



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

CV19-033

- 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 Anriya Day by Donald B. Plank, Agent Date 3-25-19

Signature of Attorney Donald Plank Date 3-25-19

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

Exhibit B

Statement of Hardship

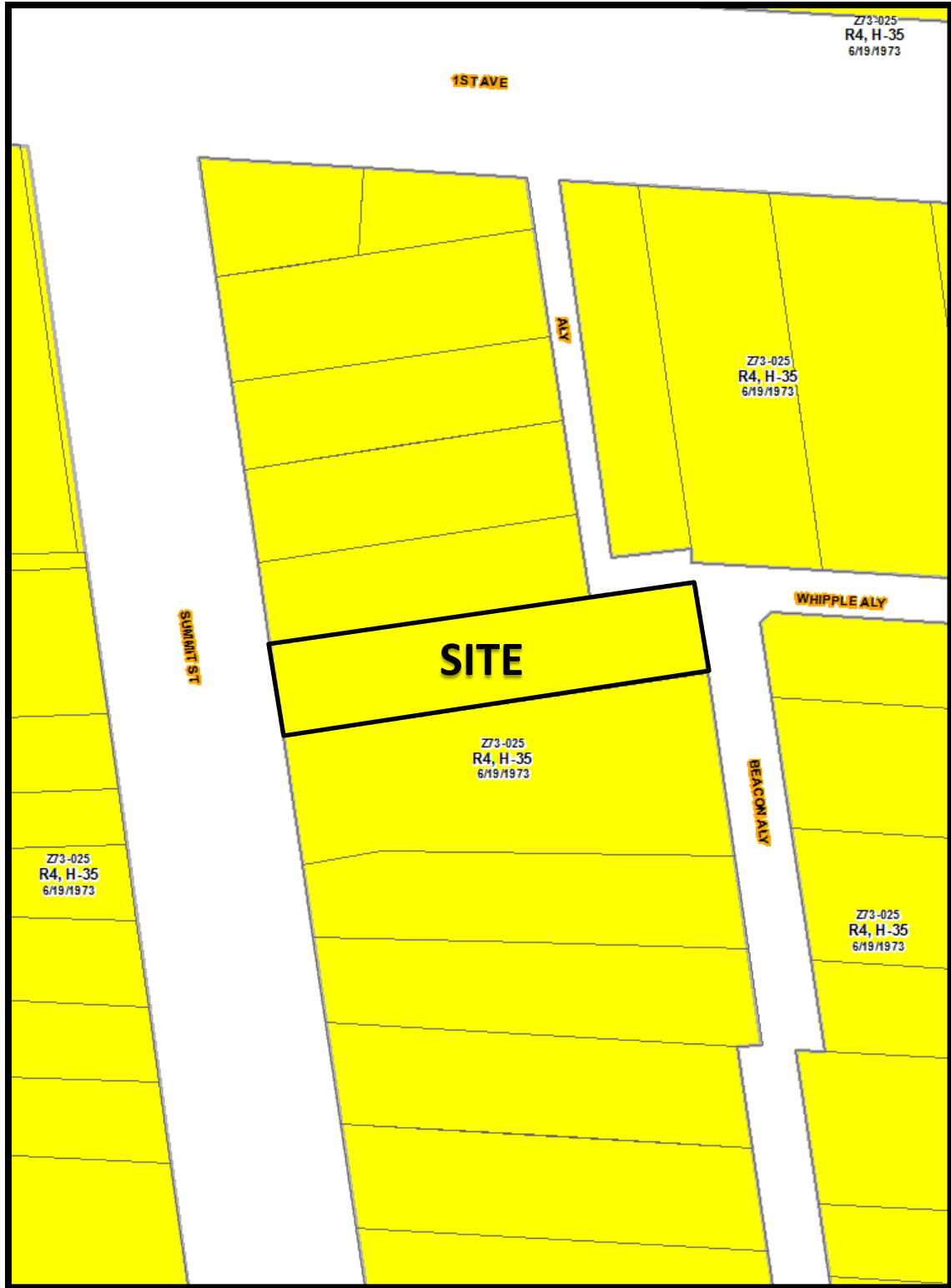
CV19-033, 854 Summit Street

The site is located on the east side of Summit Street, 165 +/- feet south of E. First Avenue. The parcel is zoned R-4, Residential and is located in the Italian Village Commission area. The site is developed with a single family dwelling fronting Summit Street and a rear detached garage. Applicant proposes to raze the detached garage and build a detached carriage house with ground level parking and second level dwelling unit. While the R-4 district permits a two dwelling unit building, two detached dwelling units on the same parcel is not an R-4 use. The proposed carriage house is consistent with a wide range of uses and density in the area. The Italian Village Commission has approved the demolition of the detached garage and preliminary approval of this zoning variance and proposed carriage house.

