



Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

CV19-130

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

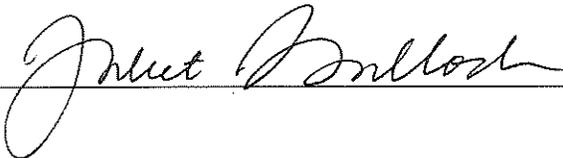
Section 3307.10 Variances by City Council

- 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):

Signature of Applicant  Date 12/3/19

Statement of Hardship

Originally these lots were platted at three separate parcels, all about the same width +/- 36' which is consistent with the rest of the historic neighborhood. At some point in time the center lot was divided between the existing lot to the north and the existing lot to the south. The south lot was combined this smaller parcel with the existing lot to create a new larger lot. This newly created southern lot is much larger than any of the other lots in the neighborhood. A more contemporary styled home was built on large south lot, (960 Hunter – Lot C) though the scale of the house was more in keeping with other homes in the neighborhood resulting in a small house on a very large lot. A few years ago, a carriage house was built on the rear of 960 Hunter Lot C. The north lot (966 Hunter Lot A) was never combined with the smaller lot directly south of it. A new more contemporary home was built on the north lot (966 Hunter) and then at some point an addition was built on 966 Hunter Lot A that straddles the 966 lot and the smaller lot to the south.

In looking at the streetscape of the existing houses, the spacing, aesthetic and overall layout is not compatible with other homes in the neighborhood. By removing the addition to 966 Hunter Lot C which straddles the lot line, we not only improve the appearance of this home, it allows us to create a buildable lot in between the home to the north and south. We are proposing a new single-family home on the center lot, and additions to both 960 (Lot C) and 966 Hunter (Lot A) to create duplexes facing Hunter on these lots. These duplexes are similar in size to other duplexes in the neighborhood.

This project is in the Short North Special Parking District and no parking variances are required for this proposal.

This area is zoned ARLD which requires 50' wide lot. All the other parcels in the block are 36' wide and a few parcels that are 22' +/- wide. Our request for a lot width variance is in keeping with the other lots in the neighborhood. All three parcels are less than 50% lot coverage which is a typical standard for historic neighborhoods. Because this is in an ARLD district we do need variances for sf/dwelling units. There are similar density buildings in the neighborhood to what we are proposing, so we do feel this density is compatible with the neighborhood.

There are currently carriage houses fronting the alley on this property and neighboring properties so fronting this alley is typical. Side yard variances are typical in historic neighborhoods and the proposed setbacks are like other properties in the area. As part of this proposal we are revising previously approved rear yard variances to the existing carriage house on 960 Hunter.)

The delivery of government services will not be impacted by this proposal. The owner purchased the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

ZONED MULTIFAMILY ARLD VICTORIAN VILLAGE COMMISSION SHORT NORTH SPECIAL PARKING DISTRICT.

966 HUNTER CURRENT SITS ON TWO SEPARATE LOTS OF RECORD. REMOVE NON ORIGINAL ADDITION, AND RELOCATE SOUTHERN LOT LINE NORTH. RELOCATE NORTH LOT LINE OF 960 HUNTER SOUTH TO CREATE A BUILDABLE PARCEL BETWEEN 960 AND 966 HUNTER (CURRENT ADDRESS IS 962 HUNTER FOR THE VACANT LOT).

PARCEL INFORMATION (Lot A)

966 HUNTER PARCEL NO. 010-047485.

EXISTING SINGLE FAMILY HOME CURRENTLY IS ON TWO PARCELS 010-047485 AND 010-180791. REMOVE NONORIGINAL ADDITION THAT STRADDLES TWO LOTS. ADD AN ADDITION TO 966 SINGLE FAMILY TO CREATE A NEW DUPLEX. 2 PARKING SPACES REQUIRED, 3 PROVIDED.

