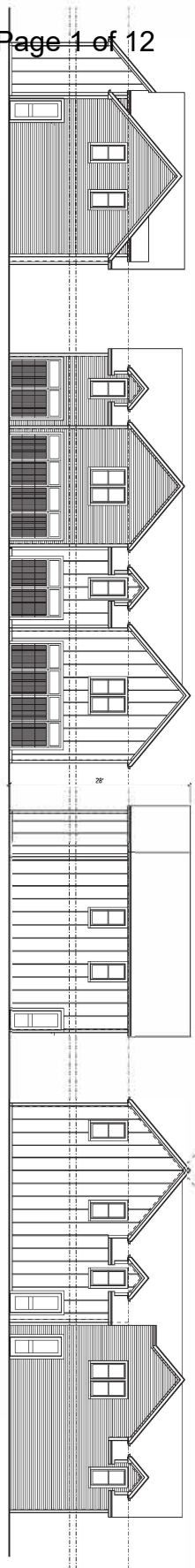


ARCHITECTURAL PLANS

CV24-128

JULIE BULLOCK ARCHITECTS
 4885 OLNEYANGY BLVD
 COLUMBUS OH 43214
 614-935-0394

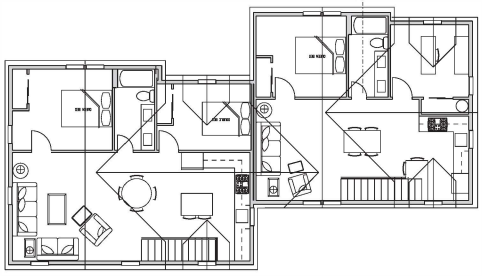


PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

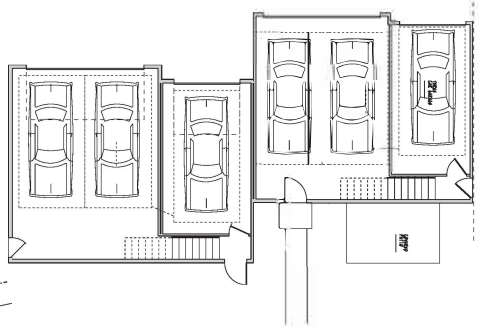
PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

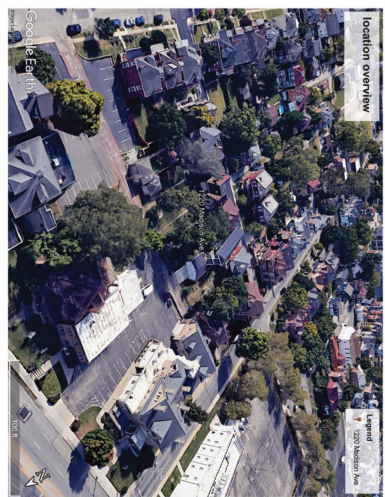
PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



