

STATEMENT OF HARDSHIP

CV15-019

The Property is composed of three parcels, one that is improved with a church that is very old and two that are unimproved. The church parcel is zoned M-2 and the two unimproved parcels are zoned R-4. The parcels are bordered on the north by E. Fourth Avenue, on the west by Sixth Street, and on the south by a 20' wide alley.

The parcels are in an area that is rapidly regenerating with new residential and commercial buildings being constructed and old structures being renovated. The owner proposes to renovate the old church and have eight (8) residential units and parking and to combine the unimproved two parcels into one and construct 14 new residences and 22 parking spaces.

The variances requested will permit the old church to remain in its location as-is and be renovated for seven residential units and to construct a new garage structure with a single residential unit above. A one-way access driveway will be developed on the east border of the church parcel to provide access from the 20' alley to the church parcel and to the newly constructed units on the remaining two parcels.

The applicant is rezoning the parcels to AR-2 which permits buildings with five or more units. The applicant requests a variance on the Church parcel to permit a building with only one unit and on the combined parcels to construct two buildings on a lot that is less than 20,000 square feet.

The proposed residential use and density are in the spirit of the area improvements.

The area's manufacturing uses mixed with low density residential structures is converting to a denser neighborhood that preserves historical structures through renovation and improves vacant land with new structures for residential and commercial uses. The practical difficulties of maintaining older structures and mixing in new buildings requires variances from zoning requirements that once accommodated the area's uses.

The use of the Property for residential dwellings will not adversely affect the surrounding neighborhood. 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.

CV15-019

285-295 E. Fourth Avenue

LIST OF VARIANCES

References are to proposed lots as follows:

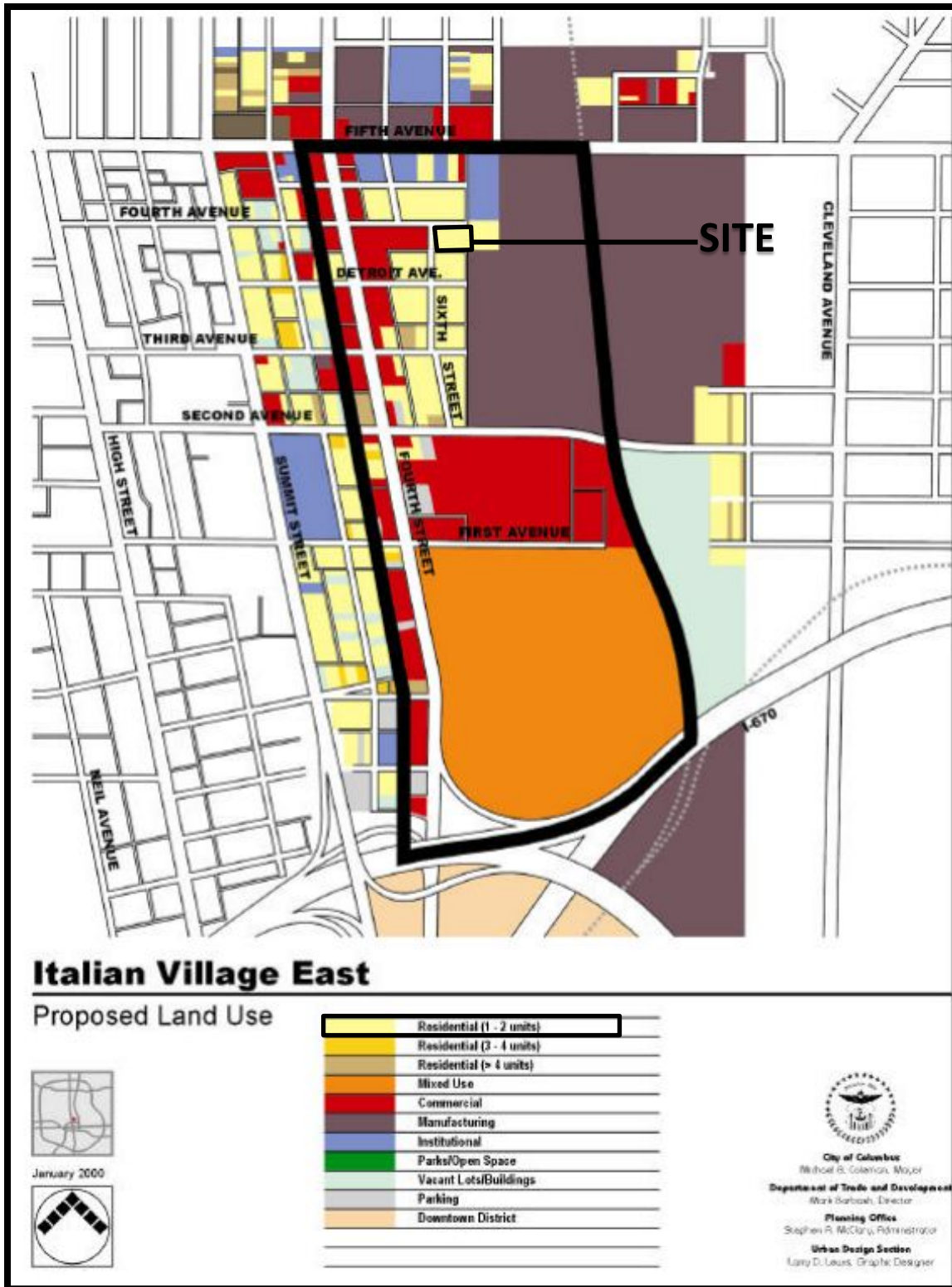
West lot that will be 10,640 sq. ft. "Lot #1"

