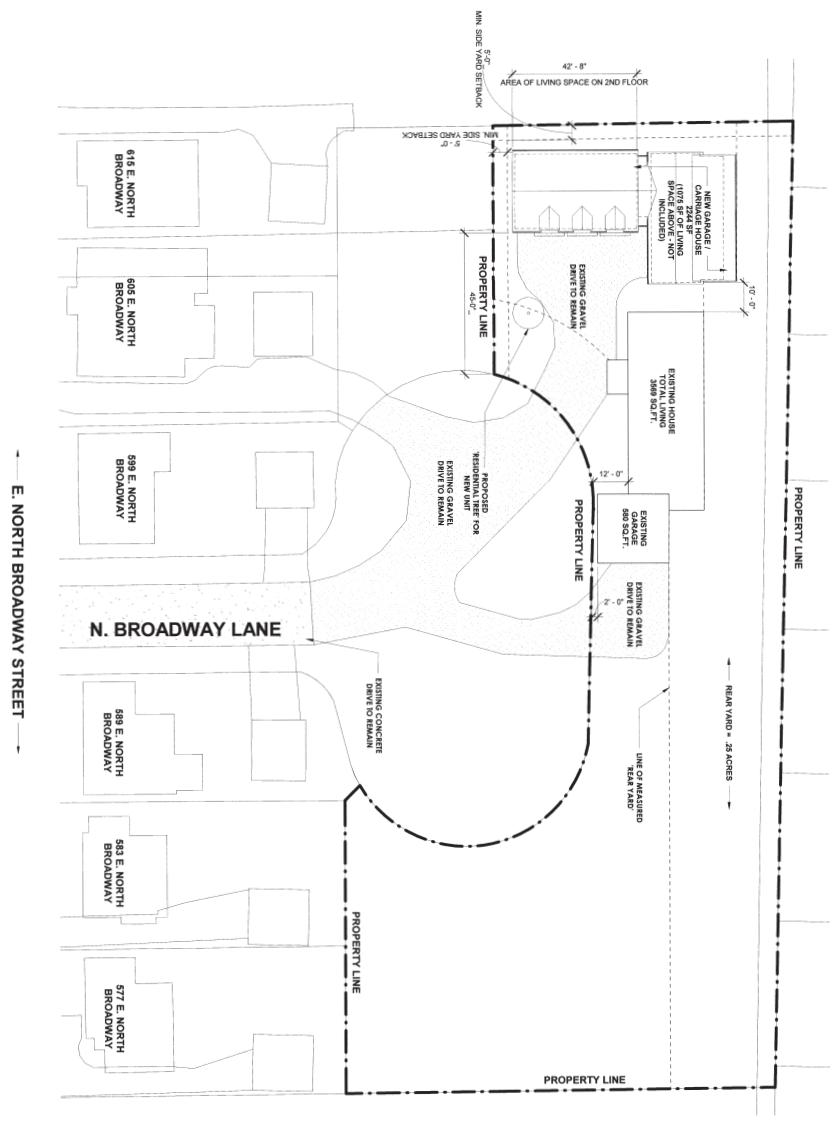


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1 ZONING SITE PLAN
1" = 20'-0"



SITE DATA

ADDRESS: 4 North Broadway Lane, Columbus, OH 43214
 PID: 010-087388
 AREA: 0.75 +/- acres (32,670 +/- SF)
 HEIGHT DISTRICT: H-35

BUILDING HEIGHT:

Existing dwelling < .35, proposed carriage house/garage, 28' +/-
 Existing dwelling contains 3,569 SF of finished area above grade

AREA OF EXISTING STRUCTURE:

Existing dwelling 1,180 SF
 Existing garage 880 SF
 R-3 Residential District

VARIANCE:

CV23-085
 Existing detached single family dwelling and new detached carriage house with ground level parking and second floor dwelling unit.
 21% - Buildings as a % of total lot area

PROPOSED USE:

Proposed 2-dwelling unit, total of 4 spaces
 Proposed 3 spaces
 Existing dwelling 0.25 acres (10,800 SF +/-), 33% +/-
 As noted

LOT COVERAGE:

