

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

CV 14-041

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:

Please see the attached statement.

Signature of Applicant By: *Aaron J. Underhill* Aaron J. Underhill, Attorney for Applicant Date 8/4/14

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

CV14-041

COUNCIL VARIANCE APPLICATION**72 W. 2ND AVENUE****Summary of Variances Requested; Hardship Statement**

The property that is the subject of this application has an ARLD zoning classification in the City of Columbus. A single-family residence is located on the property. The applicant seeks to demolish an existing garage and construct a coach house in its place on the rear of the property in accordance with the accompanying plans. The plans result in the need for the following variances:

- (1) Variance from Columbus City Code Section 3333.02 to allow a second dwelling unit (i.e., the carriage house) on a parcel with an ARLD zoning classification.
- (2) Variance from Columbus City Code Section 3333.09 to reduce the minimum lot width required for construction of a residence from 50 feet to the existing condition of 44 feet. This variance applies to both the existing residence on the property and the proposed coach house.
- (3) Variance from Columbus City Code Section 3333.11 to reduce the required lot area per dwelling unit from 2,500 square feet to 1,200 square feet. Staff has determined a variance to 3333.11 is not required
- (4) Variance from Columbus City Code Section 3333.16 to eliminate the requirement, with respect to the proposed coach house, that each dwelling on the property shall front on a public street.
- (5) Variance from Columbus City Code Section 3333.22 to reduce the required maximum side yard required for the existing home and proposed coach house from 8.8 feet to 5 feet on the east side of the property, and to reduce the required maximum side yard required for the proposed coach house from 8.8 feet to 3 feet on the west side of the property
- (6) Variance from Columbus City Code Section 3333.23 to reduce the required minimum side yard required for the existing home and proposed coach house from 5 feet to 3 feet on the west side of the property.
- (7) Variance from Columbus City Code Section 3333.24 to reduce the required rear yard setback for the coach house to one (1) foot.
- (8) Variance from Columbus City Code Section 3312.49 to reduce the required number of off-street parking spaces from 4 to 3.
- (9) Variance from Columbus City Code Section 3333.15(c) to increase the maximum lot coverage permitted on the property from 50% to 55%. Staff has determined that a variance to 3333.15 is not required

Statement of Hardship

The applicant seeks to construct a coach house on the rear of his lot in accordance with recent development patterns on other properties in the area. Recently, variances were granted by the City to permit construction of a second residence on similarly situated property located nearby at 76 W. 2nd Street. This application presents similar variance requests.

