



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 #: CV22-074

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)

Multiple horizontal lines for providing details on variances.

Signature of Applicant BENJAMIN PERRYMAN, CLEARVIEW PROPERTY MANAGEMENT, LLC

Date 07/22/2022

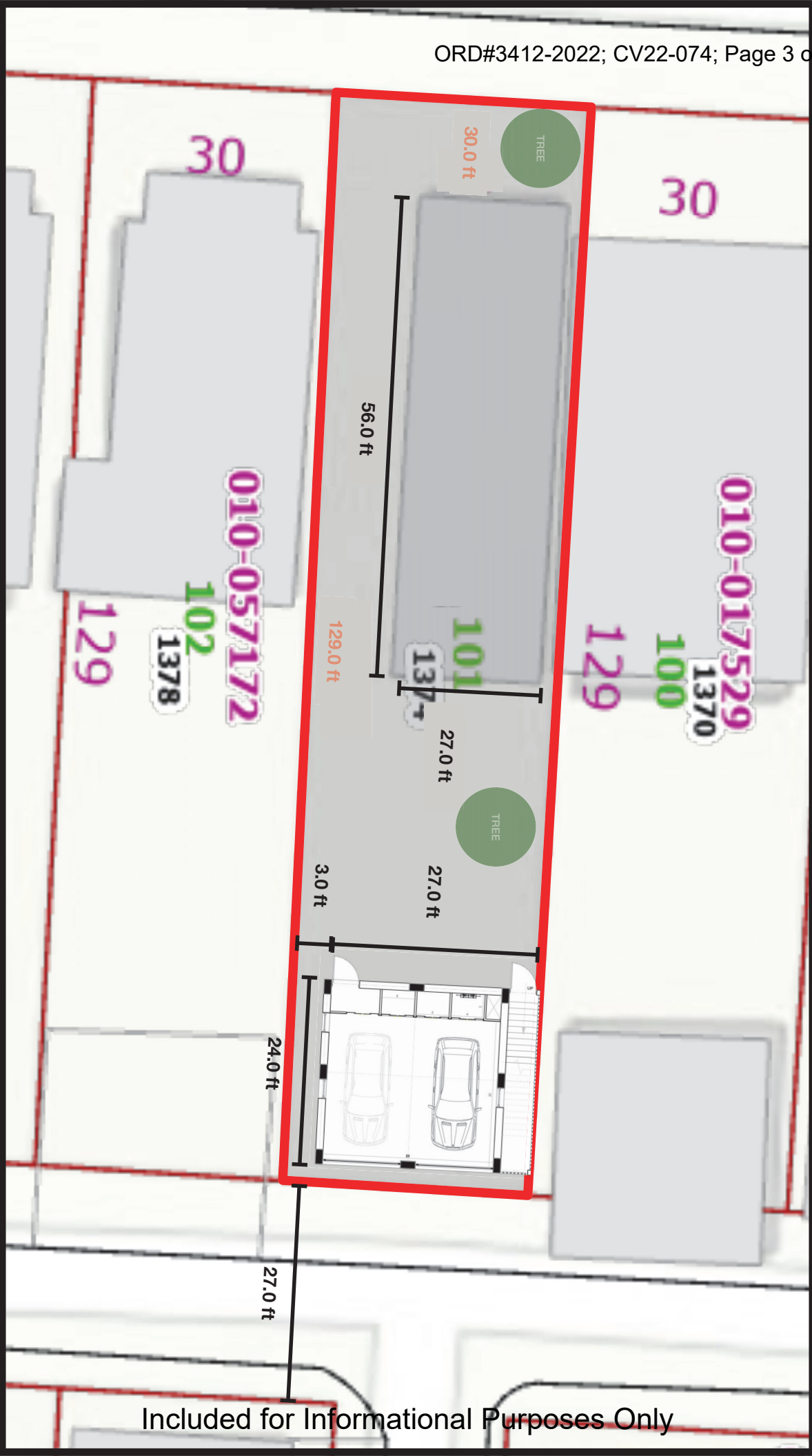
PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Statement of Hardship:

