to a state of approval.

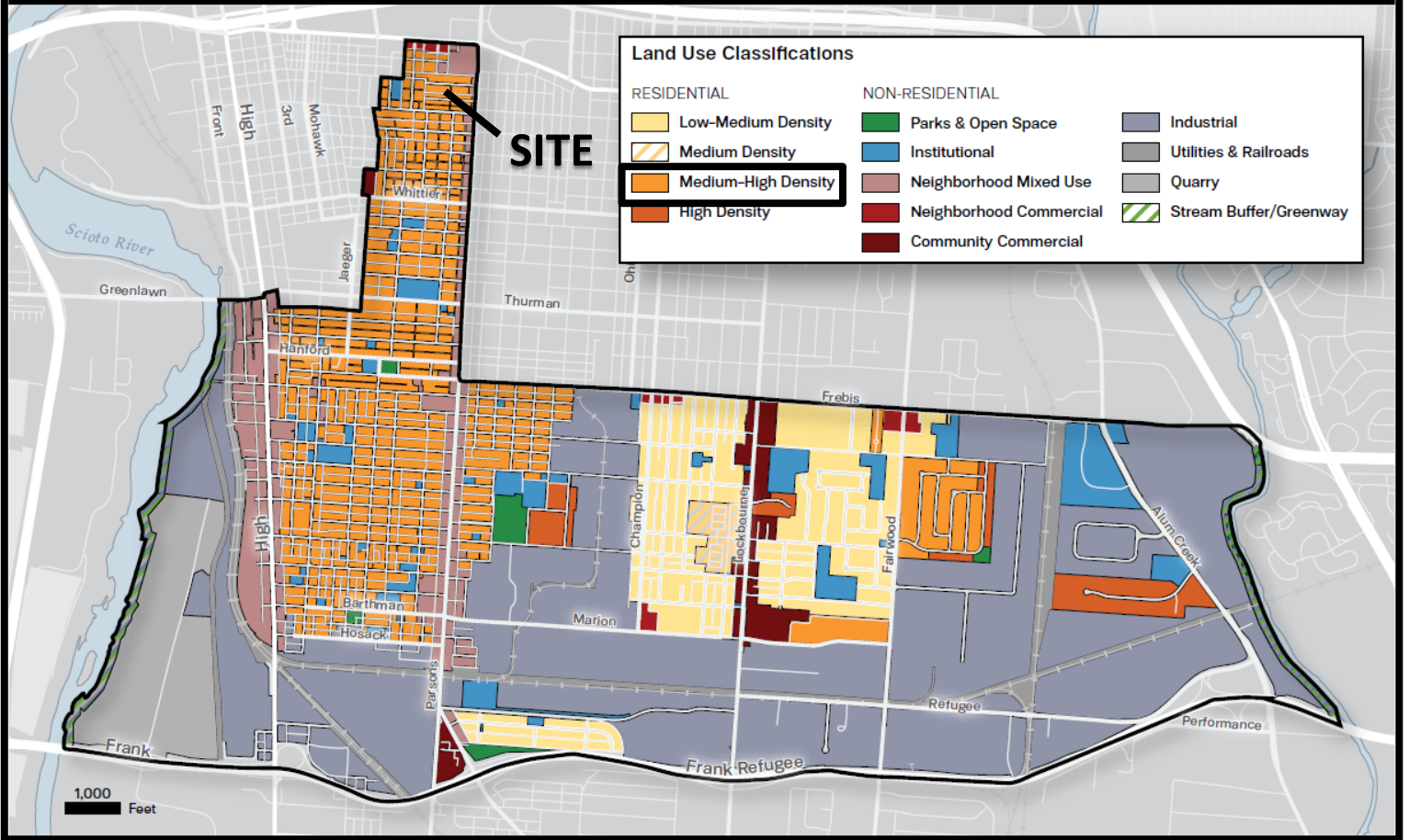
The poor condition of the existing rear addition to home necessitates its removal and replacement. The variances requested for the replacement are in keeping with the character of the neighborhood and is necessitated by the smaller lot sizes found in the area.

This renovation project will remove a portion of the existing addition that is setback just inches from the property line. It will increase the number of available parking spaces. We believe both of these features will improve the property's impact on neighbors.



CV23-077
473 E. Beck St.
Approximately 0.10 acres

FIGURE 8: FUTURE LAND USE PLAN



CV23-077
473 E. Beck St.
Approximately 0.10 acres



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473 E. Beck St.
Approximately 0.10 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	CV23-077
Address	473 EAST BECK STREET
Group Name	SOUTHSIDE AREA COMMISSION
Meeting Date	September 26, 2023
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote	11-0
Signature of Authorized Representative	Kathryn F Green <small>Digitally signed by Kathryn F Green Date: 2023.09.26 20:41:49 -04'00'</small>
Recommending Group Title	Columbus South Side Area Commission
Daytime Phone Number	614-565-1476

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-077

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) Josh Tomey
of (COMPLETE ADDRESS) 1282 E Fulton Street, Columbus OH 43205

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)

<p>1. Lance Melnichenko 473 E Beck Street, Columbus OH 43206 Home Owner - Zero Employees.</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

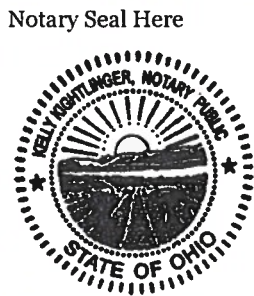
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Josh Tomey*

Sworn to before me and signed in my presence this 30 day of JUNE, in the year 2023

Kelly Kestler
SIGNATURE OF NOTARY PUBLIC

9-26-2027
My Commission Expires



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