

North Elevation (facing yard)



Jason Swensen
1805 Franklin Ave. Carriage House
03/28/2020

South Elevation (facing alley)



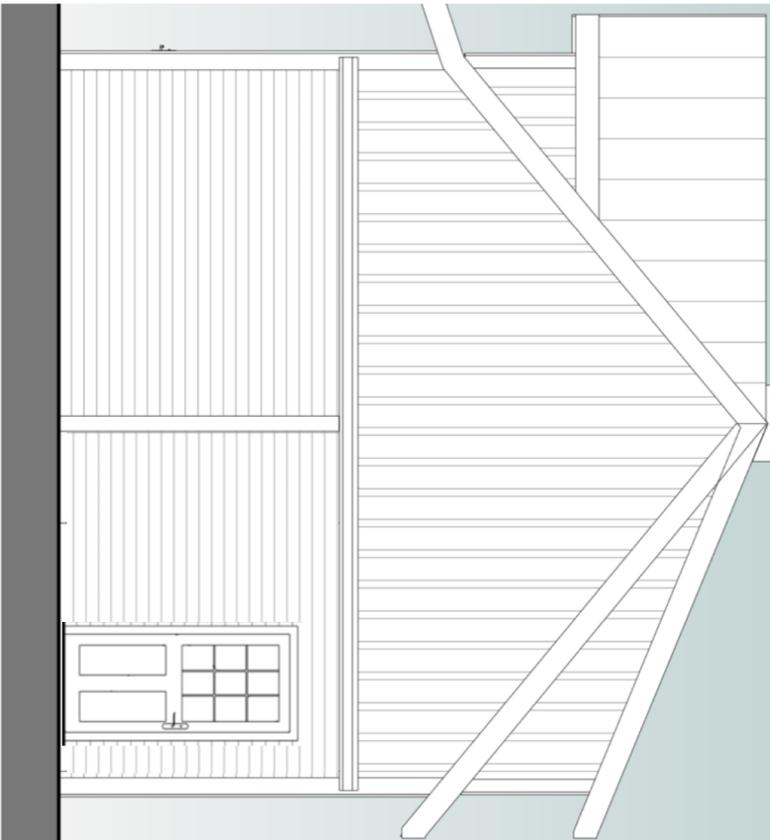
Jason Swensen

1805 Franklin Ave. Carriage House
03/28/2020

East Elevation



West Elevation



Jason Sweeney
1805 Franklin Ave. Carriage House
03/28/2020



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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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):

Please see attached document.

Signature of Applicant [Handwritten Signature] Date 12/26/2019

CV19-131

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

The Owner/Applicant requests relief from title 33 Zoning rules and requests permission to build a new construction carriage house located at 1805 Franklin Avenue, Columbus, OH 43205 architecturally compatible with the existing residence and neighborhood character.

3332.19 – Fronting on a public street.

Applicant seeks a variance to allow for a secondary residence, a carriage house, to front on a public alley.

3332.26 (B) – Side yard.

Applicant seeks a variance to allow the minimum side yard to be less than five feet. The existing residence was originally built in 1908, and is approximately 1.5 feet from the western property line abutting 1799 Franklin Avenue.

3332.27 – Rear yard.

Applicant seeks a variance to allow the carriage house not to have a back yard.

3312.49 (C) – Minimum number of parking spaces.

Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 2 that will be provided in the proposed carriage house. Currently, the property has no off-street parking (the existing 1-car garage rafter design does not allow the garage door to fully open, rendering it useless for parking most vehicles). The proposed design will provide 2 off-street parking where there are currently 0.

3332.035 – R-3 residential district allows for one single family dwelling.