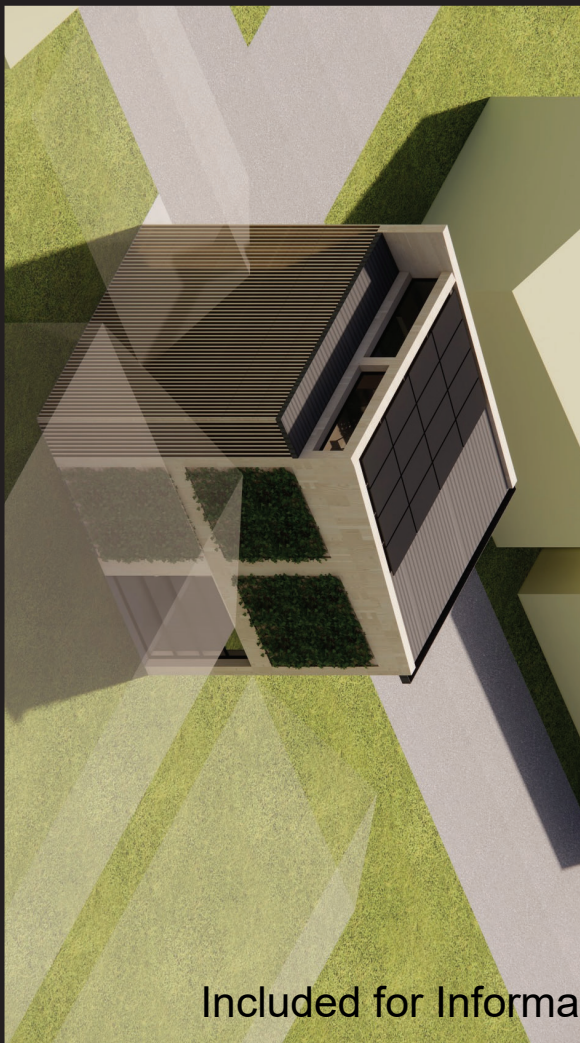
The applicant seeks to build a new carriage house with 2-car parking below. The requested variances are compatible with recent development patterns permitted on other properties within the same or similar zoning districts. In this area it is common for parcels to contain carriage house type structures that were built prior to the implementation of the current zoning code, which would now be considered to not be in conformance. Granting the applicant's variance request will preserve the character of a contributing property in the South Side Area Commission.

Proposed Council Variance includes the following:

1. Section 3312.49 - Minimum number of parking spaces required. Applicant seeks to reduce available parking from 4 spaces to 2 spaces.
2. Section 3332.037 - R-2F residential district requirements. Applicant seeks to permit two single-unit dwellings on one lot
3. Section 3332.05 - Area district lot width requirements. Applicant seeks to maintain a lot width of 30 ft.
4. Section 3332.14 - R-2F area district requirements. Applicant seeks to allow two single-unit dwellings on one 3,870 sq. ft. lot [per calculation in section 3332.18 (c)] where 6,000 sq. ft. per single unit dwelling is required.
5. Section 3332.19 - Fronting on a public street. Applicant seeks to allow for the secondary residence, the carriage house to front on the public alley.
6. Section 3332.25 - Maximum side yard permitted. Applicant proposes to maintain a maximum side yard of 3 feet for carriage house.
7. Section 3332.26 - Minimum side yard permitted, requires the primary residence or the existing structure to have a minimum side yard of 3 feet per side of each dwelling. Additionally, applicant seeks variance for the carriage house side yard to 0 ft (north side).
8. Section 3332.27 Rear yard requirement. Applicant seeks to provide no rear yard for the carriage house.

