

OAK ST (50)

ALLEY (20')

ELLIOT ALLEY (20')

OWNER:
STEVEN R EDWARDS
735 OAK STREET
COLUMBUS, OH 43205

LEGAL DESCRIPTION:
735.37 OAK ST
DESHLER & SINKS
LOT 99

ARCHITECT:
GUNZELMAN architecture + interiors
LAURIE GUNZELMAN, AIA
333 STEWART AVENUE
COLUMBUS, OH 43206
(614) 726-5859
laurie@gunzelman.com

SITE ADDRESS: 735 OAK STREET, COLUMBUS, OH 43205
TOTAL LOT AREA: 0.13 ACRES
ZONING: R-3
EFFECTIVE: 5/26/1993
PARCEL #: 010-000283-00

THE LOCATIONS OF EXISTING UTILITIES, BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN. THE LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE BELIEVED TO BE CORRECT. THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ZONING DATA
PROJECT DESCRIPTION
CONSTRUCTION OF A NEW 2-STORY, 1150 SF, 3-CAR DETACHED GARAGE WITH 1150 SF LIVING UNIT ABOVE

LOT INFORMATION
TOTAL LOT SQ. FT. 5390 SQ. FT.
TOTAL OFF-STREET PARKING SPACES (4 MIN.): 3 TOTAL

SETBACKS (CARRIAGE HOUSE)
WEST SIDE: 5'
EAST SIDE: 45'-3"
REAR: 5'

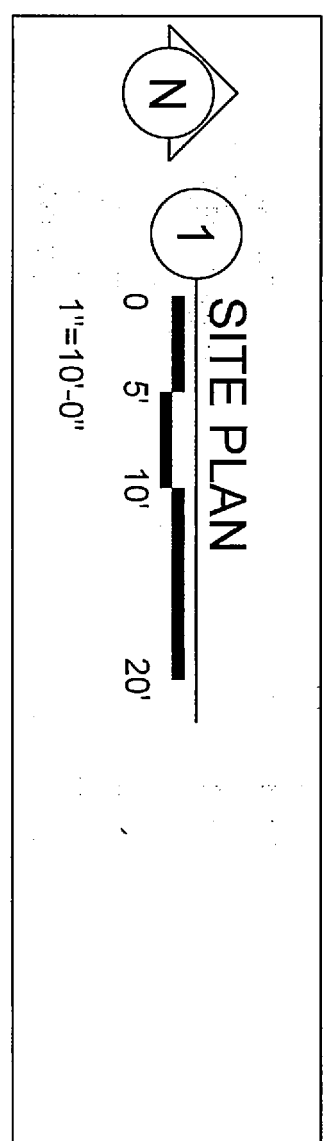
TOTAL LOT COVERAGE (90% MAX): 945 SF (HOUSE)
PROPOSED LOT COVERAGE: 1549 SF (CARRIAGE HOUSE)
2232 SF (COVERED PATIO)
2320 SF TOTAL (43%)

PROPOSED REAR YARD: 1543 SF (23%) HOUSE

SITE DATA TABLE

TOTAL SITE AREA:	0.13 ACRES (5,398 SF)
PRE-DEVELOPED IMPERVIOUS:	0.02 ACRES (945 SF)
POST-DEVELOPED IMPERVIOUS:	0.06 ACRES (2,633 SF)
TOTAL INCREASE IN IMPERVIOUS AREA:	0.04 ACRES (1,913 SF) 2,000 SF MAX

BUILDING HEIGHT
MAX: 35'-0"
PROPOSED (CARRIAGE HOUSE): 25'-0" ± TO MID POINT OF ROOF
PROPOSED (COVERED PATIO): 15' MAX TO PEAK OF ROOF



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data not shown. The developer warrants that the information provided is true and correct to the best of their knowledge and belief and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant
Date: 11-12-2020

