



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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.

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 requested as detailed below:

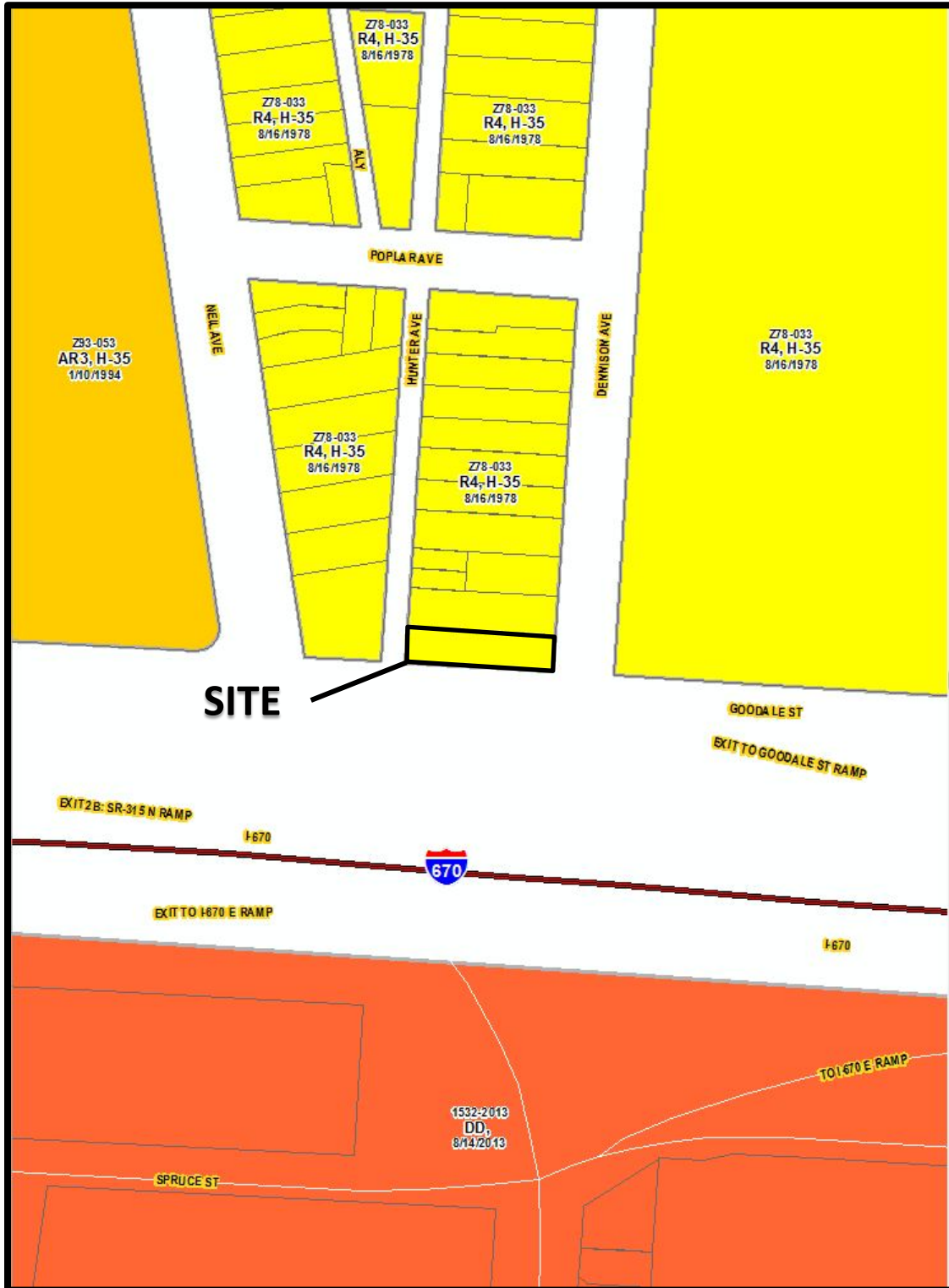
The applicant is seeking a council variance to permit a carriage house on the rear
of the subject lot. The proposed carriage house development triggers a variety of
variances from the zoning code to allow for its development. The property is located
in Victorian Village which does not conform to traditional suburban development
standards as many lots have carriage homes on single family lots. The requested
variances are within the normal range of variances required for this type of
development in the Victorian Village area. The granting of the variances will not
negatively impact any neighboring properties nor will the general welfare of the
community be affected by the proposed development.

