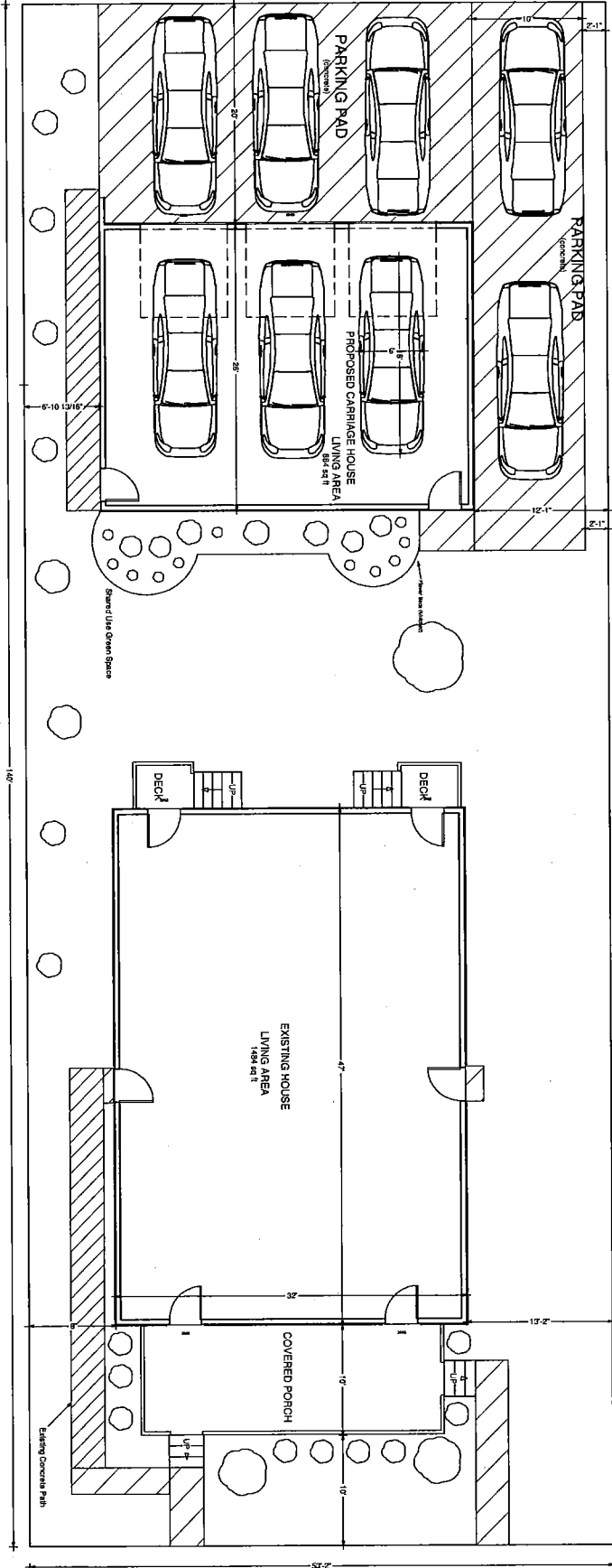


ALLEY



PERRY ST N

Lot Size: 7,439sqft (53,13' * 140')
 Existing House: 1,504sqft (32' * 47')
 Existing Covered Porch: 260sqft (10' * 26')
 Current Lot Coverage: 23.71%

Existing House: 1,504sqft (32' * 47')
 Existing Covered Porch: 260sqft (10' * 26')
 Proposed Carriage: 884sqft (26' * 34')
 Proposed Lot Coverage: 35.65%

Current Rear Yard: 52.14% (53,13' * 73' = 3,878sqft)
 Proposed Rear Yard: 25.33% (53,13' * 35.42' = 1,861,86sqft)

