

Statement of Hardship:

09-20-06

cow

The owner proposes to build three-car garage at the alley to the rear of his existing house. No garage exists on the property at this time. It will be built with an apartment at the second floor. The owner will use the apartment for his 82-year-old father to live in. The first floor would be a 3 car garage divide into 2 bays on the west and one bay on the east side.

The garage would be located 1'-0" inside the property line. A 1 hour fire separation wall be provided at east wall of the new garage parallel to the neighbors' existing garage. The neighbors' existing garage is 3'-0" from property line.

The site is 41.7 feet in width, narrow even for this urban neighbor hood. A variance from the 50' minimum lot width is in fact, required. Due to narrowness of the site and the owner's current and future needs on the site, it makes this site difficult to be in compliance with current zoning regulations. The owner has received a certificate of appropriateness from the City of Columbus and the Victorian Village Commission and contends the building will be a positive addition the fabric of the neighborhood.

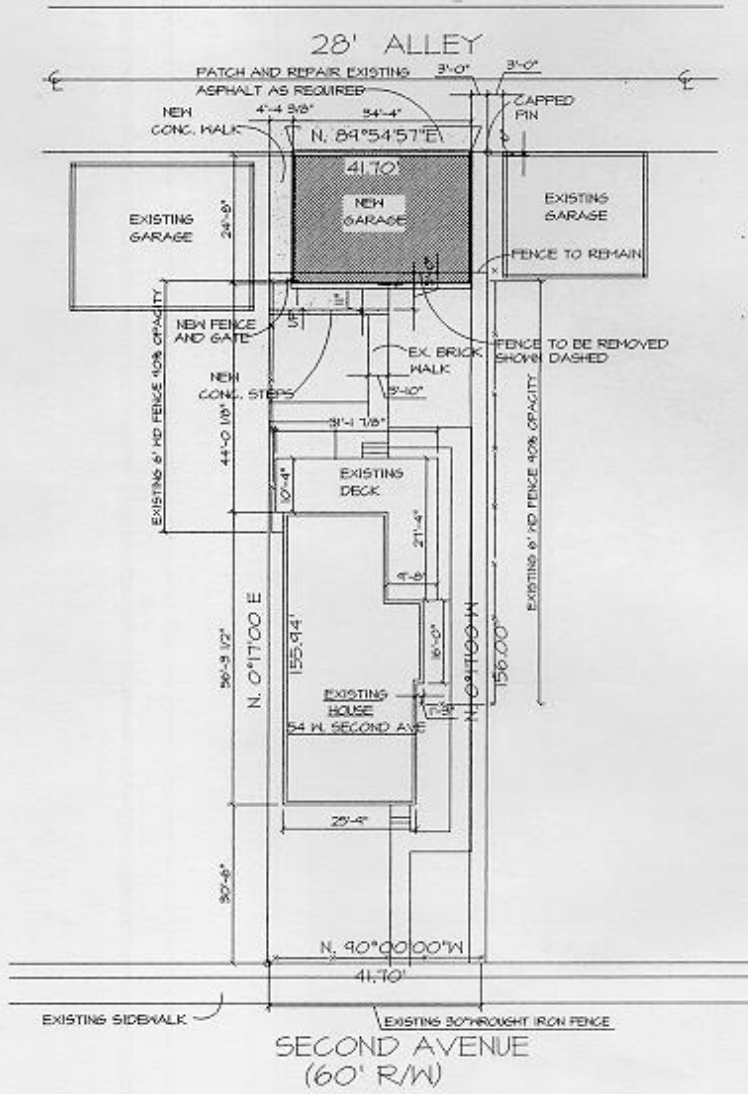
Donald Bier, Building Services Division, reviewed the project site plan. The following were listed as reasons for being unable to give zoning clearance.

Zoning clearance cannot be issued for the proposed carriage house for the following reasons:

- o The site is zoned in the ARLD, Apartment Residential District. **C.C. 3333.02, AR-12, ARLD, and AR-1 apartment residential district use**, permits one single-family dwelling as the sole use on a lot of record. The proposed carriage house would establish a second dwelling on the same lot. A Council variance is required to permit the proposed additional use. Contact the Public Hearings Section at 645-4522 and leave a message requesting that a planner contact you to discuss this process.
- o **C.C. 3333.09, Area requirements**, requires a minimum lot width of fifty (50) feet. This will require a variance to reduce lot width from 50 ft to 41.7 ft.
- o **C.C. 3333.16, Fronting**, requires that each dwelling shall front on a public street. This will require a variance to permit a dwelling that fronts on a public alley.
- o **C.C. 3333.23(a), Minimum side yard required**, requires a minimum side yard of five (5) feet between any building or structure and a side lot line. This will require a variance to reduce minimum side yard from 5 feet to ± 0 feet per the drawing you submitted. The minimum setback for a garage is superseded by the addition of a dwelling.
- o **C.C. 3342.28, Minimum number of parking spaces required**, requires four (4) parking spaces on-site for the existing single-family dwelling and proposed carriage house. You will require a variance to reduce on-site parking to one

space, the condition if effect at the time the proposed carriage house would be built. Your hardship statement should discuss this and the site plan should include coded notes to explain how the first floor will be used over

