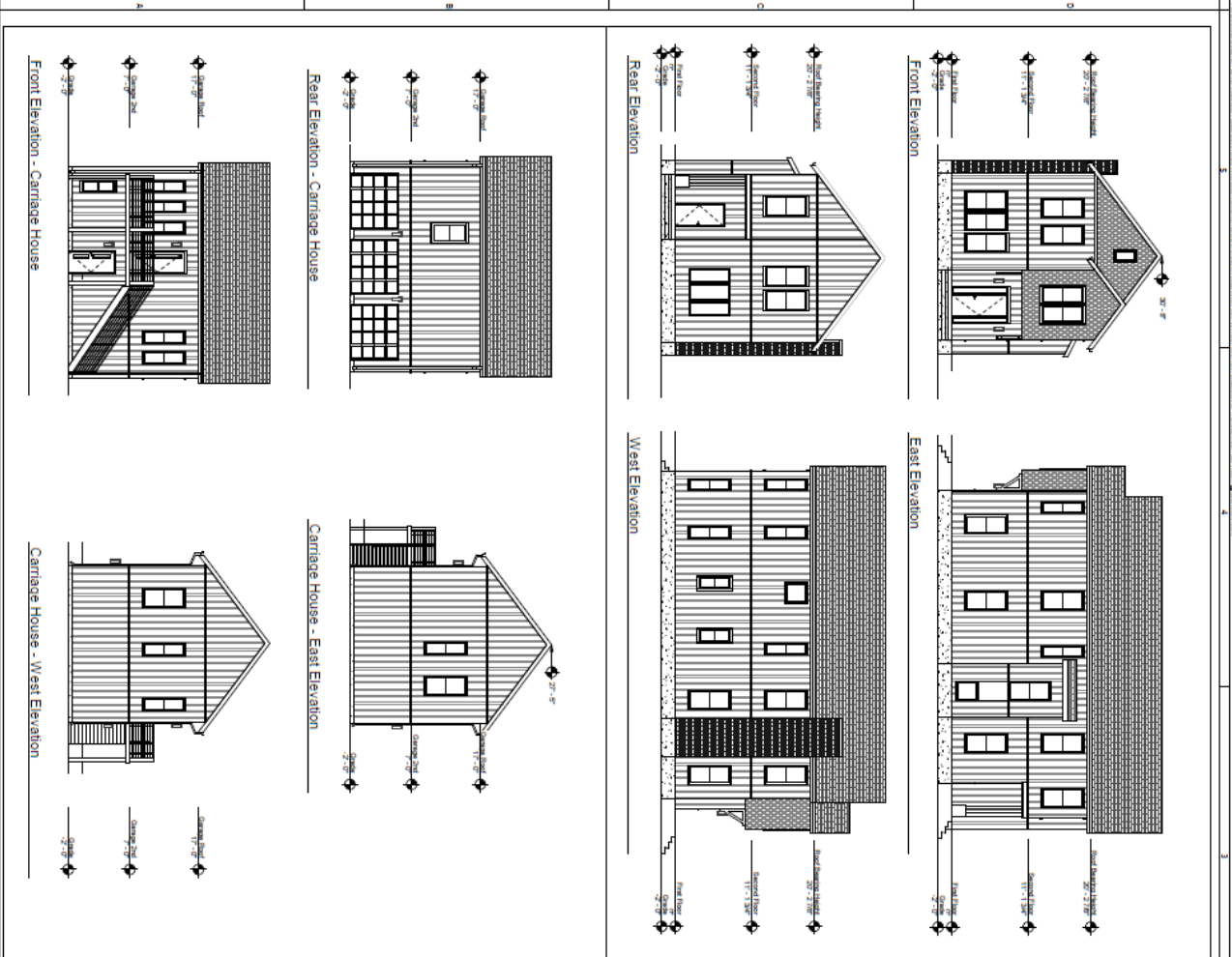


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|-----------------------------------|---|--|--|
| <p>A-001 SITE PLAN</p> | <p>Submitted: 07/13/2022</p> <p><i>Joshua Tomey</i></p> | <p>1286 E FULTON STREET</p> <p>JOSHUA TOMEY</p> <p>SINGLE FAMILY & CARRIAGE HOUSE</p> | <p>ZONING APPROVAL</p> <p>CV22-033; Final Received 7/13/22</p> |
|-----------------------------------|---|--|--|



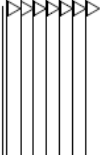
ZONING APPROVAL

1286 E FULTON STREET
Elevations
JOSHUA TOMEY

SINGLE FAMILY & CARRIAGEHOUSE

Joshua Tomey

SUBMITTED: 07/13/2022



A-007
BUILDING ELEVATIONS

CV22-033; Final Received 7/13/2022

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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.

