

Statement of Hardship

Council Variance Application

773 Dennison Avenue, Columbus, Ohio 43215

The applicant, on behalf of the property owner, Jeffrey J. Smith, respectfully submits this statement of hardship with respect to the proposed construction of a carriage house behind Mr. Smith's residence at 773 Dennison Avenue, Columbus, Ohio 43215. Relief from certain provisions of the Columbus Zoning Code is required in order to build the carriage house, which would contain, on the first floor, two parking spaces and, on the second floor, a one-bedroom apartment.

The proposed carriage house is in keeping not only with the architectural character of Victorian Village, but also with the property's own history. At the Victorian Village Commission meeting on February 9, 2006, Mr. Smith's architects made a presentation concerning the proposed carriage house, for a conceptual review by the Commission. The presentation included drawings for the proposed carriage house, a property survey, fire insurance maps, and two photographs of 773 Dennison Avenue – one a recent photograph, and the other a photograph that appears in a book from the early 1900's entitled *HANDSOME HOMES OF COLUMBUS, OHIO* (S.S. MAUGHLIN & Co.).¹ A copy of the materials presented at the meeting is attached hereto as Exhibit 1. As the fire insurance maps reflect, and as the older photograph illustrates, a carriage house was formerly located on the property, in essentially the same location that the proposed carriage house would occupy. Thus, Mr. Smith seeks to restore the property to a more historically accurate condition. The carriage house proposal was well-received by the Commission.

Placing a second dwelling on the parcel in question would also be consistent with surrounding parcels. For example, to the north, apartment buildings occupy the two parcels closest to Mr. Smith's parcel. To the south, two single-family dwellings occupy the parcel directly across Buttles Avenue. One of those dwellings (215 Buttles Avenue) is a carriage house that would face the proposed carriage house. To the west, apartment buildings and a multi-family dwelling occupy the three parcels closest to Mr. Smith's property and, to the east, across Dennison Avenue, the nearest structure is an apartment building.

Further, the construction of the proposed carriage house would result in the elimination of an unimproved gravel lot at the back of Mr. Smith's property, thereby enhancing the appearance of the property, and of Buttles Avenue.

Under current zoning regulations, however, certain use, area, setback and parking variances are required in order to build the proposed carriage house. Specifically, the

¹ The book is available in the Ohio Historical Society's Columbus library.

CV06-020

property owner respectfully requests variances from the following provisions of the Columbus Zoning Code:

1. Section 3332.039 ("R-4 Residential District"), which permits one single-family dwelling in an R-4 residential district. The carriage house would constitute a second single-family dwelling on the property;

2. Section 3332.15 ("R-4 area district requirements"), which provides that "a single-family dwelling or other principal building shall be situated on a lot of no less than five thousand (5,000) square feet in area." The carriage house would be situated on less than five thousand square feet in area;

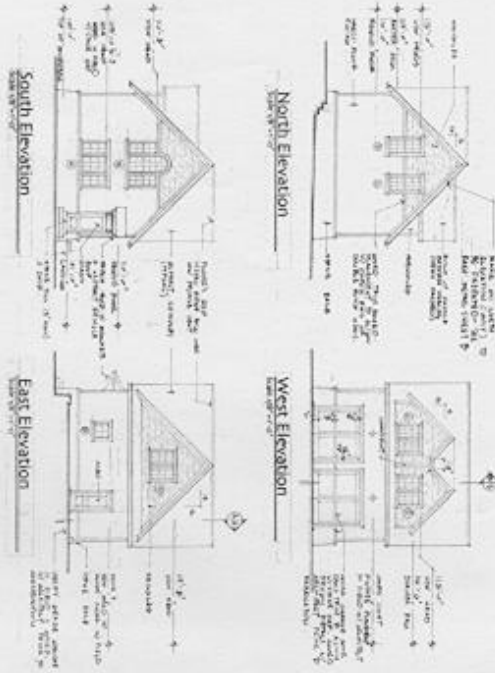
3. Section 3332.26 ("Minimum side yard permitted"), which requires that, for a "single-family dwelling on a lot forty (40) feet wide or less, the least dimension shall be no less than - three (3) feet." On the south and west sides of the proposed carriage house, there would be no setback;

