

PARCEL NUMBER 010-000484 010-265708
 1285 OAK STREET
 ZONED MULTIFAMILY ARLD
 NEAR EAST AREA COMMISSION
 A NEW SINGLE FAMILY TO THE REAR OF THE PROPERTY IS PROPOSED FACING ELLIOTT AVENUE SINGLE FAMILY TO THE FRONT. THE PROPOSED LOT COMBINE TWO PARCELS INTO SINGLE PARCEL.
 LOT AREA 5240.6/12 SF
 EXISTING HOUSE FOOTPRINT 1063.94 SF
 NEW SINGLE-FAMILY CARriage HOUSE FOOTPRINT 774 SF
 NEW SINGLE-FAMILY CARriage HOUSE FOOTPRINT 1837.94 SF
 LOT AREA PER DWELLING UNIT = 2620.3 SF (REQUIRED IS 2500 SF/UNIT)
 PROPOSED REAR YARD IS 1310.15 SF. (FOR EACH HOUSE)
 25% REAR YARD PROVIDED FOR OAK STREET HOUSE ON 1310.15 SF; 1909 PROVIDED
 PARKING CALCULATIONS
 REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 4 SPACES REQUIRED.
 4 SPACES ARE PROVIDED.
 PROPOSED VARIANCES
 3333.02 ARLD: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN ARLD DISTRICT
 3333.09 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 42' WIDE LOT ON SOUTH AND A 36' WIDE LOT ON NORTH BOUNDARY IN AN ARLD DISTRICT IN LIEU OF THE REQUIRED 50'.
 3333.16 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ELLIOTT ALLEY.
 3333.21 MAXIMUM SIDE YARD REQUIRED: TO ALLOW FOR A MAXIMUM SIDEYARD OF 7.3' IN FRONT (NORTH) IN LIEU OF THE REQUIRED 7.7' IN FRONT (NORTH) AND FOR A MAXIMUM SIDEYARD OF 8.4' TO 4.3' FOR THE SOUTH RESIDENCE.
 3333.23 (A) TO ALLOW FOR A MINIMUM SIDE YARD OF 9.6' ON THE EAST FOR THE EXISTING HOME IN LIEU OF THE REQUIRED 5'-0" AND A MINIMUM SIDE YARD OF 3'-4" TO THE EAST FOR THE SOUTH RESIDENCE AND 11' TO THE WEST.
 3333.24 REAR YARD TO ALLOW A REAR YARD OF 0 SF IN LIEU OF THE REQUIRED 25% FOR THE ELLIOTT ALLEY HOME.

JULIE BILLOCK ARCHITECTS
 1182 VVANDOTTIE RD
 COLUMBUS OH 43212
 614-853-0944

CV19-075 FINAL RECEIVED 10/15/2019 PAGE 1 OF 1

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"
 R3 ACROSS ALLEY
 1285 OAK STREET
 COLUMBUS OHIO
 10/14/19
 Juliet Billock



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

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):

Signature of Applicant

[Handwritten signature]

Date

7/16/19

STATEMENT OF HARDSHIP

There is an existing two family on the site. As a part of this project we are removing a nonoriginal addition on the front of the building and then converting this home facing Oak Street to a single family home. We are then proposing to building a single family carriage house to the rear. Therefore this project will not result in any greater intensity of use. These will be owner occupied buildings which will be an asset to the community.

There are similar size/area carriage houses or rear facing homes similar to what we are proposing in this neighborhood. We feel that the new proposed carriage house design and scale will be keeping with other established lots in the neighborhood and the Near East area in general. The overall investment the owner is making to the property will be an asset to the neighborhood.

The use variance is required because two single family homes are not permitted on a single lot in the ARLD district. The neighboring lots are a variety of zoning districts as well as several noncompliant uses (retail and commercial) as well as similar rear residences on a single parcel and carriage houses. This is an eclectic neighborhood and we feel this use is appropriate.

The fronting variance is required because by City of Columbus standards Elliott Alley is not considered a public street. The width of the lot is existing, and the variance is required because the existing lot doesn't meet zoning code requirements, however the width is similar to other parcels in the area. The side yard variances are for the existing home which was built prior to the establishment of the zoning code. The proposed rear yard is similar to other adjacent properties.

We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar variances have been granted in the neighborhood.

PARCEL NUMBER 010-000484 010-265708

1285 OAK STREET

ZONED MULTIFAMILY ARLD

NEAR EAST AREA COMMISSION

A NEW SINGLE FAMILY TO THE REAR OF THE PROPERTY IS PROPOSED FACING ELLIOTT ALLEY EXISTING DUPLEX TO BE CONVERTED TO A SINGLE FAMILY.

COMBINE TWO PARCELS INTO SINGLE PARCEL.

LOT AREA 5240.6/.12 SF

EXISTING HOUSE FOOTPRINT 1063.94 SF

NEW SINGLE-FAMILY CARRIAGE HOUSE FOOTPRINT 774 SF

TOTAL PROPOSED LOT COVERAGE 35.1 % OR 1837.94 SF

LOT AREA PER DWELLING UNIT = 2620.3 SF (REQUIRED IS 2500 SF/UNIT)

PROPOSED REAR YARD IS 1909.4 SF

REQUIRED REAR YARD IS 1310.15 SF (FOR EACH HOUSE)

25% REAR YARD PROVIDED FOR OAK STREET HOUSE OR 1310.15 SF, 1909 PROVIDED

PARKING CALCULATIONS

REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 4 SPACES REQUIRED.

4 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3333.02 ARLD: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN ARLD DISTRICT

3333.09 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 42' WIDE LOT ON SOUTH AND A 36' WIDE LOT ON NORTH BOUNDARY IN AN ARLD DISTRICT IN LIEU OF THE REQUIRED 50'.

3333.16 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ELLIOTT ALLEY.

3333.22 MAXIMUM SIDE YARD REQUIRED TO ALLOW FOR A MAXIMUM SIDEYARD OF 7.1' IN FRONT (NORTH) IN LIEU OF THE REQUIRED 7.2' IN FRONT (NORTH) AND FOR A MAXIMUM SIDEYARD OF 8.4' TO 4'-3" FOR THE SOUTH RESIDENCE.

3333.23 (A) TO ALLOW FOR A MINIMUM SIDE YARD OF 9.6" ON THE EAST FOR THE EXISTING HOME LIEU OF THE REQUIRED 5'-0" AND A MINIMUM SIDE YARD OF 3'-4" TO THE EAST FOR THE SOUTH RESIDENCE AND 11" TO THE WEST.

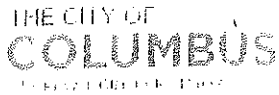
3333.24 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE ELLIOTT ALLEY HOME.



CV19-075
1285 Oak Street
Approximately 0.12 acres



CV19-075
1285 Oak Street
Approximately 0.12 acres



Board of Zoning Adjustment Application

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

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

Case Number CV19-075
 Address 1285 ORK
 Group Name NEAR EAST AREA Comm
 Meeting Date 10/10/2019

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES:

Vote 9-0-0
 Signature of Authorized Representative Matthew D. Budy
 Recommending Group Title CHAIR
 Daytime Phone Number 614-582-3053

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV19-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Share Hunt
of (COMPLETE ADDRESS) 6171 EBERSTARK Dr. Columbus, OH 43235
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)

Table with 2 columns and 2 rows. Row 1: 1. Integrity Trust Homes, LLC - M. Share Hunt, 6171 EBERSTARK Dr., Columbus, OH 43235, 1 Employee. Row 2: 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT M. Share Hunt

Subscribed to me in my presence and before me this 17 day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 11/08/2021



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

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