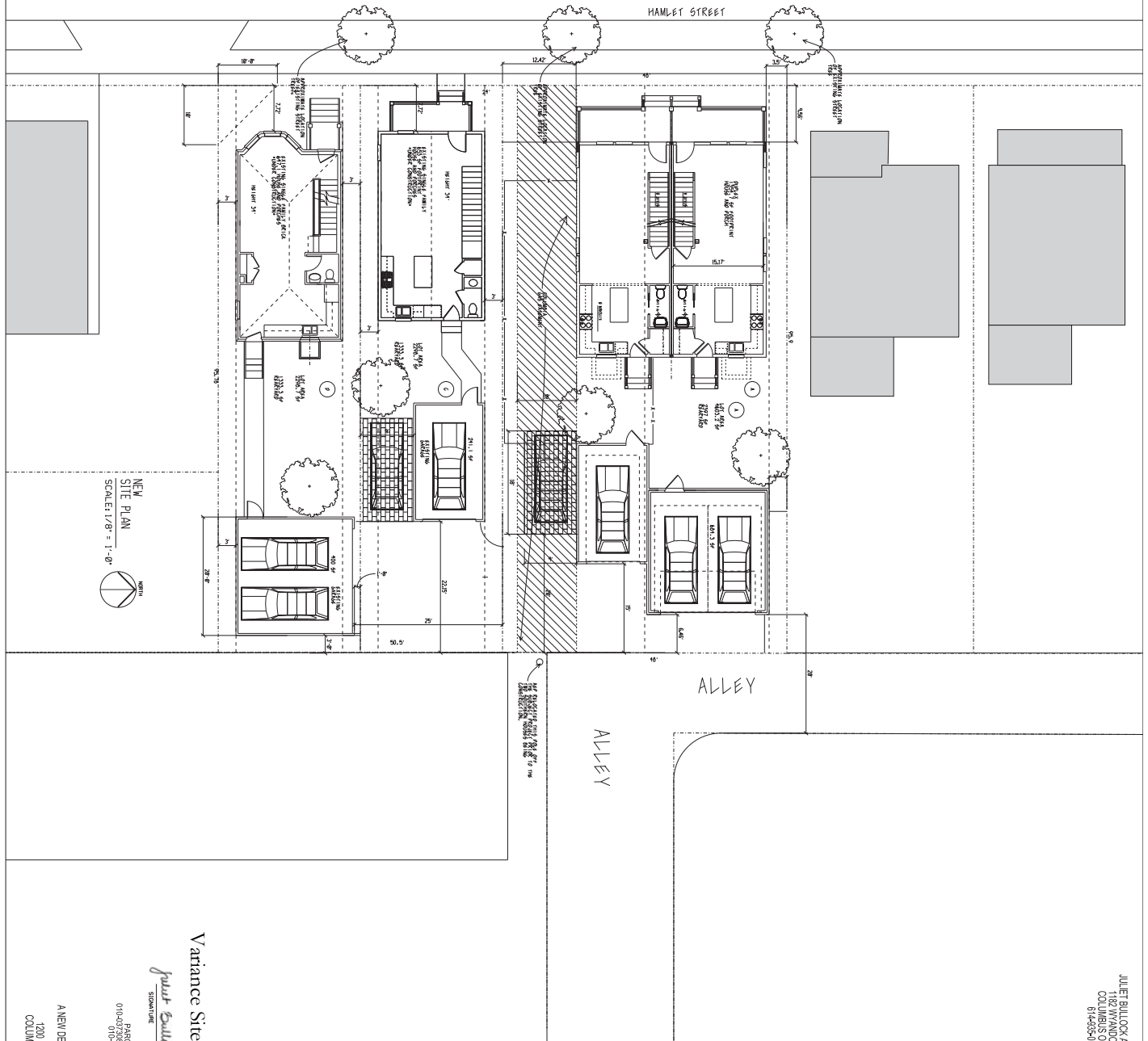




FINAL SITE PLAN RECEIVED 11.23.21 SHEET 1 OF 1 CV21-101



NEW
SITE PLAN
SCALE: 1/8" = 1'-0"



Variance Site Plan

Juliet Billock
ARCHITECTS

PROJECT NO. 01042736-010208417
DATE 01/25/2022

A NEW DEVELOPMENT
AT
7200 HAMLET
COLUMBUS, OHIO

JULIET BILLOCK ARCHITECTS
1182 WINDOTTE RD
COLUMBUS, OH 43212
614-459-0944

Council Variance Application

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 Attached.

Signature of Applicant



Date

9/26/21

STATEMENT OF HARDSHIP

The subject property is four adjacent parcels that border the east side of Hamlet Street north of E. Fifth Avenue and has 90 feet of frontage.

The subject property is located in the University Area where lots surrounding the subject property have either been improved with new and/or restored homes. Two story homes line Hamlet north of the Property, and multi- family dwellings span south of the property to and along E. Fifth Avenue. The subject property Lot "A" is vacant. Single family homes have been built on Lots C and D.