VARIANCES

1. CC3332.039 - one single family dwelling; allow second dwelling in form of a carriage house
2. Section 3332.15 - R-4 area district requirements, requires that a dwelling containing three (3) or four (4) dwelling units shall be situated on a lot with an area which equals or exceeds 2,500 square feet of lot area per dwelling unit, while applicant proposes to maintain a two-unit dwelling and to construct a new single unit carriage house dwelling on a 7,439 square foot lot, totaling 2,479.7 square feet of lot area per dwelling unit (proposed is 99.2% of 2,500sqft requirement)
3. CC3332.19 - to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street (Alley).
4. Section 3332.27 - Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area. Proposed rear yard will equal 25.33% of property area behind the existing house, but the applicant proposes no rear yard for the carriage house dwelling.
5. Section 3372.542 - Maximum Lot Coverage, to allow the buildings to cover 2,368 square feet of the lot or 31.8 percent, whereas code requires a maximum of 25 percent or 1,860 square feet allowed by code (only in the University Impact District, otherwise 50% coverage is allowed by code).
6. Section 3372.544 - Maximum Floor Area, the maximum total calculated floor area permitted on any lot shall be determined by a 0.40 floor area ratio, while applicant proposes 0.61 floor area ratio.
7. Section 3332.28 - to add a side yard obstruction to allow 2 parking spaces in the existing parking pad next to the proposed new construction carriage house.
8. Section 3312.25 - Maneuvering to accommodate stacked parking

[Handwritten signature]
 6/1/2016

14

DATE:
 JUN 1
 2016

Michael R. Mahaney
 MRMDeveloping, LLC
 1499 Perry Street
 Columbus, OH 43201
 Contact:
 614-937-1884
 MRMDevelopmentLLC@gmail.com

PROJECT DESCRIPTION:
 1497-1499 Perry St
 Columbus, OH 43201
 New Construction Single Family Home

SHEET DESCRIPTION:
 Site Plan

SCALE:
 1/4" = 1'

NO.	DESCRIPTION	NO.	DESCRIPTION
1	Front Elevation	8	Second Floor (with electrical)
2	East Elevation	9	Basement
3	West Elevation	10	Basement (with electrical)
4	Rear Elevation	11	Cost Section
5	First Floor	12	Design Specifications
6	First Floor (with electrical)	13	Floor System
7	Second Floor	14	Site Plan

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

CV16-035

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:

See Attached

[Multiple horizontal lines for text entry]

Signature of Applicant  Date 4/8/2016

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

STATEMENT OF HARDSHIP

Proposed Carriage House
1497 Perry Street
Columbus, OH 43201

VARIANCES

1. CC3332.039 - one single family dwelling; allow second dwelling in form of a carriage house
2. Section 3332.15 - R-4 area district requirements, requires that a dwelling containing three (3) or four (4) dwelling units shall be situated on a lot with an area which equals or exceeds 2,500 square feet of lot area per dwelling unit, while applicant proposes to maintain a two-unit dwelling and to construct a new single unit carriage house dwelling on a 7,439 ±square foot lot, totaling 2,479.7± square feet of lot area per dwelling unit (proposed is 99.2% of 2,500sqft requirement)
3. CC3332.19 - to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street (Alley).
4. Section 3332.27 - Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area. Proposed rear yard will equal 25.3% of property area behind the existing house, but the applicant proposes no rear yard for the carriage house dwelling.
5. Section 3372.542 - Maximum Lot Coverage, to allow the buildings to cover 2,368 square feet of the lot or 31.8 percent, whereas code requires a maximum of 25 percent or 1,860 square feet allowed by code (only in the University Impact District, otherwise 50% coverage is allowed by code).
6. Section 3372.544 - Maximum Floor Area, the maximum total calculated floor area permitted on any lot shall be determined by a 0.40 floor area ratio, while applicant proposes 0.61 floor area ratio.
7. Section 3332.28 - to add a side yard obstruction to allow 2 parking spaces in the existing parking pad next to the proposed new construction carriage house.

Owner and Applicant requests relief from Title 33 Zoning rules and requests permission to build a new construction carriage house located at property address 1497 Perry Street, Columbus, OH 43201. This property is located in the University Area Commission district, which serves to guide variance requests and as an architectural review board. This property currently has a two unit, side-by-side duplex, which will be maintained in its current form alongside the proposed carriage house.