LOT AREA 4667.8 SF OR .10 ACRES. BUILDING COVERAGE 1955.76SF OR 41.87% MAXIMUM SIDE YARD REQUIRED IS 7.732'

LOT AREA PER DWELLING UNIT = 2333.9 SF /DWELLING UNIT

PROPOSED REAR YARD IS 1931.4 SF REQUIRED IS 1166.95 SF FOR DUPLEX

962 HUNTER PARCEL NO. 010-180791 (Lot B)

NEW SINGLE FAMILY HOME AND SINGLE CAR DETACHED GARAGE ON CENTER LOT. 1 PARKING SPACE REQUIRED, 1 PROVIDED.

RELOCATE NORTH AND SOUTH PROPERTY LINES TO ENLARGE TO LOT.

LOT AREA 2640.1 SF OR .06 ACRE. BUILDING COVERAGE 2569.7 SF OR 47.87% MAXIMUM SIDE YARD REQUIRED IS 4.22'

PROPOSED REARYARD IS 974.4 SF REQUIRED IS 642.4 SF. GARAGE OCCUPIES 31.6% OF REARYARD

LOT AREA PER DWELLING UNIT 2569.7 SF / DWELLING UNIT REQUIRED IS 2500 SF/UNIT.

960 HUNTER PARCEL NO. 010-030187 (Lot C)

EXISTING SINGLE FAMILY HOME WITH SINGLE FAMILY HOUSE IN REAR. (THIS WAS APPROVED VIA CV14-035)

ADD AN ADDITION TO NEW SINGLE FAMILY HOME TO CREATE A DUPLEX. 3 PARKING SPACES REQUIRED, 3 PROVIDED.

LOT AREA 6457.7 SF OR .15 ACRES. BUILDING COVERAGE 2644.8 SF OR 41% MAXIMUM SIDEYARD REQUIRED IS 9.844'

REARYARD 3467 SF OR 53.68% (50% REQUIRED)

LOT AREA PER DWELLING UNIT 2152.6 SF/DWELLING UNIT.

PROPOSED VARIANCES

3333.02 ARLD: TO ALLOW FOR TWO DUPLEXES AND ONE SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN ARLD DISTRICT FOR 960 HUNTER (LOT C). TO ALLOW FOR A SINGLE FAMILY HOME ON A SINGLE LOT AT 962 HUNTER (LOT B) AND A DUPLEX FOR 966 HUNTER (LOT A) IN AN ARLD DISTRICT.

3333.09 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW A 38.66 SF WIDE LOT FOR 966 HUNTER (LOT C) ; 21.11' WIDE LOT FOR FOR 962 HUNTER (LOTB) ; AND 49.22' WIDE LOT FOR 960 HUNTER (LOT A) IN AN ARLD DISTRICT IN LIEU OF THE REQUIRED 50'.

3333.11 ARLD AREA DISTRICT REQUIREMENTS: TO ALLOW FOR 1579 SF/DWELLING UNIT FOR 966 HUNTER (LOT C), AND 2152.6 SF /DWELLING UNIT FOR 960 HUNTER. (LOT A)

3333.16 FRONTING: TO ALLOW FOR EXISTING SINGLE FAMILY HOME AT 960 HUNTER (LOT C) TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY.

3333.22 MAXIMUM SIDE YARD REQUIRED: TO ALLOW FOR A MAXIMUM SIDEYARD OF 8.33' IN LIEU OF THE REQUIRED 9.844' FOR 960 HUNTER (LOT A).