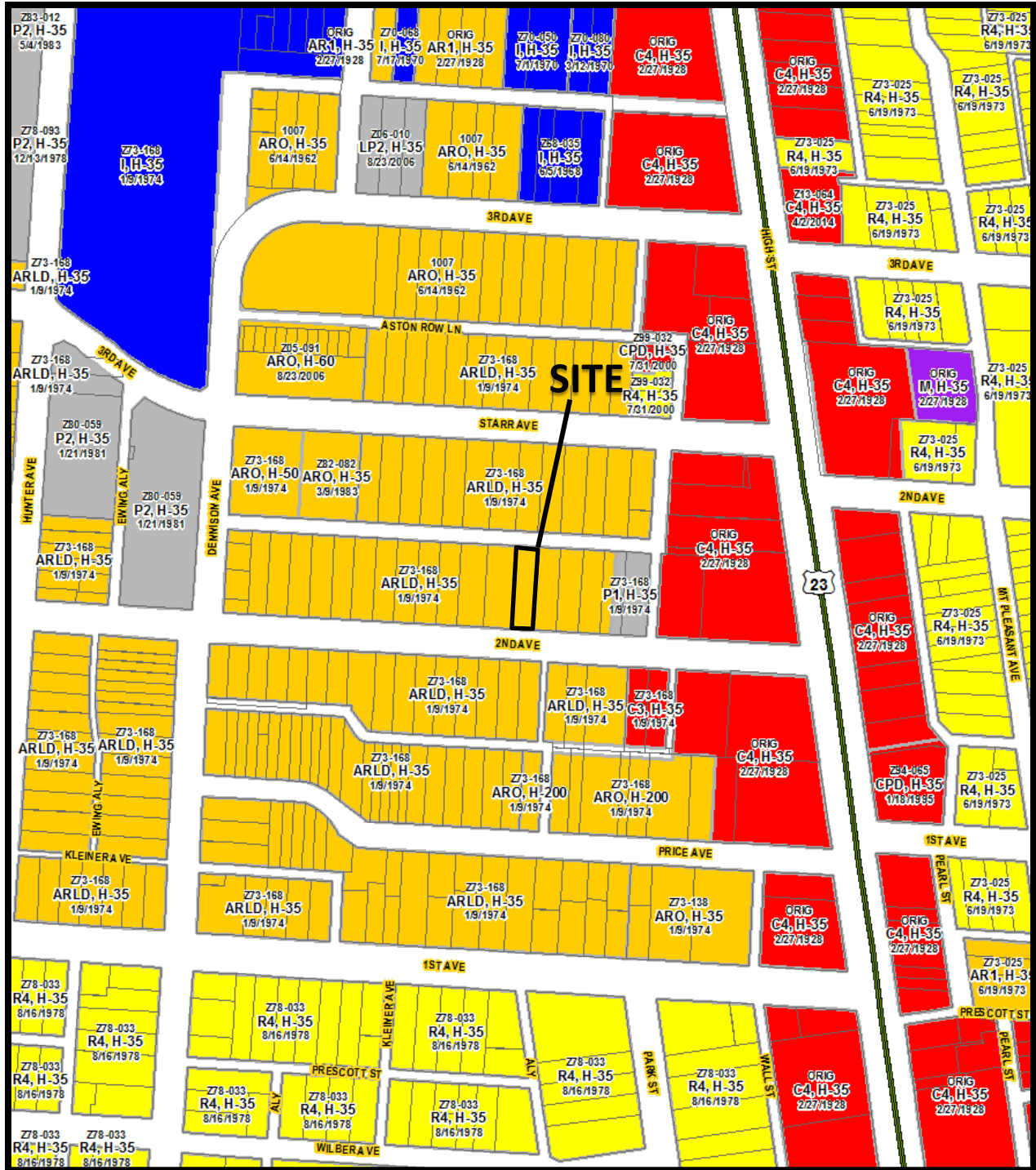
CV 14-041

An existing single-family residence with a footprint area of 1,327 square feet is located on the front of the subject property and is served by an existing garage on the rear of the lot. The applicant's plans call for the demolition of the existing garage with a coach house to be constructed in its place. The coach house will be 2 stories in height and will contain three garage bays on the first floor with a small amount of residential space with the primary portion of the residence to be located on the second floor. The new building will have a footprint area of 841 square feet. The plans for improvement of the property also contemplate the future installation of a plunge pool between the existing residence and the new coach house.

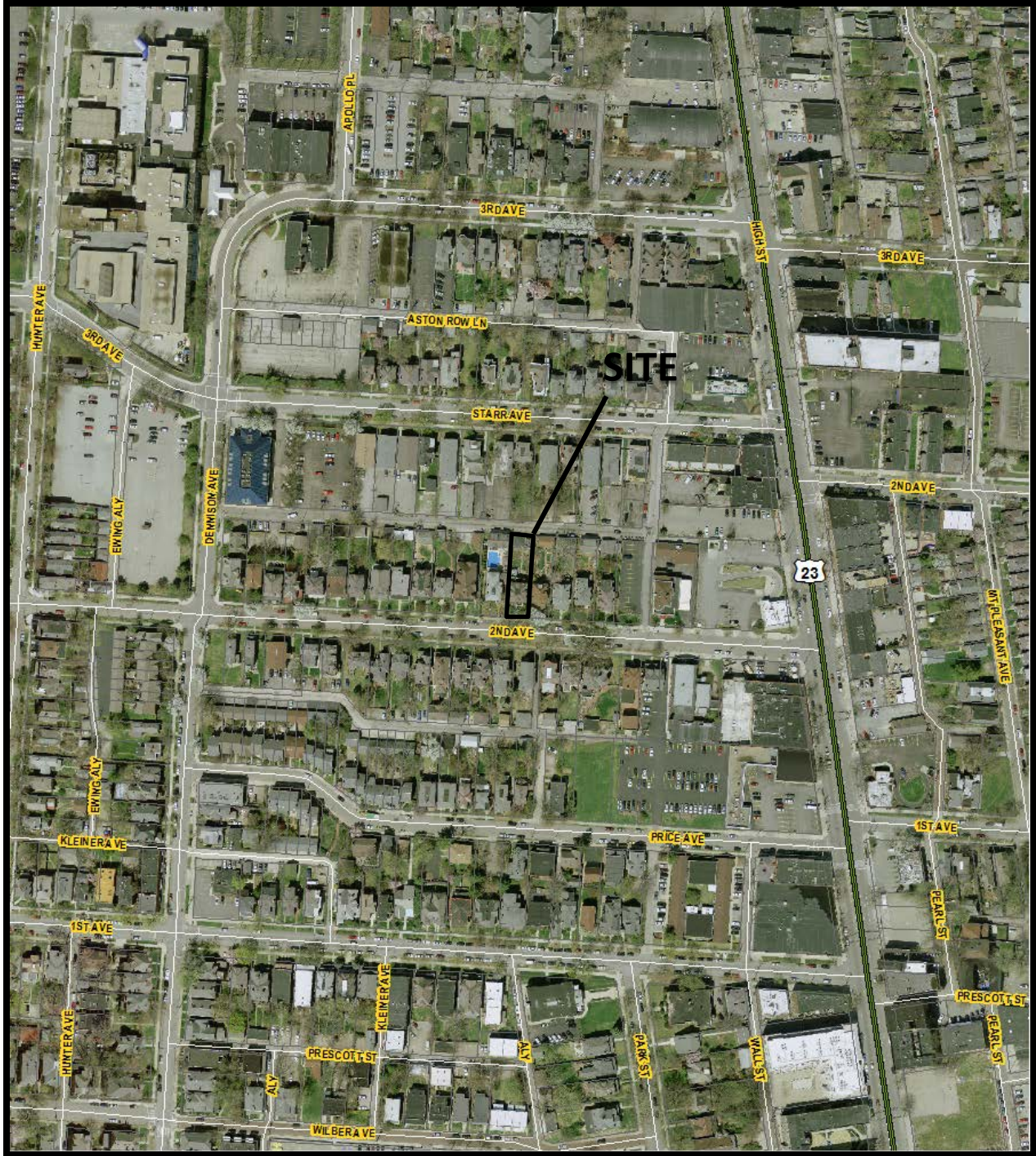
The variance to allow for a second dwelling unit will allow improvements to the property to be made which are consistent with development trends on similarly situated lots in the area. A number of lots in this neighborhood contain a primary residence along with a second stand-alone dwelling unit. The thin rectangular shape of this property yields a need for adjustments in required setbacks. The variance that is requested for an adjustment in lot width will clean up an existing legal nonconformity that has not been created with the new proposed improvements to the site. Placement of the new carriage home at the rear lot line represents a continuance and slight improvement of an existing condition on the property that is present with the garage that is to be demolished. The rear alley, while private, provides de facto street frontage for the new structure and provides access directly to it. This supports the variance to the frontage requirement for the new dwelling.

