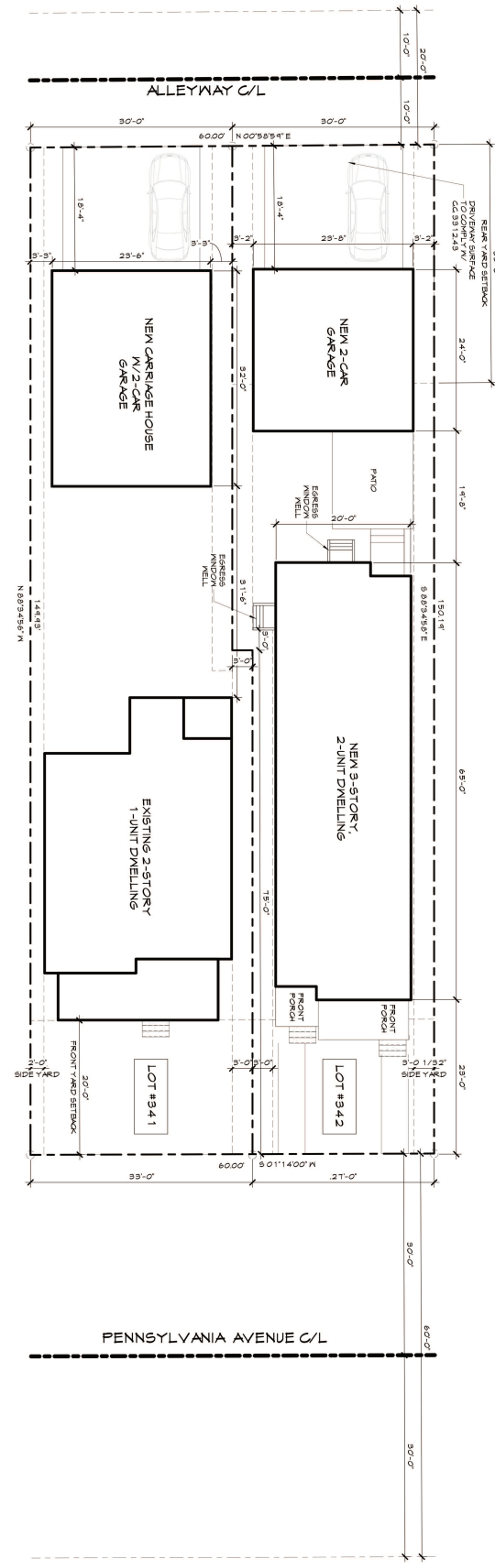


LOT #34.1: SITE PLAN AREAS

<p>LOT AREA: 41,755 SF - 0.1039 ACRES</p> <p>LOT COVER/SEAL: (SECTION 332.21 (B)) REQUIRED: 10% PROVIDED: 10% (11,200 SF - 26%)</p> <p>REAR YARD COVER/SEAL: (SECTION 332.21 (C)) REQUIRED: 4.25% (MAX HEIGHT 11.5 FT) PROVIDED: 4.60% (MAX HEIGHT 11.5 FT)</p> <p>REAR YARD COVER/SEAL - CARTRIDGE HOUSE: (SECTION 332.21 (1)) PROVIDED: 0% - 0% (VARIANCE REQUESTED)</p> <p>SIDE YARD: (SECTION 332.22 (1)) REQUIRED: 3% (TOTAL SIDE YARD - 4.6% (VARIANCE REQUESTED)) PROVIDED: 3% (TOTAL SIDE YARD - 4.6% (VARIANCE REQUESTED))</p> <p>HEIGHT: (SECTION 332.23) REQUIRED: 35' MAX HEIGHT EXCEPT FOR 1-2 STORY HEIGHT PROVIDED PROVIDED: 35' MAX HEIGHT EXCEPT FOR 1-2 STORY HEIGHT PROVIDED</p> <p>PRIVATE GARAGE/CARTRIDGE HOUSE: (SECTION 332.22 (1)) 750 SF SHOWN</p> <p>R-2F REZONING REQUIREMENTS: (SECTION 332.14) REQUIRED: 1.25 SF (VARIANCE REQUESTED)</p>
--

