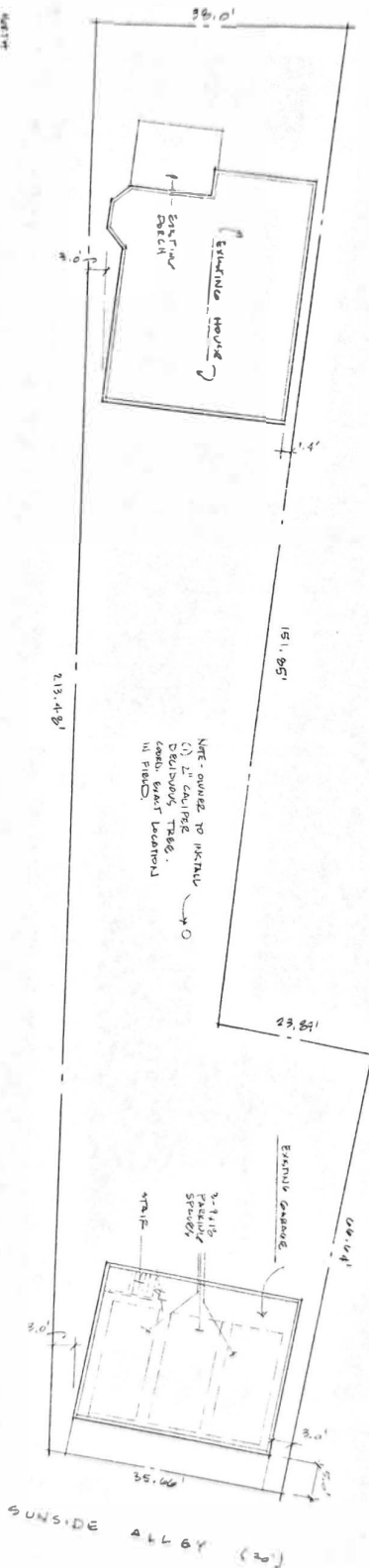


NEIL AVENUE (60')

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



ZONING INFORMATION

Address: 1154 Neil Avenue, Columbus OH 43201
 Parcel: 0105-008665
 Zoning: MFD
 Commission: Victorian Village Commission
 Lot Size: 7,216.75 SF

Lot Coverage: 99.0 SF
 Existing House: 923 SF
 Land Use Coverage: 1287 SF (13.28% covered)

Maximum Side Yard Required = 7' (MUD)
 Combined Existing Side Yard for House = 4' (N=1', S=3')
 Combined Existing Side Yard for Garage/Garage House = 4'0"

Minimum Side Yard Required = 5' (MUD)
 Existing Side Yard Maintenance - North: 1'0"
 Existing Side Yard Maintenance - South: 3'0"
 Existing Side Yard Garage - South: 1'0"

Number of parking spaces in garage = 3

Net yard area required: 75% of area required = 1,821.75 sq. ft.
 Original residence will have 1,818 SF net yard
 Garage house will have even less yard
 One Residential Tree added per 3221.07(B)

Eric B. Martin
 ERIC B. MARTIN, EA

8/16/2020

CV20-067 Final Received 8/26/2020

- PRELIMINARY
- CONSTRUCTION August 26, 2020

1154 Neil Avenue
 Columbus, Ohio, 43201

Urbanorder
 architecture
 797 Summit Street Columbus Ohio 43215
 Tel: 614-299-9028 urbanorder.com

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

CV20-067

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

7/28/2020

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

Exhibit A – 1154 Neil Ave.

Proposal and List of Applicable Code Sections.

Summary: renovate an existing 2-story garage to create a residential unit (carriage house) on the second floor and address pre-existing nonconformities of original structures.

- Note – the property consists of 2 separate lots with 2 separate parcel numbers (parcel numbers 010-008665-00 and 010-034427-00). Property Owners will be combining the lots prior to commencing construction.

Zoning variances for this project include the following:

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 allocated one garage space (total of 3-car garage). The project will not remove any off-street parking, but the Carriage House would normally require a total of 4 spaces.

3333.02 – ARLD apartment district. Applicant seeks a variance to permit 2 separate single-unit dwellings to exist on one parcel, which is otherwise not permitted in the ARLD district. The structures themselves already exist – the main historic home and a 2 story, 3-car garage.

3333.09 – Area district lot width requirements. Applicant seeks a variance to permit the construction of a carriage house on a lot with a width of 38 feet. The ARLD district requires a minimum lot width of 50 feet.

