

1	<p><b>PROJECT DESCRIPTION</b></p> <p>GENERAL PROJECT: THE CONYERS RESIDENCE GARAGE REPLACEMENT AND HISTORIC REPAIRS TO THE EXISTING BUILDING. THE PROPOSED GARAGE HOUSE WILL HAVE HISTORIC AND HISTORIC ACCOMMODATIONS ON THE SECOND FLOOR TO BE CONSIDERED A SEPARATE BUILDING UNIT.</p> <p><b>PROPOSED PROJECT:</b></p> <p>REPAIRS TO THE EXISTING BUILDING TO BE CONSIDERED A SEPARATE BUILDING UNIT WITH HISTORIC AND HISTORIC ACCOMMODATIONS ON THE SECOND FLOOR TO BE CONSIDERED A SEPARATE BUILDING UNIT.</p>
2	<p><b>SITE / ZONING INFORMATION</b></p> <p>ADDRESS: 903 NEIL AVENUE, COLUMBUS OH 43215</p> <p>PARCEL NUMBER: 0104083000</p> <p>LEGAL DESCRIPTION: 0.10 ACRES MORE OR LESS OF LAND CONTAINING PERMANENT CITY OF COLUMBUS TRACT 4, INDEED 201</p> <p>ZONING: R-4 RESIDENTIAL</p> <p>F.P.A.M. FLOOD ZONE: VICTORIAN WALKER HISTORIC DISTRICT</p> <p>HISTORIC DISTRICT: NO CHANGE</p> <p>USE: RESIDENCE</p> <p>LOT SIZE: 197 x 150'</p>
3	<p><b>LOT COVERAGE</b></p> <p>LOT SIZE (97' x 150'): 6,000 S.F. (1.14 ACRES)</p> <p>EXISTING: 1,227 S.F. (0.20 AC)</p> <p>PROPOSED: 402 S.F. (0.07 AC)</p> <p>LOT COVERAGE: 20.3%</p> <p>PROPOSED LOT COVERAGE: 6.7%</p> <p><b>BUILDING SETBACKS:</b></p> <p>FRONT: 2.5'</p> <p>REAR: 2.5'</p> <p>SIDE: 5.0'</p> <p>HEIGHT: 35.0'</p>
4	<p><b>SITE PLAN CODED NOTES</b></p> <p>1. EXISTING BUILDING</p>

**STATE OF OHIO**  
**SHAWN**  
**ARCHITECT & DESIGN**  
 1518  
 2015-903.1  
 SP-100

**SHEET TITLE**  
**SITE PLAN**  
**PROJECT TITLE**  
**THE CONYERS RESIDENCE**  
**GARAGE REPLACEMENT**  
 903 NEIL AVENUE  
 COLUMBUS, OH 43215

Final Site Plan Received 2-9-16

Council Variance Application  
Exhibit A  
903 Neil Ave, Columbus OH 43215

**Statement of Hardship:**

The applicants seeks to replace the existing non-contributing 2.5-car garage with a new carriage house with 3-car parking below that would be in keeping with the construction methods and historic nature of the area. The requested variances are compatible with recent development patterns permitted on other properties within the same zoning district. In this area, it is common for parcels to contain carriage house type garage structures that were built prior to the implementation of the current zoning code, which would be now be considered to not be in conformance. Granting the applicants' variances request will preserve the character of a contributing property, while offering an opportunity to improve the home in a manner consistent with its historical nature specific to the Victorian Village historic district.

**Proposed Zoning Variances requested include the following:**

1. 3332.039 – Applicant seeks a variance to permit a separate secondary residence to be constructed on a single parcel within R-4 district. The secondary structure would be built as a carriage house, which is in keeping with the area's character and historic nature.
2. 3332.05 – Area district lot width requirements. Per zoning code, the lot width for the R-4 district would be 50 feet wide. The existing lot width, established prior to the current zoning code, is 40 feet and all existing structures are situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance for the existing lot to be provided as 40 feet in width.
3. 3332.19 – Fronting on a public street. Applicant seeks variance to allow for the secondary residence, the carriage house, to front on the public alley.
4. 3332.26(C)(1) – Minimum side yard. Per zoning code, the primary residence or the existing structure would be required to have a minimum side yard of 3 feet. The existing structure does not meet the side yard requirements per the current zoning code but is situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance to permit the primary residence to be provided with a side yard on the north side to total 2.3 feet.
5. 3332.27 – Rear yard. Applicant seeks a variance to permit the secondary residence, the carriage house, to not be provided with a rear-yard. The yard between the primary residence and the carriage house is approximately 2,108 square feet. Although a large area, this is not enough area to provide each residence with a rear yard equal to 1,500 square feet to achieve the 25% of the lot area required.
6. 3332.38(F) – Net private garage size. Applicant seeks a variance to permit the secondary residence, the carriage house, also noted as the garage on the ground floor to exceed the maximum 720 square feet. In this instance, the garage will be approximately 832 square feet.