David B. Perry
Date: 11/12/2020

Donald Perik, Attorney for Applicant

<p>A-0.2</p>	<p>SITE PLAN</p>	<p>735 OAK STREET - CARRIAGE HOUSE COLUMBUS, OH 43205</p>		<p>PT # : 20-000</p>	<p>GUNZELMAN architecture+interiors</p> <p>333 Stewart Avenue Columbus OH 43206 P 614-674-6696</p>	
	<p>PHASE : PERMIT</p>					
DATE	DESCRIPTION					

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

CV20-100

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):

See Exhibit B

Signature of Applicant

*William E. Edwards et al. by
David B. Per, Agent*

Date

9-22-2020

Signature of Attorney

Donald Plank

Date

9/22/2020

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 checks payable to the Columbus City Treasurer

Exhibit B**Statement of Hardship****CV20-100, 735 and 739-741 Oak Street**

The site is two parcels (PID: 010-000263, 010-050906) located on the south side of Oak Street 170 +/- feet east of Parsons Avenue. The property is zoned R-3, Residential from an area rezoning (Z93-023A). 735 Oak Street (PID: 010-000263) is developed with a single family dwelling. 739-741 Oak Street (PID: 010-0509063) is developed with a two family dwelling. Applicant proposes to build a two (2) story carriage house with a three (3) car ground level garage and second floor dwelling unit at 735 Oak Street and a detached two car garage at 739-741 Oak Street. 739-741 Oak Street is included as a variance to the R-3 district to permit a two family dwelling vs. the use remaining non-conforming. There have been many carriage house variance requests supported by staff for property in the mid-town area in general and also specifically in the Near East Commission area.

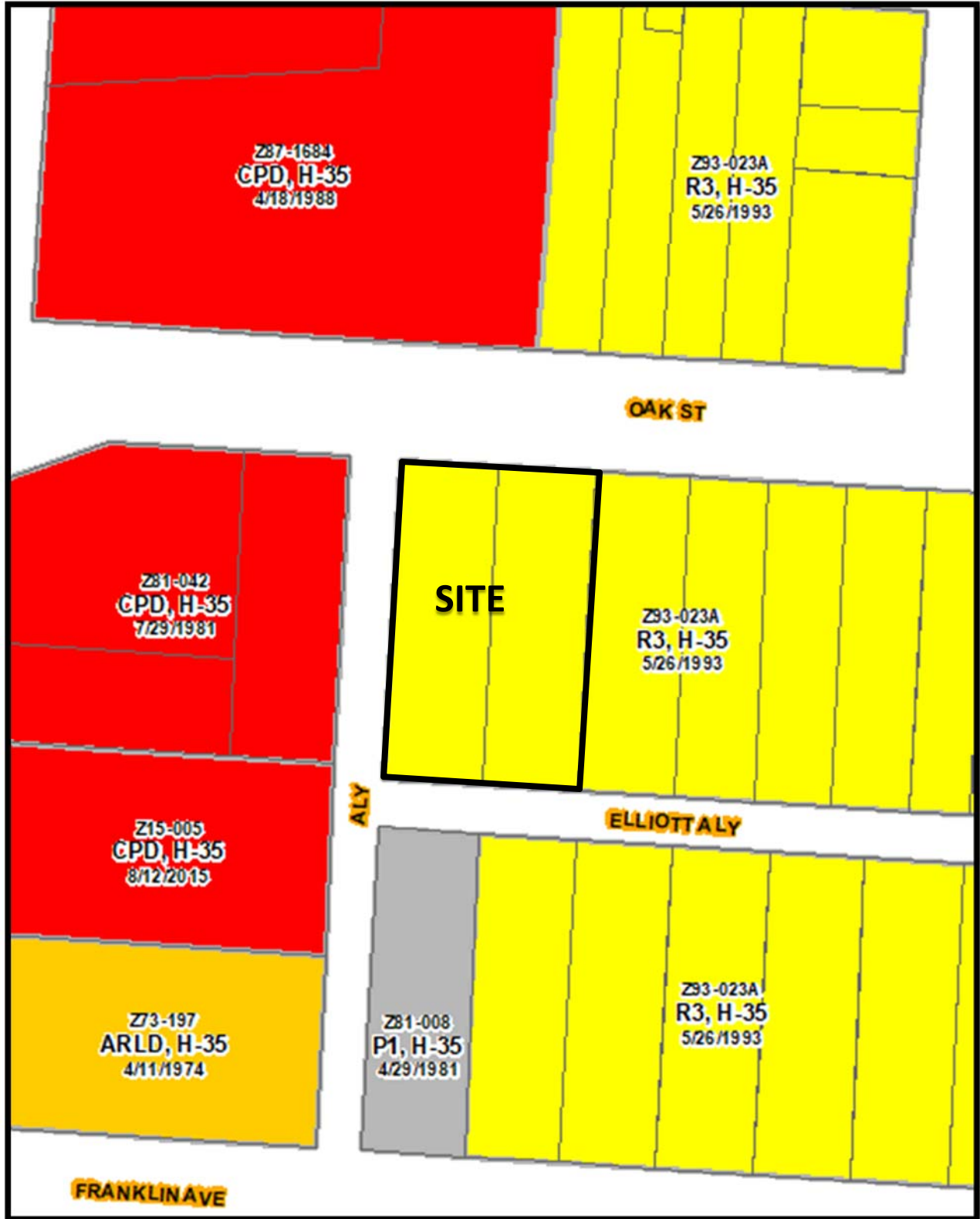
Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. The standards variances are typical of the mid-town area of Columbus for older areas and built prior to Columbus adopting zoning (1928).