The applicant proposes to revise the approved variance CV-031 which combined the three parcels and divided them into four uniform lots. The original proposal was four single family homes, one on each lot, and the existing Columbia Gas Line /Easement would be relocated between two of the homes. The Owner has been working with Columbia Gas for a several years in an attempt to get the gas line and the easement relocated, and the cost of relocation has gone up substantially. Therefore, we have elected to leave the existing easement in place and build a duplex instead. We are proposing to combine which was previously know as Lots "A" and Lots "B" into a single lot. Each lot will accommodate the required parking on site. Each lot will accommodate a yard and porch. The lots and houses will be in character with the neighborhood's linear rows of homes lining the street.

The subject properties have been rezoned R-3. The proposed lots and homes will serve to restore an empty block with the style and quality of homes that once lined the street. Granting these variances will not be injurious to neighboring properties or contrary to the public interest.

VARIANCE INFORMATION

MODIFY CV17-031 TO COMBINE LOTS A & B INTO SINGLE LOT TO BE KNOWN AS LOT A AND BUILD A NEW DUPLEX, ALLOWING THE EXISTING COLUMBIA GAS EASEMENT TO REMAIN. LOTS "C" AND "D" HAVE NOT BEEN MODIFIED AND THE HOMES ARE BOTH UNDER CONSTRUCTION AND ALMOST COMPLETE.

LOT A (FORMERLY LOT A AND B)

LOT AREA 4603.2 SF

HOUSE/PORCH FOOTPRINT 1354.7 SF + GARAGE FOOTPRINT 684.3 SF = 2039 SF OR 44.29% REARYARD 2397 SF, GARAGE OCCUPIES 28.54% OF REQUIRED REAR YARD

LOT C

LOT AREA 2298.7 SF

HOUSE/PORCH FOOTPRINT 653 SF + GARAGE FOOTPRINT 241.1 SF = 894.1 SF OR 38.89% REARYARD 1333.3 SF, GARAGE OCCUPIES 18.1% OF REQUIRED REAR YARD

LOT D

LOT AREA 2298.7 SF

HOUSE/PORCH FOOTPRINT 653 SF + GARAGE FOOTPRINT 400 SF = 1053 SF OR 45.8% REARYARD 1333.3 SF, GARAGE OCCUPIES 30% OF REQUIRED REAR YARD

VARIANCE LIST.

3312.25 MANEUVERING: TO PERMIT THE ACCESS AND MANEUVERING AREA FOR THE PARKING SPACES LOCATED ON LOTS "A", "C" AND "D" TO OCCUR ON AND BE SHARED BY BOTH LOTS "A", "C" AND "D".

3332.035(A) R-3 RESIDENTIAL DISTRICT: TO PERMIT A DUPLEX IN AN R-3 DISTRICT.

3332.05 (A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS:

TO PERMIT THE WIDTHS OF LOTS "A", "C", AND "D" TO BE LESS THAN 50 FEET AND TO BE 24 FEET FOR LOTS C AND D AND 48' FOR LOT A.

3332.13 R-3 AREA DISTRICT REQUIREMENTS: TO PERMIT ONE SINGLE FAMILY DWELLING TO BE SITUATED ON EACH LOT "C", AND "D" AND TO HAVE LESS THAN 5000 SQUARE FEET EACH AND TO BE 1728 SF SQUARE FEET EACH PURSUANT TO THE LOT AREA CALCULATION IN SECTION 3332.18(C). BASIS OF COMPUTING AREA. AND TO PERMIT A DUPLEX DWELLING TO BE SITUATED ON LOT "A" AND TO BE 4603.2 SQUARE FEET.

3332.21(F) BUILDING LINES: TO PERMIT THE BUILDING LINES ON LOTS "C" AND "D" TO BE LESS THAN 10 FEET AND TO BE 7.72' INCHES AND TO PERMIT THE BUILDING LINES ON LOTS "A" TO BE LESS THAN 10 FEET AND TO BE 9.56'.

