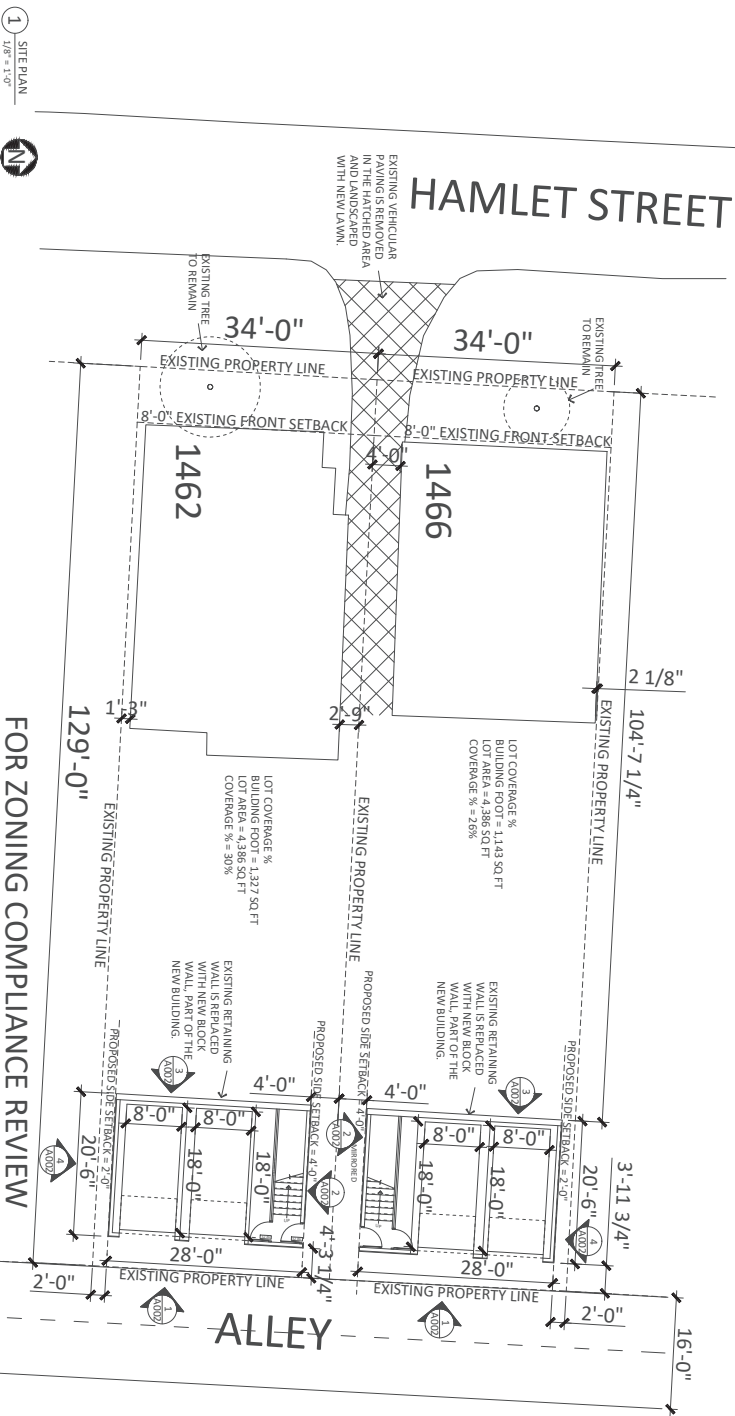


5 ELEVATION D
1/8" = 1'-0"

4 ELEVATION C
1/8" = 1'-0"

3 ELEVATION B
1/8" = 1'-0"

2 ELEVATION A
1/8" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

FOR ZONING COMPLIANCE REVIEW

CV23-084 Final Received Page 1 of 1

VICINITY MAP

ZONING AND CODE INFORMATION

PARCEL NUMBER:	010-00230-00 010-00231-00
ZONING CLASS (LAND USE):	R-1 RESIDENTIAL
SET OF SITE:	10 ADJACENT DISTRICT
LEGAL DESCRIPTION:	1462, 1466 HAMLET STREET COLUMBUS OH 43201
EXISTING USE GROUP:	S10 COMMERCIAL/INDUS
SEPARATE LOT USE:	NOT APPLICABLE
BUILDING CODE USED:	2019 IRC
CONSTRUCTION CLASSIFICATION:	2B
SPRINKLER:	NOT APPLICABLE
NUMBER OF FLOORS:	TWO
FOOT PRINT AREA OF AREA TO BE ADDED:	NOT APPLICABLE
PROPERTY CLASS:	RESIDENTIAL
TAX DISTRICT:	010 - CITY OF COLUMBUS
MAP NUMBER(S):	0100

