

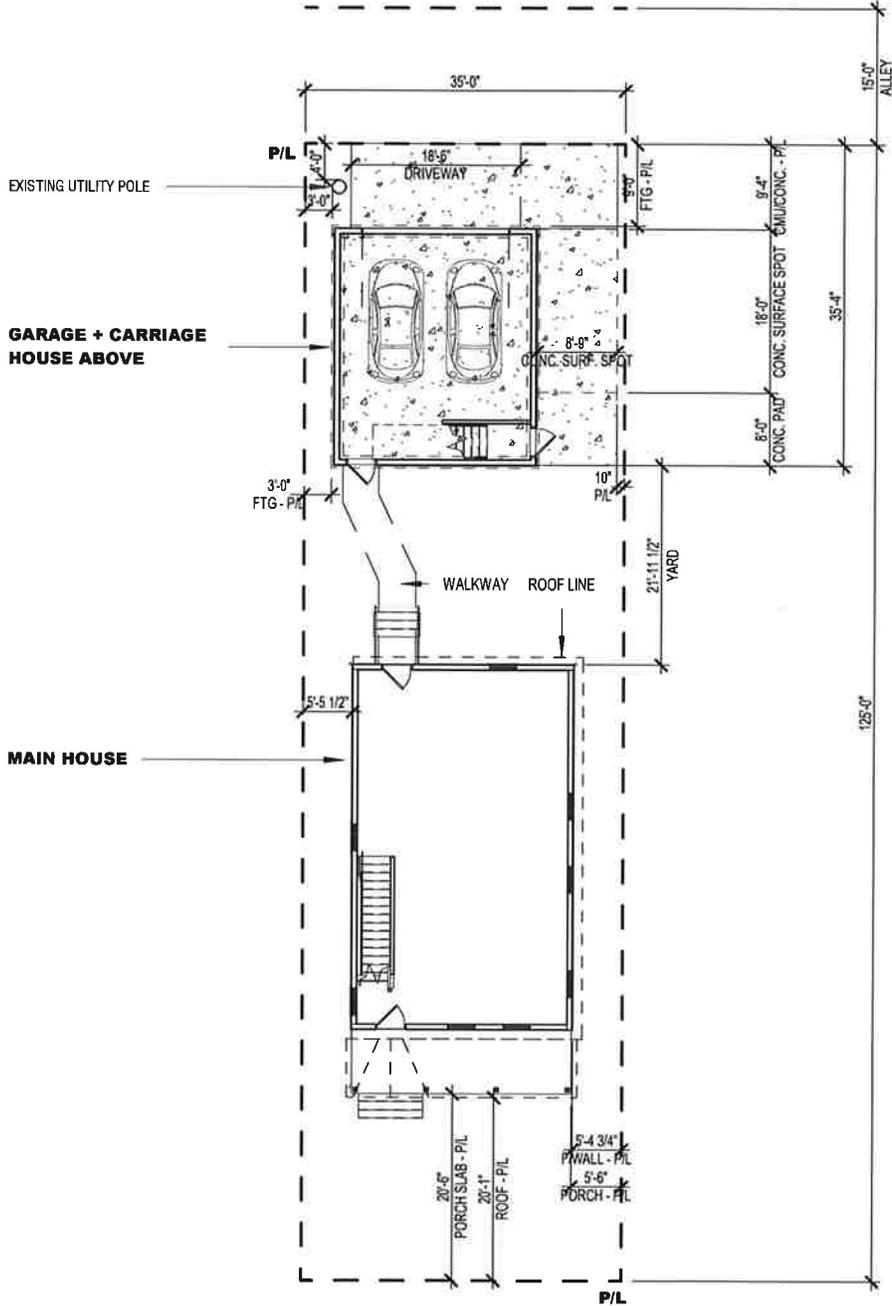
J. S.

PREPARED FOR:

COLIN CARTER



019_01 06-23-2020



**SLOPE CONCRETE
2% MIN AWAY
FROM BLDG**

① SITE PLAN
1" = 20'-0"

WEINLAND PARK RESIDENCE

FINAL SITE PLAN RECEIVED 6.23.20 CV20-007

1475 N 6TH ST
COLUMBUS, OH



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

Chapter 3307 of the Columbus Zoning Code

CV20-007

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 separate document.

Signature of Applicant

[Handwritten signature]

Date

1-28-2020

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

STATEMENT OF HARDSHIP

1475 North Sixth St, Columbus Ohio 43201

The parcel 010-000953 is located on North Sixth Street. This property is zoned R-4, Residential. The parcel is currently an undeveloped piece of land and is located within the University Area Commission. Applicant proposes to build a single family dwelling on the east side of the property with a separate carriage house to the rear (west) of the single family dwelling, this is plotted on the Site plan provided. While the R-4 district permits a two dwelling unit building, two detached dwelling units on the same parcel is not an R-4 use. The proposed carriage house is consistent with a wide range of uses and density in the area. The Weinland Park Housing Committee has reviewed and have voted in favor of the project.

Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel.

Applicant requests variances from the following sections of the Columbus Zoning Code:

Variances Requested:

1. §3332.039(A)(3) – R-4 Residential District – To permit two single-unit dwellings on one lot.
2. §3312.49 – Minimum numbers of parking spaces required – To reduce the required number of parking spaces from four to three.
3. §3325.801 – Maximum Lot Coverage – To increase the permitted lot coverage from 25% to 52%.
4. §3325.805 – Maximum Floor Area Ratio (FAR) – To increase the permitted FAR from .40 to .80.
5. §3332.05(A)(4) – Area district lot width requirements – To permit erecting a building on a lot with a width measured at the front line of no less than 35 feet.
6. §3332.15 – R-4 area district requirements – Requires a lot of 5,000 square feet as a single unit dwelling. The applicant proposes to reduce the minimum lot area of 5,000 per dwelling unit to 3,675 square feet per the lot size calculation 3332.18 (C) for two dwelling units.
7. §3332.19 – Fronting – To permit a dwelling unit to not front on a public street.

