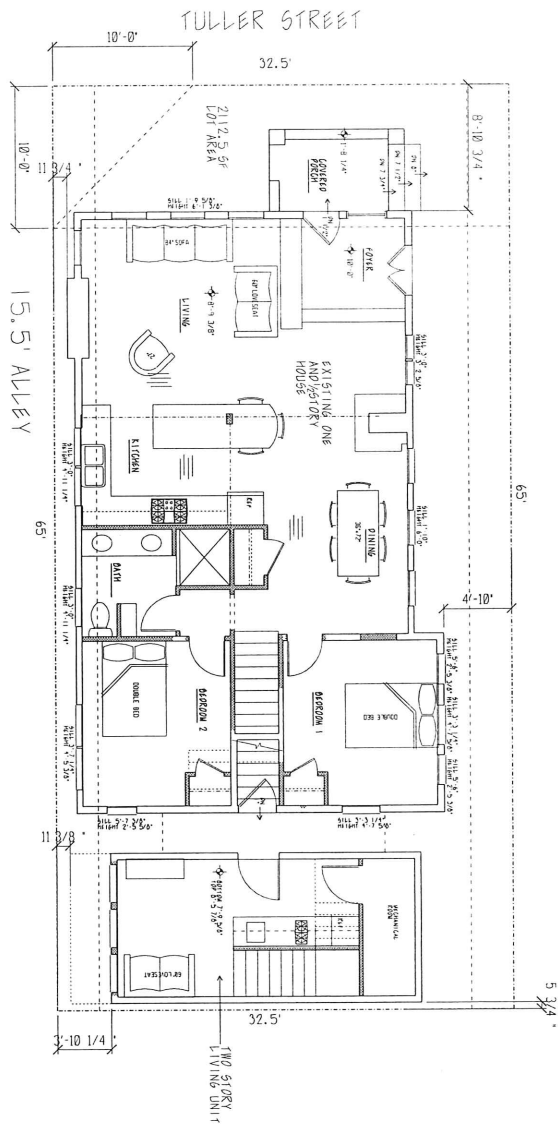


ZONING: R-4
 LOT AREA 2112.5 SQ. FT.

PROPOSED VARIANCES
 3332.039 R-4 RESIDENTIAL DISTRICT: USE VARIANCE TO ALLOW TWO SEPARATE DWELLING UNITS ON A SINGLE LOT.
 3332.15 R-4 AREA REQUIREMENTS TO ALLOW FOR TWO DWELLING UNITS ON A LOT OF 2112.5 SF. IN LIEU OF THE 6000 SF REQUIRED.
 3332.19 FRONTING: EXISTING REAR DWELLING DOES NOT FRONT ON PUBLIC STREET.
 3332.25 MAXIMUM SIDE YARD PERMITTED: TO ALLOW FOR EXISTING 11 3/4' SETBACK ON SOUTH PROPERTY LINE FOR WEST FRONT BUILDING AND 0' ON WEST AND 3' ON EAST FOR EAST REAR BUILDING IS REQUIRED FROM EACH YARD OF 100 SF FOR THE EAST BUILDING AND 25' FOR THE REAR WEST BUILDING TO REMAIN IN LIEU OF 528 SF OR 25% REQUIRED BY CODE.
 3312.49 TO PROVIDE 0 PARKING SPACES IN LIEU OF FOUR REQUIRED. THERE ARE CURRENTLY 0 PARKING SPACES ON SITE.
 3372.541 LANDSCAPE AREA AND TREATMENT TO ALLOW FOR .56% OR 12 SF (EXISTING) TO BE LANDSCAPED RATHER THAN THE 10% REQUIRED BY CODE.
 3325.801 MAXIMUM LOT COVERAGE: TO ALLOW FOR THE EXISTING LOT COVERAGE OF 1351 SF OR 63.9% IN LIEU OF THE 25% OR 528 SF REQUIRED.
 3325.805 TO ALLOW FOR FAR RATIO OF 1400 SF. OR .66 IN LIEU OF .4 OR 845 SF REQUIRED (EXISTING IS 1210 SQ. FT.)



PROPOSED
 SITE PLAN
 SCALE: 1/4" = 1'-0"



Juliet Ballock
 ARCHITECT

8/29/17
 DATE

8/29/17
 NORTH SUE REARLY
 COLUMBUS OHIO
 SHEET 1

JULIET BALLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-535-0944

Final Site Plan Received 8/29/17 CV17-041



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):

(see attached)

Signature of Applicant

[Handwritten signature]

Date

5/21/17

CV17-041

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

All side yard, rear yard, lot size and lot coverage conditions are existing and are not be modified by this proposal. We are requesting variances for these conditions to legitimize what is already existing.

