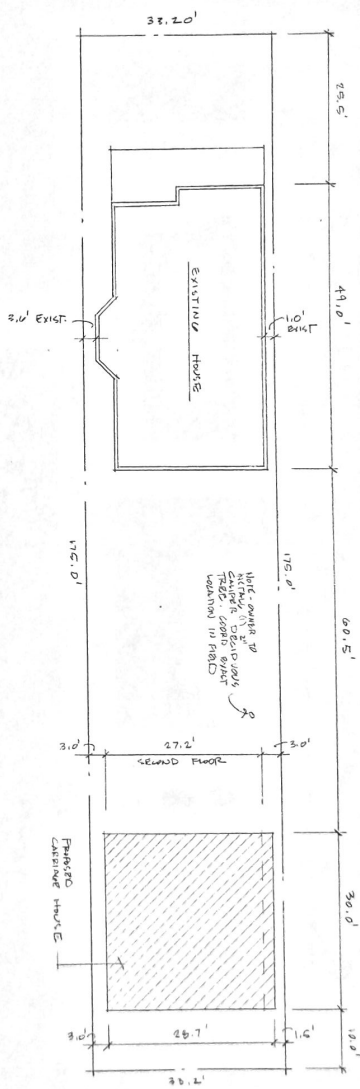


NEIL AVENUE



ALLEY

Site Plan
Scale: 1" = 10'-0"

Project Scope
New Carriage House with 3 car garage on first floor and second floor with 200 sq ft.

Zoning Information
Address: 1382 Neil Avenue - Columbus OH 43201
Parcel ID: 02000453
Commission: University Planning Overlay
Lot Size: 5.80 AC
Existing Lot Coverage: 14.6% (84%)
Proposed House: 1450 SF (24%)
Carriage House: 1200 SF (20%)

Floor Area
Existing House: 2,300 SF
Total Existing House: 2,300 SF
Carriage House: 1,200 SF
Garage: 62%
Floor Area Ratio: 62%
House Size (Net): 2,000 SF (33%)
Maximum Size (Net): 2,000 SF (33%)
Maximum Size (Gross): 2,000 SF (33%)
Project of Carriage House: 4.5'
Maximum Side Yard: 4.5'
Existing House: 3.0' (min), 1.0' (max)
Proposed Carriage House: 3.0' (min), 1.0' (max)
Proposed Parking: 3 spaces

Handwritten: Eric D. Matheny, Architect
7/6/2020

Final Site Plan Received 7.6.20 CV20-029

- PRELIMINARY
- CONSTRUCTION June 30, 2020

New Carriage House at:
1382 Neil Avenue
Columbus, Ohio, 43201

Urbanorder
architecture
737 Summit Street, Columbus Ohio 43215
Tel 614-299-9028 urbanorder.com

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

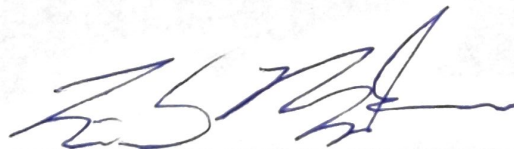
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See attached "Exhibit A"

Signature of Applicant



Date

3/31/2020

CV20-029

Exhibit A – 1382 Neil Ave.

Proposal and List of Applicable Code Sections.

Summary: construct a garage and carriage house and address pre-existing nonconformities of original dwelling unit.

Zoning variances for this project include the following:

3332.039 – R-4, residential district. Applicant seeks a variance to permit separate single-unit dwellings to be constructed on one parcel, which is not permitted in the R-4 district.

3312.49 – Minimum number of required parking spaces. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 3. The current single-unit dwelling will have two off-street parking spaces located in the garage and the carriage house one garage space (total of 3-car 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.

3325.801 – Maximum Lot Coverage. Under the University Planning Overlay is the maximum lot coverage is 25%. The original house lot coverage is 23.5%. Applicant seeks a variance to permit lot coverage of 38.3%

3325.805 – Maximum Floor Area. The maximum floor area is .4 of the lot square footage, or 40%. The original house's floor area is 2,658 SF, which is 45.75%. Applicant seeks a variance to permit the Floor Area to equal 59.10%.