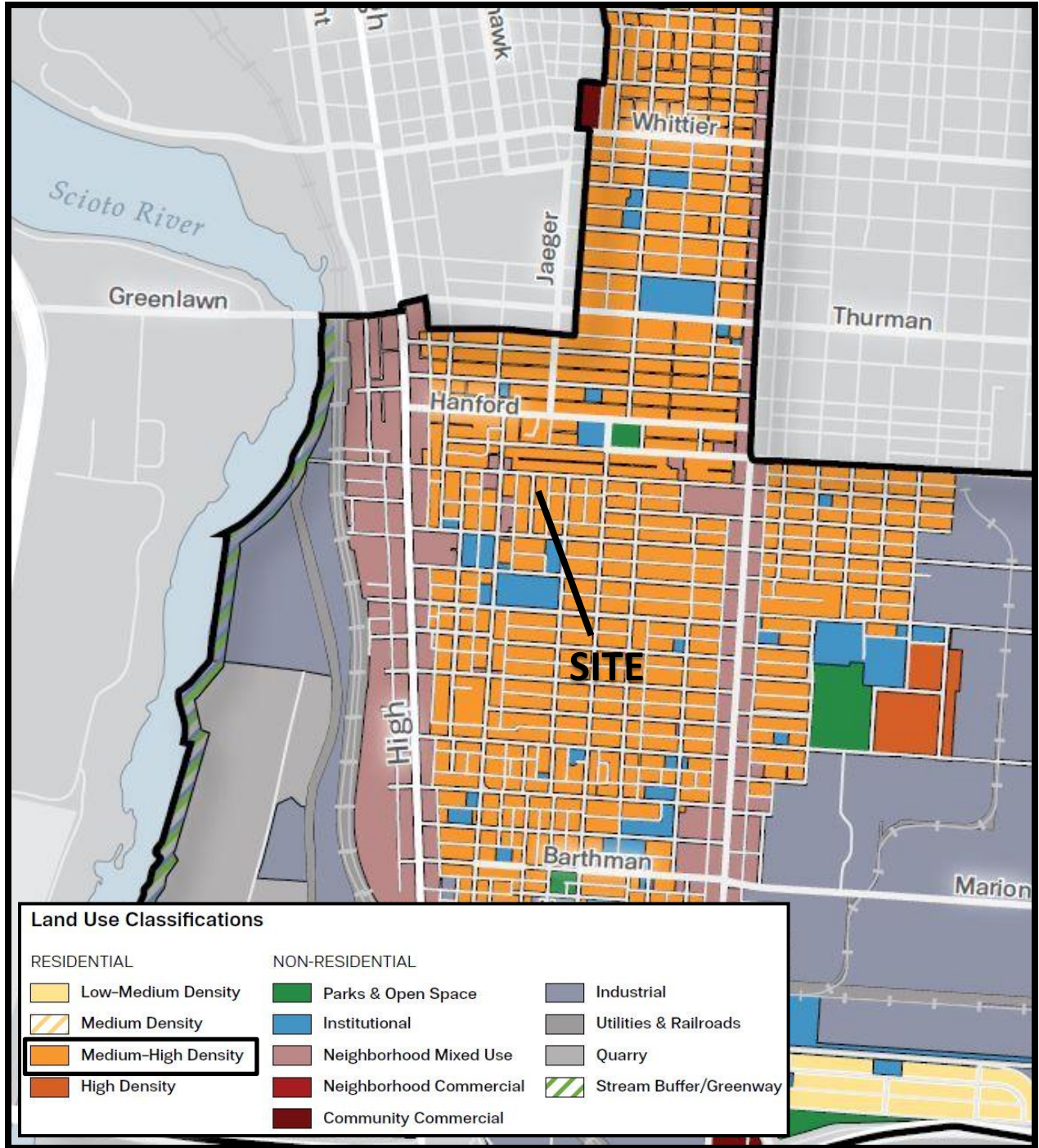


Included for Informational Purposes Only





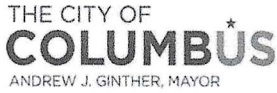
CV22-074
1374 S. 5th St.
Approximately 0.9 acres



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Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-074

Address 1374 S 5TH ST

Group Name Columbus Southside Area Commission

Meeting Date September 27, 2022

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 12-0

Signature of Authorized Representative Kathryn J. Meen

Recommending Group Title Zoning Committee Co-Chair

Daytime Phone Number 614-865-1476

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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 #: CV22-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Benjamin Perryman
of (COMPLETE ADDRESS) 34 Miami Ave. Columbus, OH 43203
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

1. Clearview Property Management 891 E Long St Columbus, OH 43203 5 Employees Benjamin Perryman	2.
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 9th day of July, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten Signature]
[Handwritten Signature] 7/22/2022
Life Commission Attorney - At - Law

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



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