4. Section 3332.27 ("Rear yard"), which requires that "[e]ach dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than twenty-five percent of the total lot area." The proposed carriage house would not have such a rear yard; and

5. Section 3342.28 ("Minimum number of parking spaces required"), which requires, for a single-family dwelling, two parking spaces per dwelling unit. With the proposed carriage house, there would be two parking spaces total for the carriage house and the existing house.²

In addition, the variances 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, or unreasonably diminish or impair the public safety, comfort, morals, or welfare of the City of Columbus.

² The applicant is submitting a Zoning Review Application together with this Council Variance Application, to confirm that no additional variances are required.



Elevation Notes

1. All elevations are shown in perspective.
2. All elevations are shown in perspective.
3. All elevations are shown in perspective.
4. All elevations are shown in perspective.
5. All elevations are shown in perspective.
6. All elevations are shown in perspective.
7. All elevations are shown in perspective.
8. All elevations are shown in perspective.
9. All elevations are shown in perspective.
10. All elevations are shown in perspective.

Zoning Information

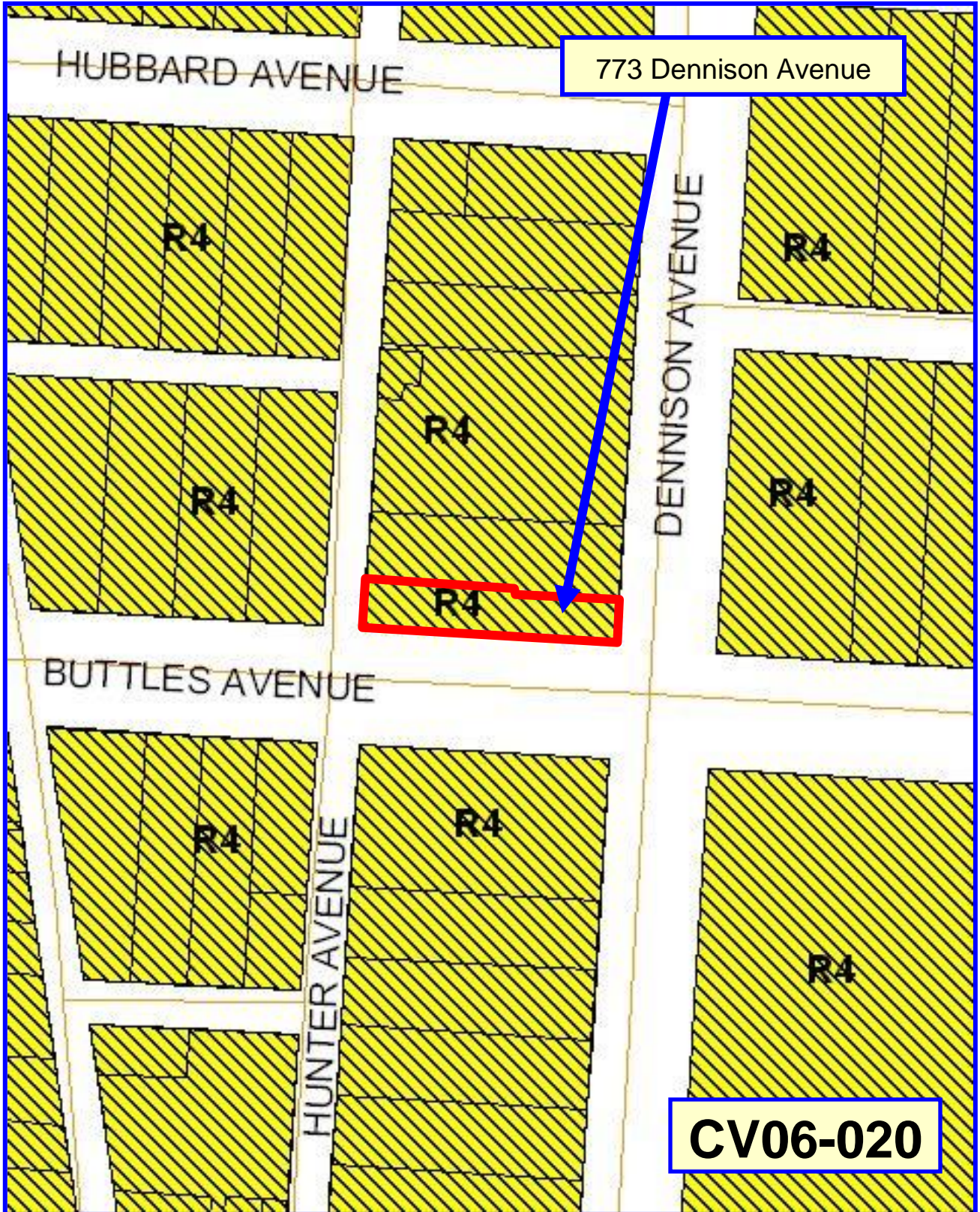
Property Address	Current Zoning	Proposed Zoning	Permitted Uses	Conditional Uses	Special Provisions
220 Buttles Avenue	OS-1	OS-1	Single-Family Detached Dwelling	None	None
771 Denison Ave	OS-1	OS-1	Single-Family Detached Dwelling	None	None

