

Council Variance Application

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

11/10/23

Statement in Support of Variances

201 W North Broadway

11/01/2023

We are proposing to build a two-family home on a vacant lot on the southwest corner of W North Broadway and Milton Avenue. There is precedent for both single family homes and two-family homes in this neighborhood, as well as carriage houses, alley homes, and other multifamily developments on similar sized lots. In general, the proposed concept is intended to blend with, be reflective of and enhance the existing character of the neighborhood.

The design is compatible with the scale/massing, lot coverage and architectural style of nearby homes. No dimensional variances or parking variances are required related to the design of the home – a single-family home with the same shape and features could be constructed with no variances. In fact, a much larger single-family home and garage could be constructed, however we strove for a design that was as small as possible while meeting reasonable dimensions for interior spaces.

Related, only two variances are requested:

1. Lot width variance: the width of this lot is an existing condition, consistent with the original plat and typical for the area for both single and two-family homes. However, because at one time this lot was combined with the lot to the west and then re-split recently, it is not considered a “platted” lot, and hence the width requires a variance for construction of a two-family dwelling. Smaller lot sizes are typical of urban neighborhoods such as Clintonville, whereas the zoning code features lot minimums more consistent with more suburban neighborhoods.
2. A use variance: to permit the construction of a two-family home within the R-3 district, that otherwise only allows the following uses:
 1. One single-family dwelling
 2. An agricultural use, farm, field crops, garden, greenhouse, nursery and a truck garden
 3. A religious facility
 4. A school
 5. A public park, playground and recreation facility
 6. A public library
 7. A city approved soil conservation and watershed protection project, and water filter bed, reservoir and tower
 8. An adult and child day care center as an accessory use when located within a school or religious facility building

A two-family home will provide economically viable units in a structure that is compatible with and stylistically very similar to nearby existing structures.

We are providing the required parking on site, making use of the existing alley to access the garage/parking so that no curb cut is required on Milton Avenue, minimizing traffic impacts. We are

proposing permeable pavers that have been approved by the City for the part of the required parking area that is not within the garage, minimizing storm water run-off impacts.

Vision clearances are maintained and a new sidewalk and street trees are proposed, which would improve pedestrian safety in this area as well as urban cooling and community character. The location and dimension of both sidewalk and trees have been reviewed and conceptually approved by the City.

The proposed design is dimensionally well within maximum build limitations, being substantially under the maximum permitted lot coverage, providing substantially more rear yard area than required with a garage that is substantially smaller than that which would be permitted by code in the rear yard, structure heights well within required maximums, and side yard setbacks that exceed requirements. In all cases, the proposed location, size, shape and character of the proposed structures are typical of area.

This proposal will not modify the essential character of the neighborhood but rather will complete the "fabric" of the primary street through construction of a contextually similar home on this empty lot, while also enhancing the Milton Avenue streetscape and greatly improving pedestrian safety.

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 exist in the neighborhood and that small-format "missing middle" housing in this area of Clintonville is supported by the Clintonville Area Plan. Requiring minimal variances, this infill project represents an example of how modestly higher density (of families in this case, not structures) can be accommodated in a way that is sensitive to the development patterns of existing neighborhoods.

