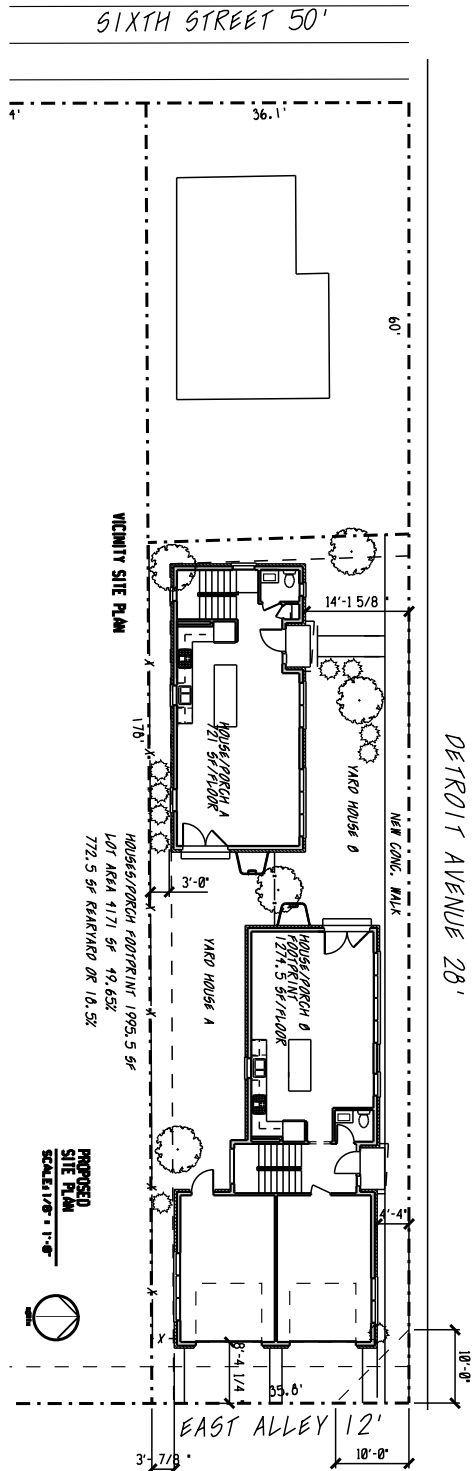


CONCEPTUAL ELEVATION



FINAL SITE PLAN RECEIVED 1.20.20

CV19-127



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

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):

Combining the lots and having two houses on a single parcel allows us to access the garages from alley, eliminating the need for a curb cut on Detroit. It also allows for both houses to have much larger yard/greenspace. While Detroit is technically not a street due to its width, other homes face this same street, so we are following the pattern of the neighborhood. In this urban neighborhood a maximum side yard and lot size variance is often required, and the size of these lots are similar to neighboring properties. In addition we meet lot coverage requirements. The delivery of government services will not be impacted by this proposal. The owner purchase the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

Signature of Applicant

[Handwritten signature]

Date

12/10/19

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

Parcel 010-040457
Parcel 010-031575
283 Detroit/no Address.
Residential R-4
Italian Village
Short North Special Parking District.

Combine two lots
Lot area 4171 SF
Houses/porch footprint 1995.5 sf or 49.65%
Rear yard 722.5 sf or 18.5%

3332.039 R-4 District To allow for two single family residences on a single parcel.

3332.15 R-4 area district requirements. R-4 area district requirements: In an R-4 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, whereas the applicant is proposing 2 1-unit dwellings on a 4171sq' lot