Existing 280 SF
 Permitted 1,180 SF (1)
 Net Permitted 900 SF
 Existing 880 SF
 Additional SF: 1,635 SF (2)

PARKING:

Existing 0.25 acres (10,800 SF +/-), 33% +/-
 As noted

REAR YARD:

As noted

SETBACKS:

As noted

GARAGE AREA:

Existing 880 SF
 Permitted 1,180 SF (1)
 Net Permitted 900 SF
 Existing 880 SF
 Additional SF: 1,635 SF (2)

CV23-085 Final Received 10/3/2023 Page 1 of 1

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time that development plans are completed. Any slight adjustments to the development shall be the responsibility of the applicant. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies and departments of the relevant jurisdiction.
 Date: 10/3/2023
 Design: [Signature]
 Check: [Signature]
 Order: [Signature]
 Date: 10/3/2023

CV23-085

FISHER RESIDENCE
 4 NORTH BROADWAY LANE, COLUMBUS OHIO 43214
 FOR
FISHER
 4 NORTH BROADWAY LANE, COLUMBUS OHIO 43214

<p>10/3/23 ZONING ZONING SITE PLAN</p>	<p>A-0.1</p>
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Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Application No. CV23-085

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 Exhibit B

Signature of Applicant David L. Feater, Tr. Date 6/26/23
by David B. Perry, Agent
Signature of Attorney David L. Feater Date 6/26/23

Exhibit B

Statement of Hardship

CV23-085, 4 North Broadway Lane

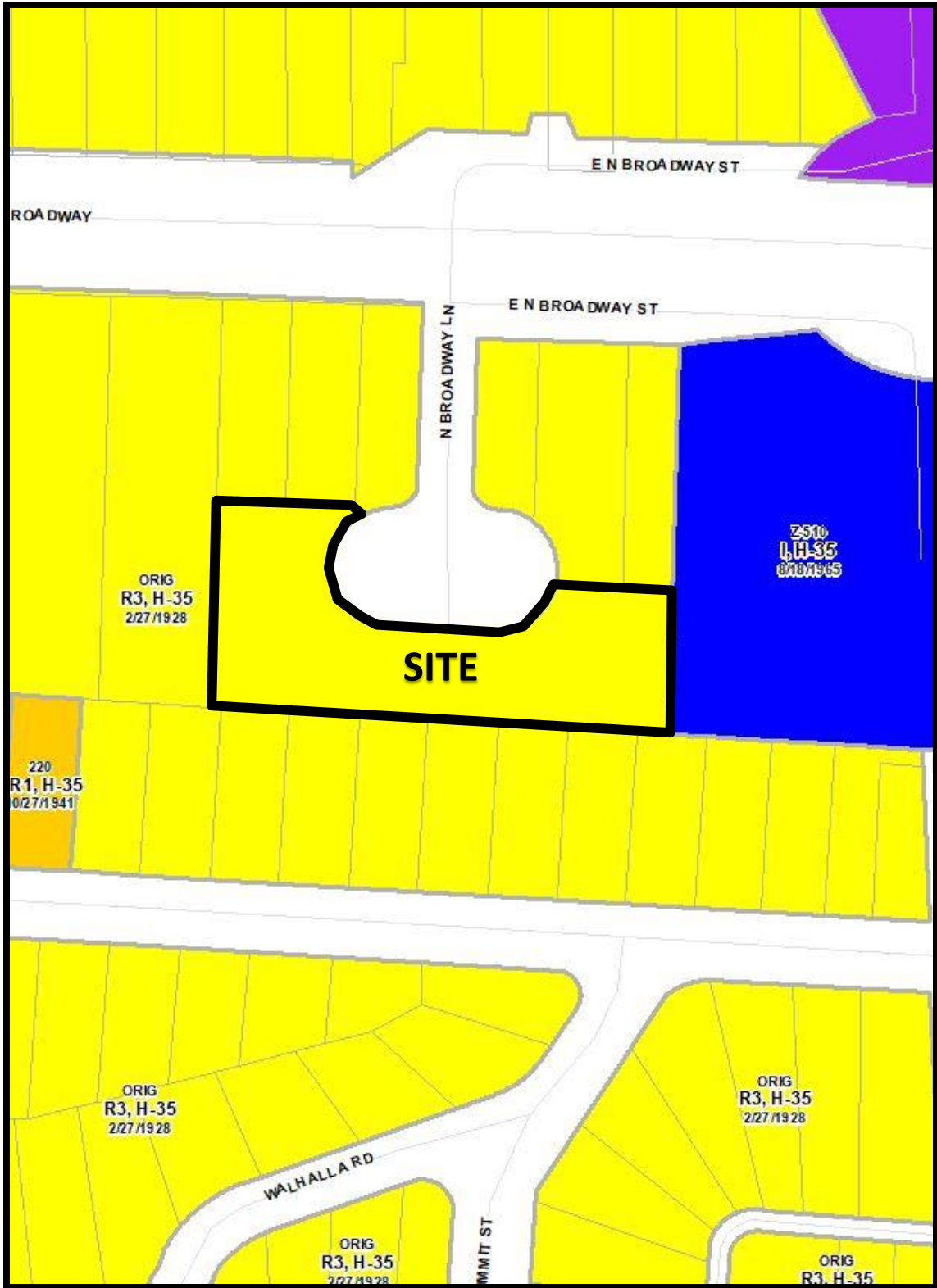
The 0.75 acre site is PID: 010-087388 located at the southern terminus of North Broadway Lane, 225' +/- south of E. North Broadway Street. The property is zoned R-3, Residential District and is developed with a single family dwelling. Applicant proposes a detached dwelling unit (accessory dwelling unit) located above a new garage. Applicant's parcel, at 0.75 ac., is very large for the area. The proposal for an accessory dwelling unit is density neutral, as additional detached single family dwellings could be built by creating additional parcels (lot splits) of the 0.75 ac.

