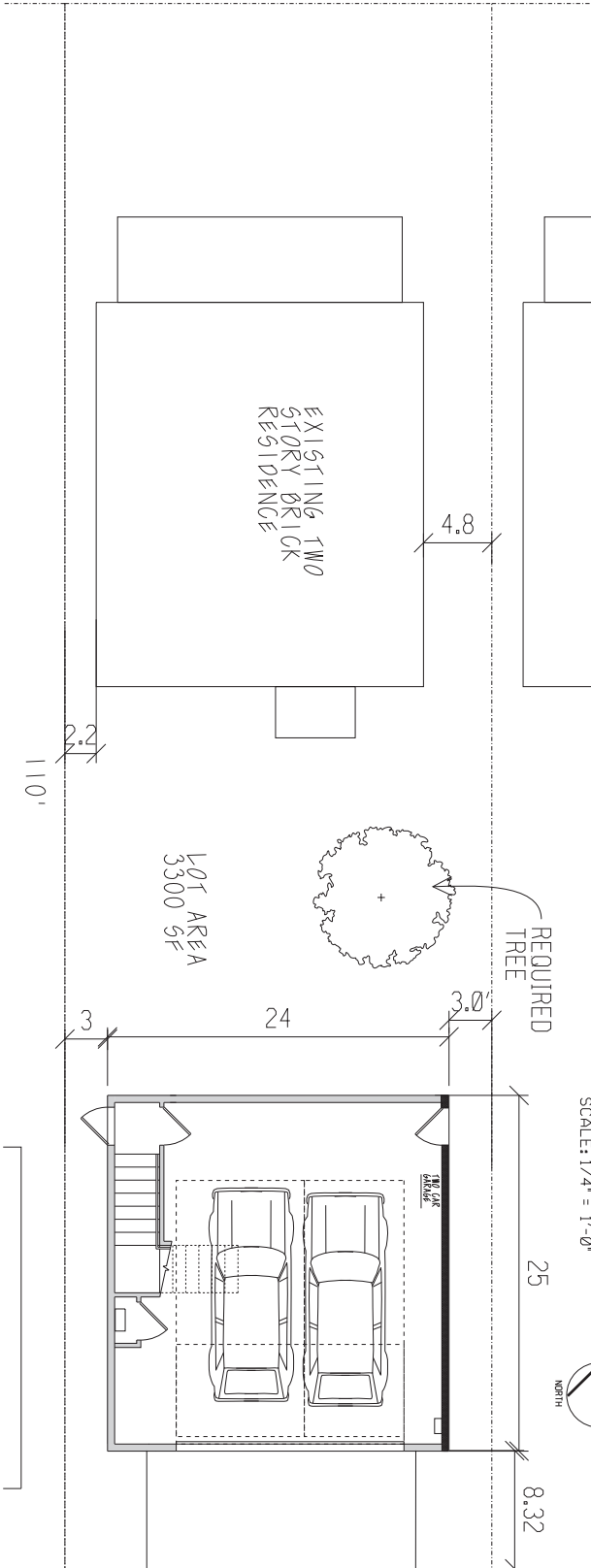


TAPPAN STREET

30'



SITE PLAN

SCALE: 1/4" = 1'-0"

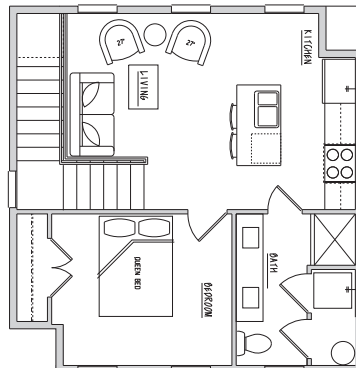


ALLEY 15.4'

Julie Bullock

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
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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

10/22/22

Statement in Support of Variances

We are proposing to build a 1 ½ story carriage house with guest suite with a bathroom and kitchen atop the garage. There is precedent in this particular alley for carriage houses. These Victorian Village urban lots are unique in size and character and unique solutions are often required to provide any additional living space. The proposed living space over the garage is modest in size and allows us to maintain greenspace for the parcel by adding 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. This proposal will not modify the essential character of the neighborhood but rather enhance the alley-scape. The carriage house fronting the alley is similar to other carriage houses in this neighborhood. While a rear yard variance is required, we are under the allowable density of 50% which indicates the density is appropriate for the neighborhood.

A side yard variance is required for the existing home. These setbacks are typical for this urban neighborhood and the new proposed carriage house does not require any side yard variances. A parking variance is required, and we are providing one space/unit which is typically acceptable for this urban neighborhood.

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.

VARIANCE LIST

ZONING RESIDENTIAL R-4

PARCEL NO. 010020158

LOT AREA 3300 SF

EXISTING HOUSE/PORCH FOOTPRINT 737.4 SF

PROPOSED IS A NEW CARRIAGE HOUSE FOOTPRINT 599.9 SF

TOTAL FOOTPRINT 1337.3 SF

FOUR PARKING SPACES REQUIRED, TWO PROVIDED.

LOT AREA FOR THE PURPOSE OF COMPUTING DENSITY IS 1/3 LENGTHX WIDTH OR 2700 SF (50% IS 1350 SF)

REARYARD 839.3 SF

PROPOSED VARIANCES

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED: TO ALLOW FOR TWO PARKING SPACES IN LIEU OF THE REQUIRED FOUR SPACES.

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

3332.15 R-4 AREA DISTRICT REQUIREMENTS: TO ALLOW FOR TWO SINGLE FAMILY HOMES ON A LOT OF 2700 SF WHEREAS 5000 SF FOR A SINGLE DWELLING IS PERMITTED.

3332.19 FRONTING: TO ALLOW FOR NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ALLEY TO THE EAST.

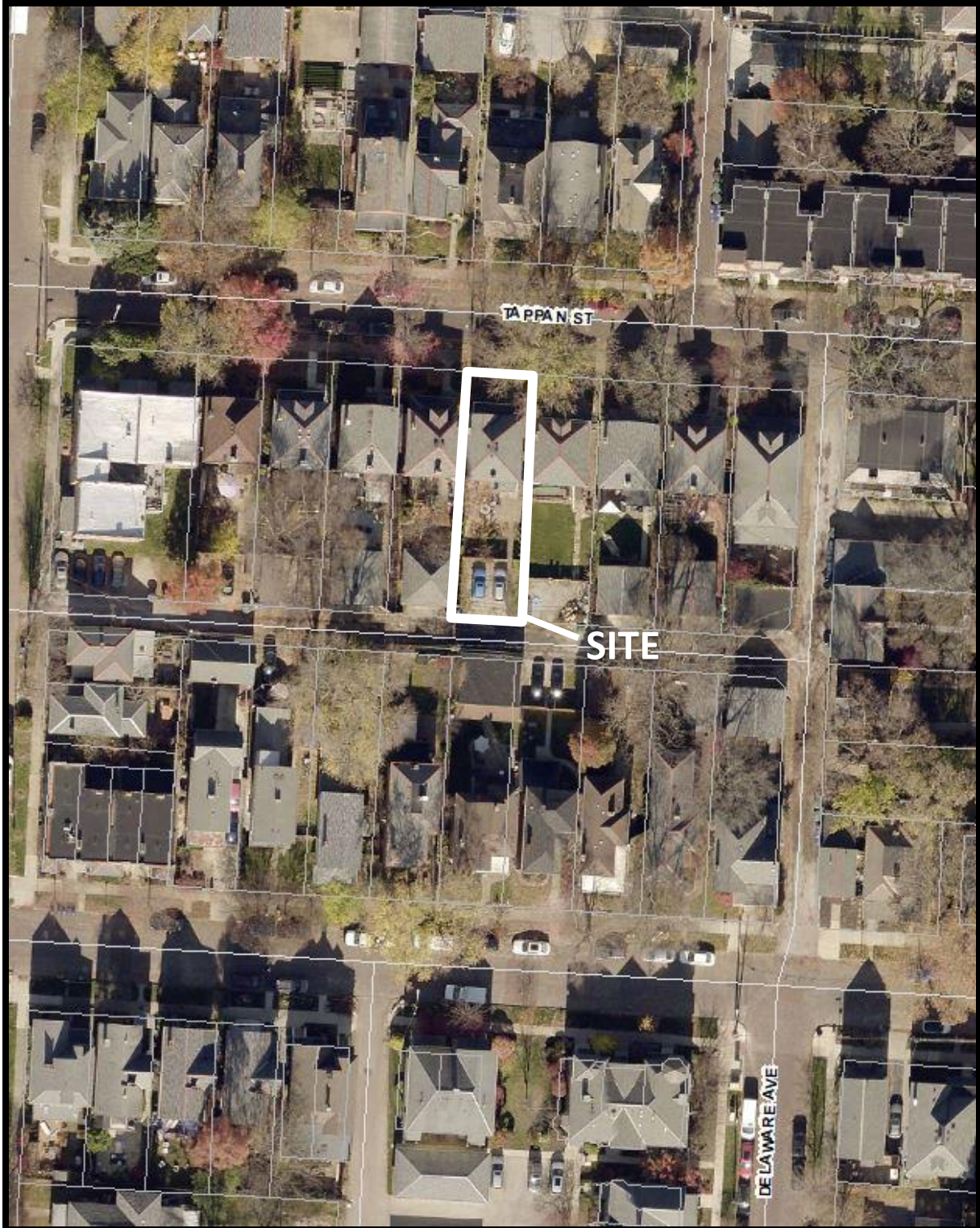
3332.26 (C) (1) MINIMUM SIDE YARD: TO ALLOW FOR A SIDE YARD SETBACK OF 2.2' FOR THE EXISTING HOME WEST PROPERTY LINE IN LIEU OF THE REQUIRED 3'

3332.27 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR HOME FRONTING THE ALLEY.

3332.05 LOT WIDTH TO ALLOW FOR A LOT WIDTH OF 30' IN LIEU OF THE REQUIRED 50' (EXISTING CONDITION).



CV22-115
317 Tappan St.
Approximately 0.07 acres



CV22-115
317 Tappan St.
Approximately 0.07 acres

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 317 Tappan St

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)/ William Stup (Owner)

APPLICATION NO.: VV-22-10-022a

MEETING DATE: 03/08/2023

EXPIRATION: 03/08/2024

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

- Approved: Commission** **or Staff** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application VV-22-10-022a, 317 Tappan St, as submitted with clarifications as noted:

Variances

- 3312.49 Minimum number of parking spaces required: To allow for two parking spaces in lieu of the required four spaces.
- 3332.039 R-4 Residential District: To allow for two single family residences on a single lot in an R-4 district.
- 3332.15 R-4 Area District Requirements: To allow for two single family homes on a lot of 3300 SF whereas 500 SF for a single dwelling is permitted.
- 3332.19 Fronting: To allow for new single family to not front a public street and to front alley to the east.
- 3332.26 (C) (1) Minimum Side Yard: To allow for a side yard setback of 2.2' for the existing home west property line in lieu of the required 3'.
- 3332.27 Rear yard to allow a rear yard of 0SF lieu of the required 25% for home fronting the alley.
- 3332.05 Lot Width: to allow for a lot width of 30' in lieu of the required 50' (existing condition).

MOTION: Hissem/Shuler (7-0-0) RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.
Historic Preservation Officer

Date Issued: 03/13/2022

Staff Notes: The variance for Lot Width (3332.05) was added to the variances previously recommended in October 14, 2022. The recommendation has been updated to include the additional variance for an existing condition.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV 22 - 115

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) Holly Stup
of (COMPLETE ADDRESS) 2586 Panhandle Rd Delaware Ohio 43015
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)

1. William Stup 2586 Panhandle Rd Delaware Ohio 43015	2. Stupendous 2 Realty LLC 2586 Panhandle Rd Delaware Ohio 43015
3.	4.

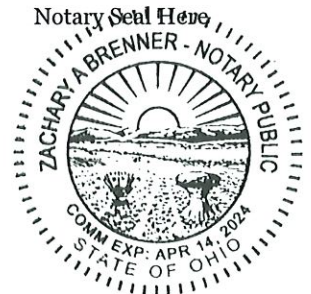
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *William Stup* *J. Helker*

Sworn to before me and signed in my presence this 20th day of October, in the year 2022

Zachary A Brenner
SIGNATURE OF NOTARY PUBLIC

April 14, 2024
My Commission Expires



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