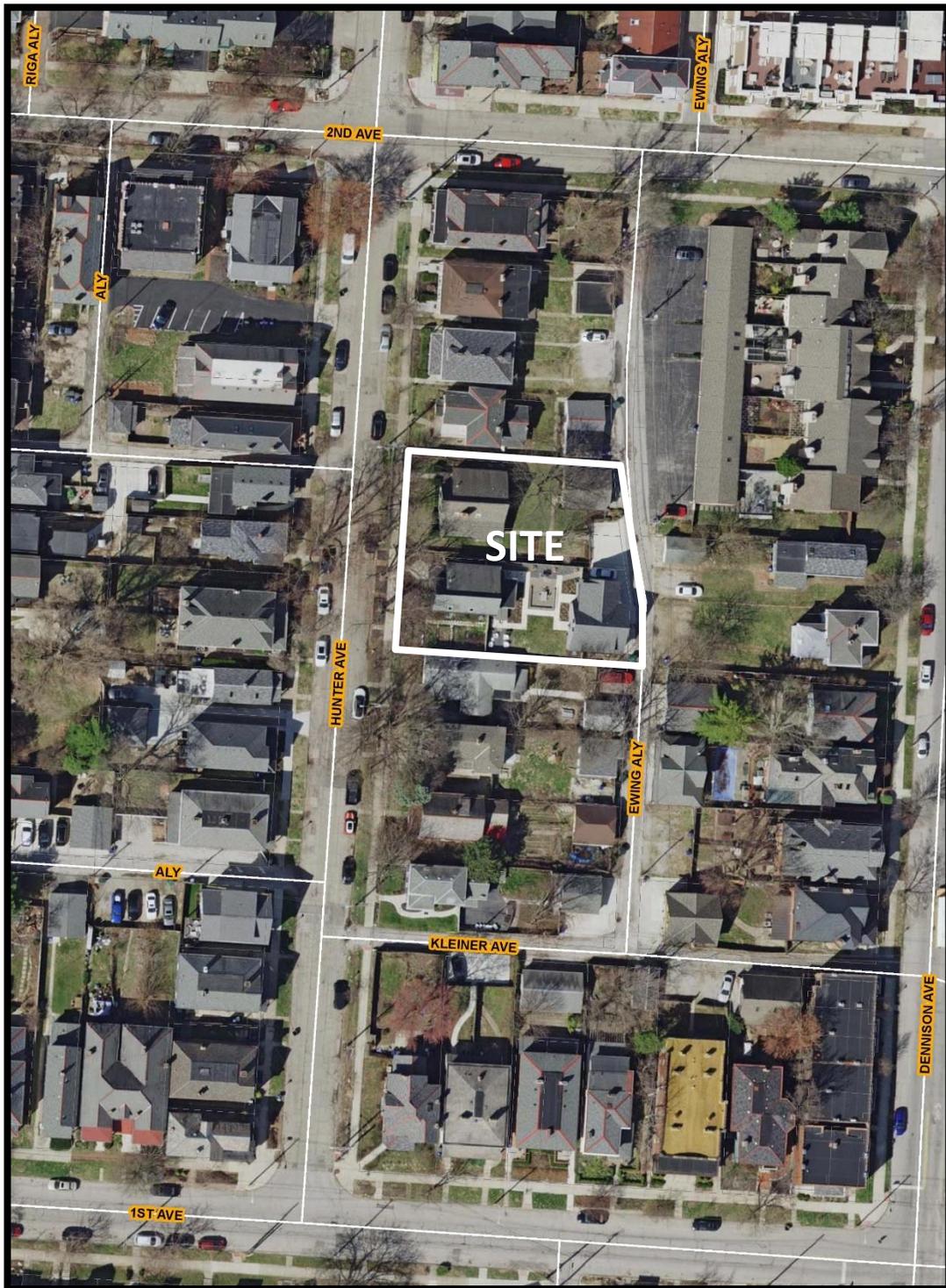
3333.23 (A) TO ALLOW FOR A MINIMUM SIDE YARD OF 4.52' ON THE NORTH AND 3.33' ON THE SOUTH FOR 966 HUNTER (LOT C) ; 3' ON THE NORTH AND SOUTH FOR 962 HUNTER (LOT B) ; 3.33' ON THE NORTH FOR THE EXISTING HOME AT 960 HUNTER (LOT A) ALL IN LIEU OF THE REQUIRED 5'-0".

3333.25 SIDEYARD OBSTRUCTION: TO ALLOW THE PARKING SPACE IN THE SOUTH SIDE YARD OF THE EXISTING GARAGE ON 966 (LOT A)

3333.24 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE REAR HOME AT 960 HUNTER (LOT C).