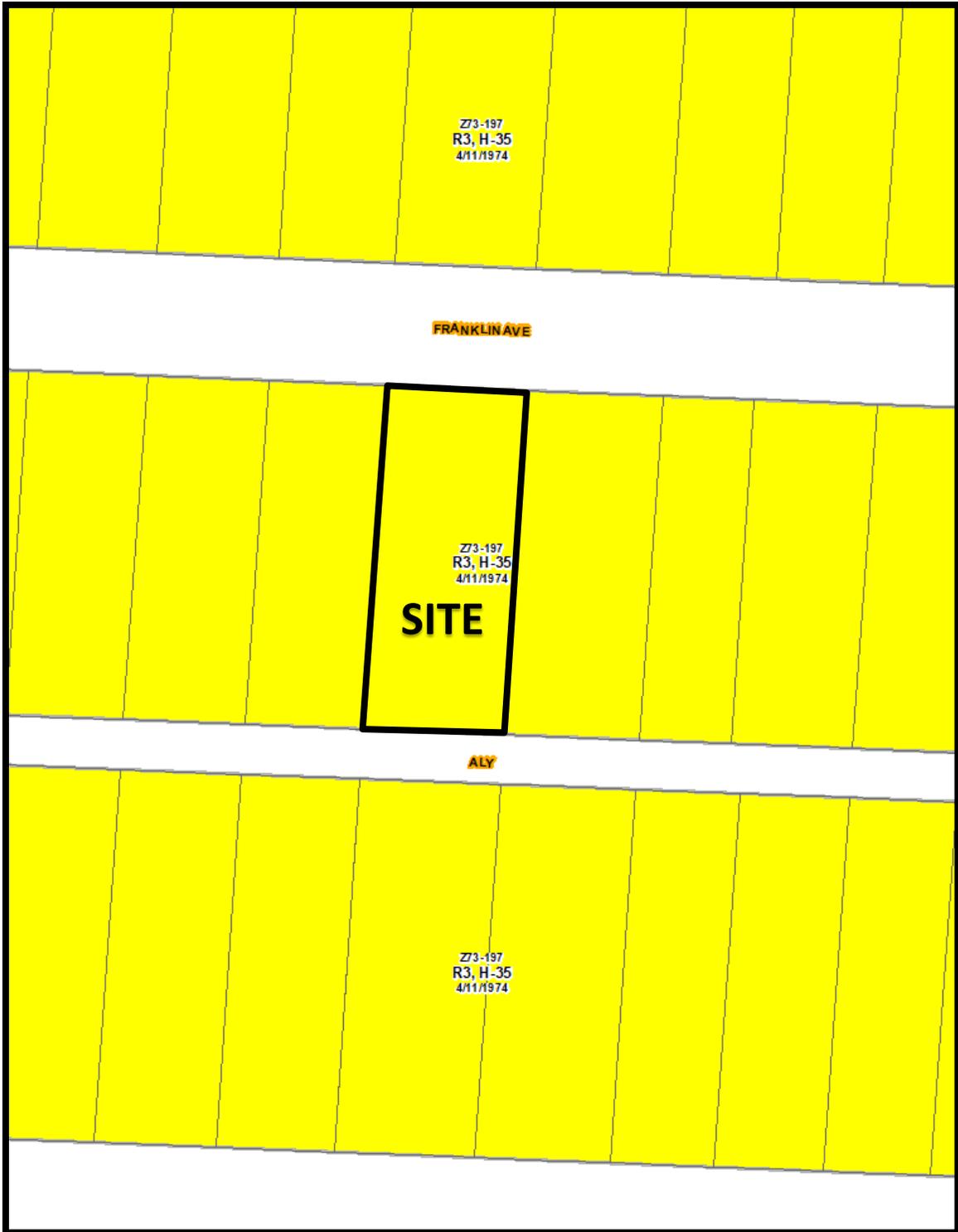
Applicant seeks a variance to allow a second dwelling in the form of a carriage house.

Creating a new construction carriage house that is architecturally compatible with the existing residence on this property and neighborhood character, while remaining functional in current times, is only possible with some relief from Title 33 Zoning Code. While this code is readily applicable to more modern residential districts, the Near East Side does not readily conform to Title 33 Zoning Codes, and the unique architecture and historical character of the neighborhood demands some accommodations.