Signed: *[Signature]*
Ugo Nwoko 02/14/2024

Aurtec Designs
 Design Consulting, Industrial Designers
 397 East Main Street, New Albany, OH 43054, Phone: (614) 353-0261

PROJECT # 1586
 1462, 1466 HAMLET STR, COLUMBUS OH
 SHEET NO. A002
 DATE: 12-27-2023



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

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):

Signature of Applicant  Date 1-24-24

STATEMENT OF HARDSHIP – CV23-084

1462 and 1466 Hamlet street are each currently zoned as R-4, Residential with parcel IDs 010-010737-00 and 010-005288-00 respectively and located in franklin county Ohio. Both properties are between E 9th Avenue along the north and E 8th Avenue along the south.

The council variance application is for

1. **Permitted R4 use as per CC 3332.039:** To allow the construction of a carriage house on 1462 and 1466 Hamlet Street each with two car garage. Having access to the floor above through the side of the building inside the building. The garage door to open into the alley to the east of the property line.
2. **Lot width requirement:** 3332.05(A) Area district lot width requirements. The request is to reduce the lot width from 50 feet to 34 feet for each lot.
3. **R-4 District – 3332.15 Area district requirements:** Requires lot in a R4 district of a single family dwelling to be no less than 5000 square feet in area as per 3332.18(C) is 3,468 sq ft while the actual lot size for 1462 Hamlet is 4,386 sq ft.
4. **R-4 District – 3332.15 Area district requirements:** Requires lot in a R4 district of a single family dwelling to be no less than 5000 square feet in area as per 3332.18(C) is 3,468 sq ft while the actual lot size for 1466 Hamlet is 4,386 sq ft.
5. **Fronting:** 3332.19 – Since the proposed dwellings are not the principal building, a variance is required to allow the proposed dwellings not to front a public street but front the alley to the east for each lot.
6. **Maximum side yard required:** 3332.25 – To reduce the maximum required side yard from 6.8 feet to 4 feet for the existing dwelling unit, and from 6.8 to 6 feet for the proposed dwelling at 1462 Hamlet Street. To reduce the maximum required side yard from 6.8 feet to 4 feet 2 1/8 inches for the existing dwelling unit, and from 6.8 to 6 feet for the proposed dwelling at 1466 Hamlet Street.
7. **Minimum side yard permitted:** 3332.26 - Reduce from 3 feet to 2 feet on the south side of 1462 Hamlet Street for the proposed dwelling. To also reduce from 3 feet to 2 feet 9 inches” on the north side of the existing dwelling and from 3 feet to 1 foot 3 inches” on the south side for 1462 Hamlet Street for the existing dwelling.
8. **Minimum side yard permitted:** 3332.26 - Reduce from 3 feet to 2 feet on the north side of 1466 Hamlet Street for the proposed dwelling. To also reduce from 3 feet to 2 1/8inches on the north side of the existing dwelling.
9. **Rear yard:** 3332.27 – To reduce rear yard from 25% to 0%, for the proposed dwellings
10. **As per 3325.805,** to increase the allowable FAR from 0.40 to 0.65

11.3312.49 – Required Parking, to reduce from 4 required spaces for each lot to two provided spaces for each lot.

12. Building Coverage over 25%: 3325.801

To increase the maximum lot coverage from 25% to 26% at 1466 Hamlet street.

