

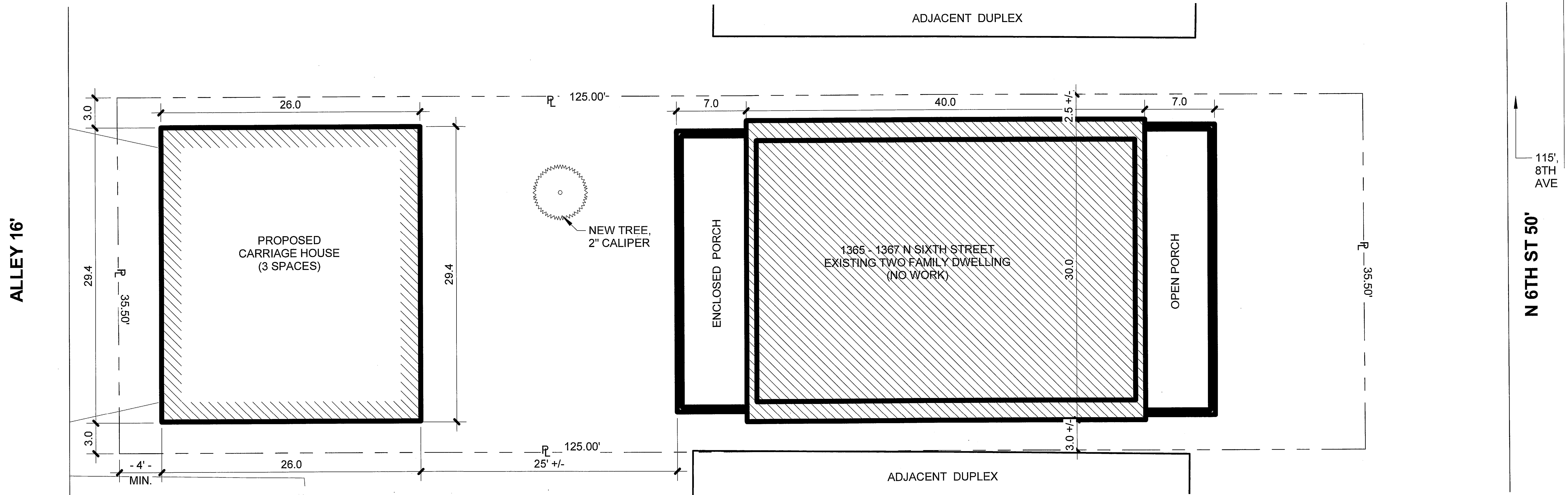
PROJECT NAME:
1365-1367 N 6TH

OWNER:
O'BRIEN DEVELOPMENT
COLUMBUS OHIO

ARCHITECT:
COLUMBUS DESIGN CO.
WESTERVILLE OHIO

SITE DATA TABLE

SITE DATA	
ADDRESS	1365-1367 N SIXTH STREET COLUMBUS OHIO 43201
PARCEL NO.	010-007294-00
ZONING	R-4, RESIDENTIAL
HEIGHT DISTRICT	H-35
AREA	.10 AC +/-, 4437 SF +/-
PROPOSED	1 DWELLING UNIT OVER 3 PARKING SPACES 720 SF +/- DWELLING UNIT OVER 720 SF GARAGE W/ 40 SF STAIR
SETBACKS:	AS NOTED
LOT COVERAGE	BUILDING (SECTION 3325.801) 49%
FLOOR AREA RATIO MAXIMUM (FAR, SECTION 3325.805)	
EXISTING	3796 GSF - .86 FAR
PROPOSED	4516 GSF - 1.02
HEIGHT:	CARRIAGE HOUSE 26' +/-
PARKING:	3 GARAGE SPACES (1 PER DWELLING UNIT)
TREES:	1 TREE / 10 DU REQUIRED 1 PROVIDED



The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry Date: June 7, 2021
David B. Perry, Agent for Applicant

