



SITE PLAN

PROPOSED
SCALE: 1" = 80'-0"

ZONING INFORMATION

ZONING DISTRICT: R-4
PARCEL ID: 010-05657-1-00

LOT AREA: 7,255 SQ. FT.

LOT COVERAGE

CARRIAGE HOUSE FOOTPRINT: 928 SQ. FT.
172 - 174 BUTTLERS
PROPOSED LOT COVERAGE: 2,190 SQ. FT.
PERMITTED LOT COVERAGE: 3,118 SQ. FT.
3,528 SQ. FT.
50% OF LOT AREA

SIDE SETBACKS

MIN. 3'-0"
TOTAL 10% LOT WIDTH

LIVING SPACE	928 SQ. FT.	20% OF TOTAL
CARRIAGE HOUSE	3,572 SQ. FT.	80% OF TOTAL
172 - 174 BUTTLERS AVE	4,500 SQ. FT.	
TOTAL		

Sections of the code to be varied:

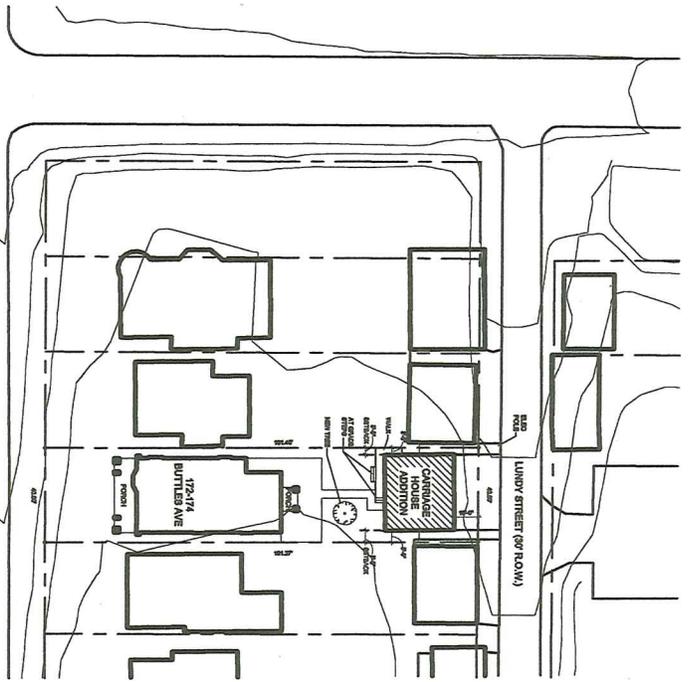
3332.039 - R-4 residential district
Sections A.2, state the following: "In an R-4 residential district the following uses are permitted. One, two-family dwelling..."
The proposed project, when complete, will have two structures on the property. The use variance is to add a carriage house to a lot with an existing 2 unit dwelling.

3332.05 Area district lot width requirement
Sections (A)(4) state the following: "No building shall be erected or altered except in accordance with this code and on a lot with a width measured at the front lot line of no less than:
50 feet in an R-1, R-2, R-3, R-2F or R-4 area district; and"
The existing property is 40 feet wide. Because it does not conform to the minimum 50 foot width the variance is needed.

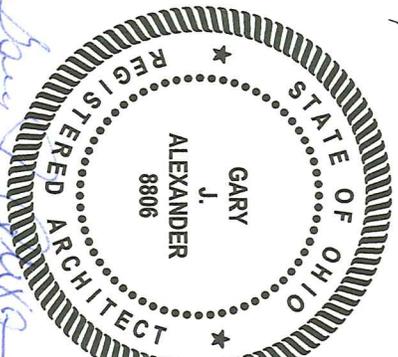
3332.15 R-4 area district requirement
The code states: "In an R-4 district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, ... or 6,000 square feet in area for a two story, two family dwelling..."
Per 3332.18c the lot area that can be counted toward the lot area requirement is 4800 sq. ft. Because of the limited lot area the variance is needed.

3332.27 Rear Yard
The code states: "Each dwelling, residence or principal structure shall be erected so as to provide a rear yard totaling no less than 25% of the total lot area."
Neither structure on the site will meet this standard. The carriage house will have 0% lot area at its rear, the existing duplex 23.7% of the total lot area at its rear. Meeting this standard is not possible on this site with a carriage house addition. It appears similar structures in the neighborhood do not meet this standard.