The reduction in the area required for development on this lot is consistent with conditions throughout this neighborhood. The new carriage house will provide for 3 garage bays and will yield three off-street parking spaces. While the Code requires two off-street spaces per dwelling unit, the urban nature of this site, when combined with the relatively small amount of square footage to be contained within the carriage house, indicates that there is no need for the extra parking space. It is unlikely that the number of residents on this site will support the need to accommodate an extra vehicle. The slight increase in permissible lot coverage will enable the applicant to provide additional accessory features on the property such as a plunge pool, patio space, or similar features.

The variances being requested will not impair the adequate supply of air and light to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger then public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. The proposed improvement of the property and the resulting variances are consistent with existing conditions in the neighborhood and will, in most respects, improve the current condition of this property in particular. The aesthetics of the neighborhood will be enhanced while the most productive use of the property can be realized.



CV14-041
72 West Second Street
Approximately 0.15 acres



CV14-041
72 West Second Street
Approximately 0.15 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 72 West Second Avenue

APPLICANT'S NAME: Segna Associates, Inc. (Applicant)

Mark Alderman (Owner)

APPLICATION NO.: 14-11-21

COMMISSION HEARING DATE: 11-13-14

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

ACTION:

Recommend approval of application #14-11-21, 72 West Second Ave., as submitted:

Variance Recommendation Request

- CC3333.02: to allow a second dwelling unit (i.e., the carriage house) on a parcel with an ARLD zoning classification.
- CC3333.09: to reduce the minimum lot width required for construction of a residence from 50 feet to the existing condition of 44 feet. This variance applies to both the existing residence on the property and the proposed coach house.
- CC3333.11: to reduce the required lot area per dwelling unit from 2,500 square feet to 1,200 square feet.
- CC3333.16: to eliminate the requirement, with respect to the proposed coach house, that each dwelling on the property shall front on a public street.
- CC3333.22: to reduce the required maximum side yard required for the existing borne and proposed coach house from 8.8 feet to 5 feet on the east side of the property, and to reduce the required maximum side yard required for the proposed coach house from 8.8 feet to 3 feet on the west side of the property.
- CC3333.23: reduce the required minimum side yard required for the existing home and proposed coach house from 5 feet to 3 feet on the west side of the property.
- CC3333.24: to reduce the required rear yard setback for the coach house to one (1) foot.
- CC3312.49: to reduce the required number of off-street parking spaces from 4 to 3.
- CC3333.15(c): to increase the maximum lot coverage permitted on the property from 50% to 55%.

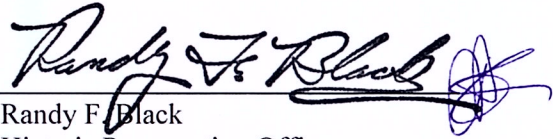
MOTION: Decker/Berthold (6-0-0) RECOMMENDED.

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.

A handwritten signature in blue ink that reads "Randy F. Black". The signature is stylized with a large, looped initial "R" and a flourish at the end.

Randy F. Black
Historic Preservation Officer

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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 # W14-041

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Aaron L. Underhill

Of [COMPLETE ADDRESS] Underhill Yaross LLC, 8000 Walton Pkwy, Suite 260, New Albany, Ohio 43054
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. Mark T. Alderman 72 West 2nd Avenue Columbus, Ohio 43201	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Aaron L. Underhill

Subscribed to me in my presence and before this 4th day of August, in the year 2014

OF NOTARY PUBLIC Melissa D. Bickford



MELISSA D. BICKFORD
NOTARY PUBLIC/STATE OF OHIO
MY COMMISSION EXPIRES MAY 17, 2017

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

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