Enclosure:
Zoning Correction Letter June 09, 2006
Certificate of Appropriateness



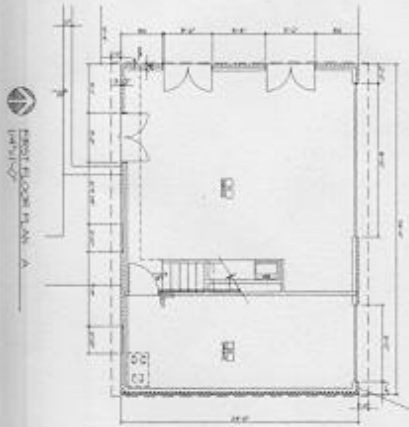
SITE PLAN

1" = 20'-0"
07-17-2006

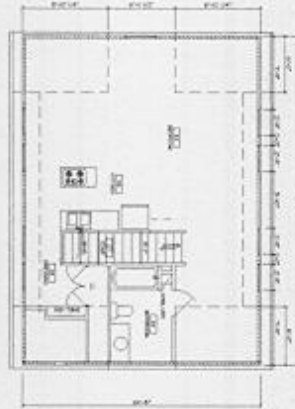
APPLICABLE HISTORIC AND ARCHITECTURAL REVIEW DISTRICT:
VICTORIAN VILLAGE COMMISSION

CV06-045
Final Plan
Walter Jean

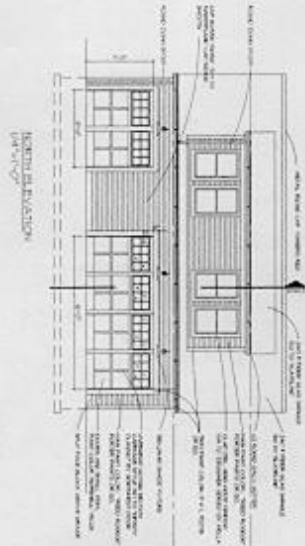
Christopher K. Williams
Architect
9/20/06