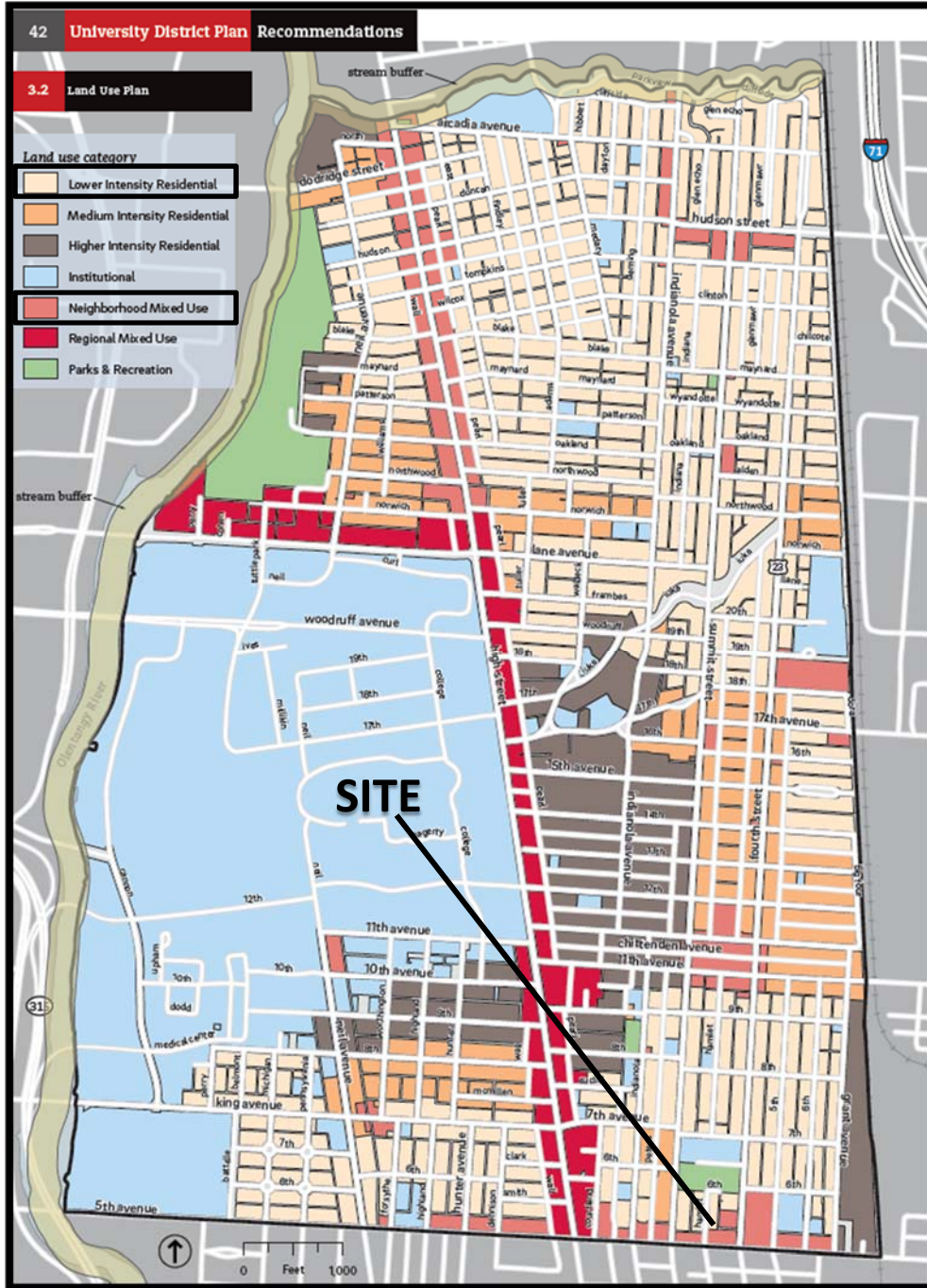
3332.26(B)(1) MINIMUM SIDE YARD: TO PERMIT THE MINIMUM DISTANCE OF THE DUPLEX ON LOT "A" TO BE LESS THAN 5' AND TO BE 3.5'.

3332.26(E) MINIMUM SIDE YARD: TO PERMIT THE MINIMUM DISTANCE OF A DETACHED GARAGE FROM THE INTERIOR SIDE LOT LINE TO BE LESS THAN THREE FEET AND TO BE ONE FEET ON LOT "D".

3332.28 SIDE YARD OBSTRUCTION FOR THE NEW DUPLEX ON LOT "A" FAMILY TO ALLOW FOR THE PARKING SPACE TO THE SOUTH OF THE PROPOSED GARAGE TO OBSTRUCT THE SIDE YARD



CV21-101
1200 Hamlet St.
Approximately 0.21 acres



CV21-101
1200 Hamlet St.
Approximately 0.21 acres



CV21-101
1200 Hamlet St.
Approximately 0.21 acres

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

Case Number: CV21-101

Address: 1200 Hamlet St.

Group Name: University Area Commission

Meeting Date: 11-17-2021

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: 12-0

Signature of Authorized Representative: michael.kehlmeier

Digitally signed by michael.kehlmeier
Date: 2021.11.19 16:56:53 -05'00'

SIGNATURE

University Area Commission Zoning Committee chairman

RECOMMENDING GROUP TITLE

614-352-7875

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
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: CV21-101

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) Nicholas Shilling
of (COMPLETE ADDRESS) 815 North High Street Ste R Columbus Ohio 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)

1. <u>Urban Restorations</u> <u>815 N. High Street, Ste R</u> <u>Columbus OH 43215 (4 Employees)</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF APPLICANT

Sworn to before me and signed in my presence this 24 day of SEPTEMBER, in the year 2021

SIGNATURE OF NOTARY PUBLIC

July 13, 2026
My Commission Expires

Notary Seal Here



ELIZABETH BRICKWEG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 13, 2026

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