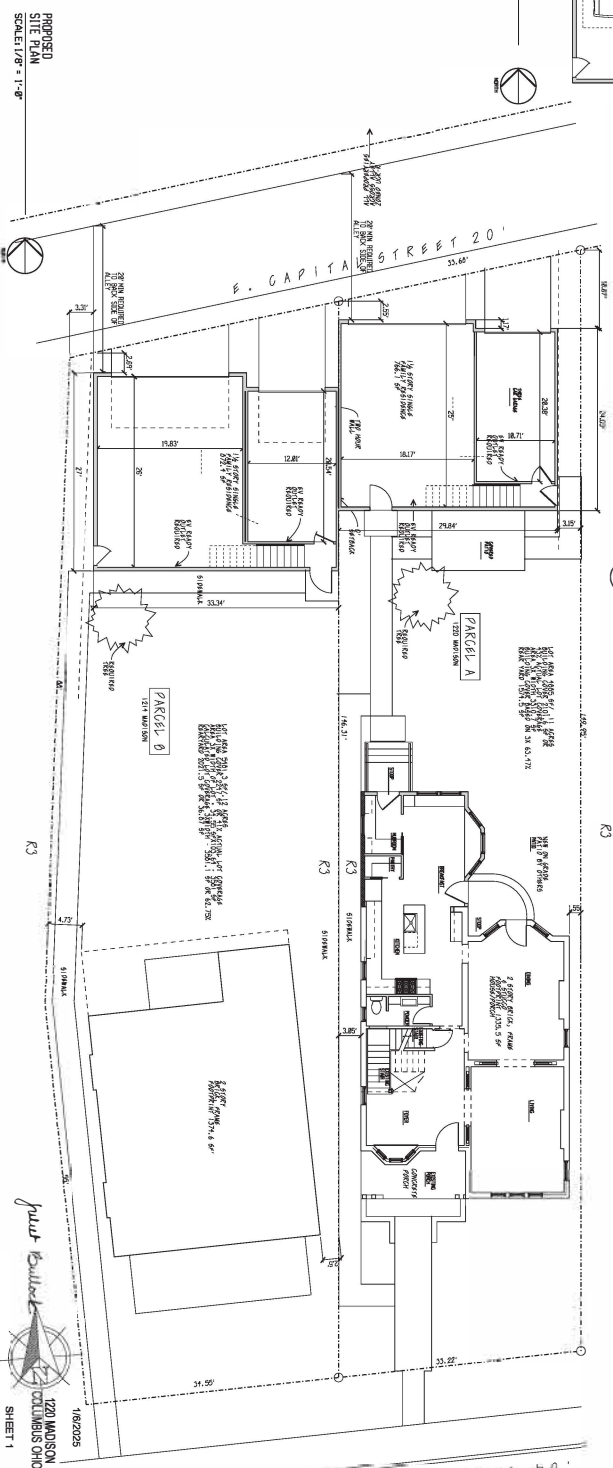
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



LOCATION OVERVIEW
 SCALE: 1/8" = 1'-0"



VICINITY PLAN



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

FINAL PLANS RECEIVED 01.06.2025 SHEET 1 OF 1 CV24-128

1/6/2025
 Julie Bulluck
 1201 WATSON
 COLUMBUS OH
 SHEET 1

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-128
Location: 1214 & 1220 MADISON AVE. (43205), being 0.23± acres located on the north side of Madison Avenue, 153± east of South Champion Avenue (010-004535 & 010-054517; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Two single-unit dwellings on each lot.
Applicant(s): Juliet Bullock Architects; 4886 Olentangy Boulevard; Columbus, OH 43214.
Property Owner(s): 1220 Madison LLC, JP Faulkner; 3003 North High Street; Columbus, OH 43202.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The sites consist of two parcels developed with single-unit dwellings in the R-3, Residential District. The requested Council variance will allow a new dwelling-unit above a detached garage (carriage house) and includes variances for required parking, rear yard, maximum side yard, minimum side yard, fronting, lot width, and lot area requirements.
- A Council variance is required because the R-3 district does not allow two single-unit dwellings on one lot with reduced development standards.
- To the north of the site are a nursing home and office use in the UCR-R, Urban Core Restricted District. To the south, east, and west are single-unit dwellings in the R-3, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not contain a recommended land use for this location, but does state that new residential development should be consistent with adjacent housing types and densities.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will allow two single-unit dwellings on one lot with reduced development standards. Staff notes that although the Plan does not contain a recommended land use for this location, it does state that new residential development should be consistent with adjacent housing types and densities, that no more than one accessory unit should be allowed per lot, and that the exterior of the accessory unit should be architecturally compatible with the primary residence. The requested variance is consistent with similar requests in the neighborhood and includes a commitment to develop the property in accordance with the

submitted site plan and building elevations which show consistency with the Plan's design guidelines.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

Given the entire block of apartments behind these two single family homes and others on the block, privacy and screening become critical to make this project beneficial. This is an unusual situation, with so many apartments/parking lots backing up to these two properties.