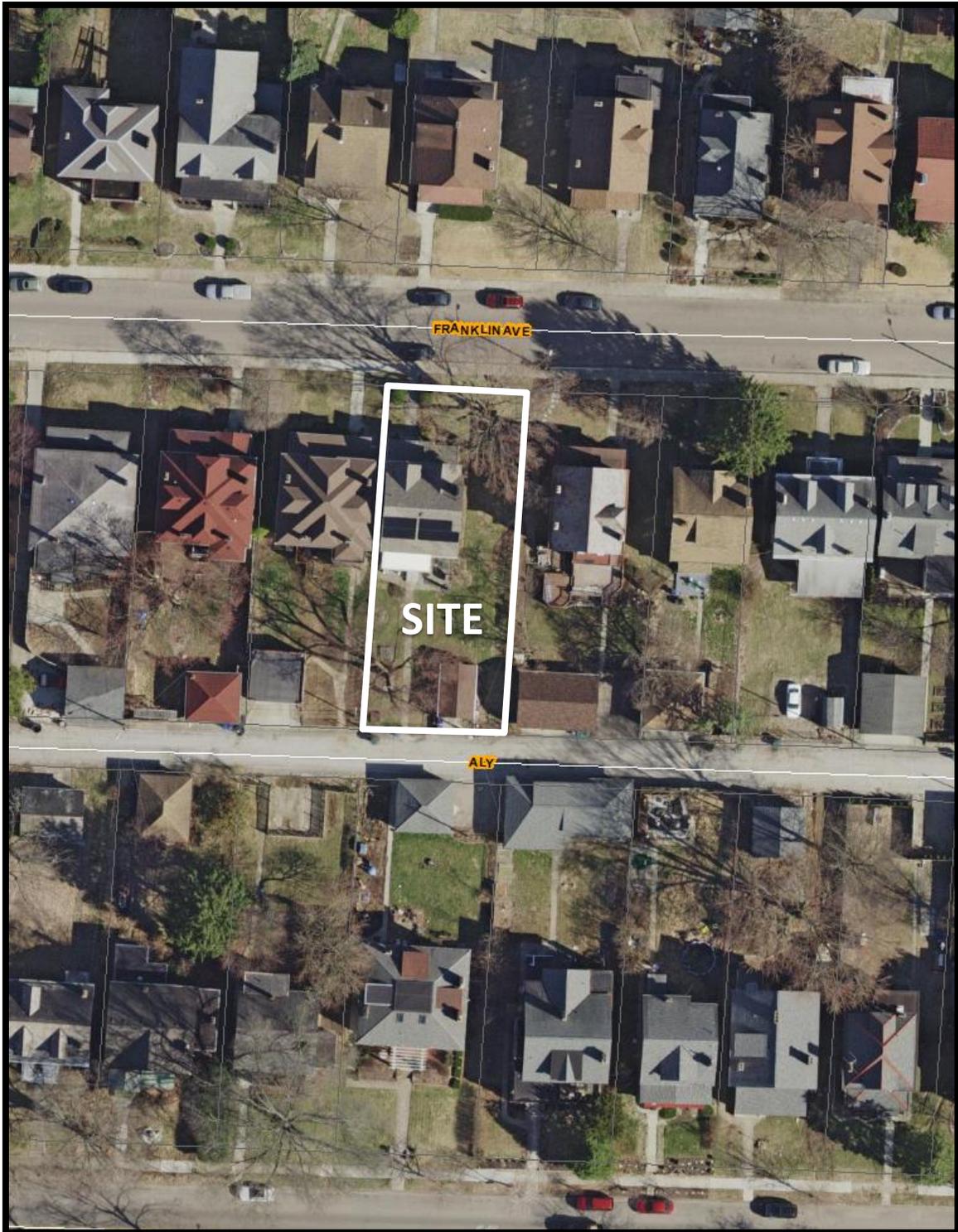
The proposed carriage house is consistent with the increased density recommended along the Main Street corridor in the 2019 *Corridor Concepts: Options for Focused Growth and Mobility* (<https://getinsight2050.org/>) to support walkability, affordable housing, access to public transit, and more efficient use of public infrastructure. Our older neighborhood designs, such as those of the Near East Side, offer models to emulate as Columbus works to develop more sustainably. The Owner/Applicant requests permission to contribute to increased density in the Near East Side through construction of this carriage house.

Additional Notes

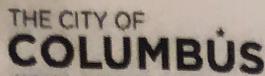
For Department of Public Utilities: The carriage house will connect to city water and sewer infrastructure separately from the residence so as not be tied to existing lines. This arrangement was preferred by the Division of Water and Division of Sewerage and Drainage.



CV19-131
1805 Franklin Ave.
Approximately 0.20 acres



CV19-131
1805 Franklin Ave.
Approximately 0.20 acres



ANDREW J. GINTHER, MAYOR

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)

APPL CV19-131

Case Number:

Address:

1805 FRANKLIN AVE, COLUMBUS, OH 43205

Group Name:

NEAC

Meeting Date:

03/12/20

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote:

8-1-0

Signature of Authorized Representative:

M Kathleen D. Beif

SIGNATURE

CHAIR NEAR EAST AREA COMM

RECOMMENDING GROUP TITLE

614-582-3053

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: CV19-131

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jason Cervene
of (COMPLETE ADDRESS) 1805 Franklin Ave, Columbus, OH 43205
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)

1. Jason Cervene and Mary Gruber 1805 Franklin Ave Columbus, OH 43205 0	2. N/A
3. N/A	4. N/A

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

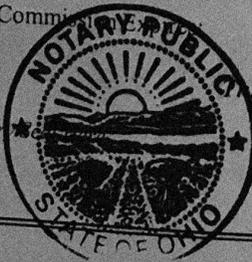
Jason Cervene

Subscribed to me in my presence and before me this 26 day of DECEMBER, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Kristaq Bifsha

My Commission Expires 08/23/2022



KRISTAQ BIFSHA
Notary Public, State of Ohio
My Commission Expires
August 23, 2022

Project Disclosure Statement expires six months after date of notarization.

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