

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

- 1652 W Third Avenue
- List of Requested Variances
- Request a variance from Section 3312.25 (maneuvering) to allow for maneuvering through multiple parking spaces in the driveway.
- Request a variance from Section 3333.02 (AR-12, ARLD, and AR-1 apartment residential district use) to allow for two single-unit dwellings on one lot (a dwelling unit in the existing house (front) & a dwelling in the existing rear accessory structure (rear)).
- Request a variance from Section 3333.16 (fronting) to allow for the rear dwelling unit to be located at the rear of the property.
- Request a variance from Section 3333.22 (maximum side yard required) for the rear dwelling unit to reduce the sum of the side yards from 10'-0" to 1'-11".
- Request a variance from Section 3333.23 (minimum side yard permitted) for the rear dwelling unit to reduce the minimum side yard from 5'-0" to 1'-11" on the west side and reduce the minimum side yard from 5'-0" to 0'-0" on the east side.
- Request a variance from Section 3333.24 (rear yard) to eliminate the rear yard requirement for the rear dwelling located in the accessory structure at the rear of the property.
- Request a variance from Section 3333.25 (side yard obstruction) for the front & rear dwelling units to allow the parking spaces to encroach into the side yard setback by 3' (4'-9" instead of 3'-0").
- Request a variance from Section 3333.34(A) (home occupation) to allow for a home occupation that is not within the principal residence.

Signature: *[Handwritten Signature]*
Date: July 30, 2020

Final Site Plan Received 7.30.20 CV20-054

1652 W Third Ave
Columbus, Ohio 43212

DATE: July 30, 2020
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
SHEET: A1.0

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):

Signature of Applicant _____



Date June 21, 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

1652 W Third Avenue
List of Requested Variances

Request a variance from Section 3312.25 (maneuvering) to allow for maneuvering through multiple parking spaces in the driveway.

Request a variance from Section 3333.02 (AR-12, ARLD, and AR-1 apartment residential district use) to allow for two single-unit dwellings on one lot (a dwelling unit in the existing house (front) & a dwelling in the existing rear accessory structure (rear)).

Request a variance from Section 3333.16 (fronting) to allow for the rear dwelling unit to be located at the rear of the property.

Request a variance from Section 3333.22 (maximum side yard required) for the rear dwelling unit to reduce the sum of the side yards from 10'-0" to 1'-11".

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Request a variance from Section 3333.25 (side yard obstruction) for the front & rear dwelling units to allow the parking spaces to encroach into the side yard setback by 3" (4'-9" instead of 5'-0").

Request a variance from Section 3333.34(A) (home occupation) to allow for a home occupation that is not within the principal residence.

Statement of Hardship:

The property at 1652 W Third Avenue contains an existing two-story dwelling unit and an existing detached single-story accessory structure at the rear of the property. The existing detached single-story accessory structure is a large masonry building (29'-11" x 48'-1") that has a zero-lot line condition at the alley, zero-lot line condition at the east side, and is set 1'-11" off the property line on the west side. The structure has a single car garage door facing the street with a driveway extending from Third Avenue to the garage door. The structure is believed to have been constructed for use as an auto repair shop.

The property owners are currently using the structure for parking their two cars and for storage. However, there are two needs that have arisen that dictate changing the use of the structure. The first use would be as a dwelling unit for the owner's mother to allow her to be cared for and age in place with family support. The second use would be to allow for a home office that could be used to escape the chaos of the house when required to "work from home".

A one-hour rated demising wall be constructed to separate the garage portion at the west (560 sf) from the dwelling unit portion at the east (880 sf). The dwelling unit would consist of a kitchenette,

