



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.

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 requested as detailed below:

SEE ATTACHED

Signature of Applicant

John Curry

Date

9/4/12

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 all checks payable to the Columbus City Treasurer

STATEMENT OF HARDSHIP

Regarding: Council variance application for 813 Summit Street Columbus

This council variance request is to allow a 2nd dwelling above an existing garage behind an existing residence located in Italian Village. The dwelling unit would be located on the second floor of the garage. There currently exists an approved council variance allowing the space to be built out as a commercial office. We would like to reduce the approved variance for commercial office to residential to better suit our needs.

Many residential properties in the city of Columbus have a multitude of ways to add more residential living space. However this home is restricted due to its historic nature, its location within Italian Village & the small size of the lot, typical of this historic neighborhood. Because of this a variance from the city zoning codes is required. The idea of living space over a detached garage while unusual for most areas has a historic precedent in this neighborhood; it's a practical way of gaining more space and would be architecturally appropriate. There are many examples of similar properties that have received variances for the same thing throughout the neighborhood. The Italian Village Commission has already given a preliminary approval for this project with a condition of changing some exterior lighting.

LIST OF VARIANCES INCLUDED WITH REQUEST:

1. 3332.039 R-4 Residential District: To permit the upper level of the existing, detached garage to be used as a single-unit dwelling (carriage house).
2. 3332.19 Fronting: To permit the carriage house to not front on a public street.
3. 3332.25 Maximum Side Yards Required: To permit the sum of the widths of the carriage house side yards to equal less than 20% of the width of the lot (which would be 10.25') and to equal 7.3'.
4. 3332.26 Minimum Side Yard permitted: To permit side yards on a lot more than 40' wide, to be less than 5' and be 2.3' on the north side of the front dwelling, and 2.3' on the south side of the carriage house.
5. 3332.27 Rear Yard: To permit the rear yard of a principal building (carriage house) to be less than 25% of the total lot area and to be 0%.
6. 3312.49 Minimum Number of Parking Spaces Required: To permit zero off-street parking spaces for the carriage house. The front dwelling has 2 parking spaces provided in the garage.



CV12-047



813 Summit Street

CV12-047

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: 813 Summit Street

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Michael Casey (Owner)

APPLICATION NO.: 14-11-25

COMMISSION HEARING DATE: 11-18-2014

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 #14-11-25, 813 Summit Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit the upper level of the existing detached garage to be used as a single unit dwelling (carriage house)
2. 3332.19 Fronting: To permit the carriage house to not front on a public street.
3. 3332.25 Maximum Side Yards Required: To permit the sum of the widths of the carriage house side yards to equal less than 20% of the width of the lot (which would be 10.25') and to equal 7.3'.
4. 3332.26 Minimum Side Yard Permitted: To permit the side yards on a lot more than 40' wide, to be less than 5' and be 2.3' on the north side of the front dwelling and 2.3' on the south side of the carriage house.
5. 3332.27 Rearyard To permit the rearyard of the principal building (carriage house) to be less than 25% of the total lot area and be 0%
6. 312.49 Minimum number of parking spaces: To permit zero off street parking spaces for the carriage house. The front dwelling has two parking spaces provided in the garage.

Reasons for an affirmative recommendation:

- 1) Items # 2, 3, 4, and 5, are related to existing conditions; 2) Items # 1 and 6, allowing for use as a dwelling unit, create a less burdensome parking issue than the commercial use that was previously approved.

MOTION: Sudy/Boyer (5-0-1 [Goodman]) 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.

A handwritten signature in cursive script, reading "Randy F. Black" followed by a flourish.

Randy F. Black
Historic Preservation Officer

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # CV12-047

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

MICHAEL CASEY

Of [COMPLETE ADDRESS]

700 N. HIGH STREET COLUMBUS OH 43215

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 formats:

- 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

1. <u>JOHN P. CASEY</u> <u>813 SUMMIT ST.</u> <u>COLUMBUS, OH 43215</u>	2. <u>SHAREENA M CASEY</u> <u>813 SUMMIT ST.</u> <u>COLUMBUS, OH 43215</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael Casey

Subscribed to me in my presence and before this

25th

day of

NOV.

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Charles Hill

CHARLES HILL

Notary Public, State of Ohio

My Commission Expires July 20, 2015



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

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