VARIANCE LIST

ZONING RESIDENTIAL R-3

PARCEL NO. 010004101

NEW DUPLEX FOR A TOTAL OF TWO UNITS

LOT AREA 5600.2 SF

LOT AREA THREE TIMES THE WIDTH 40X120' = 4800 SF

DUPLEX/PORCH FOOTPRINT 1380 SF

GARAGE FOOTPRINT 480 SF

TOTAL FOOTPRINT 1860 SF

FOUR PARKING SPACES REQUIRED, FOUR PROVIDED

REARYARD 2502.1 SF OR 44.68%

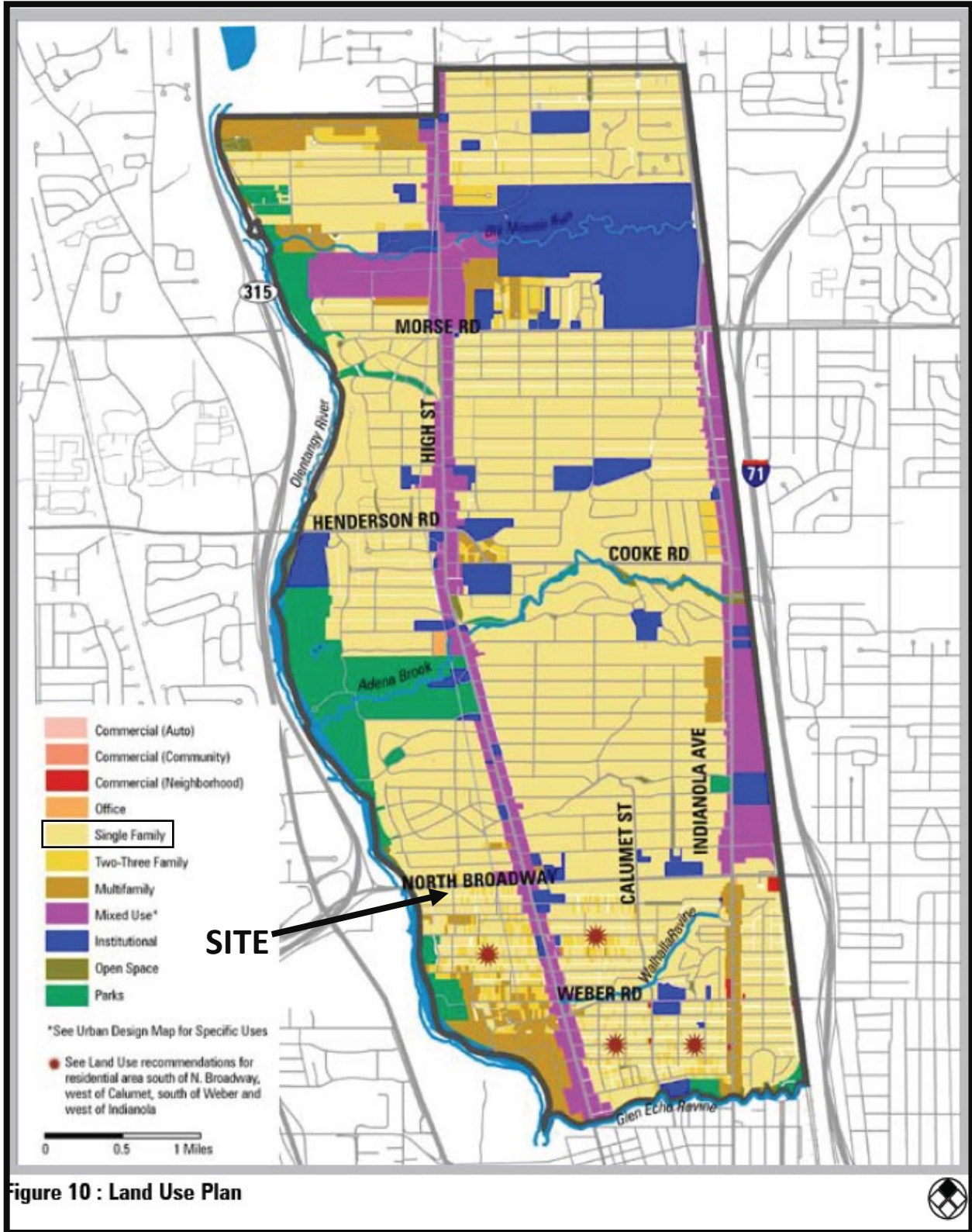
HEIGHT TO MIDSPAN OF ROOF BROADWAY FACING BUILDING IS 27' REQUIRING A SIDE YARD OF 4.5'

PROPOSED VARIANCES

3332.035 R-3 RESIDENTIAL DISTRICT: TO ALLOW FOR A DUPLEX ON A SINGLE LOT IN AN R-3 DISTRICT WHEREAS A SINGLE FAMILY HOME IS PERMITTED.

3332.05 LOT WIDTH TO ALLOW FOR A LOT WIDTH OF 40' FOR THE EXISTING LOT IN LIEU OF THE REQUIRED 50'







FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV23-012

Address: 201 W. NORTH BROADWAY

Group Name: CLINTONVILLE AREA COMMISSION

Meeting Date: 12/7/2023

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below)
 Disapproval

NOTES: _____

Vote:

<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>5</u>	<u>3</u>	<u>1</u>	

Signature of Authorized Representative: Brian Peifer (BRIAN PEIFER)
SIGNATURE
CLINTONVILLE AREA COMMISSION
RECOMMENDING GROUP TITLE
614-214-2507
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

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DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-012

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) P'Elizabeth Koelker and Victor P van Buchem of (COMPLETE ADDRESS) 1298 Fairview Avenue, Grandview Heights, Ohio 43212

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)

Table with 4 columns for listing parties with interest in the project. Column 1: P'Elizabeth Koelker, 1298 Fairview Avenue, Grandview Heights, Ohio 43212. Column 2: Victor P van Buchem, 1298 Fairview Avenue, Grandview Heights, Ohio 43212.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signatures of P'Elizabeth Koelker and Victor P van Buchem.

Sworn to before me and signed in my presence this 7th day of November, in the year 2023

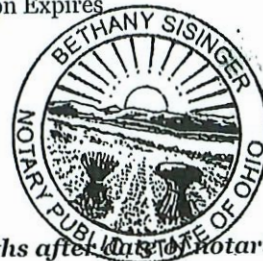
SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Bethany Sisinger.

My Commission Expires

4/30/25

Notary Seal Here



Bethany Sisinger NOTARY PUBLIC STATE OF OHIO My Commission Expires April 30, 2025

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