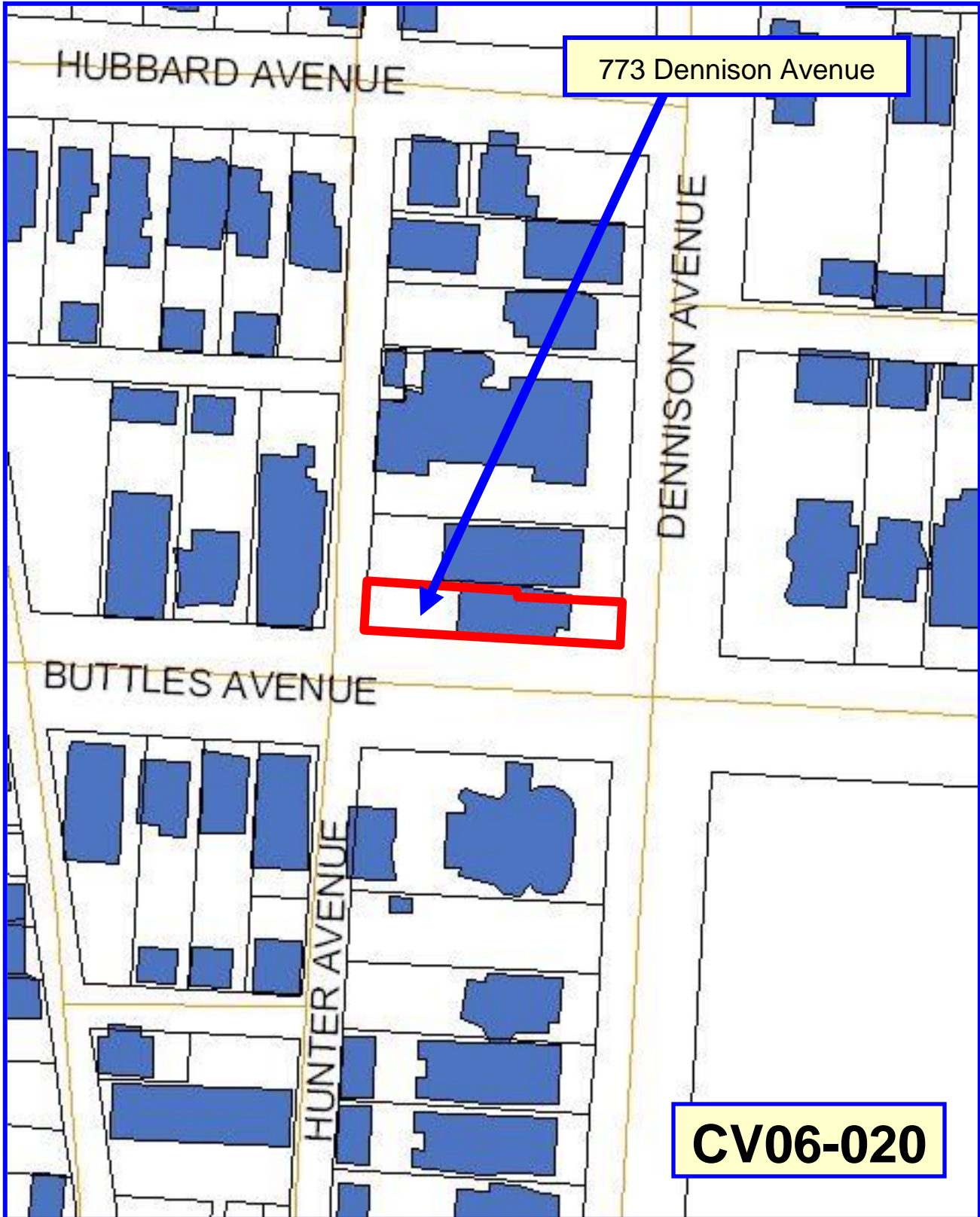


Final Plan
CV06-020
Urbanorder
Urbanorder 9/17/2006

<input type="radio"/> PRELIMINARY <input checked="" type="radio"/> CORRECTION	New Carriage House at: 220 Buttles Avenue The Smith Residence Columbus, Ohio	181 South State Columbus, Ohio 43215 614.228.8228 Fax 614.228.8225 www.urbanorder.com
--	---	---

Site Plan





773 Dennison Avenue

CV06-020



773 Dennison Avenue

CV06-020



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director
Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

COPY

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: 773 Dennison Avenue

APPLICANT'S NAME: Christopher Shea (Applicant)/ Jeff Smith (Owner)

APPLICATION NO.: 06-5-39

HEARING DATE: 5-11-06

EXPIRATION: 5-11-07

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:

Recommend Variance Application #06-5-39, 773 Dennison Avenue, as submitted:

- Variances associated with construction of carriage house within the historic location/footprint of original carriage house.

MOTION: Conte/ Decker (4-0-1) RECOMENDED. [Brownstein]

- 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 Black
Historic Preservation Officer

Application # **08-5-34**

Date Issued **5-11-08** Expires one year after date issued

City of Columbus
CERTIFICATE OF APPROPRIATENESS

City Engineer
BLDG PERMIT

Elevation Notes