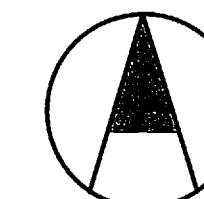
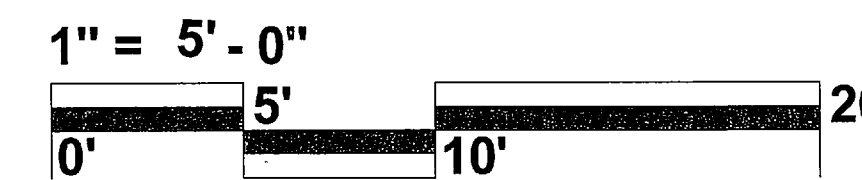
Donald Plank Date: June 7, 2021
Donald Plank, Attorney for Applicant

CARRIAGE HOUSE

1365-1367 N Sixth St.

the columbus
designco

columbus design llc. thecolumbusdesigncompany.com 614-636-3075



CV20-108

PROJECT #:
DATE:

01
SITE PLAN
20150
06/07/2021

CV20-108 Final Received 6/7/2021



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):

See Exhibit B

Signature of Applicant: O'Brien Company, LLC by David B. Perry, Agent Date: 10-26-2020
Signature of Attorney: Donald Plank Date: 10/26/2020

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 checks payable to the Columbus City Treasurer

CV20-108

Exhibit B

Statement of Hardship

CV20-108, 1365-1367 N 6th Street

The site is located on the west side of N. 6th Street, 115' south of E. 8th Avenue. The parcel is zoned R-4, Residential and is located in the University Commission area. The site is developed with a two (2) family dwelling fronting N 6th Street. Applicant proposes to build a detached carriage house with ground level parking (3 cars) and second level dwelling unit. While the R-4 district permits up to 4 dwelling units per building, two detached dwellings on the same parcel is not an R-4 use. The proposed carriage house is consistent with a wide range of uses and density in the area.

Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel.

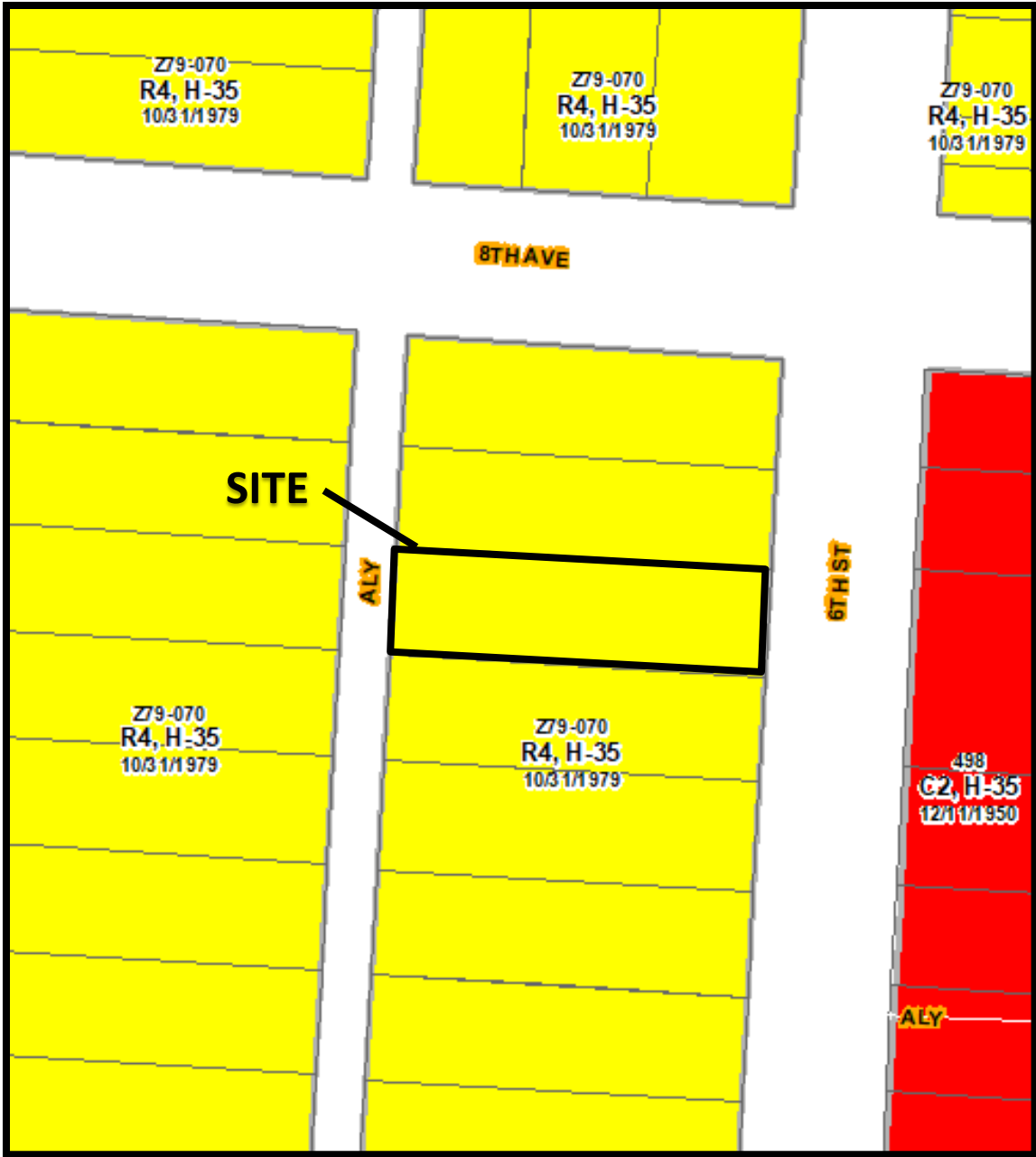
Applicant requests the following variances:

