
STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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 attached

Signature of Applicant



Date

5/26/24

Statement in Support of Variances

We are proposing to build a 1 ½ story house with guest suite with a bathroom and kitchen atop a new garage. There is precedent for homes facing alleys in this urban neighborhood. In fact there is a single-family home to the east of this home which addresses the alley. This urban lot is unique in size and character and unique solutions are often required to provide any additional living space. The proposed living space over the garage allows us to maintain green space for the parcel with an addition atop the garage.

The proposed height in the alley-scape fits well within the fabric of neighborhood and is of an appropriate scale in comparison with the existing home. The proposed architecture complements the existing home. This proposal will not modify the essential character of the neighborhood but rather enhance the alley-scape. While a rear yard variance is required, we are under the allowable density of 50% with a lot coverage of 36% which indicates the density is appropriate for the neighborhood.

A maximum side yard set back variance is required for the new carriage house and the existing home. These setbacks are typical for this urban neighborhood. We are asking for a variance for parking, but we are providing one parking space per unit which is typically sufficient for the size of the home and the home to the rear.

The R-4 area district requirements do not really address two single families on a single parcel. They do note a two family should have a lot area of 6000 sf. Our proposal of two single family homes will occupy the 4743 sf. lot. Given our actual density is 36% we feel the proposal is acceptable. We are also asking for variance for the existing lot width. This is an existing condition but is required to be varied because we are adding the building to the rear.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that similar homes existing in the neighborhood.

PARCEL NUMBER 010-014168-00
574 SEIBERT STREET
ZONED R-4
COLUMBUS SOUTH SIDE AREA COMMISSION

CONSTRUCT A NEW SINGLE FAMILY TO THE REAR OF THE PROPERTY

LOT AREA 4743 SF/.109 ACRES
LOT AREA THREE TIMES THE WIDTH = 31X93=2883 sf
HOUSE FOOTPRINT 1086.1 SF
NEW SINGLE FAMILY CARRIAGE HOUSE FOOTPRINT 650 SF
TOTAL PROPOSED LOT COVERAGE WITH REDUCED LOT AREA IS 1736.1 SF OR 60.21%
ACTUAL LOT COVERAGE IS 36.6 %
PROPOSED REAR YARD IS 2019.67 SF
REQUIRED REAR YARD IS 2371.5 SF

PARKING CALCULATIONS

REQUIRED PARKING 2 DWELLING UNITS X 2 / UNIT = 4 SPACES REQUIRED.
2 SPACES ARE PROVIDED.
MAXIMUM SIDE YARD REQUIRED IS 6.2'

PROPOSED VARIANCES

3312.49 REQUIRED PARKING: TO ALLOW FOR TWO PARKING SPACES, ONE PER DWELLING UNIT IN LIEU OF THE REQUIRE FOUR PARKING SPACES.

3332.039 R-4 RESIDENTIAL DISTRICT: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN R-4 DISTRICT

3332.05(A)(4) AREA DISTRICT LOT WIDTH REQUIREMENT: TO ALLOW A LOT WIDTH REDUCTION FROM 50 FEET TO 31 FEET.

3332.15 R-4 AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 5,000 SQUARE FEET IN AREA WHEREAS THE APPLICANT PROPOSES TWO SINGLE FAMILY UNITS ON A PARCEL ON A LOT THAT MEASURES 4743 SQUARE FEET OR 2371 SF /DWELLING UNIT.