1. All elevations are in feet above mean sea level.

2. All elevations are to the top of the finished surface.

3. All elevations are to the top of the finished surface.

4. All elevations are to the top of the finished surface.

Zoning Information

Property Address	Current Zoning	Proposed Zoning	Notes
220 BOTTLES AVENUE	RES-10	RES-10	Complies with all zoning requirements.

PREPARED BY: [Signature]

CONTRACTOR: [Signature]

New Carriage House at:
220 Bottles Avenue
 The Smith Residence
 Columbus, Ohio

Urbanorder
 ARCHITECTS
 181 WEST BROAD AVENUE, SUITE 100
 COLUMBUS, OHIO 43261
 614.221.8822 FAX 614.221.8828

Certificate of Appropriateness for Amended Site Plan



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 # CV06-020

Being first duly cautioned and sworn (NAME) Chris Shea
of (COMPLETE ADDRESS) 54 W. Third Avenue, 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
- 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. Jeffrey J. Smith 773 Dennison Avenue Columbus, Ohio 43215 614.891.3400	2. First Community Bank 4300 E. Broad Street Whitehall, Ohio 43213 40 Columbus based employees Contact: Mary Ann Potter Lewis, 614.442.1331
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

01-19-2009

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

Notary Seal Here



JESSICA C. MANARD
Notary Public, State of Ohio
My Commission Expires 01-19-09