PLEASE 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 02.22.2022

CV22-033

Statement of Hardship – 1286 E Fulton Street

We are proposing to build a single-family home with a rear carriage house above the garage at 1286 E Fulton Street. This would be constructed on an empty lot that at one time held a primary home and garage structure as shown by the remaining foundations found on site. The single-family home will face Fulton Street and be of a similar size to other remaining structures on the street. The rear carriage house will face onto the named alleyway, Engler Street. This lot was previously owned by the Land Bank and has gone into contract with the owner through side-lot acquisition in late November 2021.

We feel that the variance to allow for the rear carriage house is appropriate due to the unique characteristics of the site and the neighborhood.

First, the alleyway's name Engler Street and the remaining platting on the auditor's website demonstrates that this street would have previously been a street with other active homes. Unfortunately, the demolition of a large number of homes in the area do not leave any of these examples standing.

Second, the abnormal width of the lot at 37.35' allows for the construction of the carriage house without any need for side yard setback variances. It comfortably fits on the site. The abnormal depth of the lot at 187.5' also lends to the ease of placement. The lot is much larger than those typically found in the historic core of Columbus.

The use variance is required because Columbus does not currently allow the construction of carriage houses/ADU's by right in the zoning code in any district. Thus, all variances are related to allowing this use.

We are proposing 3 parking spaces within a 3-car garage on site.

We feel that our variance request is reasonable given the scale of both structures will be compatible with the neighborhood. The South of Main is home to many missing middle housing types scattered about. Our street's only other occupied structure is a duplex. This level of density is consistent with that of Central Columbus and our neighborhood.

The construction of neither structure will negatively affect other neighbors. The immediate neighbor to the west is myself at 1282 E Fulton Street and the immediate neighbor to the east is a vacant lot. My section of Fulton Street is home to 4 vacant lots and 2 vacant homes out of 8 parcels. I am excited to provide more housing and help bring back the area that I call home.

1286 E. Fulton Street

Residential R-3 Zoning
Near East Area Commission
Parcel ID 010-018809
7,003.13 sf Lot Area / 0.16 Acres

Single Family Home
1144.49 sf (Ground Floor Coverage)
1192.36 sf (2nd Floor)
2336.85 sf Total

Detached Carriage House
703 sf (Ground Floor Coverage, 3-Car Garage)
703 sf (2nd Floor, Mother-In-Law Suite)
1406 sf Total

Lot Coverage = 1847.49 sf
Total Lot Size = 7003.13 sf
Percentage of Coverage = 26.3% of Lot Area

Proposed Variances

3332.035 - TO ALLOW FOR A SINGLE FAMILY RESIDENCE AND A CARRIAGE HOUSE ON A SINGLE LOT IN A R-3 DISTRICT.

3312.49 PARKING – TO ALLOW FOR THREE PARKING SPACES IN AN ENCLOSED GARAGE WHERE FOUR IS REQUIRED FOR TWO UNITS.

3332.05 A4 – TO REDUCE THE REQUIRED LOT WIDTH FROM 50 FT TO 37.88 FT

3332.13 – TO REDUCE THE REQUIRED LOT AREA FROM 5,000 SQUARE FEET PER DWELLING UNIT TO 4,191.79± SQUARE FEET FOR TWO DWELLING UNITS (2,095.9± SQUARE FEET EACH, PURSUANT TO 3332.18(C))

3332.19 – TO ALLOW FOR A CARRIAGE HOUSE TO FRONT UPON A NAMED STREET (ENGLER STREET) THAT FUNCTIONS AS AN ALLEYWAY.

3332.25 B – TO REDUCE THE MAXIMUM SIDE YARD OF 20% OF THE LOTS WIDTH FROM 7.47 FEET DOWN TO 6.33 FEET (16.93%).

3332.27 – TO REDUCE THE REQUIRED REAR YARD OF THE CARRIAGE HOUSE TO 0 FEET AND 0% OF THE LOT AREA.



CV22-033
1286 E. Fulton St.
Approximately 0.16 acres



CV22-033
1286 E. Fulton St.
Approximately 0.16 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 CV 22-033

Address 1286 E Fulton St

Group Name Nea-East Area Commission

Meeting Date 6/9/2022

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 7-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-033

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) Joshua J Tomey
of (COMPLETE ADDRESS) 1282 E Fulton Street, Columbus OH 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|--|-----------|
| <p>1. Land Owner : Joshua J Tomey 1282 E Fulton Street, Columbus OH tomem001@umn.edu (262)689-9552</p> | <p>2.</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Joshua J Tomey*

Sworn to before me and signed to my presence this 21 day of April, in the year 2022

Kelly Knightlinger
SIGNATURE OF NOTARY PUBLIC

9-26-22
My Commission Expires

Notary Seal Here



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