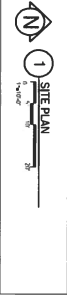
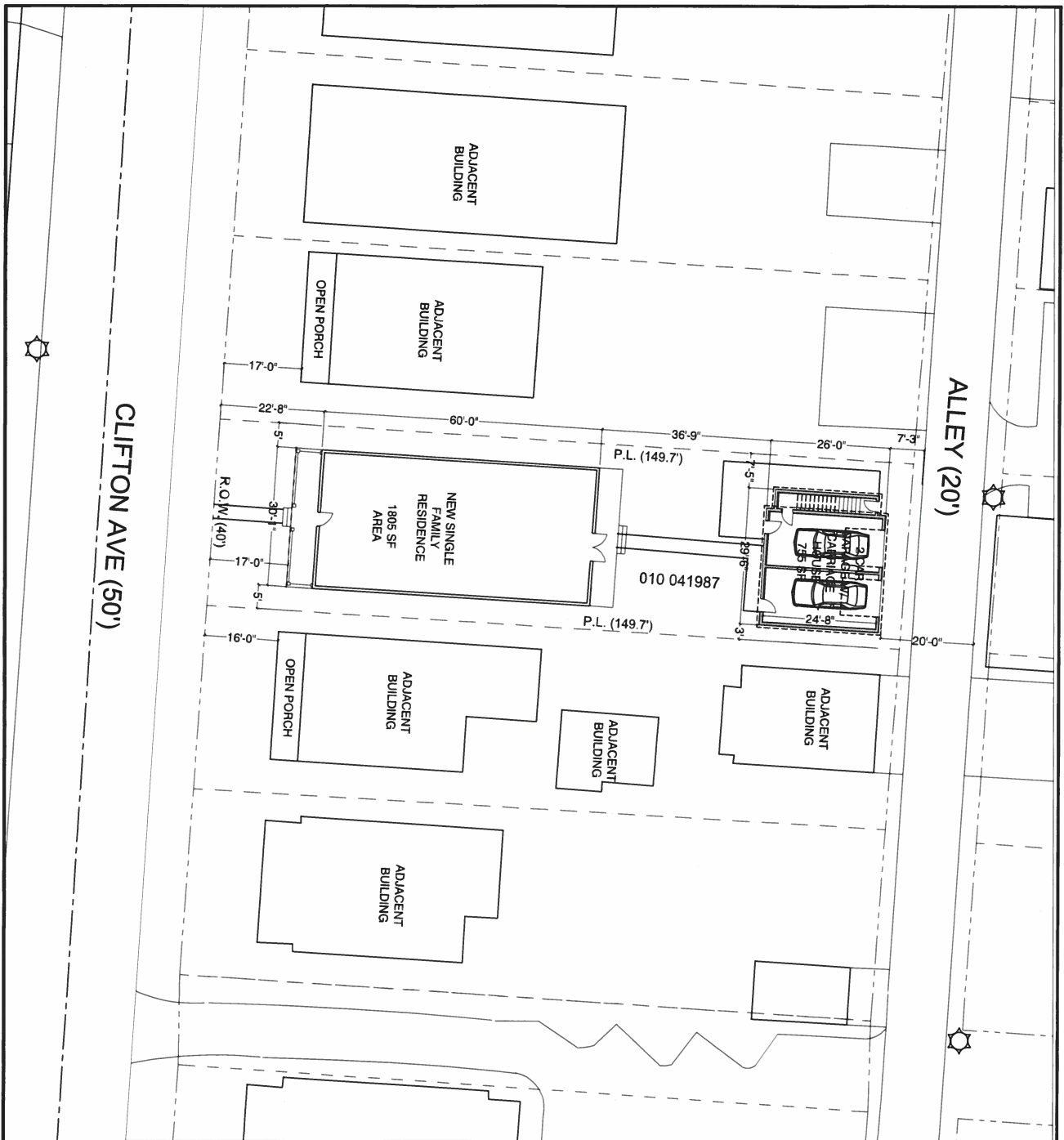


