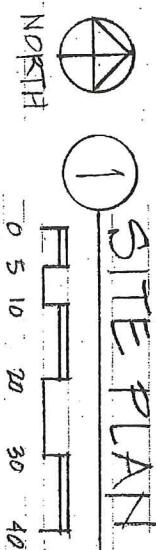


SITE DATA
 #010-029013 R-2F TWO FAMILY USE
 CODE LOT AREA = 14,585 SF
 CODE LOT COVERAGE = 5,340 SF = 36.61 %
 TOTAL PARKING = 4 AUTOS
 BUILDING A TOTAL SIDE YARDS = 4.47' (EXISTING)
 BUILDING B TOTAL SIDE YARDS = 6.00', MIN. SIDE YARD = 5.0'
 BUILDING A REAR YARD = 4.667 SF = 39.64 %
 BUILDING B REAR YARD = 0 SF = 0 %



VARIANCES
1 SITE PLAN

WAB
 3-23-17



ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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):

THIS APPLICANT IS REQUESTING VARIANCES TO CONSTRUCT A FREESTANDING CARRIAGE HOUSE AT REAR AND ATTACH TWO INDIVIDUAL STRUCTURES AT FRONT OF THIS VERY LARGE PROPERTY, AS MANY OTHER PROPERTIES ALREADY HAVE DONE IN THIS DISTRICT. THIS CONDITION IS UNUSUAL IN THAT IT IS A VERY LARGE PROPERTY IN COMPARISON TO OTHER SURROUNDING PROPERTIES AND NOT A RESULT OF ACTIONS BY THIS HOMEOWNER. THIS WILL NOT BE INJURIOUS TO ADJACENT PROPERTIES.

Five horizontal lines for additional text or comments.

Signature of Applicant [Handwritten Signature]

Date 1-18-17

CV17-001

ATTACHED SHEET #1

VARIANCES REQUESTED :

SECTION 3332.037 ; PERMITTED USES ; TO PERMIT 2 DETACHED 1-UNIT DWELLINGS .

SECTION 3332.19 ; FRONTING ON A PUBLIC STREET ; TO PERMIT A CARRIAGE HOUSE (BLDG B) TO
FRONT ON A PUBLIC ALLEY.

SECTION 3332.25 ; MAXIMUM SIDE YARD REQUIRED ; TO PERMIT A MAXIMUM SIDE YARD FOR
BLDG A FROM 12.5' TO 4.47'.

TO PERMIT A MAXIMUM SIDE YARD FOR BLDG B FROM 12.5' TO 6.0'.

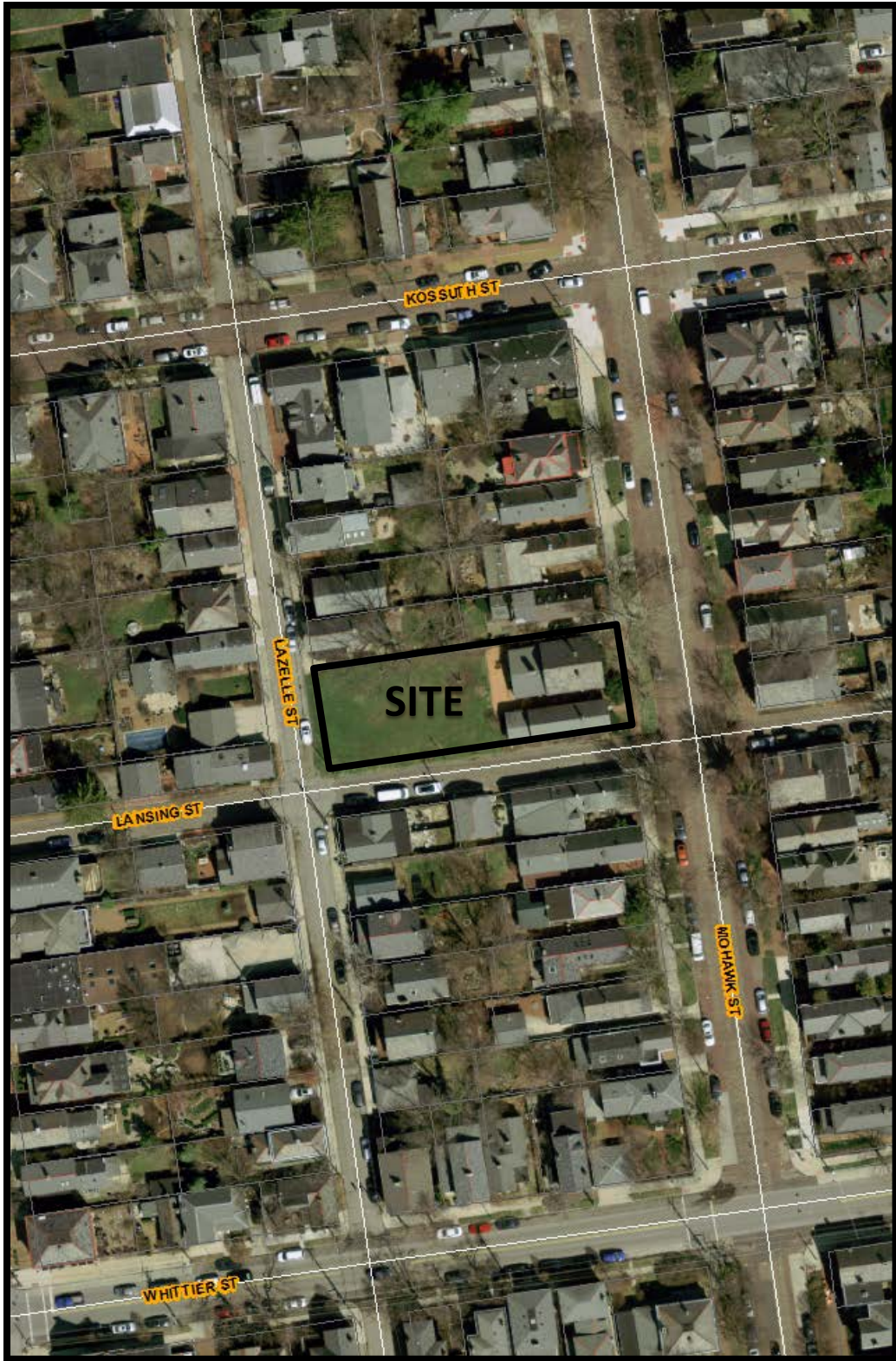
SECTION 3332.26 ; MINIMUM SIDE YARD ; TO PERMIT A MINIMUM SIDE YARD @ NORTH SIDE FROM
5.0' TO 4.3' AND SOUTH SIDE TO 0.17' FOR BLDG A.