Applicant proposes to build a detached building, adjacent to and east of the existing single-family dwelling, with ground level parking (4 car garage), accessory use area (gardening, storage, workshop) and a second story dwelling unit. The accessory dwelling unit is planned for use by visiting family and friends.

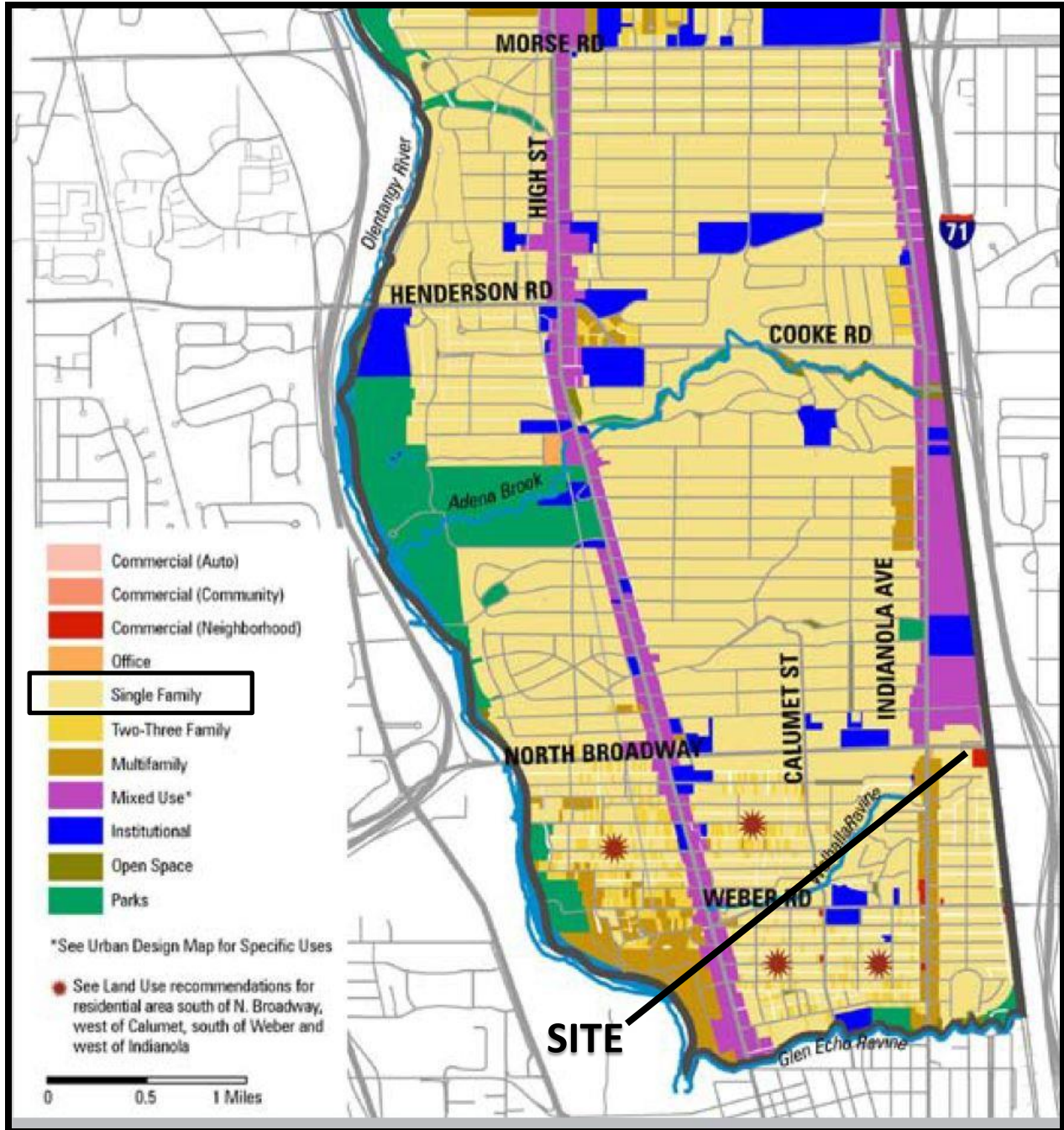
Applicant has a hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. While many accessory dwelling units have been approved, each requires multiple variances. There have been many approved applications for a carriage house on both the same lot and with lot splits in Columbus's other older neighborhoods. The requested variances are not substantial, represent existing and/or similar conditions as existing construction pre-dating the current Zoning Code or by variance, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3, Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing dwelling and a new detached building with ground level parking and accessory use and second floor dwelling unit, as depicted on the Site Plan.
- 2). Section 3332.21, Building Lines, to reduce the E. North Broadway Lane building setback from 10' to 2', to conform the existing attached garage setback on the existing dwelling.
- 3). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 25% for the existing house and 0% for the accessory dwelling unit to permit rear yards as depicted on the Site Plan.
- 4). Section 3332.38(F), Private garage, requires no portion of the lot area devoted to a private garage or a carport to exceed the greater of 720 square feet, or one-third of the minimum net floor area for living quarters of the principal residence, or 