CV19-130
960, 962, & 966 Hunter Ave.
Approximately 0.28 acres



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Approximately 0.28 acres

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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 960, 962, and 966 Hunter Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

APPLICATION NO.: VV-19-12-010b

COMMISSION HEARING DATE: 12-11-19

The Victorian 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 checked="" type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

VV-19-12-010b

Recommend approval of application VV-19-12-010b:

Variance Recommendation Request

- 966 HUNTER CURRENT SITS ON TWO SEPARATE LOTS OF RECORD. REMOVE NON ORIGINAL ADDITION, AND RELOCATE SOUTHERN LOT LINE NORTH. RELOCATE NORTH LOT LINE OF 960 HUNTER SOUTH TO CREATE A BUILDABLE PARCEL BETWEEN 960 AND 966 HUNTER (CURRENT ADDRESS IS 962 HUNTER FOR THE VACANT LOT).
- 3333.02 ARLD: TO ALLOW FOR TWO DUPLEXES AND ONE SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN ARLD DISTRICT FOR 960 HUNTER. TO ALLOW FOR A SINGLE FAMILY HOME ON A SINGLE LOT IN AN ARLD DISTRICT FOR 962 HUNTER.
- 3333.09 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW A 38.66 SF WIDE LOT FOR 966 HUNTER; 21.11' WIDE LOT FOR WEST PROPERTY LINE AND 18.96' FOR EAST PROPERTY LINE FOR 962 HUNTER ; AND 49.22' WIDE LOT FOR 960 HUNTER IN AN ARLD DISTRICT IN LIEU OF THE REQUIRED 50'.
- 3333.11 ARLD AREA DISTRICT REQUIREMENTS: TO ALLOW FOR 1579 SF/DWELLING UNIT FOR 966 HUNTER, AND 2152.6 SF /DWELLING UNIT FOR 960 HUNTER.
- 3333.16 FRONTING: TO ALLOW EXISTING SINGLE FAMILY HOME AT 960 HUNTER TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY.
- 3333.22 MAXIMUM SIDE YARD REQUIRED: TO ALLOW FOR A MAXIMUM SIDEYARD OF 8.33' IN LIEU OF THE REQUIRED 9.844' FOR 960 HUNTER.
- 3333.23 (A) TO ALLOW FOR A MINIMUM SIDE YARD OF 4.52' ON THE NORTH AND 3.33' ON THE SOUTH FOR 966 HUNTER FRONT HOUSE 3' ON THE NORTH FOR THE REAR HOUSE AT 966 HUNTER; 3' ON THE NORTH AND SOUTH FOR 962 HUNTER; 3.33' ON THE NORTH FOR THE EXISTING HOME AT 960 HUNTER ALL IN LIEU OF THE REQUIRED 5'-0".
- 3333.25 SIDEYARD OBSTRUCTION: TO ALLOW THE PARKING SPACE IN THE SOUTH SIDE YARD OF THE CARRIAGE HOUSE ON 966
- 3333.23 (C) MINIMUM SIDE YARD FOR GARAGE: TO ALLOW 1.33' SETBACK ON THE NORTH PROPERTY LINE AND 2.92' SETBACK ON THE SOUTH PROPERTY LINE FOR THE GARAGE AT 962 HUNTER IN LIEU OF THE REQUIRED 3'
- 3333.24 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE REAR HOMES AT 960 HUNTER. TO ALLOW FOR A REAR YARD OF 824.5 SF IN LIEU OF THE REQUIRED 1183.5 SF FOR THE FRONT HOME AT 966 HUNTER.

MOTION: Conyers/Hissem (4-0-0) 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.

A handwritten signature in blue ink, consisting of a stylized, cursive letter 'A' with a horizontal line through it, enclosed within a circular scribble.



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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 #: CV19-130

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHAD SEIBER
of (COMPLETE ADDRESS) 960 HUNTER AVENUE COLUMBUS OHIO 43205
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. Row 1: 1. 960 HUNTER AVENUE LLC, 960 HUNTER AVENUE, COLUMBUS OHIO 43205; 2. ANDREA AND KEVIN PARKS, 966 HUNTER AVENUE, COLUMBUS OHIO 43205. Row 2: 3. (empty), 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

DEE KATES
Notary Public, State of Ohio
My Commission Expires 03-09-2021



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