3333.16 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.

3333.22 – Maximum Side Yard. Any dwelling would be required to have the sum of each side yard equal or exceed 20% of the lot width. The lot is 38' wide, which would require 7.6' of total side yard for both the original structure and the carriage house. Applicant seeks a variance to permit the existing primary residence's total side yard of 4.4' (1.4' to the North, 3.0' to the South) and the carriage house's existing side yard of 6.0' (3.0' to the north and 3.0' to the south).

3333.23 – Minimum side-yard. In the ALRD district, the original house would be required to have minimum side yards of 5'. The garage would be permitted to have minimum side yards of 3'. However, once converted to a carriage house, the garage would then be required to have 5' side yards. The existing structures are non-conforming as the primary residence has 1.4' to the north and 3.0' to the south, and carriage house structure has 3.0 to the north and 3.0' to the south. Applicant seeks a variance to allow a side-yard on the primary residence of 1.4' to the north and 3.0 to the south, and the side yard for the carriage house structure of 3.0' to the north and 3.0' to the south.

3333.24 - 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 7,286.75 SF. 25% of the lot area equals 1,821.7 square feet. The yard between the proposed carriage house and the original house will be approximately 4,148 square feet. This is large enough to provide both the original house and the carriage house to each have a rear-yard greater than

the required 1,821.7 SF. However, 2 rear yards are not permitted on a single parcel. Applicant seeks a variance to permit the carriage house to have no rear yard.

Statement of Hardship

The owners seek to renovate an existing 2-story a detached 3-car garage to have a residential unit on the second story above the garage. Using the second story of a detached garage as a dwelling unit was a common construction practice when the primary residence was built (1900). "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 and later limited by 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 Victorian Village and other Short North neighborhoods. 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 Victorian Village and the lot was platted and the existing structures were 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 both the main house and the carriage house would can be met given the size of the lot, so no variance is required.

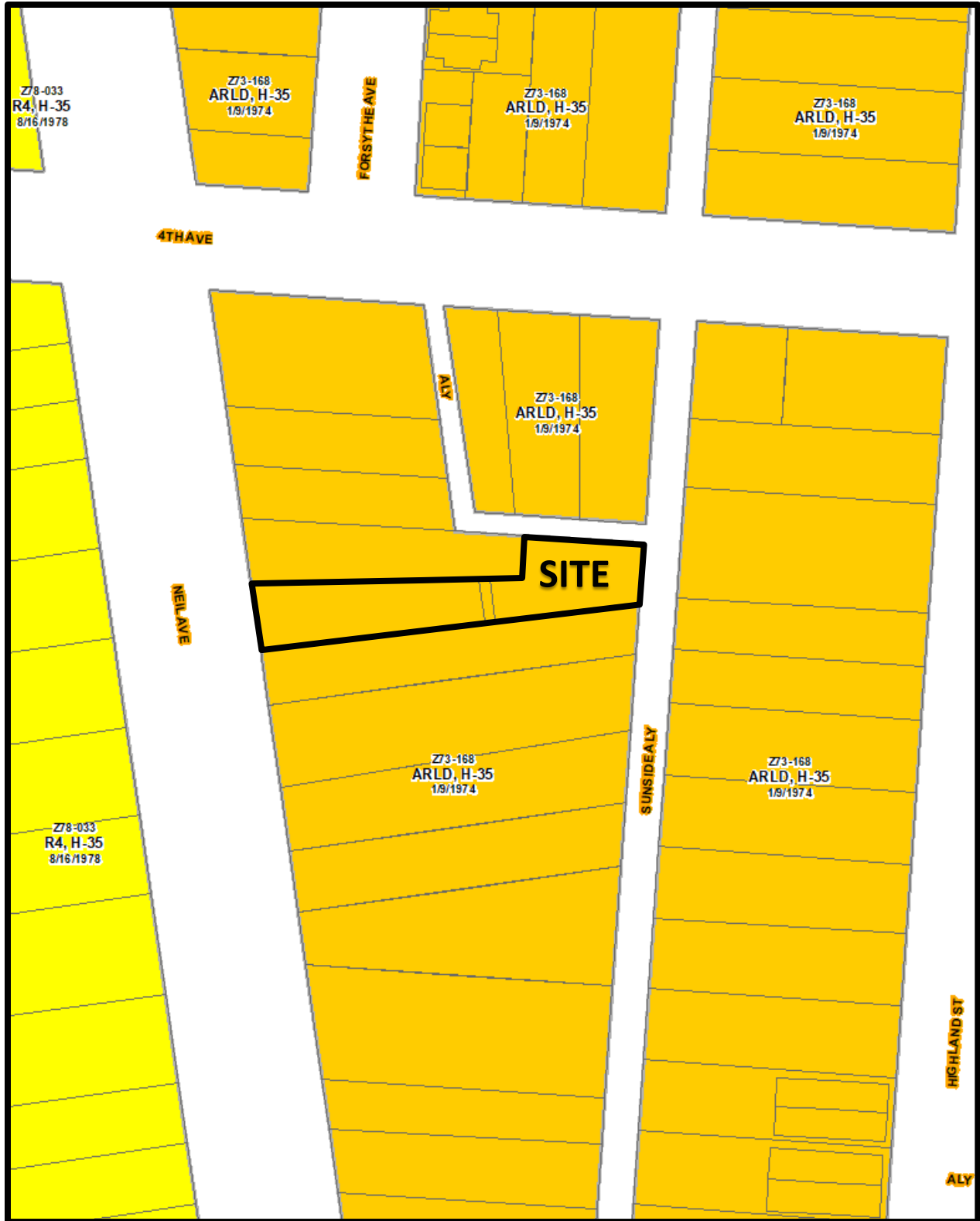
Zoning requires all residences to front on a public street. Owners request a variance to allow the carriage house to front on the public alley at the rear of the lot. Maximum Side Yard variance is requested for both the original house and the carriage house. Finally, Owners request a variance to allow 3 parking spaces where otherwise 4 would be required.