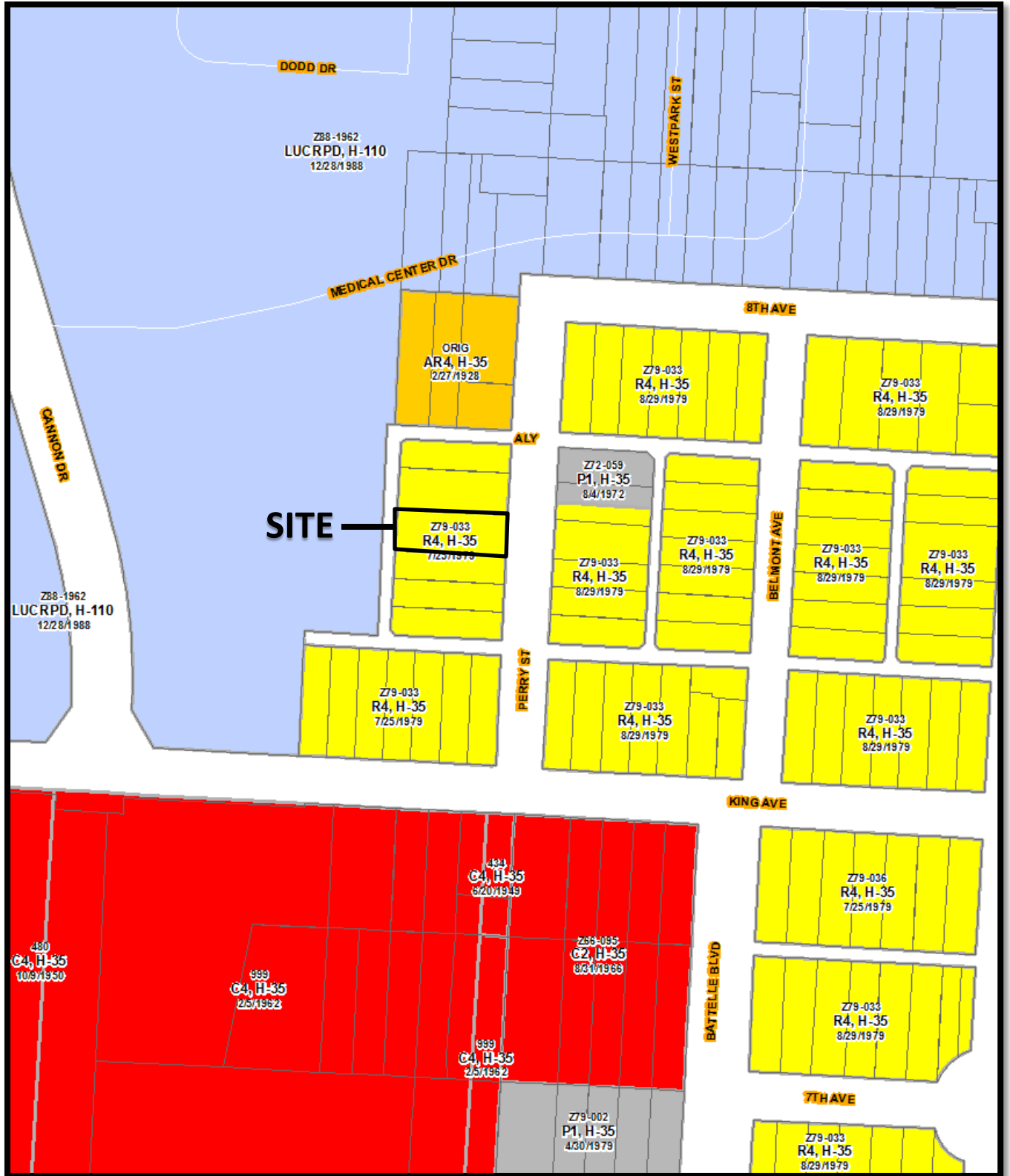
Creating a new construction reproduction of a historic carriage house that is architecturally compatible with the existing home on this property, and architecturally compatible with the other historic carriage houses and garages in the University Area Commission is not possible without some relief from Title 33 Zoning Code, of which the code is applicable to more typical residential districts. The unique architecture and historical character of the University Area Commission and surrounding historical districts does not typically conform to

Title 33 Zoning Codes and therefore casts special circumstance and constraints onto property owners in this district and other historical districts.

It is beneficial for the property owner, the University Area Commission community, and the City of Columbus to allow variances to certain zoning restrictions to allow for a high quality, architecturally sensitive carriage house. The Applicant could build a room addition connected to the rear of the house with an additional dwelling unit that would comply with existing zoning codes, but building a carriage house with living space above a garage will follow the typical historical uses of a large rear yard. Building living space and a new dwelling unit above a new carriage house allows for the normal rear yard between the house and garage to remain open and maintain the rear yard integrity of the neighborhood.