We have spoken to previous owner of property and she remembers someone living in that residence in the rear the early 1940's. Columbus phone records also show an additional tenant at the time. However the City of Columbus has no record of a permit being pulled to modify the rear unit and make it a two story residence. When this work was done in the 1940's a stair was built to the second floor inside the garage, which then did not allow for any parking on site (previously a single car could fit in the garage). So since the 1940's there have been no parking spaces on site, however since the city has no record of this conversion we are required to request parking variances.

We met with the Historic Resources Commission three times prior to the submission of this application. We asked for their guidance on the rear property. We offered to remove the second story addition on the rear property, but they all agreed that we should not do so as it is a historic structure and as such is part of the fabric of the neighborhood. They also preferred the stair to this unit be internal to the unit which is why the FAR ratio needs to be modified to allow for this. They also supported our request to modify the second floor cottage to allow for required headroom at the stair and to give additional headroom to the existing north bedroom.

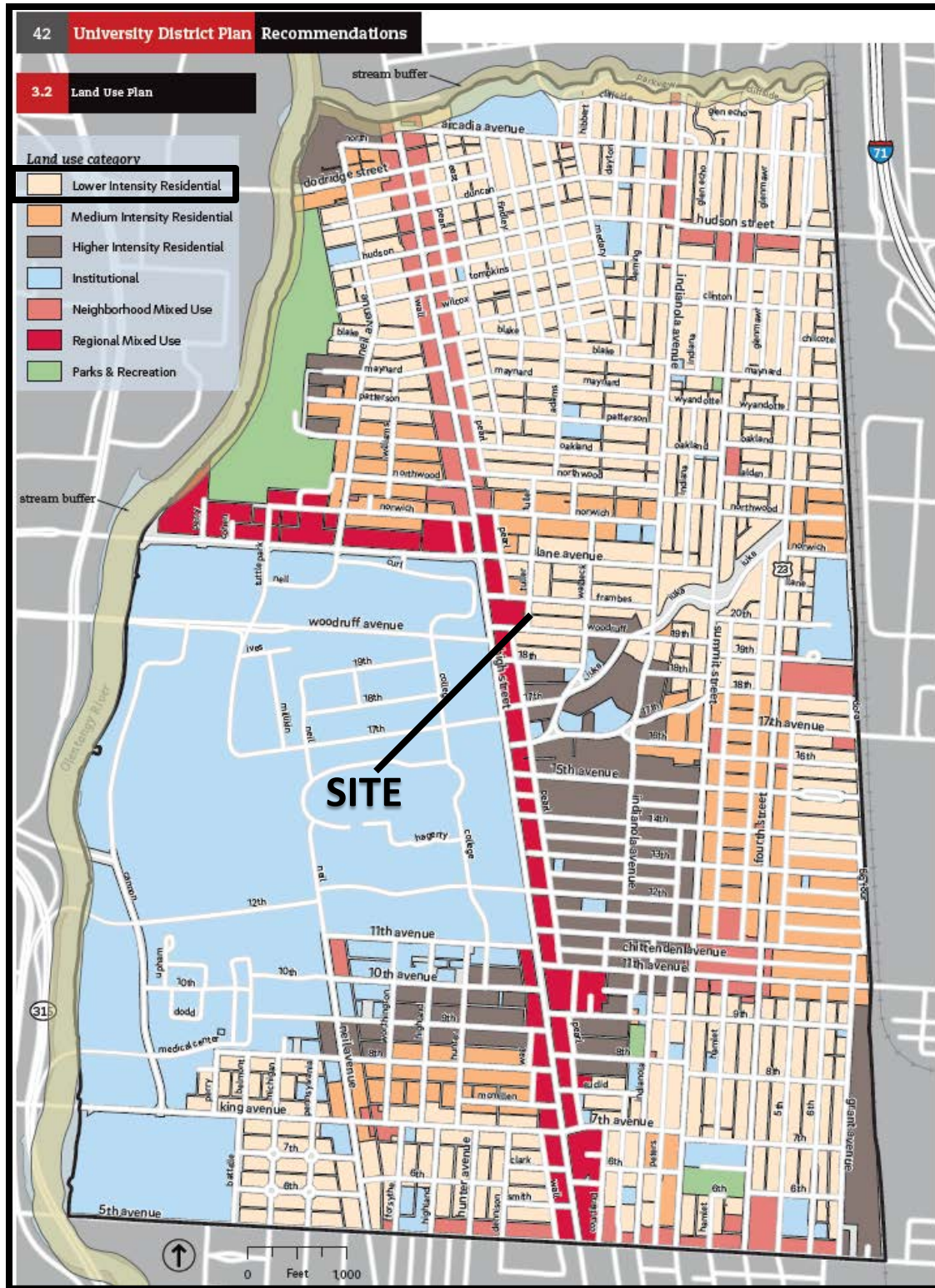
Zoning: R-4
Lot Area 2112.5 sq. ft.