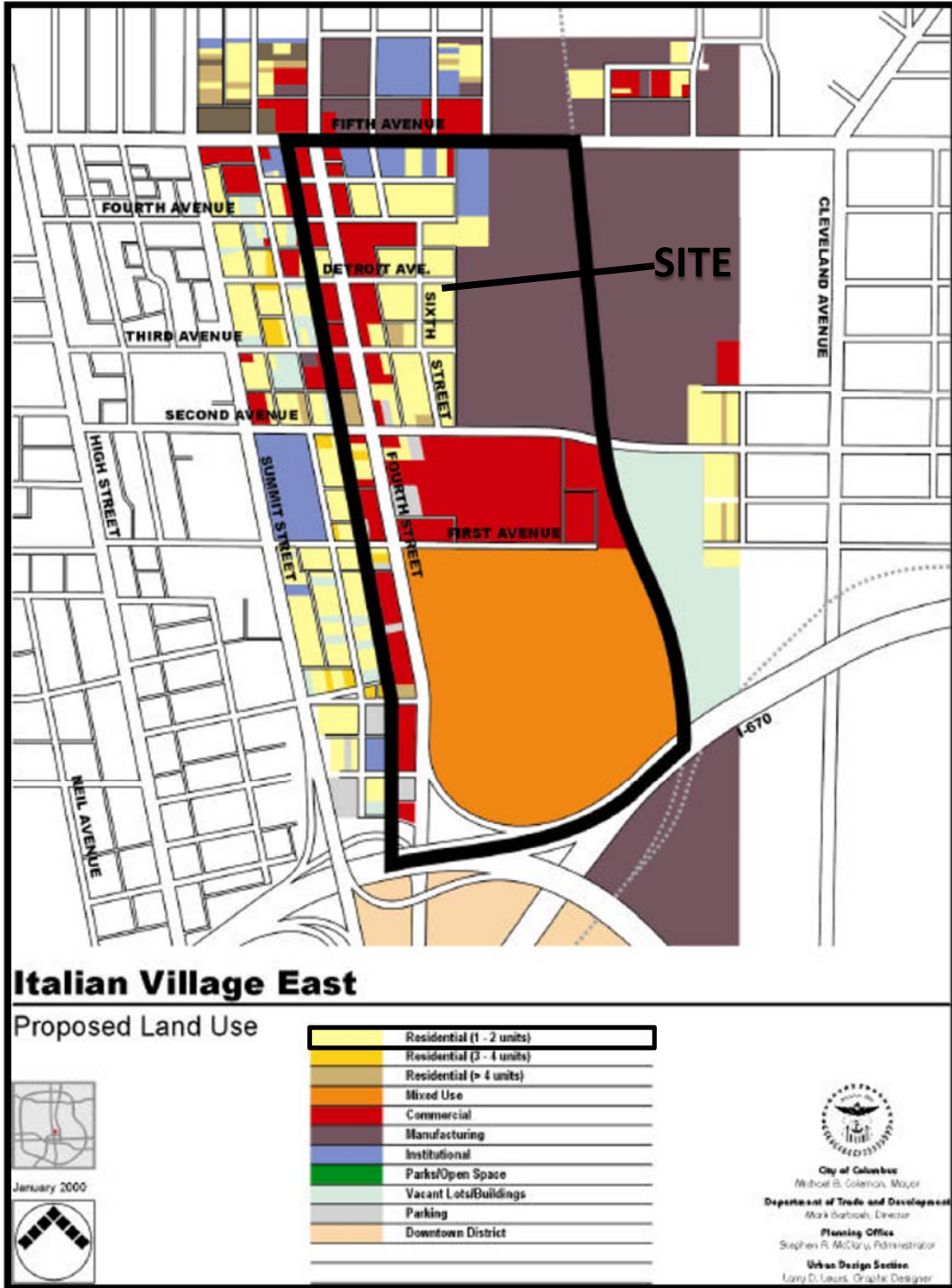
3332.19 Fronting Detroit is 28' and therefore not considered a public street.

3332.25 Maximum sideyard required. To be 11'-4 1/4" while the required is 16'-0".

3332.27 - Rear yard: Each dwelling shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area; whereas the applicant proposes to have a combined 18.5% of the lot as rear yard for both dwellings.



CV19-127
283 Detroit Ave.
Approximately 0.10 acres



CV19-127
 283 Detroit Ave.
 Approximately 0.10 acres



CV19-127
283 Detroit Ave.
Approximately 0.10 acres

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1046 N Sixth St. (Formerly reviewed as 1042 N Sixth St.)

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

APPLICATION NO.: IV-19-12-011a

COMMISSION HEARING DATE: 12-10-19

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input checked="" type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #IV-19-12-011a, 1046 N Sixth St. (Formerly reviewed as 1042 N Sixth St.), as submitted:

Variances:

- 3332.09 R-4: To allow for two single family residences on a single lot in a r-4 district
- 3332.05 (4) Area district lot width requirements: to allow for a 36.14' wide lot in lieu of the required 50'.
- 3332.19 Fronting: To allow new single family to not front a public street and to front alley.
- 3333.24 Rear yard to allow a rear yard of 0 sf lieu of the required 25% for the alley home.

MOTION: Cooke/Fergus (5-0-0) RECOMMENDED.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



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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 #: CV19-127

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOSEPH ARMENI
of (COMPLETE ADDRESS) NEW VICTORIANS 455 WEST THIRD AVENUE COLUMBUS OHIO 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Joseph Armeni

Subscribed to me in my presence and before me this 2 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC
DEBORAH L BELLISARI

Handwritten signature of Deborah L Bellisari

My Commission Expires:

NOTARY PUBLIC
STATE OF OHIO
This Project Disclosure Statement expires six months after date of notarization.
My Commission Expires
October 21, 2021



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Please make all checks payable to the Columbus City Treasurer