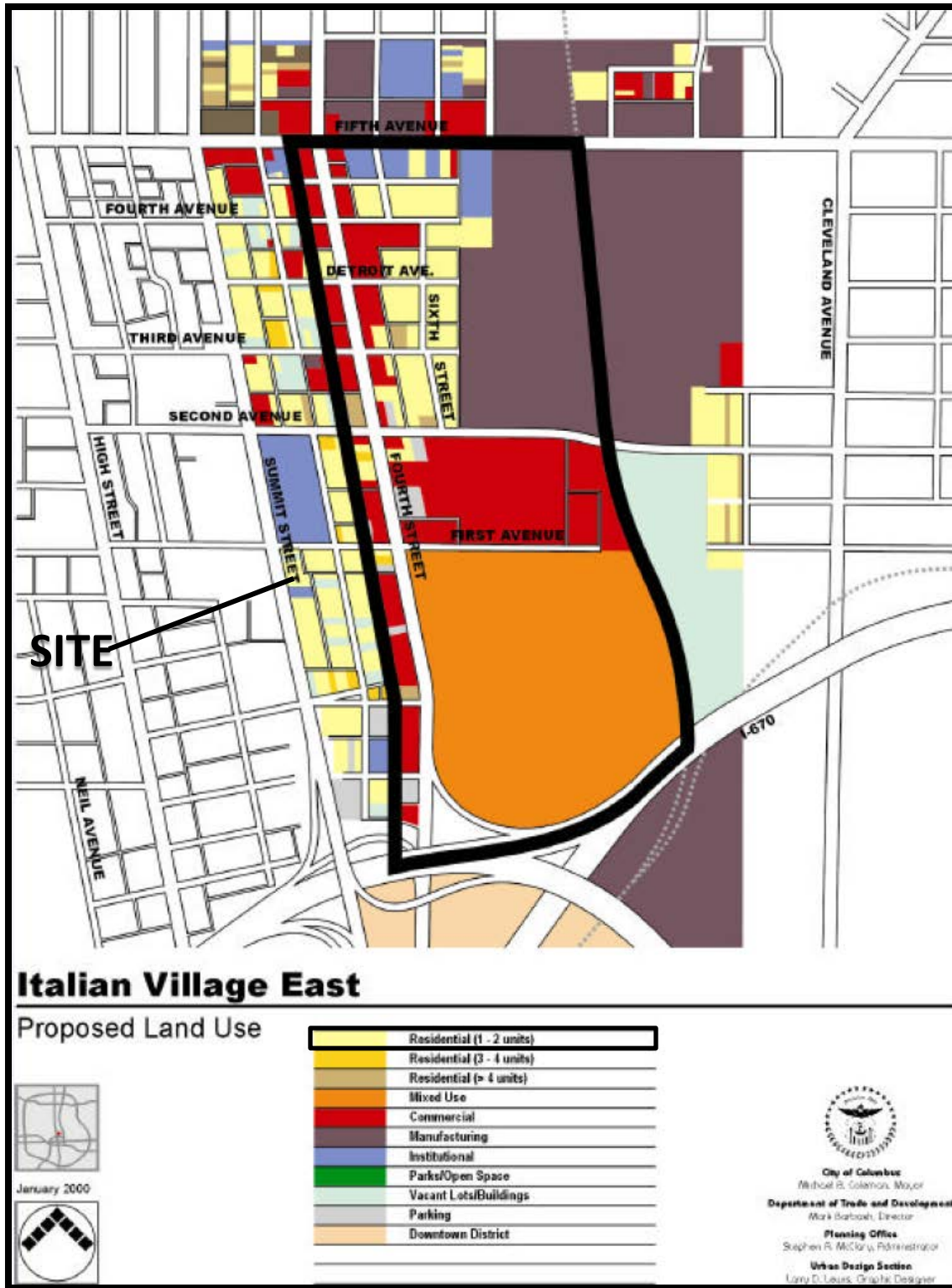
Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel.

Applicant requests the following variances:

- 1). Section 3332.039, R-4 Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing single family dwelling (854 Summit Street) and the proposed carriage house/garage with one (1) dwelling unit.
- 2). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 30 feet (existing).
- 3). Section 3333.15, R-4 area district requirements, to reduce lot area from 5,000 square feet required for a principal building to actual existing lot area of 4,401 square feet (30'x146.73') and lot area of 2,700 square feet based on Section 3332.18(C), using depth of three times the lot width (30'x90').
- 4). Section 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 5). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from six (6) feet (20% of 30 feet) to four (4) feet for the carriage house.
- 6). Section 3332.26, Minimum Side Yard Permitted, to reduce the ~~north~~ south side yard of the proposed carriage house from three (3) feet to one (1) foot and the north side yard of the existing house (854) to 0.6 feet.
- 7). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.



CV19-033
854 Summit Street
Approximately 0.11 acres



CV19-033
 854 Summit Street
 Approximately 0.11 acres



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Approximately 0.11 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: 854 Summit St.

APPLICANT'S NAME: Dave Perry (Applicant)/ Amiya Dey (Owner)

APPLICATION NO.: 19-5-20

COMMISSION HEARING DATE: 5-14-19

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 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 #15-5-20, 854 Summit St., as submitted:

Staff Recommended Application

Variance Recommendation Request

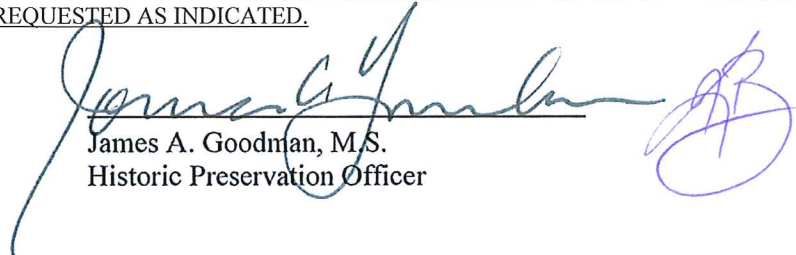
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- 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.

MOTION: Fergus/Cooke (6-0-0) 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.


James A. Goodman, M.S.
Historic Preservation Officer



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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 #: CV19-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT/AGENT/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 5% or more interest. Row 1: Amiya K. Dey and Sumita Dey, 854 Summit Street, Columbus, Ohio 43215. Row 2: Empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 25th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf (handwritten signature)

My Commission Expires:



Notary Seal Here

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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