It is important to note that the length, width, and overall square footage of this lot is much larger than the typical, urban plotted lot in the City of Columbus. The subject property is 53'2" wide by 140' deep and is serviced by a rear alley with no houses or development on the other side of the alley (public right of way with community garden). The typical lots in these districts are 30-40' wide by 110-160' deep. Having a lot that is very wide at 53'2" allows for a nice placement of the carriage house without making the subject property and adjacent properties feel too congested or create a burden on any property owner. Because of the large size of the subject lot, all required zoning and building code setbacks from all property lines will be satisfied without variances.

In summary, and most importantly, granting this variance request to build a new construction carriage house will not be injurious to neighboring properties or the community's inhabitants. The granting of this variance will not be contrary to the public interest. The granting of this variance will increase the architectural appeal of the street/alley and the University Area District as a whole, especially the "NECKO" sub-community of the University Area District.

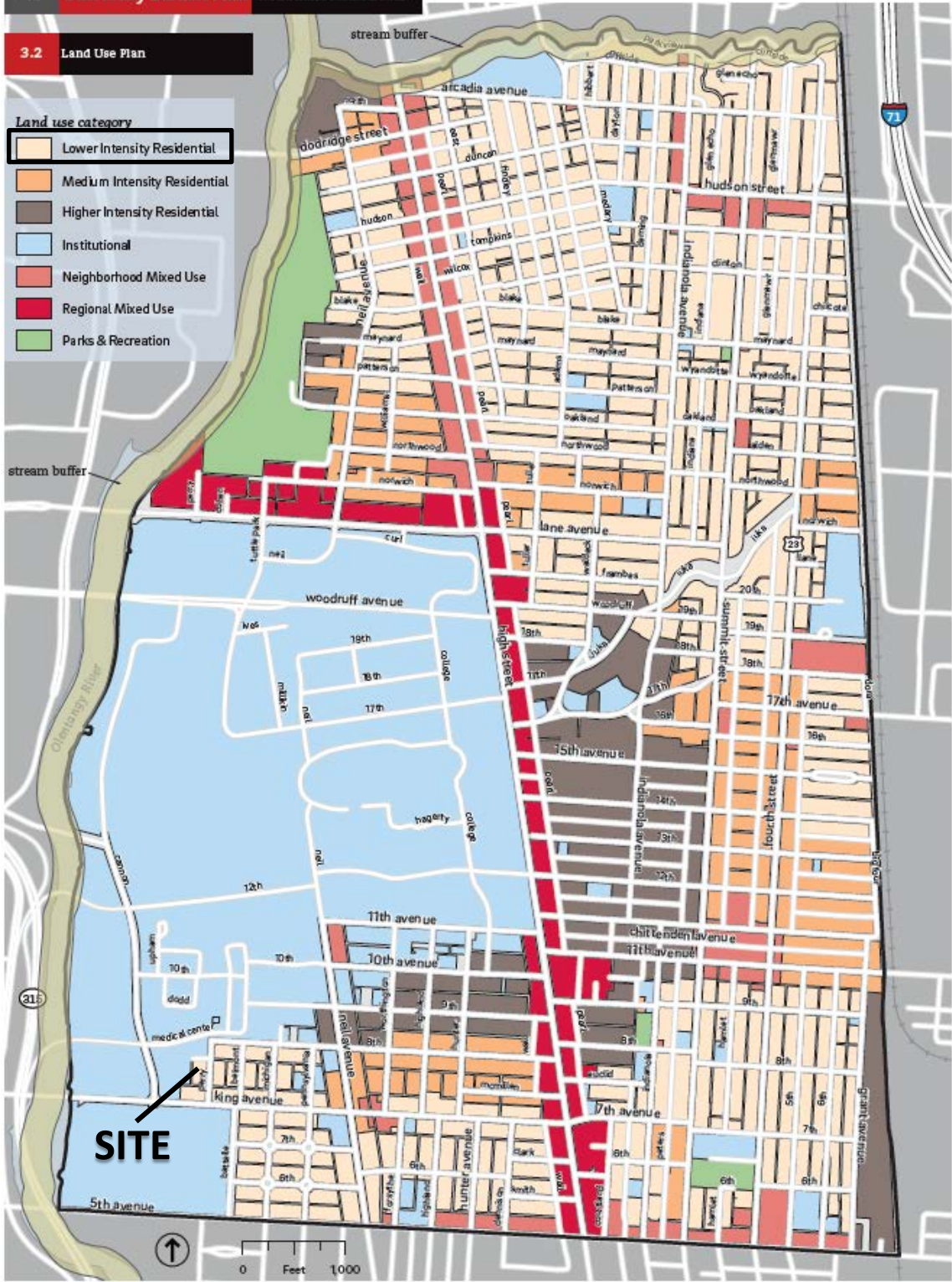


CV16-035
1497 Perry Street
Approximately 0.17 acres

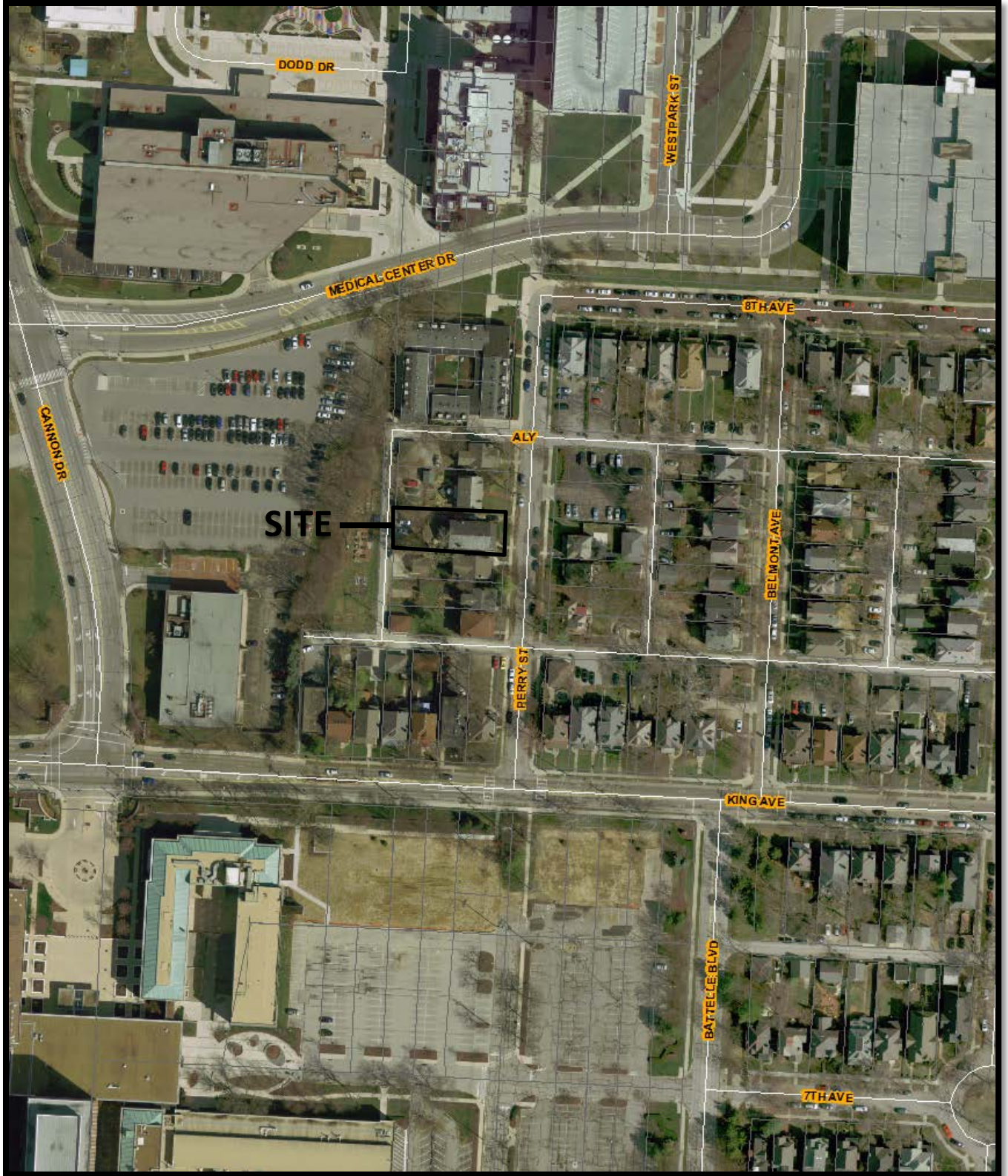
42 University District Plan Recommendations

3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
 - Medium Intensity Residential
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation



CV16-035
1497 Perry Street
Approximately 0.17 acres



CV16-035
1497 Perry Street
Approximately 0.17 acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Rachael Beeman
Recording Secretary

