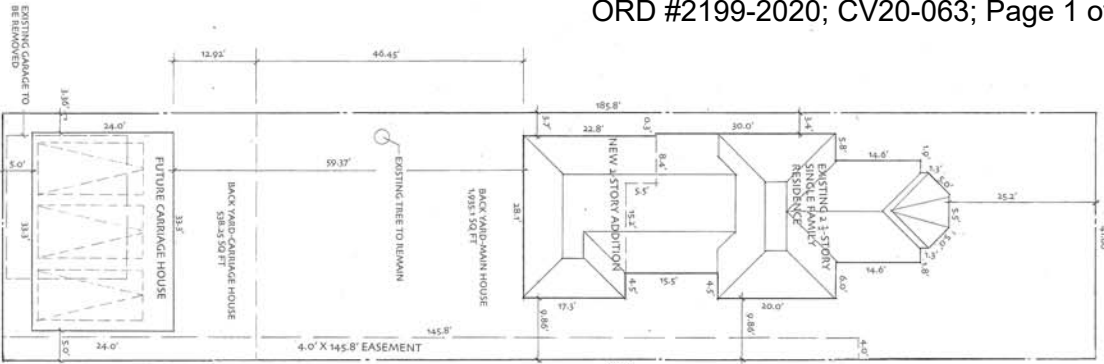


WEST FOURTH AVE 60'



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



NOTE:  
Carriage House to provide a 9'-0" x 8'-0" porch.

**Project Information**  
The scope of this project involves interior alterations and a new 2-story addition to an existing 2-1/2 story single-family residence as well as a future one-level detached carriage house.

Zoning Information		Estimated	
Existing Zoning	Future Zoning	Existing	Proposed
I Institutional	I Institutional	Single Family Dwelling	Two Separate Dwellings
Use	Use	EDT	Future Carriage House Above Garage
Flood Zone	Flood Zone	2,340.4 SQ FT (61.6%) (S.F.)	No Change
Lot Size	Lot Size	4,618.5 SQ FT (106%)	4,618.5 SQ FT (106%)
Lot Coverage	Lot Coverage	46.8%	46.8%
Garage/Carriage House	Garage/Carriage House	1,656.5 SQ FT (35.9%)	3,028.8 SQ FT (65.8%)
Total	Total	1,656.5 SQ FT (35.9%)	3,028.8 SQ FT (65.8%)
Parking	Parking	2 garage spaces, 1 off alley	3 garage spaces
Setbacks	Setbacks	Existing Setbacks	Proposed Condition
Front (North)	Front (North)	34'-0"	32'-0" (existing)
Rear (South)	Rear (South)	9'-0"	5'-0" rear yard/55'-0" back yard
Side Yard (East)	Side Yard (East)	9'-0"	5'-0" rear yard/55'-0" back yard
Side Yard (West)	Side Yard (West)	3'-4"	3'-0" rear yard/55'-0" back yard
			3'-0" New Garage/Carriage House

/s/ Maurice A. Wells 09.21.2020

FINAL SITE PLAN RECEIVED 9.21.20

CV20-063

Addition & Alterations to:  
47 West Fourth Avenue  
The Lovett Bell Residence  
Columbus, Ohio



- PRELIMINARY
- CONSTRUCTION  
7.04.2020



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

CV20-063

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.

Signature of Applicant [Handwritten Signature] Date 7/27/2020

**47 W. FOURTH W. FOURTH AVENUE COLUMBUS, OHIO 43201. OWNERS:  
MATTHEW C. LOVETT AND MATTHEW BELL**

**Council Variance Application - Statement of Hardship**

**CV20-063**

**STATEMENT OF HARDSHIP**


This statement of hardship is submitted in support of applicants, Matthew Lovett and Matthew Bell's, request for variances related to the proposed construction of a carriage house that includes a three-car garage and one residential unit on the second floor.

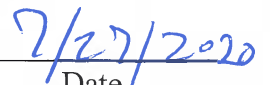
The applicant is seeking to update the property to provide for a three-car garage with a residential unit above the garage. These types of "carriage houses" are common in the area and match a recent developmental pattern permitted on other properties in the Victorian Village area. The proposed design will match the character and historical nature of the existing house and surrounding area.

Granting the variance requests to permit the construction of a carriage house will allow this property to be used in a manner that is consistent with and maintaining the residential nature of the area. It will also be consistent with a clear development pattern in the neighborhood that features multiple lots with carriage house structures.

**VARIANCES REQUESTED**

1. 3349.03 – Use Variance to allow two separate dwelling units on a single parcel/lot in an institutional district, including a separate principle dwelling and a new carriage house above garage.
2. 3349.04(b) – Requires lot size of one acre (43,560 sf). Variance required to permit existing lot size of 7,740 sf.
3. 3349.04(b) – Requires minimum lot frontage of not less than 100 feet. Variance required to permit existing 41.66 feet lot width.
4. 3349.04(c) – Code is 50 feet front setback from street ROW. 25.2 feet is requested to be approved as the existing condition.
5. 3349.04(c) – Code is 50 feet rear set back area. 5.0 feet is requested to be approved as the new rear yard setback with new garage placement, changing from the existing 0.3 feet.
6. 3349.04(c) – Code is 20 feet side yard area. 5.0 feet east side yard setback and 3.36 feet west side yard setback are requested respectively for east and west side yards with new garage placement. Variances are also required to permit the existing east side yard setback of 9.86 feet for the existing structure, as well as the same east side yard setback of 9.86 feet for the new two-story addition to be added. In addition, variances are required for the west side yard setback of 3.4 feet for the existing structure and the east side yard setback of 3.7 feet for the new two-story addition to be added.