Regarding the rear yard requirement, this lot is actually large enough so each residence could have its own rear yard equal to 25% of the gross lot area. However, as 2 rear yards are not permitted, the entire rear yard will be allocated to the original house and the Carriage House will have zero rear yard.

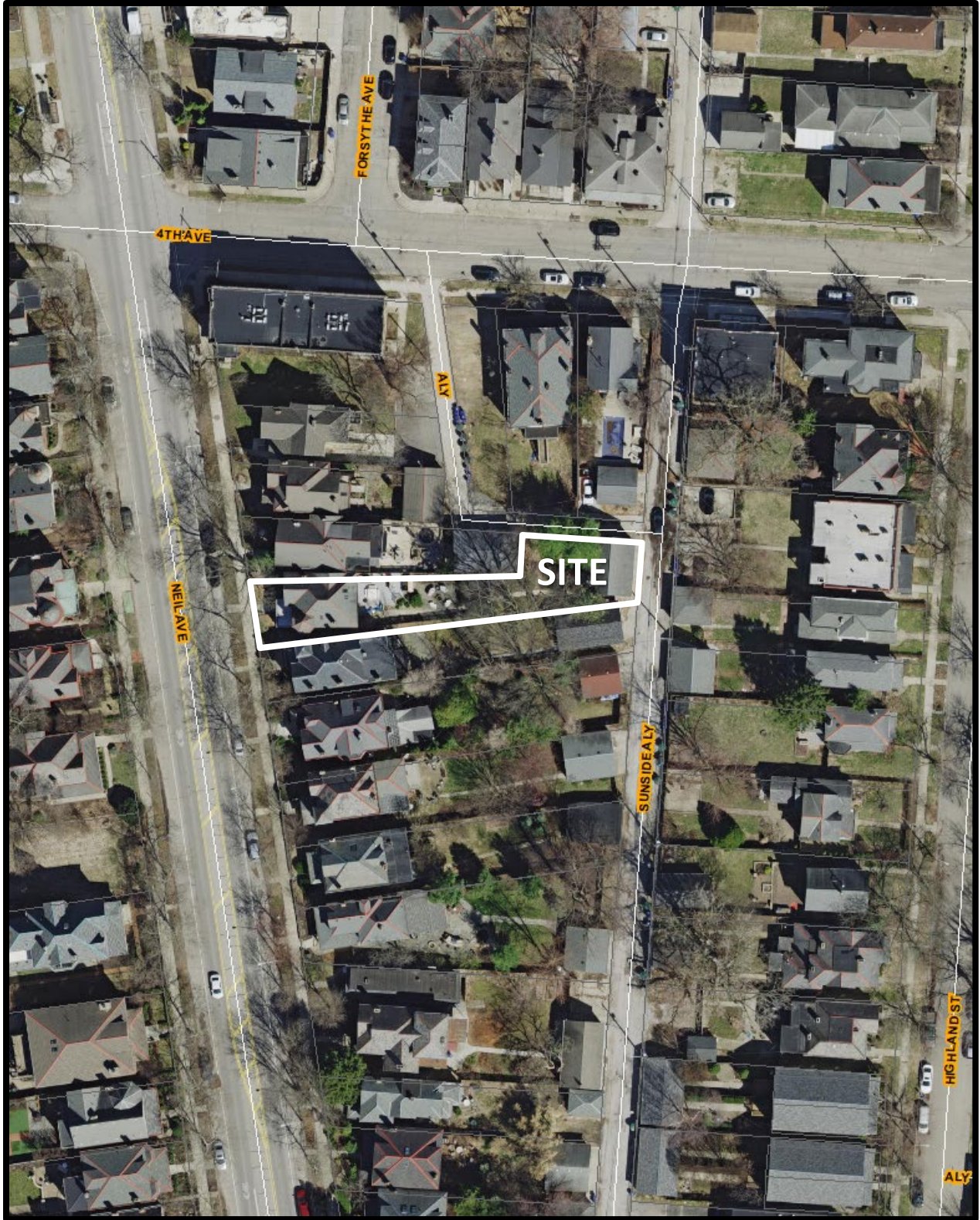
Many of the variances other than those required to permit the conversion of the garage to a carriage house relate to recognizing existing non-conformities with the original lot size and location of the historic home (Area District Lot Width Requirements, Minimum Side Yard and Maximum Side Yard for the 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.