TO PERMIT A MINIMUM SIDE YARD @ SOUTH SIDE FROM 5.0' TO 1.0' FOR BLDG B.

SECTION 3332.27 REAR YARD ; TO PERMIT A REAR YARD FROM 25 % TO 0 % FOR BLDG B.



CV17-001
843 Mohawk Street
Approximately 0.27 acres



CV17-001
843 Mohawk Street
Approximately 0.27 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

GERMAN 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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 843-849 Mohawk Street

APPLICANT'S NAME: William Hugus Architects (Applicant)

Lisa Stein & Craig Colvin (Owner)

APPLICATION NO.: 17-3-23

COMMISSION HEARING DATE: 3-7-2017

The German 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.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #17-3-23, 843-849 Mohawk Street, the German Village Commission recommends approval of the proposed variance(s), as follows:

Request for Variance Recommendation

1. Section 3332.037; PERMITTED USES; TO PERMIT 2 DETACHED 1-UNIT DWELLINGS.
2. Section 3332.19; FRONTING ON A PUBLIC STREET; TO PERMIT A CARRIAGE HOUSE (BLDG B) TO FRONT ON A PUBLIC ALLEY.
3. Section 3332.25; MAXIMUM SIDE YARD REQUIRED; TO PERMIT A MAXIMUM SIDE YARD FOR BLDG A FROM 12.5' TO 4.47'.
TO PERMIT A MAXIMUM SIDE YARD FOR BLDG B FROM 12.5' TO 6.0'.
4. Section 3332.26; MINIMUM SIDE YARD; TO PERMIT A MINIMUM SIDE YARD AT NORTH SIDE FROM 5.0' TO 4.3' AND SOUTH SIDE TO 0.17' FOR BLDG A.
TO PERMIT A MINIMUM SIDE YARD AT SOUTH SIDE FROM 5.0' TO 1.0' FOR BLDG B.
5. Section 3332.27; REAR YARD; TO PERMIT A REAR YARD FROM 25% TO 0% FOR BLDG B.

Note: Some of the above variances are existing non-conformances. The site plan provided is for reference only, to define the criteria for the project.

MOTION: Hartke/Durst (4-0-0) RECOMMEND APPROVAL



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.

Randy F. Black
Historic Preservation Officer



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV17-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM HUGUS
of (COMPLETE ADDRESS) 750 MOHAWK ST. COLUMBUS, OHIO 43206

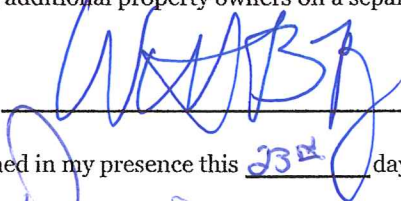
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

1. <u>LISA M. STEIN</u> <u>843 MOHAWK ST.</u> <u>COLUMBUS, OH 43206</u>	2. <u>CRAIG A. COLVIN</u> <u>843 MOHAWK ST.</u> <u>COLUMBUS, OH 43206</u>
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

Chad M. Draheim
SIGNATURE OF NOTARY PUBLIC

9/26/2020 Notary Seal Here
My Commission Expires