Signature of Applicant

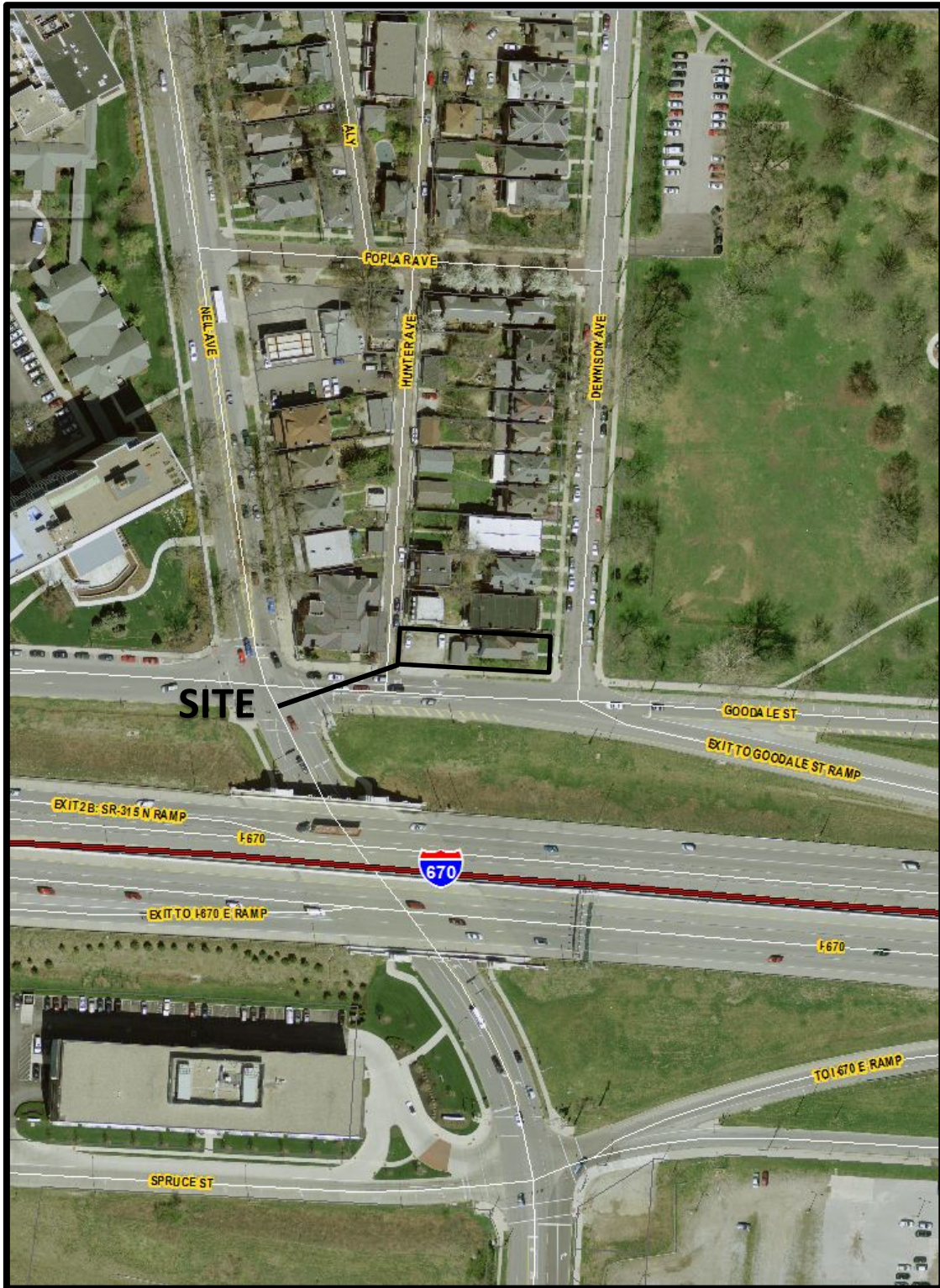
Date

9/15/14

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 all checks payable to the Columbus City Treasurer



CV14-045
607 Dennison Avenue
Approximately 0.13 acres



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607 Dennison Avenue
Approximately 0.13 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN 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: 607 Dennison Avenue

APPLICANT'S NAME: Smith & Hale, LLC (Applicant)

605 Dennison, LLC (Owner)

APPLICATION NO.: 14-10-18

COMMISSION HEARING DATE: 9-11-14

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

ACTION:

Recommend approval of the Variances noted in Application #14-10-18, for the property located at 607 Dennison Avenue, in the Victorian Village Historic District, to the appropriate regulatory authority.

Required Variances for Construction of Carriage House (previously approved per COA#14-6-18)

- CC3333.039 - to allow a second residential structure on the parcel.
- CC3312.49 - to reduce the number of required parking spaces for the existing 4 family dwelling from 6 to 0.
- CC3332.22(a)(2) - to reduce the building line along Goodale Avenue from 5.18' to 0.
- CC3332.18(D) - to increase the permitted lot coverage from 50% to 55% (an increase of 5%).
- CC3321.05(B)(1) - to reduce the vision clearance triangle from 10' to 0'.
- CC3332.25(B) - to reduce the maximum sideyard from 7.4' to 0'.
- CC3332.26(C)(1) - to reduce the minimum sideyard from 3' to 0'.
- CC3332.27 - to reduce the required rearyard area for the existing building from 25% to 19% and to reduce the required rearyard area for the new building from 25% to 0%.
- CC3312.09 - to reduce the maneuvering area to the east of the new building from 20' to 18' (a reduction of 2').
- CC3312.13(A) - to reduce the driveway minimum width from 10' to 9' (a reduction of 1').
- CC3332.19 - to reduce the frontage requirement for the new building to 0'.
- CC3332.15 - to reduce the minimum lot area from 9,000 sq. ft. to 5,552 sq. ft. (a reduction of 3,448 sq. ft.).

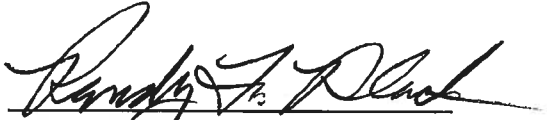
MOTION: Borchers/Berthold (4-0-0) RECOMMEND APPROVAL



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



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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 # CV14-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jackson B. Reynolds, III

Of [COMPLETE ADDRESS] 37 West Broad Street, Suite 460, Columbus, OH 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 formats

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. Benjie Lewis 5060 Augusta Drive Westerville, OH 43082 937-8600	2. 605 Dennison LLC 2413 Coventry Road Columbus, OH 43221 937-8600 Benjie Lewis - 0 employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jackson B. Reynolds III
Natalie C. Timmons
9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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