CV20-007

8. §3332.26 – Allow for a 0' side yard on the North side of the carriage house to allow for surface space parking.
9. §3332.27 – Rear yard – To provide a rear yard
To provide no rear yard for the carriage house dwelling.

Thank you for your review and consideration.

Sincerely,

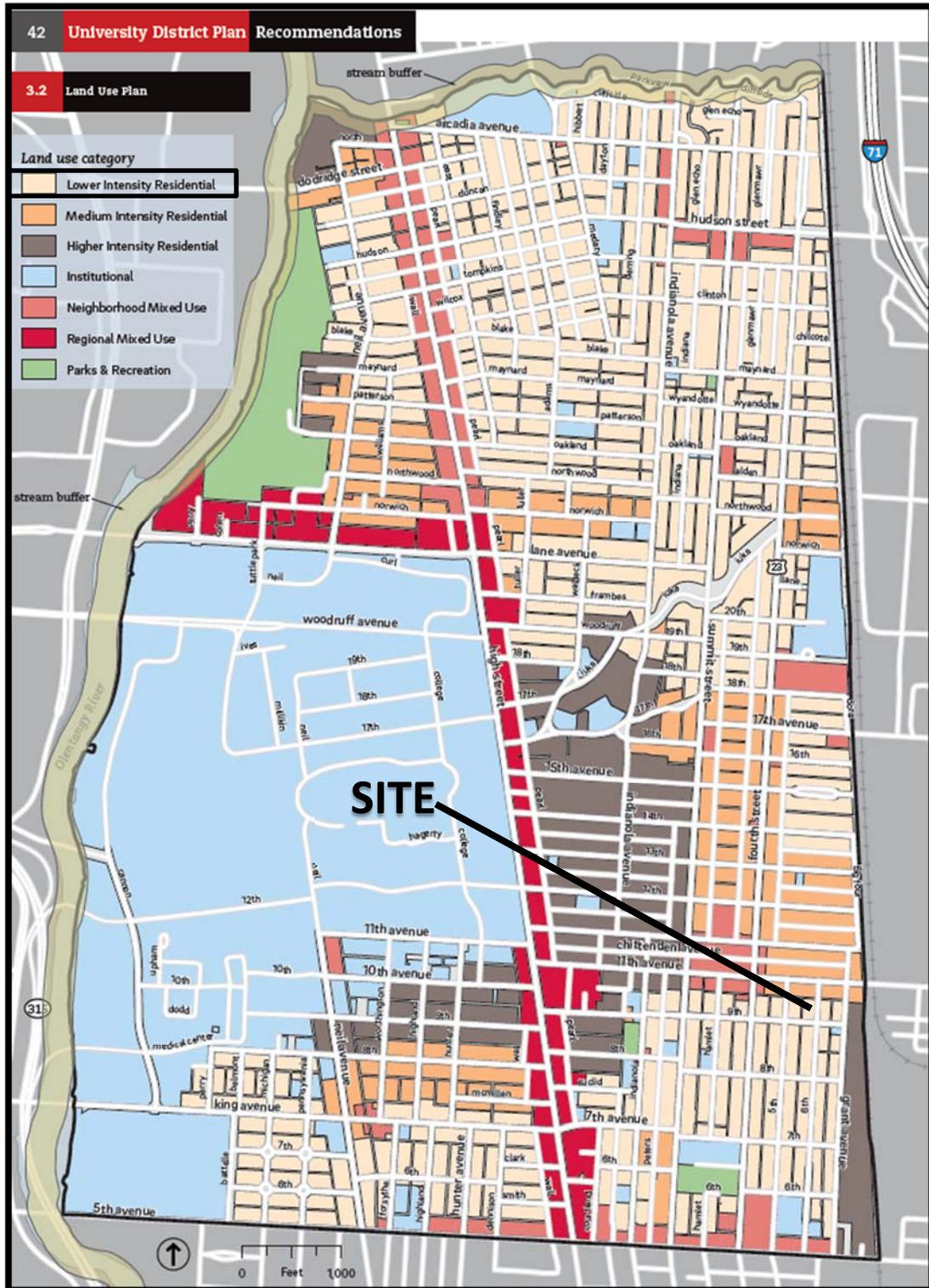


Colin Carter
614-619-0798
colincarter409@gmail.com

CV20-007



CV20-007
1475 N. 4th St.
Approximately 0.10 acres



CV20-007
1475 N. 4th St.
Approximately 0.10 acres



CV20-007
1475 N. 4th St.
Approximately 0.10 acres

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

Case Number: CV20-007
Address: 1475 N 6TH STREET
Group Name: UNIVERSITY AREA COMMISSION
Meeting Date: _____

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Vote: 14 YES; 0 NO; 0 ABSTENTIONS

Signature of Authorized Representative: Brian Williams

SIGNATURE

UNIVERSITY AREA COMMISSION

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.



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DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV20-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Colin Carter
of (COMPLETE ADDRESS) 1475 North Sixth Street, Columbus Ohio 43201
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 4 lines per box)

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1 contains Colin Carter, 239 East Patterson Avenue, Columbus Ohio 43202, Number of Employees: 0.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Colin Carter

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

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Bethany Kungle

My Commission Expires:

10-21-2024



Bethany Kungle
Notary Public, State of Ohio
My Commission Expires 10-21-2024

This Project Disclosure Statement expires six months after date of this action.

Notary Seal Here

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