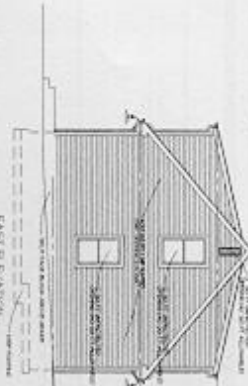
SECOND FLOOR PLAN A



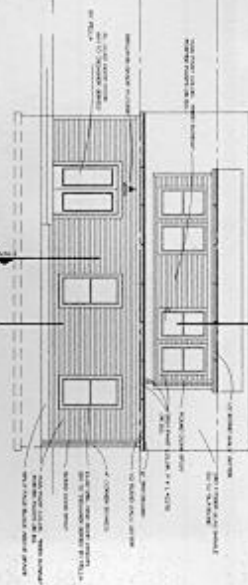
SECOND FLOOR PLAN B



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

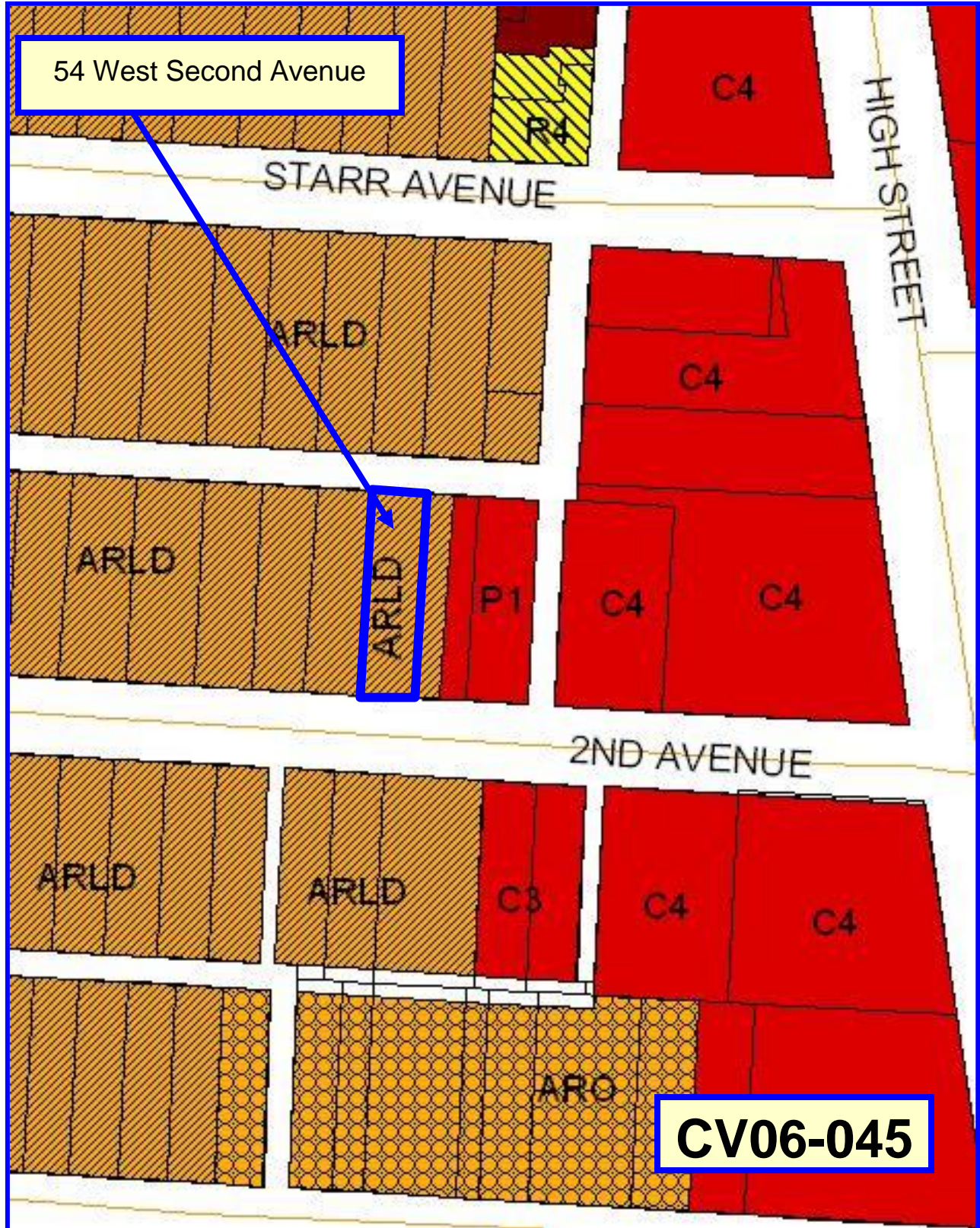


WEST ELEVATION

1200 GARAGE FOR
RAPP RESIDENCE
54 N. 2ND AVE

David L. Miller
Architect/Artist

CV06-045
Final Elevation
David L. Miller







54 West Second Avenue

CV06-045



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

COPY

VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 54 West Second Avenue

APPLICANT'S NAME: Ben Rupp (Owner)

APPLICATION NO.: 06-6-33

HEARING DATE: June 8, 2006

EXPIRATION: June 8, 2007

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 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve application #06-6-33, 54 West Second Avenue, as submitted with the following clarifications:

- Construction of 3-car garage and living space.
- The roof shingles are to be a dimensional shingle from the approved shingle list.
- The windows are to be aluminum clad wood windows.
- All details are to be shown on drawings stamped and dated June 8, 2006 by City of Columbus Historic Preservation Office staff.

MOTION: Brownstein/ Vogt (6-0-0) APPROVED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer

CV06-045

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV06-045

Being first duly cautioned and sworn (NAME) CHRISTOPHER A. WILLIAMS
of (COMPLETE ADDRESS) 4170 LYON DR. COLUMBUS, OHIO 43220
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the follow
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. <u>BENJAMIN B. RUPP</u> <u>54 W. 2ND AVE.</u> <u>COLUMBUS, OHIO 43201</u>	2.
3.	4.

SIGNATURE OF AFFLIANT

Christopher A. Williams

Subscribed to me in my presence and before me this 28TH day of JUNE, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Daniel W. Delk

My Commission Expires:

5-27-11

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

Notary Seal Here

DANIEL W. DELK
Notary Public, State of Ohio
My Commission Expires 05-27-2011