1,189 square feet for 3,569 square feet of living quarter space in the principal residence, while the applicant proposes an increased garage size of 2,244 square feet for the new detached garage while maintaining an existing 580 square foot attached garage (2,824 square feet total).
- 5). Section 3312.43, Required Surface for Parking, to permit existing gravel driveway and parking areas, as noted on the Site Plan.



CV23-085
4 N. Broadway Ln.
Approximately 0.75 acres



CV23-085
4 N. Broadway Ln.
Approximately 0.75 acres



CV23-085
4 N. Broadway Ln.
Approximately 0.75 acres

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

Case Number:

CV23-085

Address:

4 NORTH BROADWAY LANE, COLUMBUS, OH 43214

Group Name:

CLINTONVILLE AREA COMMISSION

Meeting Date:

09/07/2023

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:

ALL 5 VARIANCES VOTED ON AS A SINGLE VOTE

Vote:

Yes	No	ABSTAIN	ABSENT
5	1	1	2

Signature of Authorized Representative:

Brian Peifer (BRIAN PEIFER)

SIGNATURE

CLINTONVILLE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-214-2507

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.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-085

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. David L. Fisher, Tr., Suzanne P. Fisher, Tr. 4 North Broadway Lane, Columbus, OH 43214 # Columbus-based Employees: Zero (0) Contact: Clare Brofford, (614) 402-9557</p>	<p>2.</p>
<p>3.</p> <p>-----</p>	<p>4.</p> <p>-----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26th day of June, in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____ Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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