LOT COVERAGE	
TOTAL LOT SF	5,988 SF
AREA OF RESIDENCE	1,805 SF
AREA OF GARAGE	755 SF
TOTAL LOT COVERAGE	2,580 SF (43%)
REAR YARD	
TOTAL LOT SF	5,988 SF
REAR YARD AREA	2,700 SF (45%)



Handwritten signature and date: 11-19-19

GAI	GUNZELMAN <small>ARCHITECTURE • INTERIORS</small>	CLIFTON RESIDENCE	
		CONCEPTUAL DESIGN FOR DUPLEX	
88 N. 5th St. Suite 4 COLUMBUS, OH 43215 P 614.674.6696		PJT #: 19-107	010-041987
DATE: 06.25.2019		PHASE: DD	
A0.2		REVISIONS	
DATE: 05.25.17		DATE	



LOT COVERAGE	
TOTAL LOT SF	5,988 SF
AREA OF RESIDENCE	1,805 SF
AREA OF GARAGE	755 SF
TOTAL LOT COVERAGE	2,560 SF (43%)
REAR YARD	
TOTAL LOT SF	5,988 SF
REAR YARD AREA	290 SF (4.84%)



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11-19-19

SITE PLAN	
PHASE: DD	
DATE	05.25.17
REVISIONS	

CLIFTON RESIDENCE
CONCEPTUAL DESIGN FOR
CARRIAGE HOUSE
 010-041987

PT # : 19-107

GA
 GUNZELMAN
 ARCHITECTURE + INTERIOR
 80 N. 2nd St. 4th Fl.
 Columbus, OH 43215
 P | 614.574.6696

A0.2

DATE: 06.25.2019



Architectural Commitments:

1. Front facing upper stories to have 6 over 1 windows.
2. Front facing ground floor windows, transoms, and doors to be without muntins.
3. Side and rear windows to be 1 over 1, Except, the 3rd floor windows may be 6 over 1.

CLIFTON RESIDENCE

FRONT HOUSE RENDERING

06 | 25 | 2019

Handwritten signature and date: [Signature] 11-19-19





CLIFTON RESIDENCE

CARRIAGE HOUSE RENDERING

06 / 25 / 2019

CV19-027 FINAL RECEIVED 11/19/2019 PAGE 4 OF 4

M. J. Scott
11-19-18





DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV19-027

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):

Please see attached Statement of Hardship.

Signature of Applicant

[Handwritten signature]

Date

3/7/19

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

STATEMENT OF HARDSHIP

Property Address: 1550 Clifton Avenue
Parcel ID: 010-041987
Owner/Applicant: Double Bogey Holdings, LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Attorney: David Hodge
Underhill & Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
david@uhlfirm.com
Date of Text: June 26, 2019

The Applicant submits this Statement of Hardship in support of its Council Variance Application. The site is located on the north side of Clifton Avenue, east of Taylor Avenue, and west of Parkwood Avenue. The site consists of a single parcel, PID: 010-041984, which is zoned under the R-3, Residential District. The site is situated within the Woodland Park Neighborhood of Near East Columbus.

The site is vacant land. The site is bordered on all sides by property zoned under the R-3, Residential District.

The site is not subject to a commercial overlay nor a planning overlay and it is not a historic site. The site is within the boundary of the Near East Area Commission and subject to the Near East Area Plan. The Plan, however, does not recommend a specific use for this site.

The Applicant proposes redevelopment of the Site with two dwelling units. Specifically, the Site could be developed as either a single-family residence and a detached garage with a carriage house unit above the garage or as a duplex with a detached garage and no carriage house unit.