CV20-067
1154 Neil Ave.
0.17 acres



CV20-067
1154 Neil Ave.
0.17 acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness 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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1154 Neil Avenue

APPLICANT'S NAME: Urbanorder Architecture (Applicant)

APPLICATION NO.: VV-20-09-017A

MEETING DATE: 09-09-2020

EXPIRATION: 09-09-2021

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:

- Approved: Commission** **or Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

VV-20-09-017A

1154 Neil Ave

Urbanorder Architecture (Applicant)

Following discussion and review, and after conversation with the applicant, the Commissioners decided to take action on the variances and review the garage modifications conceptually.

Recommend approval of variance application VV-20-09-017A, 47 W Fourth Avenue, as submitted:

Variances

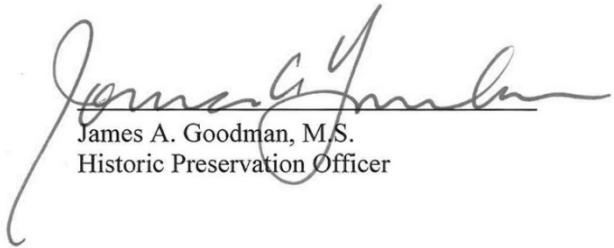
- 3312.49 – Minimum number of required parking spaces. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 3.
- 3333.02 – ARLD apartment district. Applicant seeks a variance to permit 2 separate single-unit dwellings to exist on one parcel, which is otherwise not permitted in the ARLD district.
- 3333.09 – Area district lot width requirements. Applicant seeks a variance to permit the construction of a carriage house on a lot with a width of 38 feet
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- 3333.23 – Minimum side-yard. In the ALRD district, the original house would be required to have minimum side yards of 5'. The garage would be permitted to have minimum side yards of 3'. However, once converted to a carriage house, the garage would then be required to have 5' side yards. The existing structures are non-conforming as the primary residence has 1.4' to the north and 3.0' to the south, and carriage house structure has 3.0 to the north and 3.0' to the south. Applicant seeks a variance to allow a side-yard on the primary residence of 1.4' to the north and 3.0 to the south, and the side yard for the carriage house structure of 3.0' to the north and 3.0' to the south.

MOTION: Kotheimer/Hissem (5-0-0) APPROVED.

Date Issued: 09/15/2020

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission and shall accompany plans submitted for zoning clearance and/or building permits.

 SM

James A. Goodman, M.S.
Historic Preservation Officer

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 #: CV20-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric D. Martineau
of (COMPLETE ADDRESS) 3006 N. High St., Ste 1A, Columbus, OH 43202
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. Joshua VanDixhorn, 1154 Neil Ave. Cols. OH 43201	2. Kathryn VanDixhorn, 1154 Neil Ave. Cols. OH 43201
3. 	4. 

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 28 day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

August 5 2020



DAVID HART
Notary Public, State of Ohio
Commission expires 8/5/20

This Project 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