

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

CV14-058

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Signature of Applicant *Cosme J. Klier*

Date *11.4.14*

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

STATEMENT OF HARDSHIP

60 E HUBBARD AVE

CV14-058

60 E. Hubbard Ave. is improved with a single family house that was constructed more than 75 years ago and an addition to that house that was constructed years later and used as residential rental units and a garage.

Recently a 4 + story public garage was constructed on the adjacent property on the west. On the east is a house used for residential rentals. An alley borders the rear of the Property. Lying in between the 4+ story parking garage and the residential rental, 60 E. Hubbard becomes a transitional lot.

The variances requested will permit the single family home to remain as-is and be restored and will remove the decaying addition and permit the construction of a three unit residential building with garages accessed from the alley.

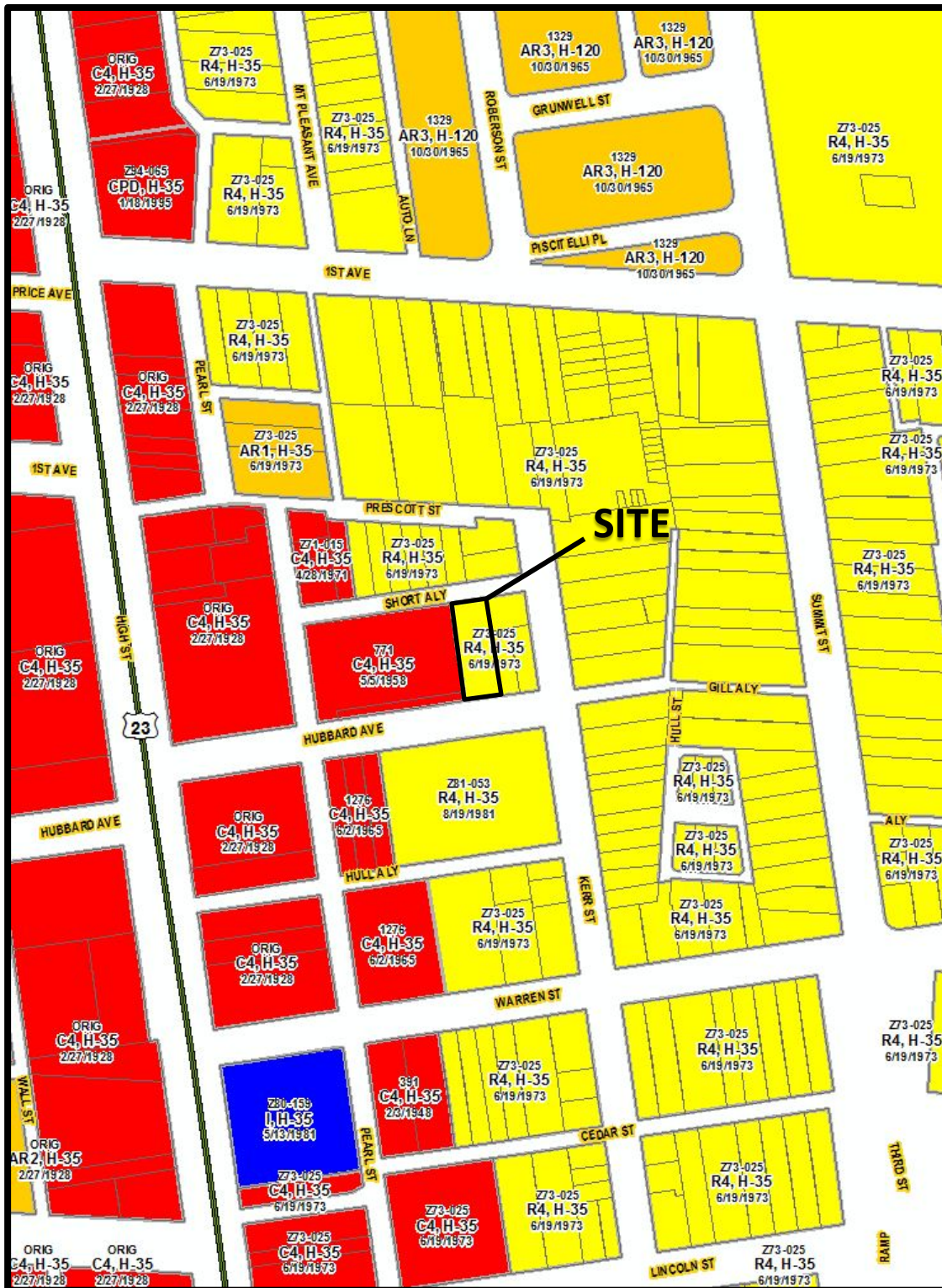
The R-4 District permits one dwelling with up to four units. The applicant requests a variance to permit four units but in two dwellings, the single family house and a three unit dwelling.

The proposed residential use and four dwelling units are in the spirit of what the existing R-4 residential district permits.

The adjacent 4+ story public parking structure creates practical difficulties in developing the Property with traditional residential structures. The proposed three story 3 unit dwelling at the rear of the Property will serve as a transitional structure in height and appearance while keeping the integrity of the historical single family house in place fronting on Hubbard Avenue. In addition, the provision of eight (8) parking spaces satisfies the zoning requirement.