The Applicant submits that the proposed development promotes the policies and strategies set forth in Land Use Plan of the Near East Area Plan. Issue 2 of the Land Use Plan is revitalization of residential areas, including vacant land and structures. It is the policy of issue 2 to “Prioritize the revitalization and redevelopment of residential areas illustrated on the Development Strategy map.” The subject site is merely feet from the Taylor Avenue Low and Medium Density Development Strategy area indicated on the map. It is also the policy of issue 2 that “Vacant land within the neighborhood is a resource that should be redeveloped as housing, pocket parks, or as additional yard space for adjacent homeowners.” Strategies to address issue 2 include:

- Support agencies and private sector developers working to assemble/develop land in a manner consistent with this plan.

- Prioritize the development of new housing that is consistent with the housing design guidelines from this plan.

The Applicant's proposed development will comply with the Plan's Housing Design Guidelines. The development will be compatible with the neighborhood's height, scale, materials, and setbacks.

The Plan also provides recommendations for accessory dwellings, such as the Applicant's proposed carriage house. Accessory dwellings may be considered when proposed as part of a new construction and would be expected to come in the form of a living unit located above a detached garage. No more than one accessory unit should be allowed per lot, the dwelling should not be larger than six hundred (600) to eight hundred (800) square feet in floor area, one parking space per accessory unit is recommended, and the primary residence should be owner-occupied. The Plan specifically recommends:

- The exterior of the accessory unit should be architecturally compatible with the primary residence.
- Separate entrances should be oriented toward the side or rear yards.
- Windows should ensure privacy for abutting properties by orienting windows away from sight lines.

The proposed carriage house proposed will comply with the Plan's recommendations for accessory dwellings and is a characteristic typical of the historic development pattern of this neighborhood.

The Applicant respectfully requests the following variances to allow the proposed development:

1. 3332.035 – R-3 residential district. The Applicant requests a variance to allow two dwelling units.
2. 3312.49 – Minimum numbers of parking spaces required. This section requires a minimum of 2 parking spaces per dwelling unit. Applicant proposes 2 dwelling units which require a minimum of 4 parking spaces. Applicant requests a variance to reduce the minimum parking requirement from 4 to 2 parking spaces.
3. 3332.05 – Area district lot width requirements. This section requires a minimum lot width of 50 feet. Applicant requests a variance to reduce the minimum lot width from 50 feet to 40 feet. This lot width is an existing, non-conforming condition.
4. 3332.13 – R-3 area district requirements. This section requires a single-family dwelling or other principal building to be situated on a lot of no less than 5,000 square feet in area. Applicant requests a variance to permit two dwelling units on a lot that is 5,988 square feet in area.
5. 3332.19 – Fronting. This section requires each dwelling or principal building to front upon a public street. Applicant requests a variance to permit a carriage house to not front on a public street.

6. 3332.27 – Rear yard. This Section requires each dwelling, residence or principal building to be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. Applicant Requests a variance to reduce the minimum rear yard from 25 percent to 4 percent.

A hardship exists because the Applicant cannot develop the Site as proposed, in a manner consistent with the historical development pattern of this neighborhood, while still conforming to the underlying zoning district established by the City’s Zoning Code. Applicant’s requested use variances will not adversely affect the surrounding property or surrounding neighborhood, but rather will further positive redevelopment efforts occurring in the neighborhood and foster additional owner occupancy in the neighborhood. The requested use variances will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