Seth Golding*
Treasurer

TO: Michael Maret
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
mjmaret@columbus.gov

RE: 1497-99 Perry St.
CV16-035

Dear Michael:

July 5, 2016

This letter is to inform you that on June 15, 2016 the University Area Commission voted to approve the request for variances for the construction of a new carriage house & 3-car garage on the property located at 1497-99 W. Perry St. The variances requested are as follows:

1. Section 3332.039 - R-4 residential district: to permit 2 separate dwellings in an R4 zone instead of one dwelling, max. per code.
2. Section 3332.15 - R-4 area district requirements: to permit 3 dwelling units on a single lot of 7,439 SF rather than the code-required minimum lot size of 7,500 SF. (99.2% of 2,500 SF requirement).
3. Section 3332.19 – Fronting: to permit a dwelling unit (carriage house) to front on an alley rather than a public street.
4. Section 3332.27 - Rear yard: to permit zero (0) rear yard for the carriage house instead of the minimum 25% of the total lot area. (Rear yard of 25.3% applies to existing dwelling only).
5. Section 3372.542 - Maximum lot coverage: to permit the 2 buildings to cover 31.8% of the lot instead of the maximum 25% allowed by code.
6. Section 3372.544 - Maximum floor area: to permit a 0.61 F.A.R. (floor area ratio) of instead of the code maximum of 0.4 F.A.R.
7. Section 3332.28 - Side or rear yard obstruction: to permit side yard obstruction of 2 parking spaces along the north property line (on the existing gravel driveway).

Please note: The Commission received no notification of the 8th variance request listed below until this June 15th UAC meeting. The Zoning Committee had no prior knowledge of this variance & could not vote or recommend it to the UAC. We want to highlight that all materials to be voted on must be presented in a timely manner to the University Area Commission & its committees.

8. Section 3312.25, Maneuvering: to permit 2 double-stacked parking spaces at the north property line where there no adequate space for maneuvering.

*Denotes Zoning
Committee member

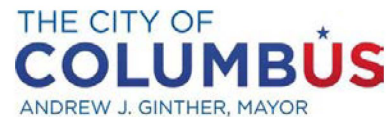
While it was approved, this council variance applicant did not receive as many positive votes as did the council variance applicant for the carriage house proposed at 360 W. 6th Ave. Both cases were presented at the same UAC meeting. Several issues:

- Double-stacked parking at the north property line (not supported by the new University District Plan in an R4 zone)
- Carriage house might become rental property on a site that already contains 2, 4-bedroom units – could have a potential 10-bedroom rental property.
- Concern over amount of paving behind and to the north side of the carriage house.

The applicant was commended for providing the required amount of parking on site, removing the illegal curb cut and gravel drive along the north property line, eliminating the large existing rear yard deck and increasing the planting beds. In addition, the applicant proposes to occupy the new dwelling unit above the garage once completed. For these reasons and that the applicant did address many of the concerns previously expressed by the zoning committee, the Commission did approve the above-stated request for council variance.

The vote to approve was: **For – 8; Against – 5; Abstentions – 1.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201



DEPARTMENT OF DEVELOPMENT

University Area Review Board

50 West Gay Street, Fourth Floor
 Columbus, Ohio 43215-9031
 (614) 645-6096 (614) 645-6675 fax

RECOMENDATION

zoning case no.	CV16-035
property address	1497-1499 PERRY STREET
hearing date	June 16, 2016
applicant	Michael Mahaney
issue date	June 27, 2016

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.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

Variance or Zoning Change Request

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Special permit |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

To support the requested variances to advance the project as proposed.

RECOMMENDATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|---|---|--|

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
 University Area Review Board, Staff

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV16-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael R. Mahaney
of (COMPLETE ADDRESS) 1499 Perry Street Columbus OH 43201

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows containing names and addresses of interested parties. Row 1: Michael R. Mahaney, 1499 Perry Street, Columbus, OH 43201. Row 2: Stephanie L. Mahaney, 1499 Perry St, Columbus, OH 43201. Rows 3 and 4 are empty.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 8th day of April, in the year 2016

Sierra Cox-Holand
SIGNATURE OF NOTARY PUBLIC

2/17/2020
My Commission Expires
Notary Seal Here



SIERRA COX-HOLAND
Notary Public, State of Ohio
My Comm. Expires 02/17/2020

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