2. Whether the variance is substantial.

Yes No

These type of calley facing homes are typical in urban neighborhoods and minimize the required footprint to add to the original hsitorial home to create more space for the owners. They are not visible from the street and many of the variances are for the existing home/lot.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

No and these alley facing homes provide a good transition between the very dense housing to the north, and the single family and duplexes along Madison Avenue. The zero lot line between the two properties also allows us to maximize garage parking.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

this project does not impact any government services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

Yes, but also with the understanding that other similar proposals have been approved in this neighborhood.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

Any additional single family home requires a variance. This is a great solution to provide additional housing without maximizing lot coverage.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

Yes, given similar proposals have been approved in these urban neighborhoods, and additionally more cost effective housing can be provided.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 10/13/24

Statement of Hardship

These two parcels back up to apartment buildings with large surface parking lots. The historic homes at 1214 and 1220 Madison have little privacy and screening. So the request of the two owners was not only to provide additional space without having to modify the essential character of the existing homes, but also to screen the backyards from the taller apartment buildings and parking lot to the rear. Therefore we proposed to build two carriage house structures with a shared wall at their shared property line as a solution.

A parking variance (3312.49) is required for each parcel as four spaces are required, and three are provided in each garage. Attaching the two new structures not only provided the screening of adjacent parking and apartment windows that we desired but also allowed us to provide three parking spaces in a garage in lieu of only two garage spaces for each parcel. A fire rated wall between the two structures provides the required building code protections between units. A parking variance is often required in these urban areas, but given the site's proximity to Broad Street, alternative transportation is also available.

A use variance (3332.035) is required to allow for two single family homes on each parcel. There are many parcels in these urban areas that have two residences as often what we now call alleys were originally "streets" where homes faced the alleys. In fact there is a carriage house structure just north east of 1220 Madison so there certainly is precedent for such structures. The proposed density is similar to many other homes and apartment buildings in this neighborhood.

The existing parcels do not meet the required width nor area requirements in the zoning code, but these lots are typical in width and size in this neighborhood. Additionally, minimum and maximum side yard setbacks are required for the two existing homes. The proposed variances (3332.05(A), 3332.13, 3332.25(B) and 3332.26(B) legitimize the existing conditions.

Attaching the two new homes with 0 setback on their shared property line does require setback variances (3332.25 (B) and 3332.26 (B)). however this configuration not only allows for additional parking spaces but also provides the visual screening from the adjacent parking lots/apartment buildings. We feel that is unique solution is appropriate given the existing development to the north.

Facing these new homes on what is not a street requires a variance (3332.19). There are other homes that face this alley and certainly there is precedent for such fronting in this urban neighborhood.

Rear yard variances (3332.27) are typical in these dense urban neighborhoods especially when all the rearyard is applied to the front home only.

PARCEL NUMBER 010-004535-00/010-054517-00
1220 MADISON/1214 MADISON ZONED R-3 / NEAR EAST AREA COMMISSION
CONSTRUCT A NEW SINGLE FAMILY TO THE REAR OF THE PROPERTIES AT 1220 MADISON (EAST HOUSE) AND
1214 MADISON (WEST HOUSE)

EAST HOUSE 1220 MADISON (KNOWN AS PARCEL A)

LOT AREA 4885 SF/.11 ACRES LOT AREA THREE TIMES THE WIDTH = $33.22 \times 99.66 = 3310.7$ SF
HOUSE FOOTPRINT 1335.5 SF REAR HOUSE FOOTPRINT 766.1 SF = 2101.6 SF
TOTAL PROPOSED LOT COVERAGE WITH REDUCED LOT AREA IS 63.47%
ACTUAL LOT COVERAGE IS 63.47%
PROPOSED REAR YARD IS 1574.5 SF OR 32.23%