Proposed Variances

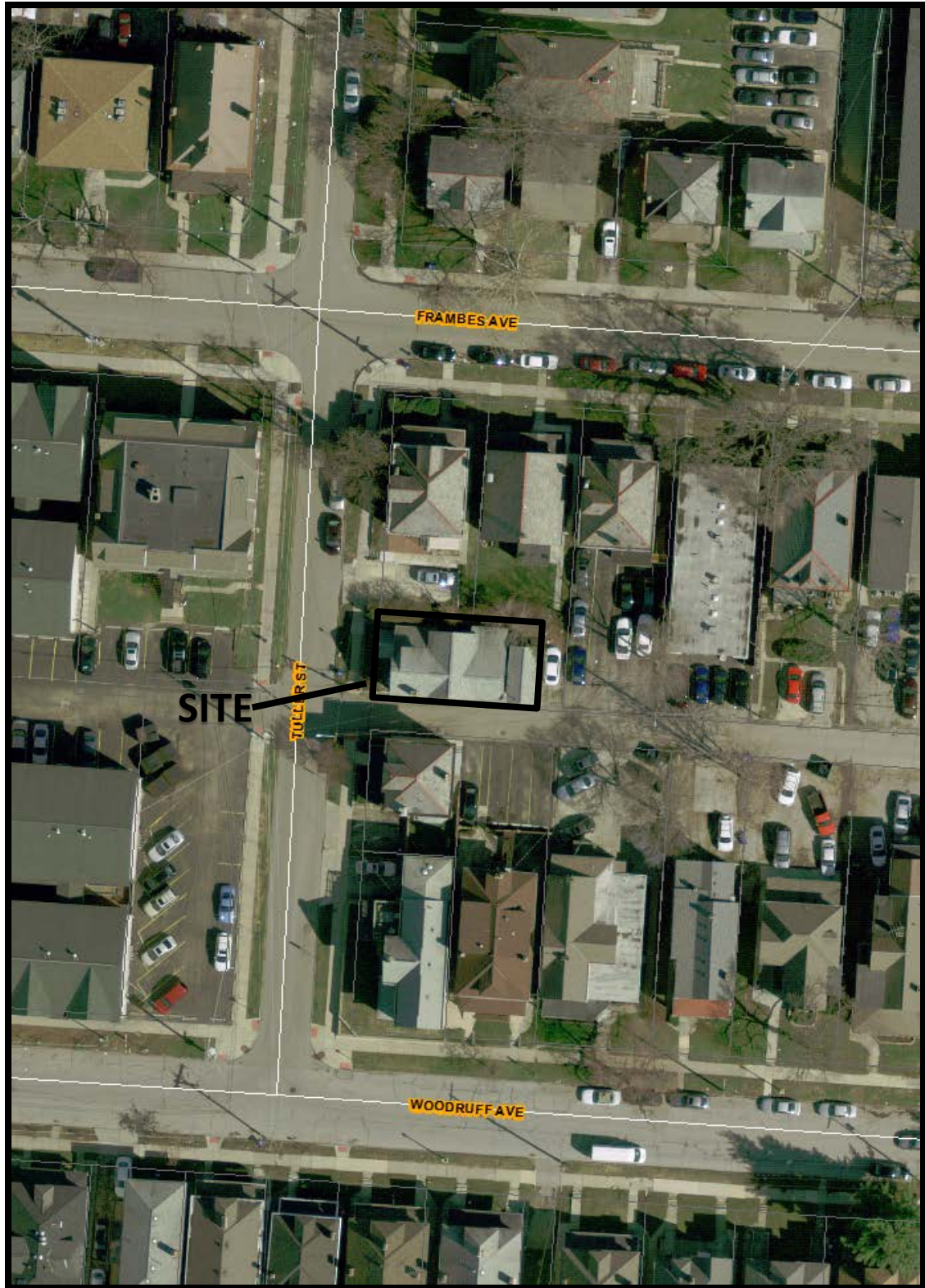
- 3332.039 R-4 Residential district: Use variance to allow two separate dwelling units on a single lot.
- 3332.15 R-4 Area requirements to allow for two dwelling units on a lot of 2112.5 sf. in lieu of the 6000 sf required.
- 3332.19 Fronting: Existing rear dwelling does not front on public street.
- 3332.25 Maximum side yard for main and rear building.
- 3332.26(E) Minimum Side yard Permitted: To allow for existing 11 3/4" setback on south property line for West front building and 0' on west and 5 3/4" on east for East rear building (3' required for each property)
- 3332.27 Rear yard: To allow existing rear yard of 100 sf for the east building and 71 sf for the rear west building to remain in lieu of 528 sf or 25% required by code.
- 3312.49 To provide 0 parking spaces in lieu of four required. There are currently 0 parking spaces on site.
- 3372.541 Landscape Area and treatment to allow for .56 % or 12 sf (existing) to be landscaped rather than the 10% required by code.
- 3325.801 Maximum lot coverage. To allow for the existing lot coverage of 1351 sf or 63.9 % in lieu of the 25% or 528 sf required.
- 3325.805 To allow for FAR ratio of 1400 sf. or .66 in lieu of .4 or 845 sf required (existing is 1210 sq. ft.)