3332.05 – Area district lot width requirements. Applicant seeks a variance to permit the construction of a carriage house on a lot with a width of 33.2 feet. The R-4 district requires a minimum lot width of 50 feet.

3332.15 – R-4 area district requirements. Applicant seeks a variance to permit two single-unit dwellings on one lot with 3,306.7 square feet in lot area pursuant to the lot area calculation in Section 3332.18(C). The code requires 5,000 square feet of lot area per single-unit dwelling.

3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.

3332.25 – Maximum Side Yard. As a residence, any dwelling would be required to have the sum of each side yard equal or exceed 20% lot width. The lot is 33.2' wide, which would require 6.6' of total side yard for both the original structure and the carriage house. Applicant seeks a variance to permit the existing structure's total side yard of 4.6' and the carriage house to have a total side yard of 4.5'.

3332.26(c)(1) – Minimum side-yard. The original house and carriage house would be required to have minimum side yards of 3'. Applicant seeks a variance to allow a side-yard on the north side of the garage to total 1.5' and also recognize the pre-existing nonconformity of the original structure's 1.0' setback on the North side of the original house.

3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. The gross lot area for this parcel is 5,810 SF. 25% of the lot area equals 1,452.5 square feet. The yard between the proposed carriage house and the original house will be approximately 2,008.6 square feet. This is large

enough to provide the original house with a rear-yard greater than the required 1,452.5 SF. Applicant seeks a variance to permit the carriage house to have no rear yard.

CV20-029

Statement of Hardship

The owners seek to construct a detached 3-car garage with a residential unit above it. Using the second story of a detached garage as a dwelling unit was a common construction practice when the primary residence was built (1890). "Carriage Houses" were used as additional living space for extended family or unrelated persons who worked in the area, providing housing which was not available or affordable given single-family lot development and building standards.

The requested variances are in conformity with recent development patterns permitted on other properties in the area. Variances to permit construction of carriage houses have been granted to neighboring properties in Short North neighborhoods (Dennison Place is in the University District and subject to the University Area Commission but also a Short North neighborhood). Many other property owners in the same zoning district and in these historic neighborhoods have been granted variances to permit construction of a carriage house. Granting Applicant's request will preserve a substantial property right- the right to develop the home in the manner consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners have been granted variances for in the same neighborhoods.