To increase the maximum lot coverage from 25% to 30% at 1462 Hamlet street

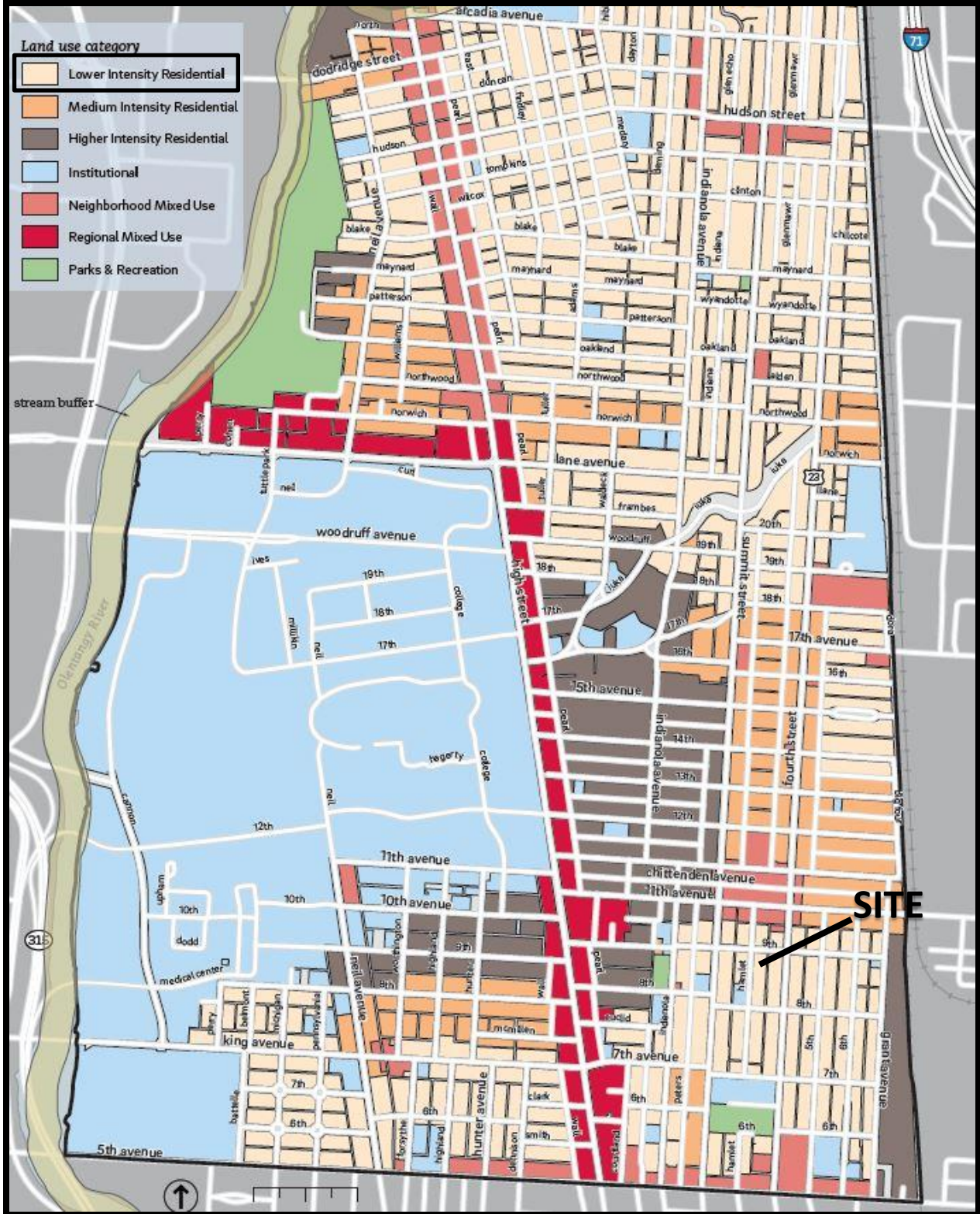
The request is in keeping with the general habitual character of the surrounding area with a mixture of single-family dwelling and multi-family units.

There are no negative effects on the neighbors nor on the delivery of the city governmental services.