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing single family dwelling (735 Oak Street) and the proposed carriage house/garage with one (1) dwelling unit; and to permit a two unit dwelling (739-741 Oak Street) that is presently a non-conforming use due to the area rezoning (Z93-023A).
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for 735 Oak Street from 4 spaces to 3 spaces and to reduce parking for 739-741 Oak Street from 4 spaces to 2 spaces.
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 40.25 feet (existing) for both 735 and 739-741 Oak Street.
- 4). Section 3332.13, R-3, Area District Requirements, while actual lot area is 5,398 SF for both parcels (735 and 739-741 Oak Street) and a minimum of 5,000 SF is required for a principal building, based on Section 3332.18(C), using depth of three times the lot width (40.16' x 120.48'), lot area is 4,860 SF.
- 5). Section 3332.19, Fronting, to permit the second dwelling (carriage house) at 735 Oak Street to not front on a public street.
- 6). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 8.05 feet to 8 feet to reflect existing total side yard of the existing 739-741 Oak Street two-family dwelling.

7). Section 3332.26, Minimum Side Yard Permitted, to reduce the existing west side yard of the existing 735 Oak Street house from 5 feet to 0 feet; and to reduce the west side yard of the existing 739-741 Oak Street two-family dwelling from 5 feet to 0 feet, both to reflect existing conditions.

8). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling for 735 Oak Street to rear yard as depicted on the Site Plan.



CV20-100
735 & 739-741 Oak St.
Approximately 0.25 acres



CV20-100
735 & 739-741 Oak St.
Approximately 0.25 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: CV20-100

Address: 735 and 739-741 Oak Street

Group Name: Near East Area Commission

Meeting Date: November 12, 2020

Specify Case Type:

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

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

- Approval
- Disapproval

NOTES:

Vote: 11-0-0

Signature of Authorized Representative:

Matthew D. Baulg
SIGNATURE

CHAIR NEAC
RECOMMENDING GROUP TITLE

614-582-3053
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.

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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.

Application No.: CV20- 100

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Donald Plank of Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215 deposes and states that he is the 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:

William E. Edwards, 739 Oak St., Columbus, OH 43205 Number of Columbus based employees: 0 Contact: Will Edwards, (614)327-6200	Corey A. Beck, 739 Oak Street, Columbus, OH 43205 Number of Columbus based employees: 0 Contact: Will Edwards, (614)327-6200
Steven R. Edwards, 735 Oak St., Columbus, OH 43205 Number of Columbus based employees: 0 Contact: Will Edwards, (614)327-6200	-----

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 23rd day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Never

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

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date
Sec 147.03 R.C.