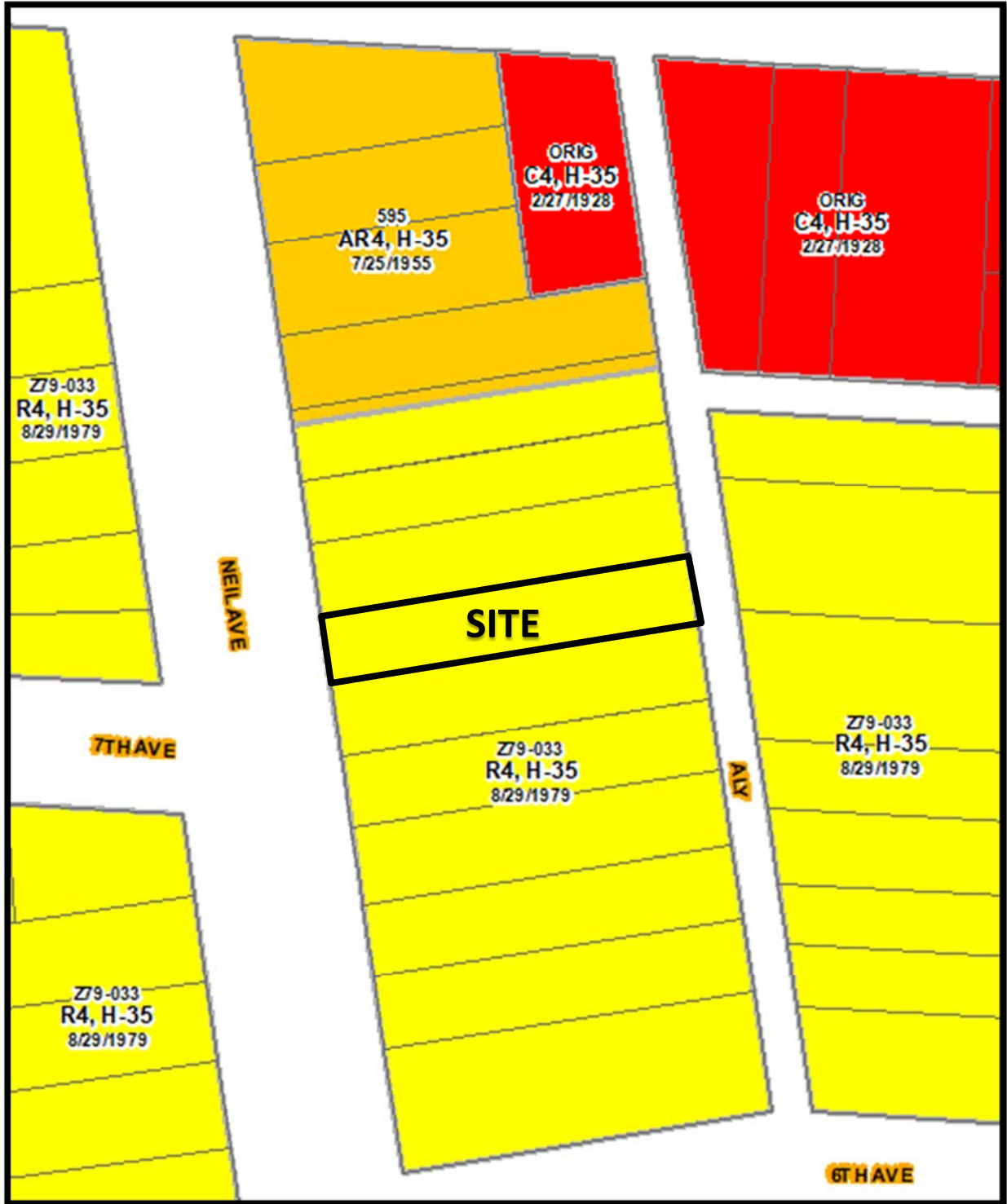
The property is located in a University District and the lot was platted and the existing structure was built prior to implementation of the Zoning Code. The zoning code would not permit the construction of the "carriage house" living space without granting a variance as to the prohibition against a second living quarters detached from the main residence. The designation of this property as single-family was not the result of any action by Owners and granting the variance as to allow a carriage house will enable this lot to be used in a manner consistent with the residential character of the lot and also be in a manner similar to other properties in the area.

In addition, variances would be required as to yard dimensions and location fronting on a public street. Rear Yard minimum for the main house would be met after the construction of the proposed garage and carriage house. A variance to allow the Carriage House to have no rear yard is requested. Also, Zoning requires all residences to front on a public street. Owners requests variances to allow the carriage house to front on the public alley at the rear of the lot. A lot coverage variance is requested and is consistent with nearby properties. A variance to Maximum Floor Area is requested as the original house already exceeds the 40% limit and the carriage house would add to that. Maximum Side Yard variance is requested for the carriage house, which matches the existing non-conformity of the original structure. Finally, Owners request a variance to allow 3 parking spaces where otherwise 4 would be required.