East lot that will be 15,960 sq. ft. "Lot #2"

1. **3333.025 AR-2 apartment residential district use**: To permit a dwelling containing fewer than three dwelling units and to permit one dwelling unit on Lot #1.
2. **3333.13 AR-2 area district requirements**: To permit an apartment complex on a single lot that is less than 20,000 square feet and to be 15,960 square feet on Lot #2.
3. **3333.15(c) Basis of computing area**: To permit residential buildings to be erected and occupy together greater than 50 percent of the lot area and to be 51% of the lot area on Lot #2.
4. **3333.16 Fronting**: To permit an apartment house to not front on a public street on Lot #2.
5. **3333.18(D) Building lines**: To permit setbacks to be less than ten feet (10') and to be 7' 1/8" along Sixth Avenue and 5' 4 7/8" along Fourth Avenue on Lot #1 and 6' 8 1/2" along Fourth Avenue on Lot #2.
6. **3333.25 Perimeter yard**: To permit a perimeter yard to be less than ten feet and to be zero feet along the south and east property line of Lot #1, and to be 5' 2 1/2" along the south property line and 0 feet along the east property line of Lot #2 and to permit a dumpster to be located in the east perimeter yard of Lot #2.
7. **3312.13 Driveway**: To permit a one way driveway serving more than eight parking spaces to be less than 20' wide and to be 12' 5.5" wide.
8. **3312.25 Maneuvering**: To permit maneuvering for one car (noted as C8 on site plan) to not be exclusive and to be shared on Lot #1 and to permit maneuvering to occur over the property line on Lot #2.
9. **3312.49 Off street parking**: To permit less than 13 parking spaces on Lot #1 and to permit 11.
10. **3321.01(A) Dumpster**: To permit a dumpster to be located in a perimeter yard.



CV15-019
285 & 295 East Fourth Avenue
Approximately 0.61 acres



CV15-019
285 East Fourth Avenue
Approximately 0.61 acres
Italian Village East Redevelopment Plan (2000)



CV15-019
285 & 295 East Fourth Avenue
Approximately 0.61 acres

STEVEN R. SCHOENY
Director

COPY

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

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: 285-295 East Fourth Avenue

APPLICANT'S NAME: Connie Klema (Applicant)

The New Victorians, Inc. (Owner)

APPLICATION NO.: 15-5-18

COMMISSION HEARING DATE: 5-19-2015

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 #15-5-18, 285-295 East Fourth Avenue, the Italian Village Commission recommends approval of the proposed rezoning and variances, as follows:

Request for Rezoning Recommendation

- Request for recommendation for rezoning from R-4 Residential Use and M-2 Manufacturing Use to AR-2 Apartment Residential Use.

Request for Variance Recommendation

References are to proposed lots as follows:

West lot that will be 10,640 sq. ft. "Lot #1"

East lot that will be 15,960 sq. ft. "Lot #2"

- 1. 3333.025 AR-2 apartment residential district use: To permit a dwelling containing fewer than three dwelling units and to permit one dwelling unit on Lot #1.
- 2. 3333.13 AR-2 area district requirements: To permit an apartment complex on a single lot that is less than 20,000 square feet and to be 15,960 square feet on Lot #2.
- 3. 3333.15(c) Basis of computing area: To permit residential buildings to be erected and occupy together greater than 50 percent of the lot area and to be 51% of the lot area on Lot #2.
- 4. 3333.16 Fronting: To permit an apartment house to not front on a public street on Lot #2.
- 5. 3333.18(D) Building lines: To permit setbacks to be less than ten feet (10') and to be 7' 1/8" along Sixth Avenue and 5' 4 7/8" along Fourth Avenue on Lot #1 and 6' 8 1/2" along Fourth Avenue on Lot #2.
- 6. 3333.25 Perimeter yard: To permit a perimeter yard to be less than ten feet and to be zero feet along the south and east property line of Lot #1, and to be 5' 2 1/2" along the south property line and 0 feet along the east property line of Lot #2 and to permit a dumpster to be located in the east perimeter yard of Lot #2.



- 7. 3312.13 Driveway: To permit a one way driveway serving more than eight parking spaces to be less than 20' wide and to be 12' 5.5" wide.
- 8. 3312.25 Maneuvering: To permit maneuvering for one car (noted as C8 on site plan) to not be exclusive and to be shared on Lot #1 and to permit maneuvering to occur over the property line on Lot #2.
- 9. 3312.49 Off street parking: To permit less than 13 parking spaces on Lot #1 and to permit 11.
- 10. 3321.01(A) Dumpster: To permit a dumpster to be located in a perimeter yard.

MOTION: Cooke/Lapp (5-0-1[Sudy]) 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
Historic Preservation Officer