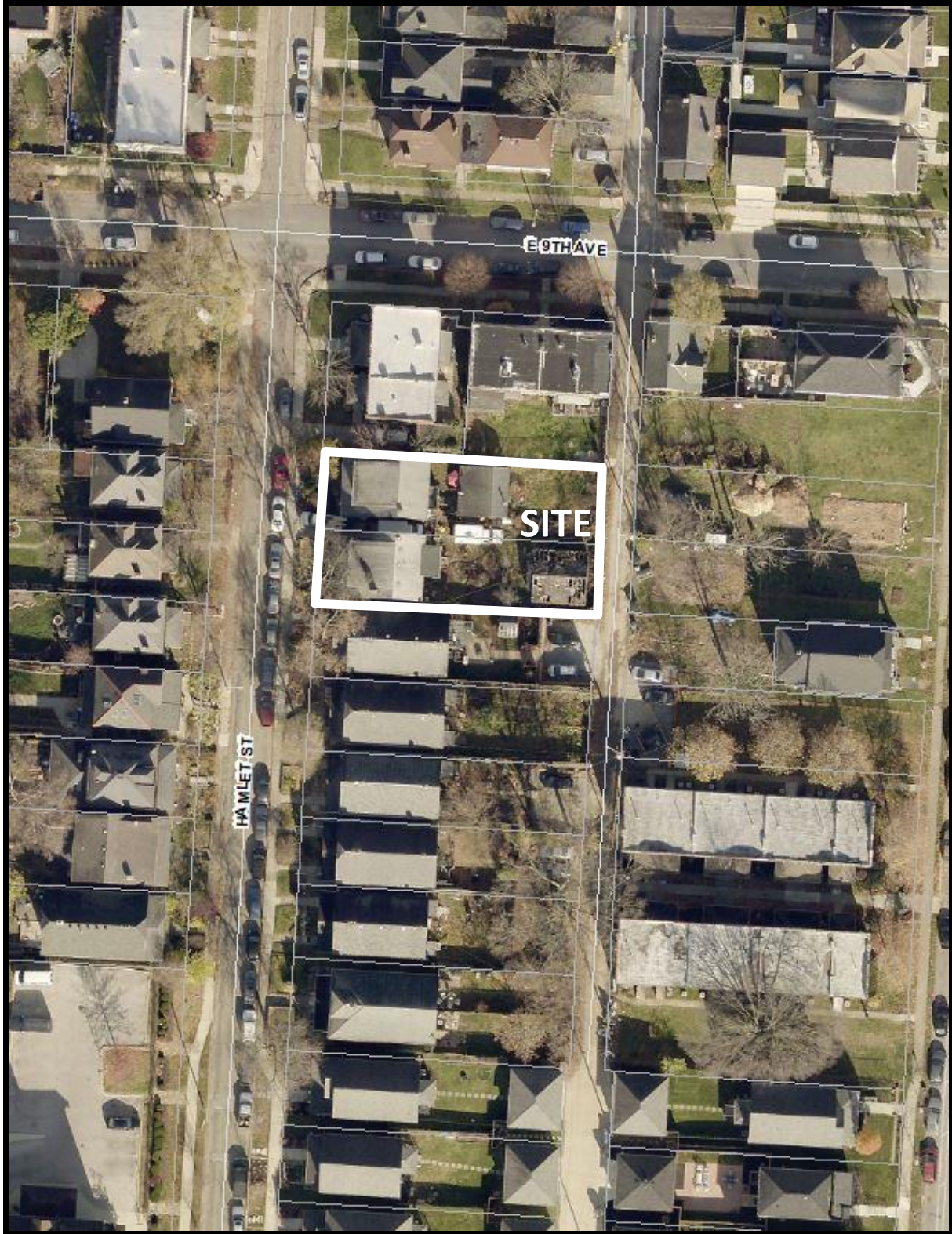


CV23-084
1462-1466 Hamlet St.
Approximately 0.20 acres

University District Plan (2015)



CV23-084
1462-1466 Hamlet St.
Approximately 0.20 acres



CV23-084
1462-1466 Hamlet St.
Approximately 0.20 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-084
Address 1462 and 1466 Hamlet St.
Group Name Denota Strickland - owner
Meeting Date 11-15-2023

Specify Case Type: BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Commission Approved
2 Speakers in Support
Many neighbors in the block of
project were not Supportive
felt it was to crowded a Space
for two Carriage houses

Vote yes - 14 No - 2 Abstain - 1
Signature of Authorized Representative Jeth B golding UAC Zoning Chair
Recommending Group Title University Area Commission - Zoning
Daytime Phone Number 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-084

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) Denote Strickland
of (COMPLETE ADDRESS) 254 McCutcheon rd Gahanna, Oh 43230
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>Denote Strickland</u> <u>254 McCutcheon rd</u> <u>Gahanna, Oh 43230</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

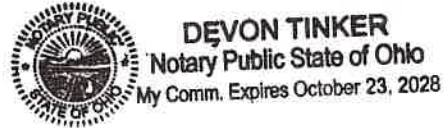
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24 day of January, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

10/23/28
My Commission Expires

Notary Seal Here



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