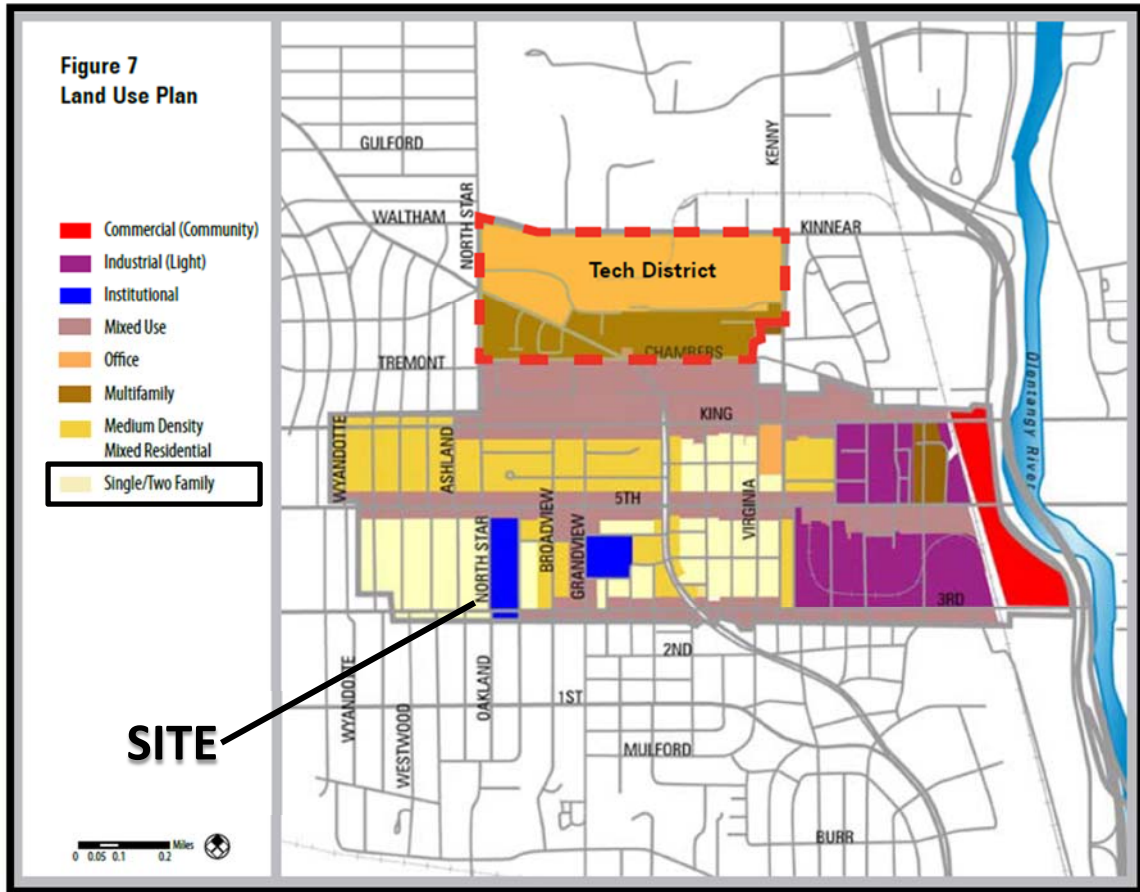
bathroom with shower, and closet as well as open space for a living room, eating space, and murphy bed. The home office would utilize the dining table as the desk surface.

The only access to the structure would be from an entrance door off the rear yard at the east side of the property. The dwelling unit would tandem park utilizing the existing driveway.

The variances listed above would allow for the change of use for the existing accessory structure.



CV20-054
1652 W. 3rd Ave.
Approximately 0.16



CV20-054
1652 W. 3rd Ave.
Approximately 0.16



CV20-054
1652 W. 3rd Ave.
Approximately 0.16

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

Case Number: CV20-054

Address: 1652 W 3rd Avenue, Columbus, Ohio 43212

Group Name: Fifth by Northwest Commission

Meeting Date: August 4, 2020

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Approval based on not coming into a rental unit section for rent own or subsequent owner.

Vote: 5-0

Signature of Authorized Representative: *[Signature]*

SIGNATURE

5th NW Area Commission

RECOMMENDING GROUP TITLE

614-256-1944

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.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV20-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brenda Parker
of (COMPLETE ADDRESS) Applicant
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 3 lines per box)

1. Tristan Trevino 1652 W Third Avenue Columbus, Ohio 43212	2. James Clifton 1652 W Third Avenue Columbus, Ohio 43212
3.	4.

Check here if listing additional parties on a separate page.

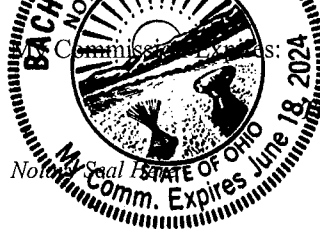
SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 22 day of JUNE, in the year 2020

SEAL OF BACHEN THIANES
NOTARY PUBLIC

[Signature]
June 18, 2024



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

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