LOT #34.2: SITE PLAN AREAS

<p>LOT AREA: 42,713 SF - 0.0981 ACRES</p> <p>LOT COVER/SEAL: (SECTION 332.21 (B)) REQUIRED: 10% PROVIDED: 10% (5,730 SF - 45%)</p> <p>REAR YARD COVER/SEAL: (SECTION 332.21 (C)) REQUIRED: 4.25% (MAX HEIGHT 11.5 FT) PROVIDED: 4.55% (MAX HEIGHT 11.5 FT)</p> <p>REAR YARD COVER/SEAL - CARTRIDGE HOUSE: (SECTION 332.21 (1)) PROVIDED: 0% - 0% (VARIANCE REQUESTED)</p> <p>SIDE YARD: (SECTION 332.22 (1)) REQUIRED: 3% (TOTAL SIDE YARD - 3.4% (VARIANCE REQUESTED)) PROVIDED: 3% (TOTAL SIDE YARD - 3.4% (VARIANCE REQUESTED))</p> <p>HEIGHT: (SECTION 332.23) REQUIRED: 35' MAX HEIGHT EXCEPT FOR 1-2 STORY HEIGHT PROVIDED PROVIDED: 35' MAX HEIGHT EXCEPT FOR 1-2 STORY HEIGHT PROVIDED</p> <p>PRIVATE GARAGE/CARTRIDGE HOUSE: (SECTION 332.22 (1)) (6) 1.5 MAX HEIGHT 1-4-6 HEIGHT PROVIDED</p> <p>R-2F REZONING REQUIREMENTS: (SECTION 332.14) REQUIRED: 1.25 SF (VARIANCE REQUESTED)</p>

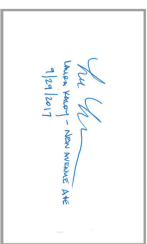


489 PENNSYLVANIA AVE
0.2067 ACRES

SITE PLAN
SCALE: 1/8" = 1'-0"



Final Site Plan Received 9/27/17 CV17-029



NEW AVENUE
architects + engineers

www.new-avenue.net

4740 HERD ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614.884.8888

Description: _____ Date: _____
 Preparer: _____ Date: 09-29-2017

989 Pennsylvania Avenue
Columbus, Ohio 43209

2 Unit Dwelling & Carriage House

BUILDER:
Roby Development Company

Project No: 1710666

SITE PLAN

SP1.0

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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 SHEET

Signature of Applicant



Date 4/24/2017

Statement of Hardship

989 PENNSYLVANIA AVENUE

The property discussed is a combined lot (Lot numbers 341 & 342). The total lot is sixty (60') feet wide by one-hundred fifty (150') feet deep. There is currently a single-family home situated on what would be Lot 341.

The applicant would like to split the lots that were combined prior to 1942, and build a 2-unit dwelling and detached garage on the new north lot (#342), as well as build a new carriage house at the alley of the south lot (#341), giving that lot 2-detached dwellings.

The existing home currently does not meet side yard setback requirements on the south side which is not uncommon among several of the surrounding lots since they were built before the current zoning code. Part of the modifications to the existing property would include bringing the existing south wall and roof eave up to fire code to protect both properties at 983 and 989 Pennsylvania. Approving these variances and subsequent lot split would improve the street frontage on Pennsylvania by removing the vacant lot to the north of the existing home. The Council Variance will not in any way diminish the public health and safety of the neighboring properties and will comply with the intent of the zoning codes

List of Variances

989 PENNSYLVANIA AVENUE – SOUTH LOT #341

1. **3332.037** R-2F residential district:
To allow 2 detached dwelling units in an R-2F residential district.
2. **3332.05** R-2F Area district lot width requirements:
To reduce the minimum lot width from 50 feet to 33 feet on the proposed south lot (#341).
3. **3332.14** R-2F area district requirements:
To reduce the minimum lot area required for a single-family dwelling and a carriage house from 6,000 square feet to 4,725 square feet on the proposed south lot (#341).
4. **3332.19** Fronting:
To allow the proposed carriage house on the south lot (#341) to front onto the alley instead of the public street.
5. **3332.26** Minimum side yard permitted:
To reduce the minimum side yard from 3 feet to 2 feet on the proposed south lot for an existing dwelling along the south lot line.
6. **3332.25** Maximum side yard required:
To reduce the maximum side yard area required from 20% of the width of the lot (6.6 feet) to 15.15% of the width of the lot (5 ft.) for the proposed south lot (#341).
7. **3332.27** Rear yard coverage:
To reduce the maximum rear yard coverage required from 25% (1,191 square feet) to 20% of the lot (960 square feet) for the proposed south lot (#341).
8. **3332.27** Rear yard coverage (Carriage House):
To reduce the maximum rear yard coverage required from 25% (1,191 square feet) to 0% of the lot (#341).