- 1). Section 3325.801, Maximum Lot Coverage, to increase lot coverage from 25% of lot area to 49% of lot area.
- 2). Section 33215.805, Maximum Floor Area Ratio (FAR), to increase Floor Area Ratio (FAR) from 0.40 to 1.02
- 3). Section 3332.039, R-4 Residential District, to permit two (2) detached dwellings on the same parcel, consisting of the existing two (2) family dwelling (1365-1367 N. 6th Street) and the proposed carriage house/3 car garage with one (1) dwelling unit.
- 4). Section 3312.29, Minimum Numbers of Parking Spaces Required, to reduce parking from 6 spaces to 3 spaces at 2 per dwelling unit for 3 total dwelling units.
- 5). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 35.5 feet (existing).
- 6). Section 3332.15, R-4 area district requirements, to reduce lot area from 5,000 square feet required for a principal building to actual existing lot area of 4,437 square feet (35.5'x125') and lot area of 3,780 square feet based on Section 3332.18(C), using depth of three times the lot width (35.5'x106.5').
- 7). Section 3332.19, Fronting, to permit the carriage house to not front on a public street.

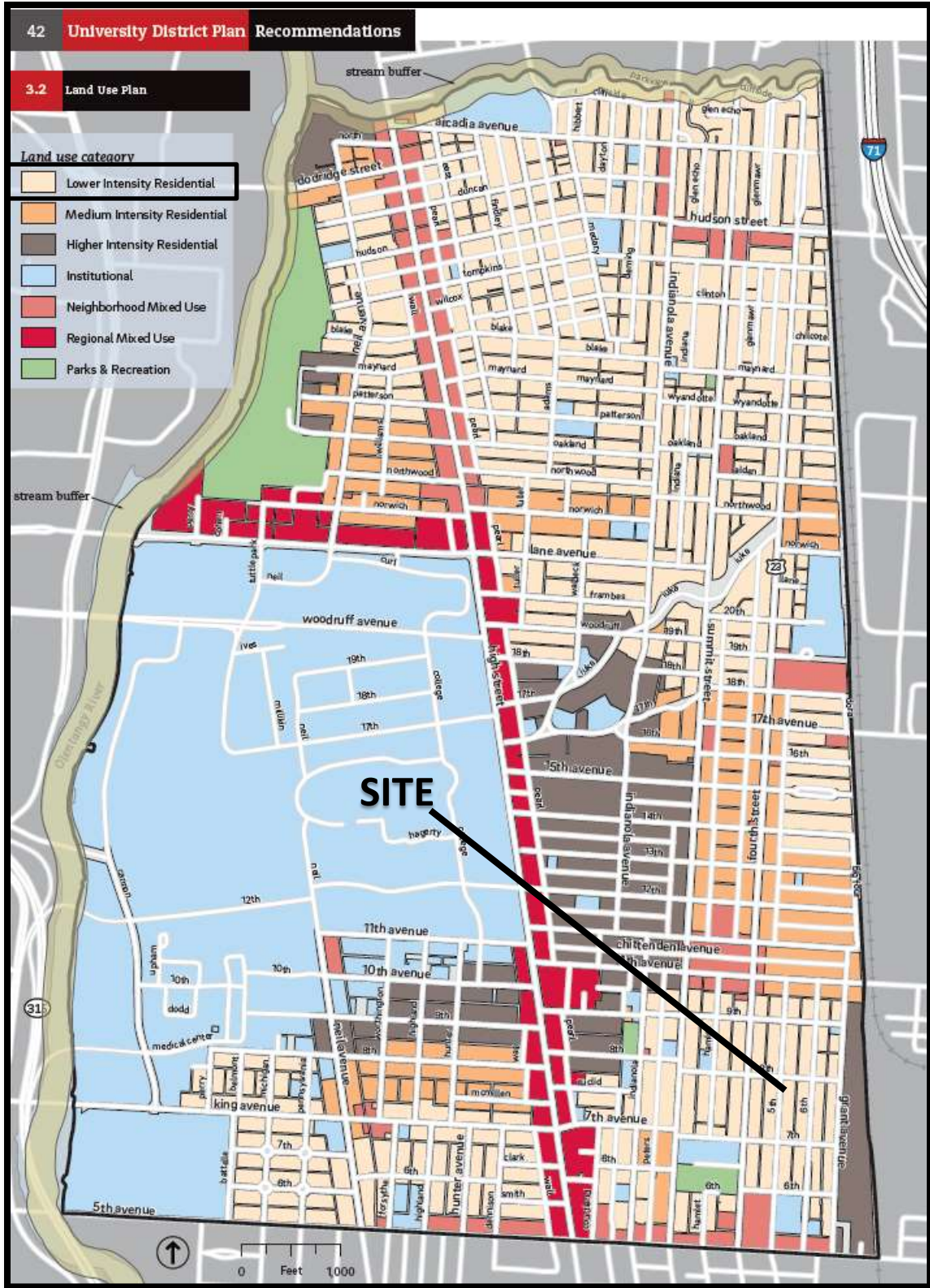
8). Section 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from 7.1 feet (20% of 35.5 feet) for both the existing dwelling and the proposed carriage house to 5.5 feet and 6 feet respectively.

9). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yards of both the existing dwelling and the carriage house from five (5) feet per side yard to 3 feet and 2.5 feet for the existing dwelling and to 3 feet for the carriage house.

10). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.



CV20-108
1365-1367 N. 6th St.
Approximately 0.10 acres



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Approximately 0.10 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: CV20-108

Address: 1365-1367 N. 6th St.

Group Name: University Area Commission

Meeting Date: November 18, 2020

- Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [] Rezoning [] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Vote: 12 yes; 1 no; 1 abstain

Signature of Authorized Representative: [Handwritten Signature] SIGNATURE

Zoning Committee Chair RECOMMENDING GROUP TITLE

614-560-5785 DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-108

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. OBrien Company, LLC; 350 E. 1st Ave., Ste 120, Columbus, OH 43201; # Cols based emps: One (1) Contact: Tom OBrien, (614) 560-9279</p>	<p>2. Thomas OBrien and Jonathan Wagner, 350 E 1st Ave., Ste 120, Columbus, OH 43201, # Cols based emps: 0, Contact: Tom OBrien, (614) 560-9279</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 7th day of June, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.