7. 3312.49(C) – Minimum number of required parking spaces. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 3 that will be provided in the proposed carriage house/garage. The current single-family house has two off-street parking spaces located in the existing garage. The project will not remove any off-street parking, but the Carriage House would normally require 2 additional parking spaces for a total of 4 spaces.

The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the zoning code, as the requested variances will maintain the following:

- Will not interfere with any neighboring property owner's use of his/her property or otherwise prevent the further development of any neighboring property
- Will allow the property to develop in a manner consistent with the other developments in this area, and in a manner consistent with certain planning criteria for this neighborhood
- Will not unreasonably increase the congestion of public streets
- Will still provide for adequate light, air, and open space as it relates to adjacent properties
- Will not increase the danger of fire or endanger the public safety in relation to the property boundaries and construction methods, which are consistent to the Victorian Village historic district

By:

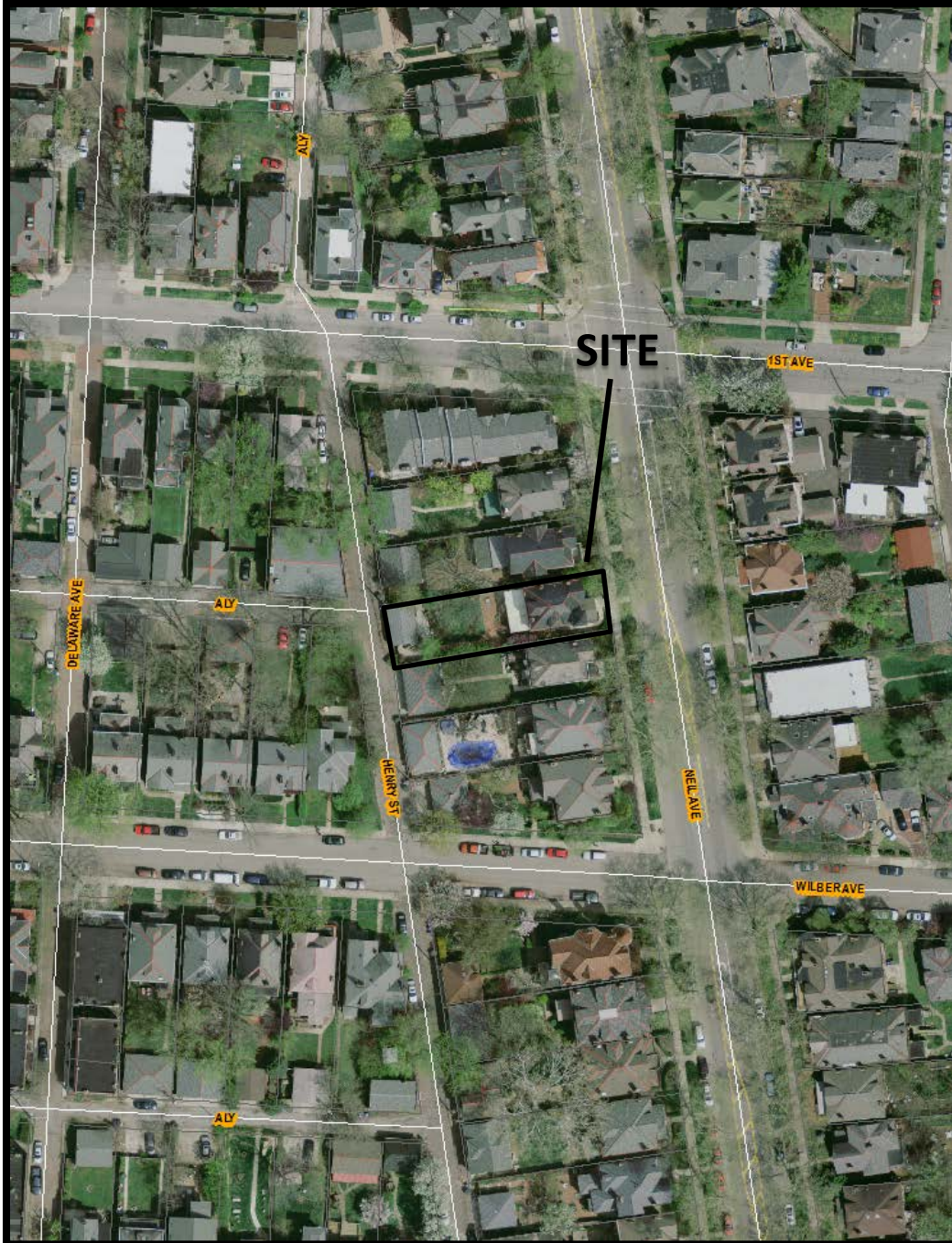
  
Shawn D. Conyers

Date:

2.7.16



CV15-080  
903 Neil Avenue  
Approximately 0.14 acres



CV15-080  
903 Neil Avenue  
Approximately 0.14 acres

**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION  
VICTORIAN VILLAGE COMMISSION**

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 903 Neil Ave.

**APPLICANT'S NAME:** Shawn & Kacey Conyers (Owners)

**APPLICATION NO.:** 16-1-11

**COMMISSION HEARING DATE:** 1-14-16

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 & 3319 and the architectural guidelines:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

**ACTION:**

Recommend approval of application #16-1-11, 903 Neil Ave., as submitted:

Variance Recommendation Request

- CC3332.039: R-4 residential district - Applicant seeks a variance to permit a separate secondary residence to be constructed on a single parcel within R-4 district. The secondary structure would be built as a carriage house, which is in keeping with the area's character and historic nature.
- CC3332.05: Area district lot width requirements - Per zoning code, the lot width for the R-4 district would be 50 feet wide. The existing lot width, established prior to the current zoning code, is 40 feet and all existing structures are situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance for the existing lot to be provided as 40 feet in width.
- CC3332.19: Fronting on a public street - Applicant seeks variance to allow for the secondary residence, the carriage house, to front on the public alley.
- CC3332.26(C)(1): Minimum side yard –
  - (a) Per zoning code, the primary residence or the existing structure would be required to have a minimum side yard of 3 feet. The existing structure does not meet the side yard requirements per the current zoning code but is situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance to permit the primary residence to be provided with a side yard on the north side to total 2.3 feet.
  - (b) Per zoning code, the secondary residence, the carriage house, would be required to have a minimum side yard of 3 feet. Applicant seeks a variance to permit the secondary residence, the carriage house, to be provided with a side yard on the north side of the garage to total 1.5 feet similarly to the siting of the existing structures on the site.
- CC3332.27: Rear yard - Applicant seeks a variance to permit the secondary residence, the carriage house, to not be provided with a rear-yard. The yard between the primary residence and the carriage house is approximately 2,108 square feet. Although a large area, this is not enough area to provide each residence with a rear yard equal to 1,500 square feet to achieve the 25% of the lot area required.



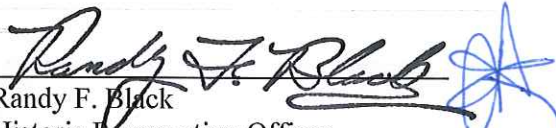
- CC3332.38(F): Net private garage size - Applicant seeks a variance to permit the secondary residence, the carriage house, also noted as the garage on the ground floor to exceed the maximum 720 square feet. In this instance, the garage will be approximately 832 square feet.
- CC3312.49: Minimum number of required parking spaces - Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 3 that will be provided in the proposed carriage house/garage. The current single-family house has two off-street parking spaces located in the existing garage. The project will not remove any off-street parking, but the Carriage House would normally require 2 additional parking spaces for a total of 4 spaces.

MOTION: Hissem/Borchers (5-0-1) RECOMMEND APPROVAL. [Conyers Recused]

**RECOMMENDATION:**

RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

  
 Randy F. Black  
 Historic Preservation Officer



# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## 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.

APPLICATION # CV15-080

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SHAWN D. CONYERS  
of (COMPLETE ADDRESS) 903 NEIL AVE, COLUMBUS OH 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

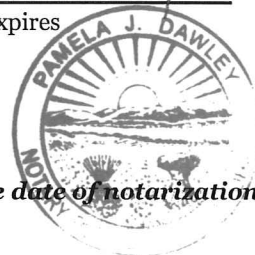
1. <u>SHAWN D. CONYERS</u> <u>KASEY SKOBEL - CONYERS</u> <u>903 NEIL AVE</u> <u>COLUMBUS OH 43215</u> <u>614.348.3676</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30<sup>th</sup> day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC Pamela J. Dawley My Commission Expires 4-28-19 Notary Seal Here



**PAMELA J. DAWLEY**  
NOTARY PUBLIC  
STATE OF OHIO  
RECORDED IN  
FRANKLIN COUNTY  
My Commission Expires  
April 28, 2019

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

**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**