CV17-041
2060 Tuller Street
Approximately 0.05 acres



CV17-041
2060 Tuller Street
Approximately 0.05 acres



CV17-041
2060 Tuller Street
Approximately 0.05 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

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Seth Golding*
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TO: Tim Dietrich
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6665
tedietrich@columbus.gov

RE: 2060 Tuller
CV17-041

August 16, 2016

Dear Tim:

This letter is to inform you that on August 16, 2017 the University Area Commission voted to *approve* the request for council variance for the property located at 2060 Tuller. The variances requested are as follows:

1. 3332.039 R-4 Residential district: Use variance to allow two separate dwelling units on a single lot.
2. 3332.15 R-4 Area requirement: to allow for two dwelling units on a lot of 2112.5 sf. in lieu of the 6000 sf required.
3. 3332.19 Fronting: Existing rear dwelling does not front on public street.
4. 3332.25 Maximum side yard for main and rear building.
5. 3332.26(E) Minimum Side yard Permitted: To allow for existing 11 3/4" setback on south property line for West front building and 0' on west and 5 3/4" on east for East rear building (3' required for each property)
6. 3332.27 Rear yard: To allow existing rear yard of 100 sf for the east building and 71 sf for the rear west building to remain in lieu of 528 sf or 25% required by code.
7. 3312.49. Min. Parking: To provide 0 parking spaces in lieu of four required. There are currently 0 parking spaces on site.
8. 3372.541 Landscape Area and treatment: to allow for .56 % or 12 sf (existing) to be landscaped rather than the 10% required by code.
9. 3372.542 Maximum lot coverage: To allow for the existing lot coverage of 1351 sf or 63.9 % in lieu of the 25% or 528 sf required.
10. 3372.544, F.A.R.: To allow for FAR ratio of 1509 sf. or .72 in lieu of .4 or 845 sf required (existing is 1210 sq. ft.)

*Denotes Zoning
Committee member

The Commission approved of the variances that were needed mainly to make the historic building comply with current code. The building footprint remains the same. The applicant worked with the zoning committee over several meetings and revised the plan to maintain the same bedroom count. This was important to the commission, first, because there is no on-site parking and, second, because the new University District Plan recommends that any increases in density are located along the commercial corridors and not in the residential parts of the University District. This cooperative approach to the variance process was very much appreciated by the Commission. They unanimously supported this applicant's request for council variance.

The vote to approve the above variance request was unanimous: **For – 11; Against – 0; Abstentions – 0.**

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

COPY

HISTORIC DISTRICT COMMISSION
RECOMMENDATION

HISTORIC RESOURCES 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: 2060 Tuller Street
APPLICANT'S NAME: Juliet Bullock Architects (Applicant)
APPLICATION NO.: 17-7-26b

Indianola Forest Historic District
True North Rentals (Owner)
COMMISSION HEARING DATE: 7/26/17

The Historic Resources 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 & 3117 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:

RECOMMENDATION:

The Historic Resources Commission recommends approval of the identified variances as enumerated in Application #17-7-26b, 2060 Tuller Street, Indianola Forest Historic District, as submitted.

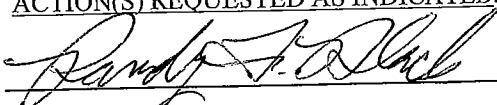
Proposed Variances

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MOTION: Henry/Rowan (4-0-0) RECOMMEND APPROVAL

- 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 # CV17-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael P. Stickney
of (COMPLETE ADDRESS) 10 E. 17th Avenue, 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 4 numbered boxes containing handwritten names and addresses: 1. MICHAEL LINSKER, 2. RICHARD GRAFF, 3. MICHAEL STICKNEY, 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 22nd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 8/22/21 Notary Seal Here



KAREN S. GILBERT
Notary Public, State of Ohio
My Commission Expires
08-22-2021

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