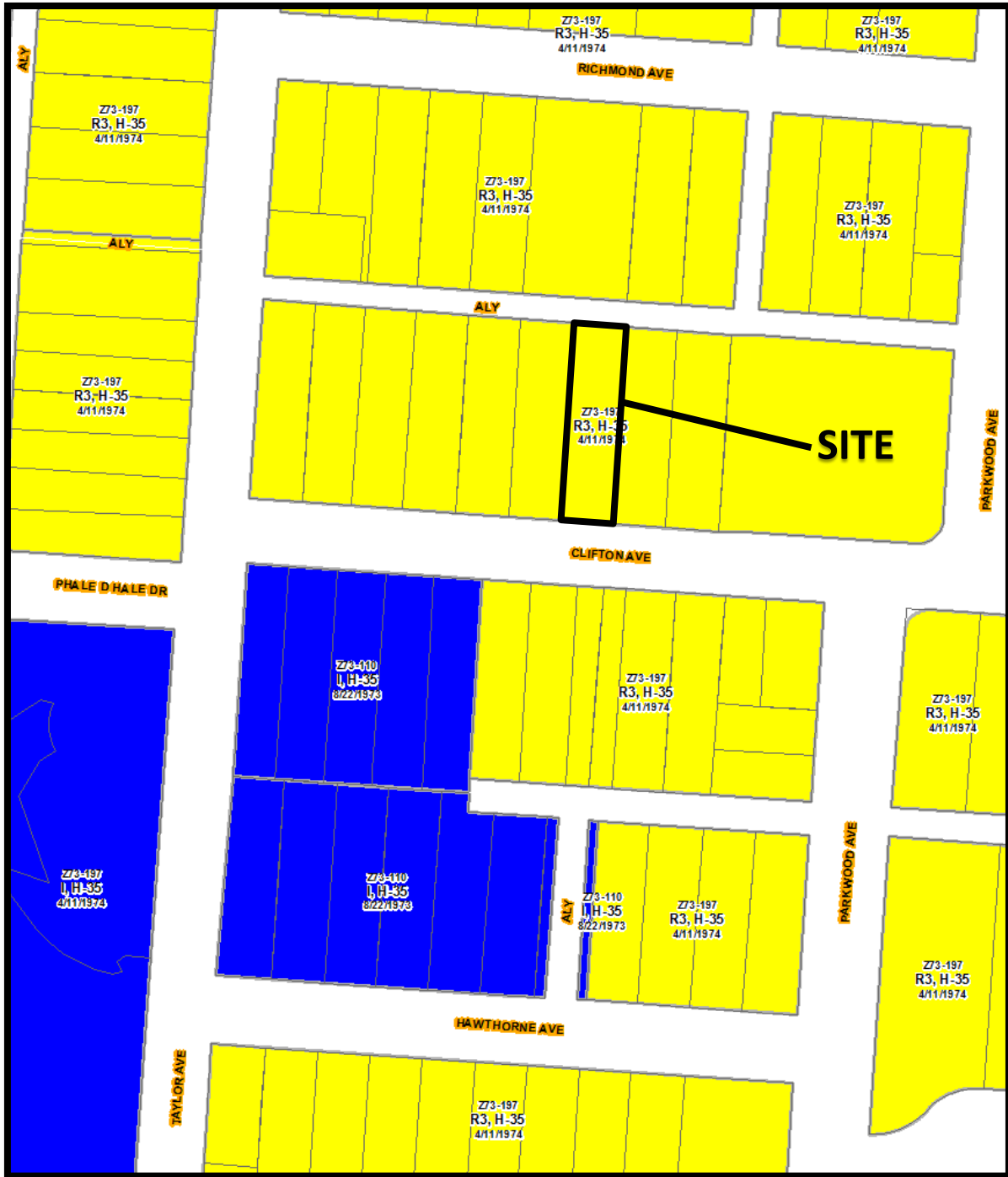
Further, a practical difficulty exists because Applicant cannot develop the Site as propose while still meeting the underlying development standards established by the City’s Zoning Code. The development pattern of this neighborhood was established prior to the adoption of zoning, the applicant seeks to develop the property in a manner consistent with that existing pattern. Applicant’s requested area variances will not seriously affect any adjoining property or the general welfare.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