WEST HOUSE 1214 MADISON (KNOWN AS PARCEL B)

LOT AREA 5481.3 SF/.11 ACRES LOT AREA THREE TIMES THE WIDTH = 3581 SF OR 62.75%
HOUSE FOOTPRINT 1374.6 SF REAR HOUSE FOOTPRINT 872.4 SF
TOTAL PROPOSED LOT COVERAGE WITH REDUCED LOT AREA IS 62.75%
ACTUAL LOT COVERAGE IS 41 %
PROPOSED REAR YARD IS 2021.5 SF OR 36.87

PARKING CALCULATIONS

REQUIRED PARKING 2 DWELLING UNITS X 2 / UNIT = 4 SPACES REQUIRED FOR EACH LOT
3 SPACES ARE PROVIDED ON EACH LOT

PROPOSED VARIANCES

3312.49 REQUIRED PARKING: TO ALLOW FOR THREE PARKING SPACES FOR BOTH LOTS, IN LIEU OF THE REQUIRED
FOUR PARKING SPACES FOR EACH PARCEL.

3332.035 R-3 RESIDENTIAL DISTRICT: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE PARCEL IN AN
R-3 DISTRICT FOR BOTH PARCELS WHEREAS ONLY A SINGLE FAMILY HOME IS PERMITTED ON EACH PARCEL .

3332.05(4) AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR 33.22' WIDE LOT ON PARCEL A AND 34.55'
ON PARCEL B IN LIEU OF THE REQUIRED 50' FOR EACH PARCEL.

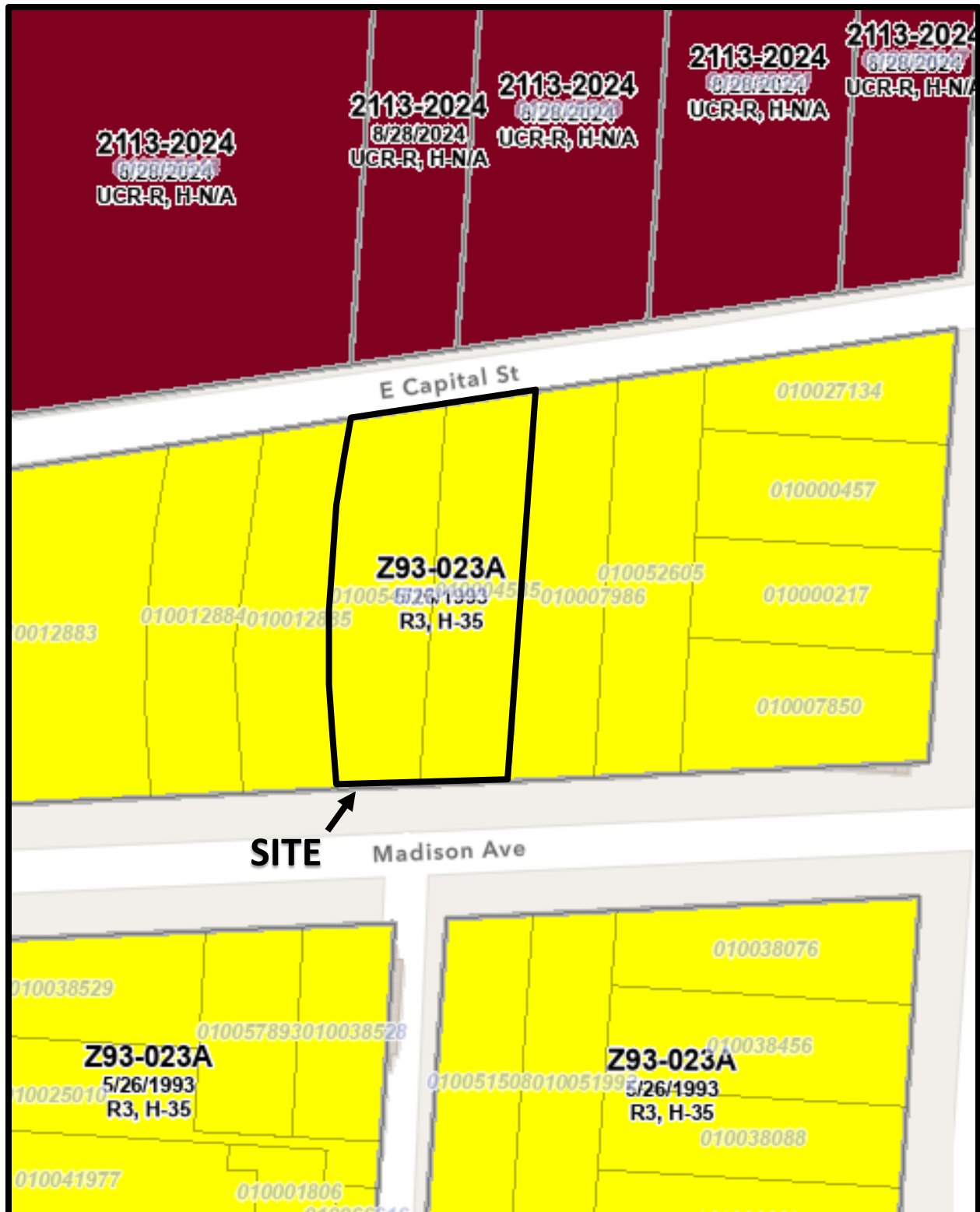
3332.13 R-3 AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING
TO BE SITUATED ON A LOT OF NO LESS THAN 5,000 SQUARE FEET IN AREA WHEREAS THE APPLICANT PROPOSES
TWO SINGLE FAMILY UNITS ON A PARCEL ON A LOT THAT MEASURES 3310.7 SF FOR PARCEL A AND 3581 SF. FOR
PARCEL B BECAUSE IT IS A NARROW LOT WE CAN ONLY INCLUDE 3 TIMES THE LOT WIDTH IN OUR AREA
CALCULATION.