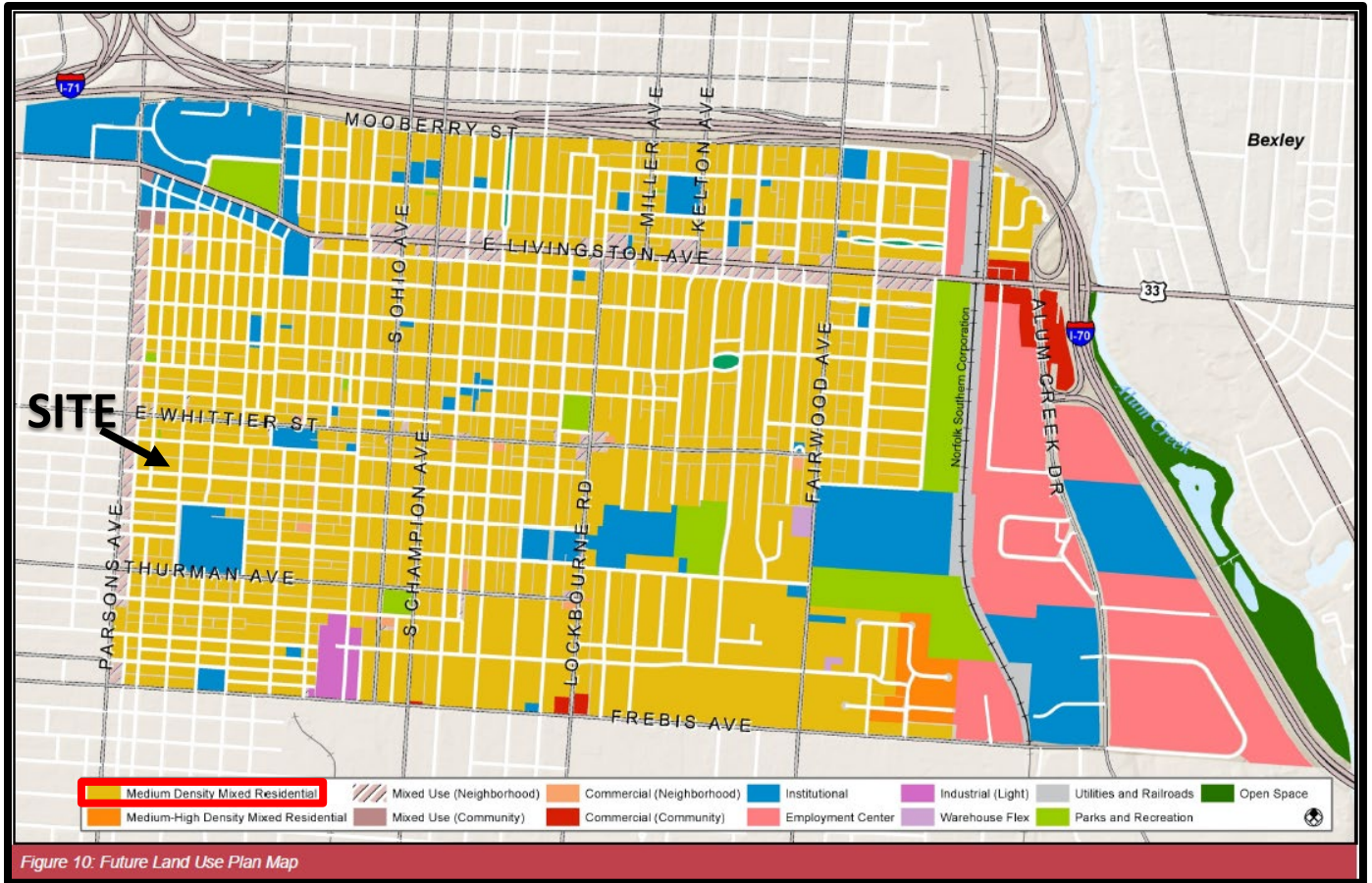
3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY

3332.25 (B) MAXIMUM SIDEYARD REQUIRED. TO ALLOW FOR A MAXIMUM SIDEYARD OF 6' IN LIEU OF THE REQUIRED 6.2' FOR BOTH THE NORTH AND SOUTH HOUSES

3332.27 REARYARD TO ALLOW FOR 0 REAR YARD FOR THE NORTH DWELLING IN LIEU OF THE REQUIRED 25%



CV24-069
574 Siebert St.
Approximately 0.11 acres



CV24-069
574 Siebert St.
Approximately 0.11 acres



CV24-069
574 Siebert St.
Approximately 0.11 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>CV24-069</u>
Address	<u>574 SIEBERT STREET</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM</u>
Meeting Date	<u>July 23, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote	<u>10-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2024.07.23 20:27:56 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-069

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock, Juliet Bullock Architects
of (COMPLETE ADDRESS) 4886 Olentangy Blvd Columbus Ohio 43214
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. 574 Siebert LLC JP Faulkner 3003 N High Street Columbus Ohio 43202	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Juliet Bullock*

Sworn to before me and signed in my presence this 28th day of May, in the year 2024

C. Prettyman
SIGNATURE OF NOTARY PUBLIC

12-13-2027
My Commission Expires

Notary Seal Here



CAROLINE PRETTYMAN
Notary Public, State of Ohio
My Commission Expires 12-13-2027

This Project Disclosure Statement expires six (6) months after date of notarization.