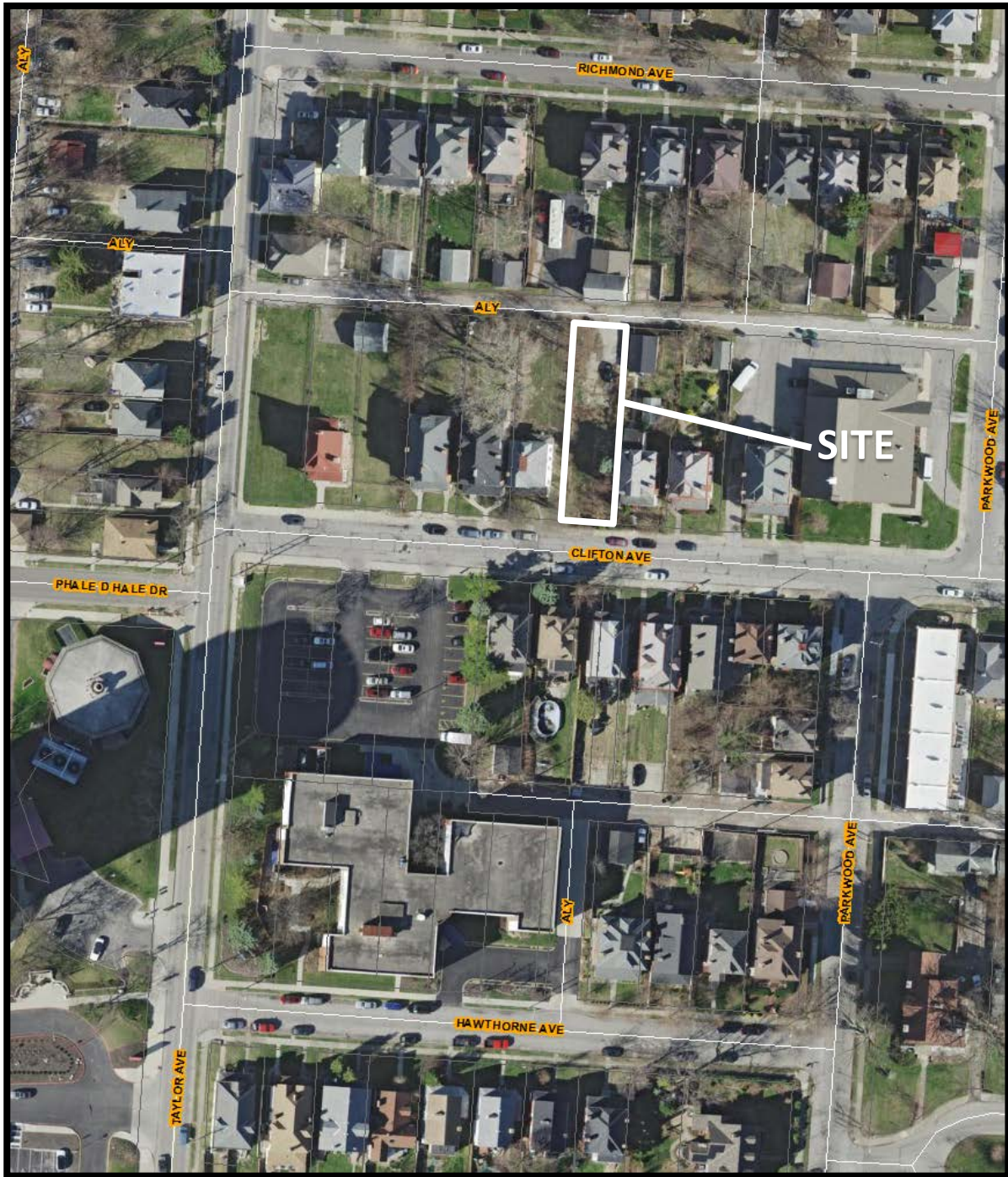
Respectfully submitted,



David Hodge



CV19-027
1550 Clifton Ave
Approximately 0.14 acres



CV19-027
1550 Clifton Ave
Approximately 0.14 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: CV19-027

Address: 1550 Clifton Avenue

Group Name: Near East Area Commission

Meeting Date: 11/14/19

- 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: 7-3-0

Signature of Authorized Representative: *Matthew D. Baig*
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
DAYTIME PHONE NUMBER



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV19-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of Eric Zartman]

Subscribed to me in my presence and before me this 19th day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Kimberly R. Grayson]



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Notary Public State Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer