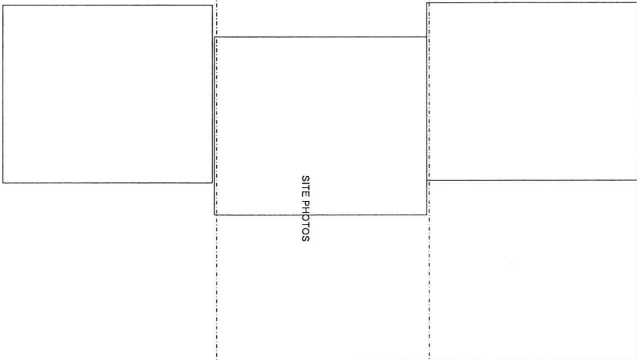


PROPOSED SITE PLAN
 NAME AND SHEET NO.
 SCALE 1/8" = 1'-0"



VICTORIAN VILLAGE COMMISSION

ZONED AND LOT AREA 3823.128 SF
 GROSS FLOOR AREA 3200.00 SF
 GROUND COVERED BY 1609.4 SF OR 42.42%
 TO ALLOW FOR 20' OF MANUFACTURING IS REQUIRED. WHEREAS THE APPLICANT IS PROPOSING TO FOLLOW THE ESTABLISHED BUILDING LINE DISTRICT TO ALLOW FOR MANUFACTURING DISTRICT TO ALLOW FOR A LOT TO BE LESS THAN 50' AND BE 43.2' MINIMUM SIDE YARD 2' IN LIEU OF 5' REQ. WHEREAS THE APPLICANT PROPOSED 25' FOR FINISHED SPACE THAT INCLUDES A BATH BUT NO KITCHEN

VARIANCES

WHEREAS THE APPLICANT IS PROPOSING TO FOLLOW THE ESTABLISHED BUILDING LINE DISTRICT TO ALLOW FOR MANUFACTURING DISTRICT TO ALLOW FOR A LOT TO BE LESS THAN 50' AND BE 43.2' MINIMUM SIDE YARD 2' IN LIEU OF 5' REQ. WHEREAS THE APPLICANT PROPOSED 25' FOR FINISHED SPACE THAT INCLUDES A BATH BUT NO KITCHEN

JULIE BULLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-935-9844

Final Site Plan Received 8/17/17 CV17-027

Julie Bullock 8/17/17 DATE
 1018 NEIL AVENUE COLUMBUS OH IO 43212



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

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

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 discovered after your application is approved, a new application 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):

There is precedent in this neighborhood for this lot size and for a two family residence. This lot is located in a historic district. We feel that the proposed duplex will be in keeping w/ other established lots in Victorian Village. Sideyard setbacks are similar to other homes in this neighborhood. The front yard setback is similar to other homes there is also precedent for living space over the garage. Maneuvering variance is fairly minor and is also reasonable for this area.

Signature of Applicant [Handwritten Signature] Date 9/19/17

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

CV17-027

LIST OF VARIANCES

1018 NEIL AVENUE
PARCEL NO. 010047976
VICTORIAN VILLAGE COMMISSION

ZONED ARLD
LOT AREA 3623.158 SF

VARIANCES:

3333.02 USE VARIANCE TO ALLOW A TWO FAMILY DWELLING IN AN ARLD ZONING DISTRICT.

3312.25 MANUEVERING, 20' OF MANUEVERING IS REQUIRED, WHEREAS THE APPLICANT IS PROPOSING 17'.

3333.09 LOT WIDTH - TO ALLOW FOR A LOT TO BE LESS THAN 50' AND BE 43.12'

3333.11 ARLD AREA DISTRICT REQUIREMENTS TO ALLOW FOR A TWO FAMILY RESIDENCE ON A LOT OF 3623 SF IN LIEU OF 5000 SF.

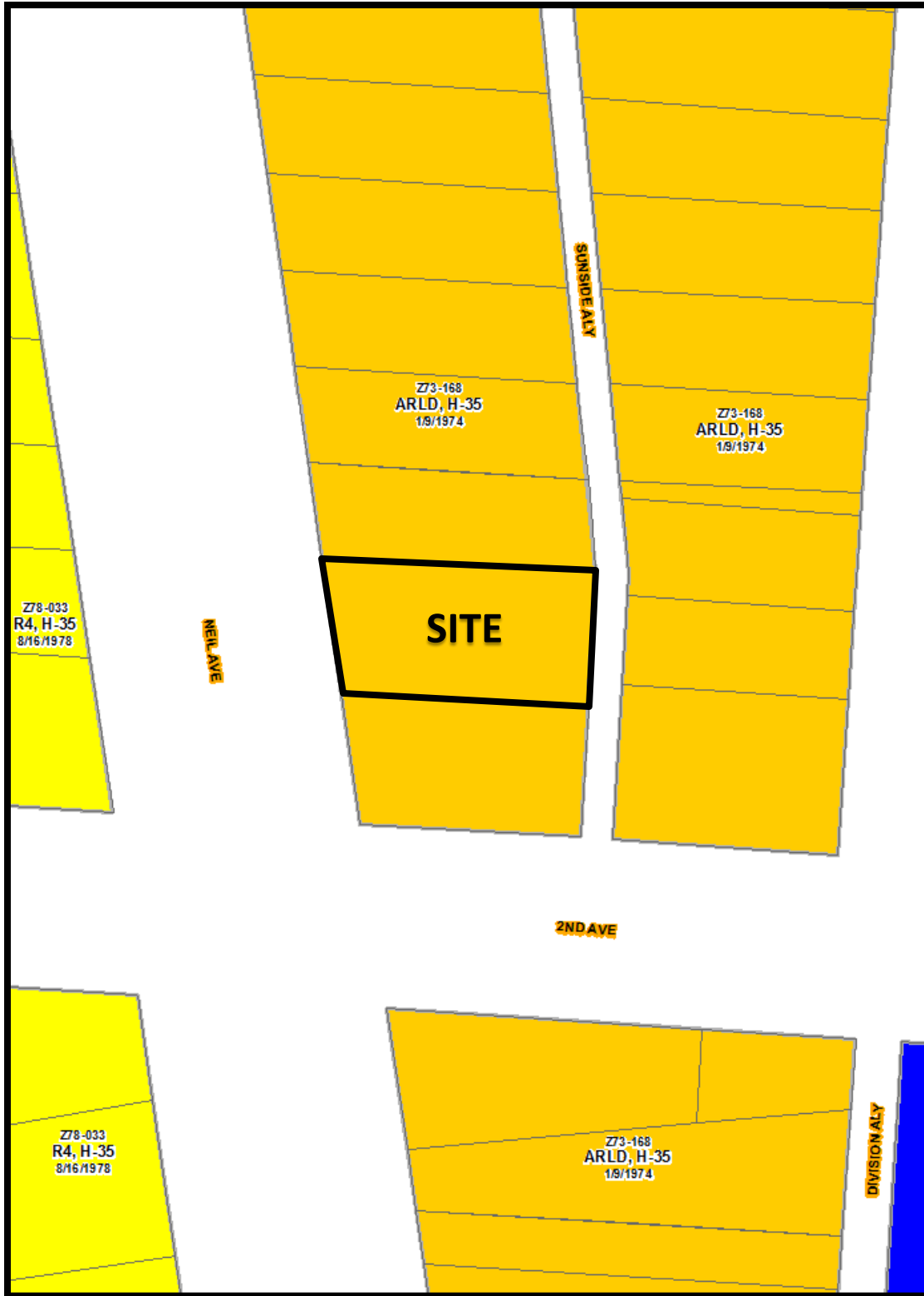
3333.18 BUILDING LINES, 8' IN LIEU OF 10' REQUIRED TO ALLOW THE NEW BUILD TO FOLLOW THE ESTABLISHED BUILDING LINE.

3333.22 MAXIMUM SIDE YARD 6' IN LIEU OF 8.624' REQ.

3333.23 MINIMUM SIDE YARD 3' IN LIEU OF 5' REQ.

3333.35(G) GARAGE HEIGHT TO ALLOWED TO EXCEED 15', WHEREAS THE APPLICANT PROPOSED 25' FOR FINISHED SPACE THAT INCLUDES A BATH BUT NO KITCHEN.

3332.38(H) TO ALLOW FOR HABITABLE SPACE OVER THE GARAGE.



CV17-027
1018 Neil Avenue
Approximately 0.08 acres



CV17-027
1018 Neil Avenue
Approximately 0.08 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN 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: 1018 Neil Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Tertia LLC (Owner)

APPLICATION NO.: 17-6-13a

COMMISSION HEARING DATE: 6-8-17

The Victorian 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.

Variance or Zoning Change Request

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

- Special permit
- Setbacks
- Others

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Application #17-6-13a, 1018 Neil Avenue, as submitted, with all clarifications noted:
Variance Request

- C.C. 3312.25 – To allow 17’ maneuvering (20’ required) from the alley.
- C.C. 3333.18 – To allow building line at 8’ (10’ required).
- C.C. 3333.38(H) – To allow for habitable space over detached garage.
- C.C. 3333.02 – To allow a two family dwelling in ARLD district.
- C.C. 3333.09 – To allow for a lot width of 43.12’ (50’ required).
- C.C. 3333.11 – To allow a two family residence on a 3,623 sq. ft. lot (5,000 sq. ft. required).
- C. C. 3333.22 – To allow maximum side yard of 6’ (8.624’ required).
- C.C. 3333.23 – To allow 3’ minimum side yard (5’ required).
- C.C. 3333.35(G) – To allow a garage height to exceed 15’.

MOTION: Decker/Borchers (6-0-0) RECOMMNEDED.

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
Historic Preservation Officer





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

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 # CV17-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ALEXANDER MEDVEK
of (COMPLETE ADDRESS) 985 HARRISON AVE, 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. Row 1: 1. ALEXANDER MEDVEK, 985 HARRISON AVE, COLUMBUS, OH 43201, 614-900-4262; 2. HELTON POTENZA, 985 HARRISON AVE, COLUMBUS, OH 43201, 614-900-4262. Row 2: 3. (empty), 4. (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 19th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

7-28-2020 My Commission Expires



Notary Seal Here
RACHEL M. ROYER
Notary Public, State of Ohio
My Commission Expires 07-28-2020

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Please make checks payable to the Columbus City Treasurer