The use of the Property for four residential dwellings is permitted in the R-4 District and will not adversely affect the surrounding neighborhood which is developed with single and multi-family dwellings. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.

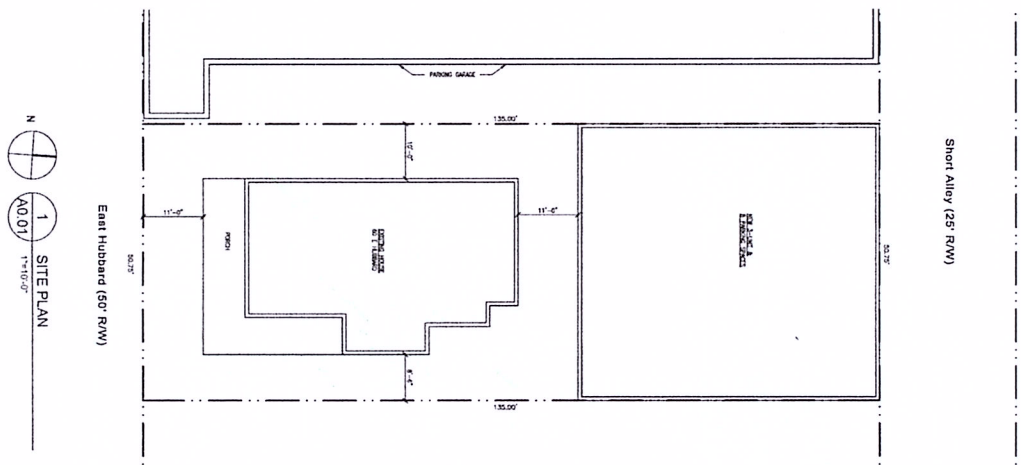
The requested area variances address the practical difficulties of improving the Property.



CV14-058
60 East Hubbard Avenue
Approximately 0.157 acres



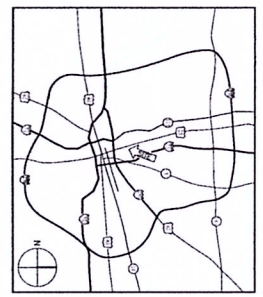
CV14-058
60 East Hubbard Avenue
Approximately 0.157 acres



1 SITE PLAN
A0.01 1"=10'-0"

East Hubbard (60' RW)

Short Alley (25' RW)



Location Map
N 8148

12/23/14
DWG

Lot Information
 Lot Size = 4,381.72 s.f.
 Gross Volume and Floor = 1,795 s.f.
 Net Volume = 1,795 s.f.
 Net Addition = 2,004 s.f.
 Density = 0.41 s.f./s.f.
 Floor Area Ratio = 0.41
 Soak = 7
 1"=10'-0"

Owner:
 Connie KlamalBorror Properties

Architect:
 urbanorder architecture, inc.
 797 Summit Street, Columbus, Ohio 43215
 Phone 614.299.9028

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN 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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 60 East Hubbard Avenue

APPLICANT'S NAME: Connie J. Klema, Attny. (Applicant)

Connie Klema/Borrer Properties (Owner)

APPLICATION NO.: 14-11-30

COMMISSION HEARING DATE: 11-18-2014

The Italian 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

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #14-11-30, 60 East Hubbard Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit two dwellings on one lot comprised of one (1) single family dwelling and one (1) three family dwelling.
2. 3332.15 R-4 Area District Requirements: To have less than 2500 square feet per unit and to have 1871 square feet per unit.
3. 3332.18(D) Basis of Computing Area: To permit dwelling coverage to be greater than 50% and to be 67%.
4. 3332.19 Fronting: To permit the dwelling containing three dwelling units to not front on a public street.
5. 3332.25 Maximum Side Yards Required: To permit the sum of widths of each side yard to not equal or exceed 20 percent of the width of the lot and to equal 0 feet at the north dwelling.
6. 3332.26 Minimum Side Yard Permitted: To permit the minimum side yards at the north dwelling to be 0 feet.
7. 3332.17 Rear Yard: To permit a rear yard to be less than 25% of the total lot area and to be 12% and to serve as the rear yard for the south and north building.

Reasons for an affirmative recommendation:

- 1) The requested variances for area, side yards, and rear yards are typical of recommendations based on the urban character of the neighborhood; 2) Other multi-unit dwellings already exist in this area; 3) The proposed project creates a good transition from the large scale parking garage on the west in the residential area.

MOTION: Sudy/Goodman (5-0-0) APPROVAL 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.

 *Randy F. Black* *et*

Randy F. Black
Historic Preservation Officer

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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 # CV14-058

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Connie J. KLEMA ATTORNEY

Of [COMPLETE ADDRESS] 155 E RICH ST. 2ND FL COLUM OH 43215

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 formats:

- 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

1. <u>NANCY HAITZ</u> <u>60 E HUBBARD AVE</u> <u>COLUM OH 43215</u> COLUMBUS BASED EMPLOYEES	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. KLEMA

Subscribed to me in my presence and before this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC Gordon P. Shuler

GORDON P. SHULER, Attorney At Law
 NOTARY PUBLIC - STATE OF OHIO

My Commission Expires: _____
 Notary Seal Here MY COMMISSION HAS NO EXPIRATION DATE
 SECTION 147.03 R. C.

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

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