3332.19 Fronting
The code states: "Each dwelling or principal structure shall front upon a public street." A street is defined in the code as a public thoroughfare not less than 35 feet in width. Lundy Street is only 30' wide so it does not meet the definition of a public street.
Similar structures in the neighborhood do not meet this standard. To provide the maneuvering space that would be available if Lundy Street was wider, the proposed building will be located 10 feet beyond the property line, resulting in a 40 foot width from the face of the new building to the right-of-way on the opposite side of Lundy Street.



*Final Site Plan
Received 7/9/19
CV19-057*



Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

CARRIAGE HOUSE
ADDITION

172 - 174 BUTTLERS AVE.

A-1
Z. VAR. APP.: 05-28-19





DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV19-057

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 05.28.19

Gary J. Alexander
Architect

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

STATEMENT OF HARDSHIP

Carriage House Addition
172-174 Buttles Avenue
Revised July 1, 2019

We are requesting a variance to permit the construction of a two-story structure at the rear of the property. On the ground floor, the structure will provide three enclosed parking spaces. One for each of the existing living units at 172 and 174 Buttles. The third space will be for the two-bedroom living unit being built at the second floor of the proposed structure. Currently, the property does not have an enclosed garage. The lack of an enclosed garage on this property is definitely a hardship for the current residents.

There are a number of structures along Lundy Street, the alley adjacent to this proposed building, that are two-story structures with living space above parking. The "hardship" for the owner of 172-174 Buttles is his inability to increase the value of his property in the same manner others have in the neighborhood. The variance is needed so that he may have the same opportunity others in the immediate surroundings have had.

Sections of the code to be varied:

3322.039 - R-4 residential district

Sections A.2. state the following: "In an R-4 residential district the following uses are permitted. One, two-family dwelling..."

The proposed project, when complete, will have two structures on the property. The use variance is to add a carriage house to a lot with an existing 2 unit dwelling.

3332.05 Area district lot width requirement

Sections (A)(4) state the following: "No building shall be erected or altered except in accordance with this code: and on a lot with a width measured at the front lot line of no less than: 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district; and"

The existing property is 40 feet wide. Because it does not conform to the minimum 50 foot width the variance is needed.

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situated on a lot of no less than 5,000 square feet in area; . . . or 6,000 square feet in area for a two story, two family dwelling . . .”

Per 3332.18c the lot area that can be counted toward the lot requirement is 4800 sq. ft. Because of the limited area of the lot the variance is needed.

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The code states “Each dwelling, residence or principal structure shall be erected so as to provide a rear yard totaling no less than 25% of the total lot area.”

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The code states “Each dwelling or principal structure shall front upon a public street.” A street is defined in the code as a public thoroughfare not less than 35 feet in width. Lundy Street is only 30’ wide so it does not meet the definition of a public street.

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CV19-057
172 Buttles Ave
Approximately 0.17 acres



CV19-057
172 Buttles Ave
Approximately 0.17 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 172-174 Buttles Avenue

APPLICANT'S NAME: Gary Alexander, Architect (Applicant)

EDS Sommer Properties, FLP (Owner)

APPLICATION NO.: 19-6-19b

COMMISSION HEARING DATE: 6-12-19

The Victorian 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.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Others

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #19-6-19b, 172-174 Buttles Avenue, as submitted.

Variance Request

- C.C. 3322.039 – To allow a dwelling in an accessory structure.
- C.C. 3332.05 – To allow a new building on a lot that is 40' wide (50' width minimum).
- C.C. 3332.15 – To allow a dwelling on a lot that is 7,855 sw. ft. (11,000 sq. ft. required).
- C.C. 3332.27 – To allow a rear yard of 23.7% (25% required).
- C.C. 3332.19 – To allow a dwelling that fronts on an alley.

MOTION: Decker/Hissem (4-0-0) 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.



James A. Goodman, M.S.
Historic Preservation Officer

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GARY J. ALEXANDER
of (COMPLETE ADDRESS) 1265 NEIL AVE, COLUMBUS OHIO 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. <u>EDS SOMMER PROPERTIES FLP.</u> <u>1904 LAKE AVE.</u> <u>HURON, OHIO 44839</u> <u>0 COLUMBUS BASED EMPLOYEES</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Gary J. Alexander

Subscribed to me in my presence and before me this 22nd day of MAY, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Timothy J. Kress

My Commission Expires:

06/14/2023



This Project Disclosure Statement expires six months after date of notarization.
TIMOTHY J. KRESS
Notary Public, State of Ohio
My Comm. Expires 6/14/2023
Recorded in Franklin County

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