3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT AN ALLEY
FOR BOTH THE REAR HOUSES ON BOTH PARCELS

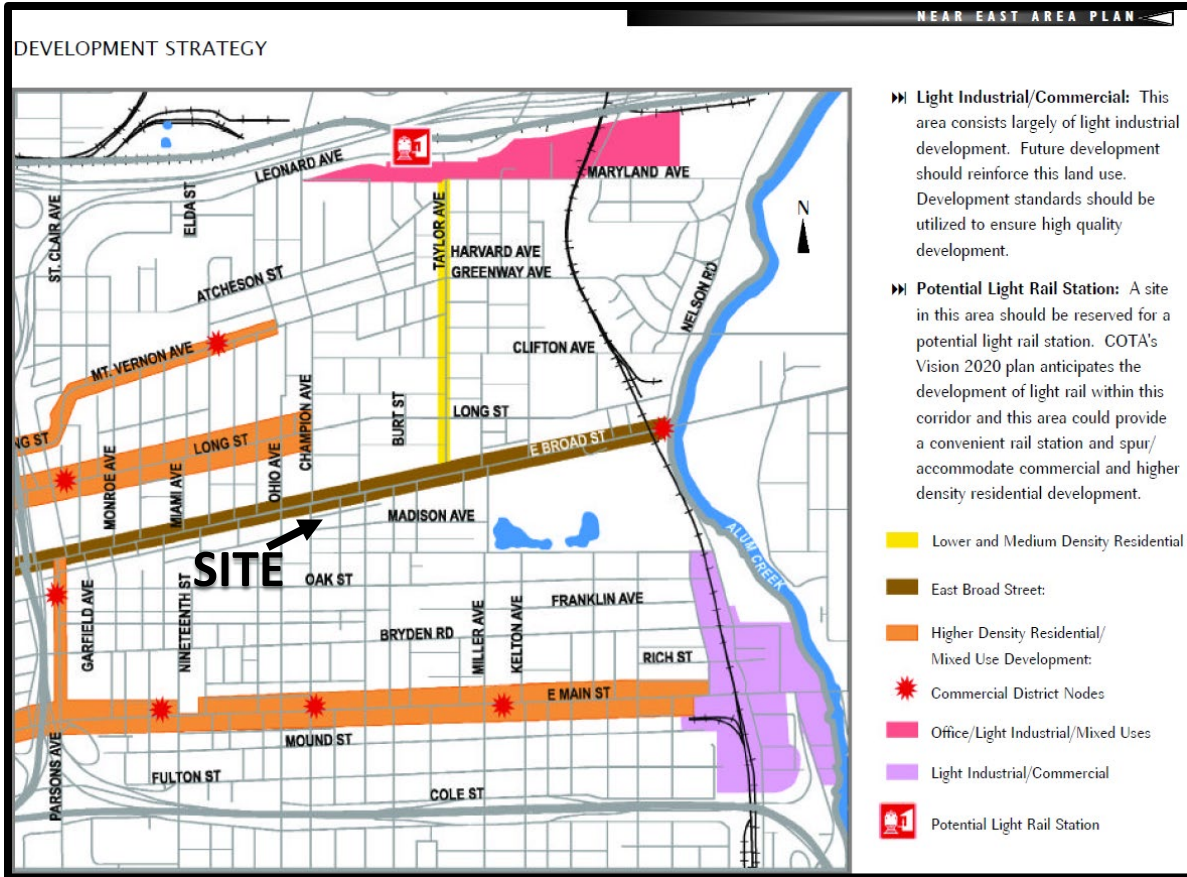
3332.25 (B) MAXIMUM SIDEYARD REQUIRED. TO ALLOW FOR A MAXIMUM SIDEYARD OF 4.6' FOR THE FRONT
RESIDENCE ON PARCEL A AND 3' FOR THE REAR HOME IN LIEU OF THE REQUIRED 6.664 FOR THIS PARCEL. TO
ALLOW FOR A MAXIMUM SIDEYARD OF 3' FOR THE REAR HOME ON PARCEL B IN LIEU OF THE REQUIRED 6.912'

3332.26(B) MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR A MINIMUM SIDEYARD OF 1.55' FOR PARCEL A
FRONT HOUSE EAST PROPERTY LINE AND 0' FOR PARCEL A REAR HOUSE WEST PROPERTY LINE. TO ALLOW FOR A
MINIMUM SIDEYARD OF 2.5' FOR PARCEL B FRONT HOUSE EAST PROPERTY LINE AND 0' FOR PARCEL B REAR
HOUSE EAST PROPERTY LINE.

3332.27 REARYARD TO ALLOW FOR 0 REAR YARD FOR THE PARCEL A REAR HOUSE AND PARCEL B REAR HOUSE IN
LIEU OF THE REQUIRED 25%



CV24-128
1214 Madison Ave.
Approximately 0.23 acres



CV24-128
 1214 Madison Ave.
 Approximately 0.23 acres



CV24-128
1214 Madison Ave.
Approximately 0.23 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-128

Address 1414-1420 MADISON AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 12/12/2024

Specify Case Type


- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 12-0-1

Signature of Authorized Representative 

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-128

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) JP Faulkner
of (COMPLETE ADDRESS) 3003 North High Street Columbus Ohio 43202

deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. 1220 Madison LLC/JP Faulkner 3003 N High Street Columbus Ohio 43202	2. Michael James Finniss 1214 Madison Avenue Columbus Ohio 43205
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 15th day of October, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

02-13-2029
My Commission Expires

Notary Seal Here



Amy L. Winrod-Ford
Notary Public, State of Ohio
Commission #: 2019-RE-768639
My Commission Expires 02-13-29

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