Submitted By:   
Maurice Wells agent of Matthew Lovett and Matthew Bell

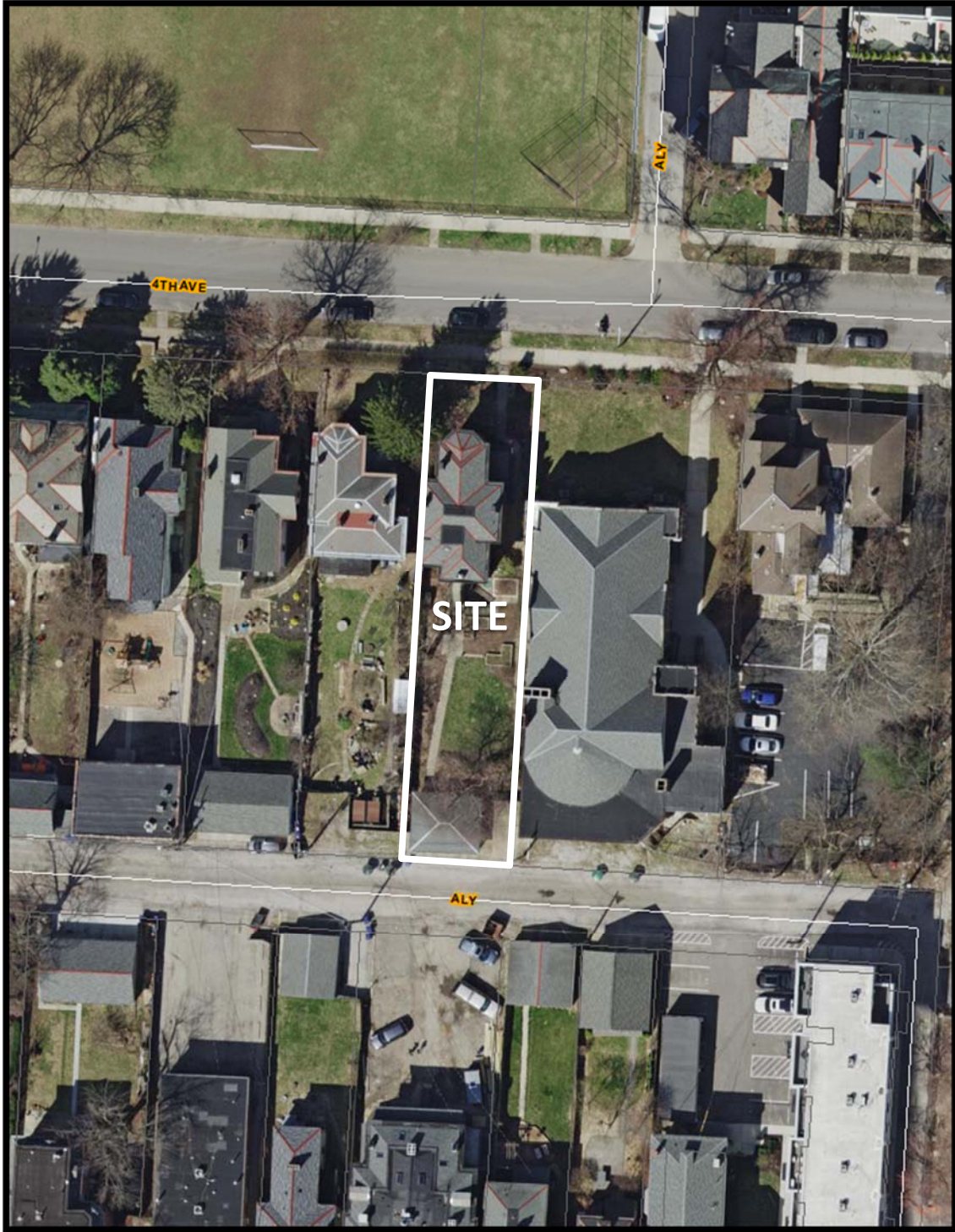
  
Date

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CV20-063  
47 W. 4<sup>th</sup> Ave.  
Approximately 0.18





CV20-063  
47 W. 4<sup>th</sup> Ave.  
Approximately 0.18

*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:** 47 W Fourth Avenue

**APPLICANT'S NAME:** Urbanorder Architecture (Applicant) / Matthew Lovett & Matthew Bell (Owner)

**APPLICATION NO.:** VV-20-09-016C

**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-20-09-016C**

**47 W Fourth Ave**

**Urbanorder Architecture (Applicant) / Matthew Lovett & Matthew Bell (Owner)**

*Following additional discussion and review the Commissioners split the application into three parts, Part A, B, and C for clarity of review:*

Approve application VV-20-09-016C, 47 W Fourth Avenue, as submitted with any/all clarifications as noted:

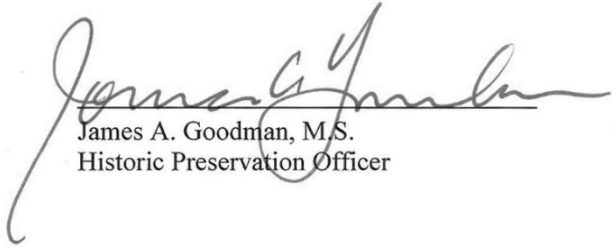
Variances

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**MOTION:** Hissem/Moriarty (5-0-0) APPROVED.

**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





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 #: CV20-063

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Maurice Wells
of (COMPLETE ADDRESS) Two Miranova Place, Ste. 700, 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 (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)

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

Subscribed to me in my presence and before me this 27 day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Handwritten signatures and notary seal for Elizabeth A. Russell-Pickard, Notary Public, State of Ohio, My Comm. Expires 05-20-22.

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

Notary Seal Here

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