989 PENNSYLVANIA AVENUE – NORTH LOT #342

9. **3332.05 R-2F Area district lot width requirements:**

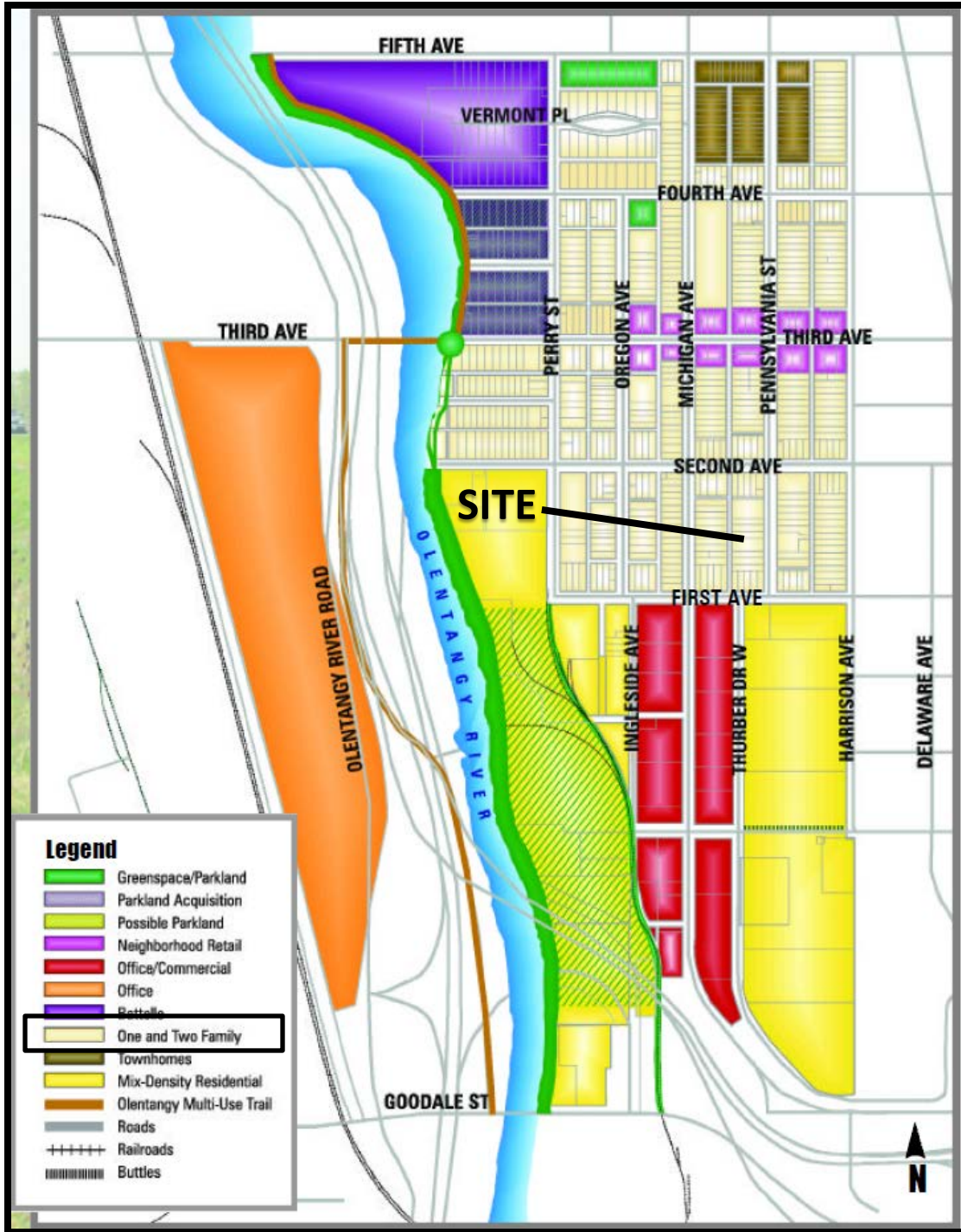
To reduce the minimum lot width from 50 feet to 27 feet on the proposed north lot (#342).

10. **3332.14 R-2F area district requirements:**

To reduce the minimum lot area required for a 2-family dwelling from 6,000 square feet to 4,275 square feet on the proposed north lot (#342).



CV17-029
989 Pennsylvania Avenue
Approximately 0.21 acres



CV17-029
989 Pennsylvania Avenue
Approximately 0.21 acres



CV17-029
989 Pennsylvania Avenue
Approximately 0.21 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV17-029

Address: 989 Pennsylvania Avenue (43201)

Group Name: Harrison West Society

Meeting Date: 9/20/2017

- Specify Case Type: [] BZA Variance / Special Permit [X] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one) [X] Approval [] Disapproval

NOTES: [Blank lines for notes]

Vote: 12-4 (4 abstentions)

Signature of Authorized Representative: [Signature] (David Carey)
SIGNATURE
RECOMMENDING GROUP TITLE: Planning Committee Chair, Harrison West Society
DAYTIME PHONE NUMBER: (614) 992-4765

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # CV17-029

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) LAURA KALDY of (COMPLETE ADDRESS) 4740 REED RD STE 201 UPPER ARUNGTON, OH 43220

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. CHRIS HAMMER, 989 PENNSYLVANIA AVE, COLUMBUS, OH 43201, #614.499.0574; 2. MATTHEW WOOD, 989 PENNSYLVANIA AVE, COLUMBUS, OH, 43201. Row 2: 3. (empty), 4. (empty).

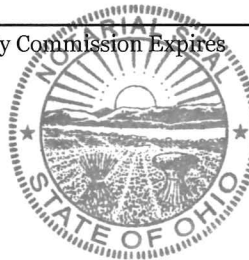
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here My Commission Expires



Tamara R. Sines Notary Public, State of Ohio My Commission Expires 07-13-2021

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