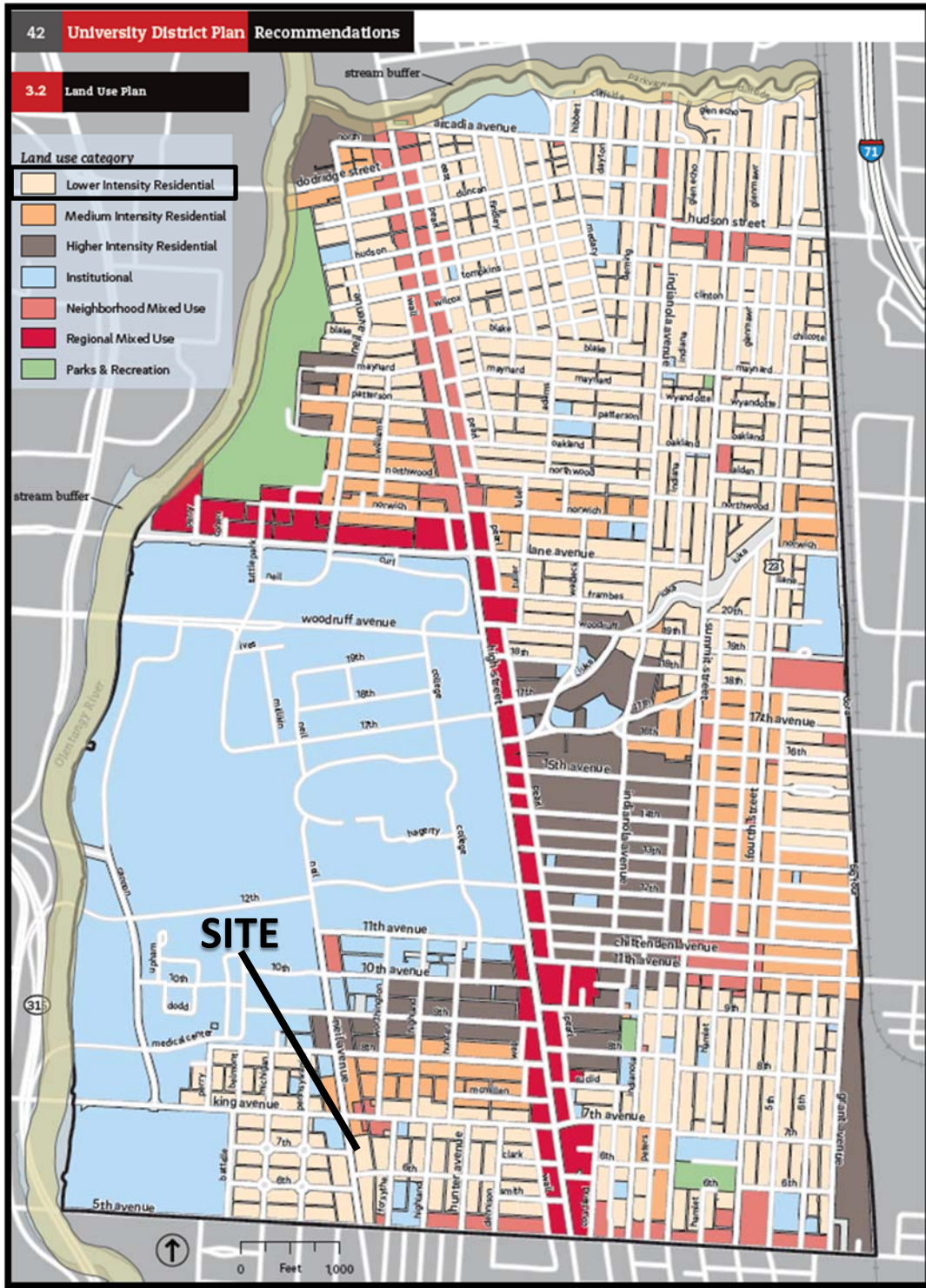
The variances other than those required to permit the construction of the carriage house relate to recognizing existing non-conformities with the original lot size and location of the historic home (Area District Lot Width Requirements, Lot Size requirements, Minimum Side Yard and Maximum Side Yard for the existing historic structure).

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. Examination of the Franklin County Auditor GIS maps show adjacent properties having similarly sized main houses and garages. Additionally, granting applicant's request will not unreasonably increase congestion of public streets; will not be contrary to

the public interest or the purpose of the Zoning Code as the requested variances will increase the value of the applicant's property and the value of neighboring properties; it will not increase the risk of fire; it will not diminish or impair the public health, safety, comfort, morals or welfare of the citizens of Columbus; it will still provide for adequate light, air and open space; reinforce the residential nature of the Dennison Place neighborhood and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the parcel's location and the location/setback of the original house.



CV20-029
1382 Neil Ave.
Approximately 0.13



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Approximately 0.13



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Approximately 0.13

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

ORD #1665-2020; CV20-029; Page 9 of 10

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

Case Number: CV20-029

Address: 1382 Neil Ave. Columbus, OH 43201

Group Name: University Area Commission

Meeting Date: June 17, 2020

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: 14 YES; 0 NO; 0 ABSTAIN

Signature of Authorized Representative: Brian Williams

SIGNATURE

University Area Commission Zoning Chair

RECOMMENDING GROUP TITLE

614-560-5785

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.

