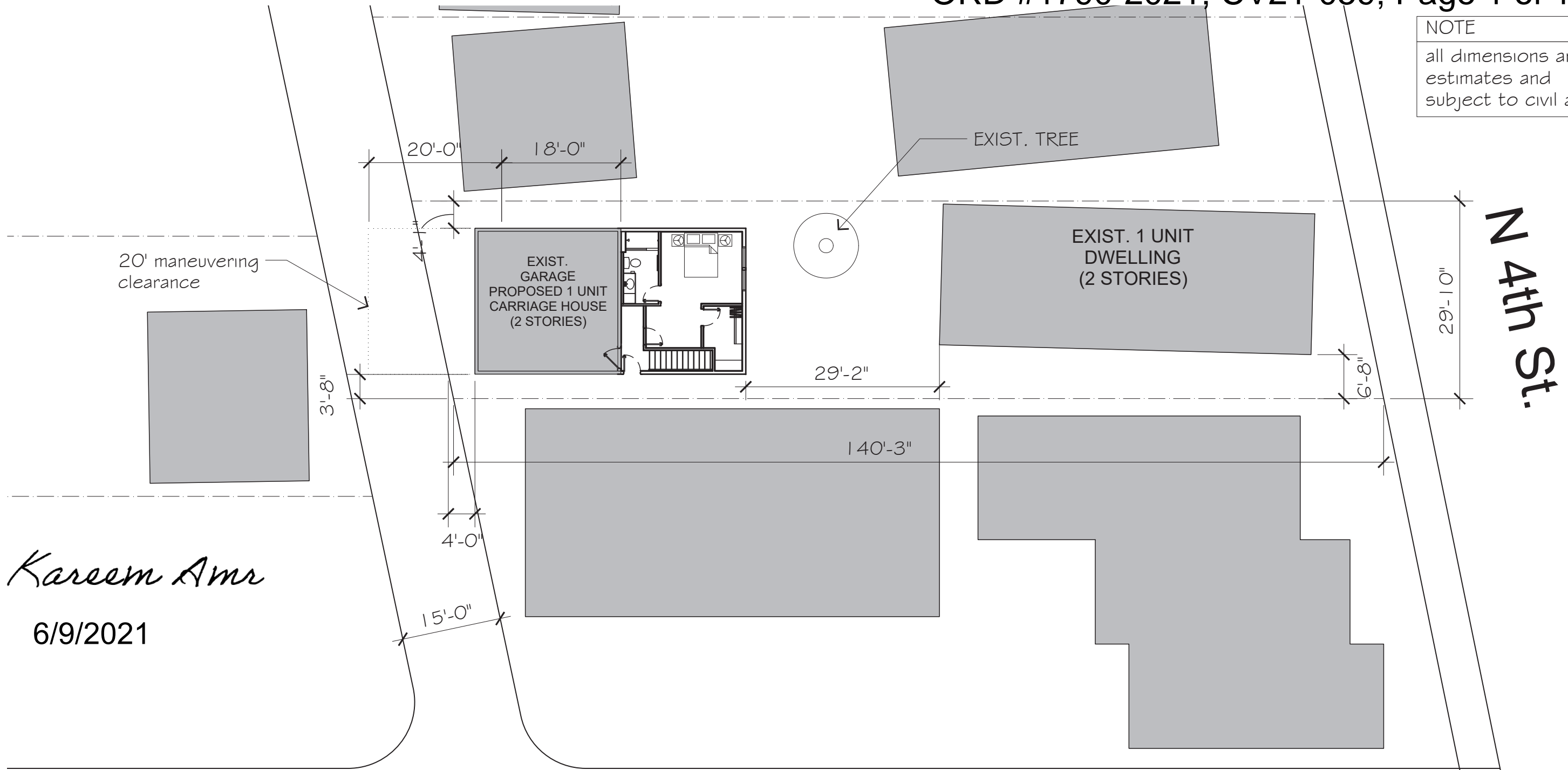


NOTE  
all dimensions are estimates and subject to civil analysis.



*Kareem Amr*  
6/9/2021

**COLLEGE ALLEY**

N  
**SITE PLAN**  
SCALE: 1/16" = 1' - 0"

HOUSE SQ.FT.	- 1190	SQ.FT
BACK YARD SQ.FT.	- 863	SQ.FT.
BUILDING LOT COVERAGE - 72%		

CV21-059 Final Received 6/9/2021



## 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

#### **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 A"

Signature of Applicant

*Kareem Amir*

Date 4/27/2021

DocuSign Envelope ID: C9AC4C5F-DC70-4706-B6FA-C4377FB4EA1F

**Statement of Hardship**  
**915 N Fourth St**

The owner seeks to update the property in a manner in line with adjacent structures by providing livable space above and behind a 2-car garage fronting the alley. The owner seeks to respectfully demolish the existing 2-car garage to construct the new 2-car garage with livable space above it and behind it. Accessory dwelling units and carriage houses provide extra livable space for an owner / occupant, which is especially crucial given the current need for distancing and the housing shortage.

This variance request is congruent with development patterns in the immediate adjacent area and within the greater Italian Village community. The two adjacent single-family lots to the north also enjoy similar carriage houses fronting the alley. Granting the applicant's variance requests will not set a new precedence and allow the owner to contribute to the character of the immediate area. The owner will utilize the divergences in the zoning code to quietly enjoy similar benefits as that of his neighbors by responsibly developing a high quality carriage house product.

The proposed development is located in Italian Village; the current lot was platted and the existing structure was built prior to the implementation of the existing zoning code. The zoning code does not permit the construction of a carriage house without granting variances. The variances including in this application include several existing non-conformities with the original lot size and location of the existing structure, as well as yard dimensions, lot coverage, and location fronting on a public street. A divergence from the zoning code for the rear yard minimum of 25% for both the existing structure and the carriage house is respectfully requested. The current zoning code requires all residences to front on a public street. Owner requests variances to allow the carriage house to front on the public alley at the rear of the lot.

The requested variance will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. 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 variance will increase the value of the applicant's property and the value of neighboring properties; it will not increase the risk of fire (as the building already exists); 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 district and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the historic location and the setback of the original house.

**Requested Variances:**

3332.039 - R-4, Residential District, permits a maximum of four units in one building, but does not permit two separate dwellings on one lot, while the applicant proposes to construct a single-unit dwelling above and behind a 2-car garage on a lot developed with a single-unit dwelling.

3332.05(A)(4) - Lot is required to be 50' wide while the applicant proposes to maintain the existing 29.83-foot wide lot.

3332.15 - R-4 area district requirements: Requires that a single-family dwelling be on a lot that is at least 5,000sq' while the applicant is proposing to maintain a single-family dwelling and construct a rear dwelling on a lot area of 2,669 sq ft. (for both the proposed and existing dwellings).

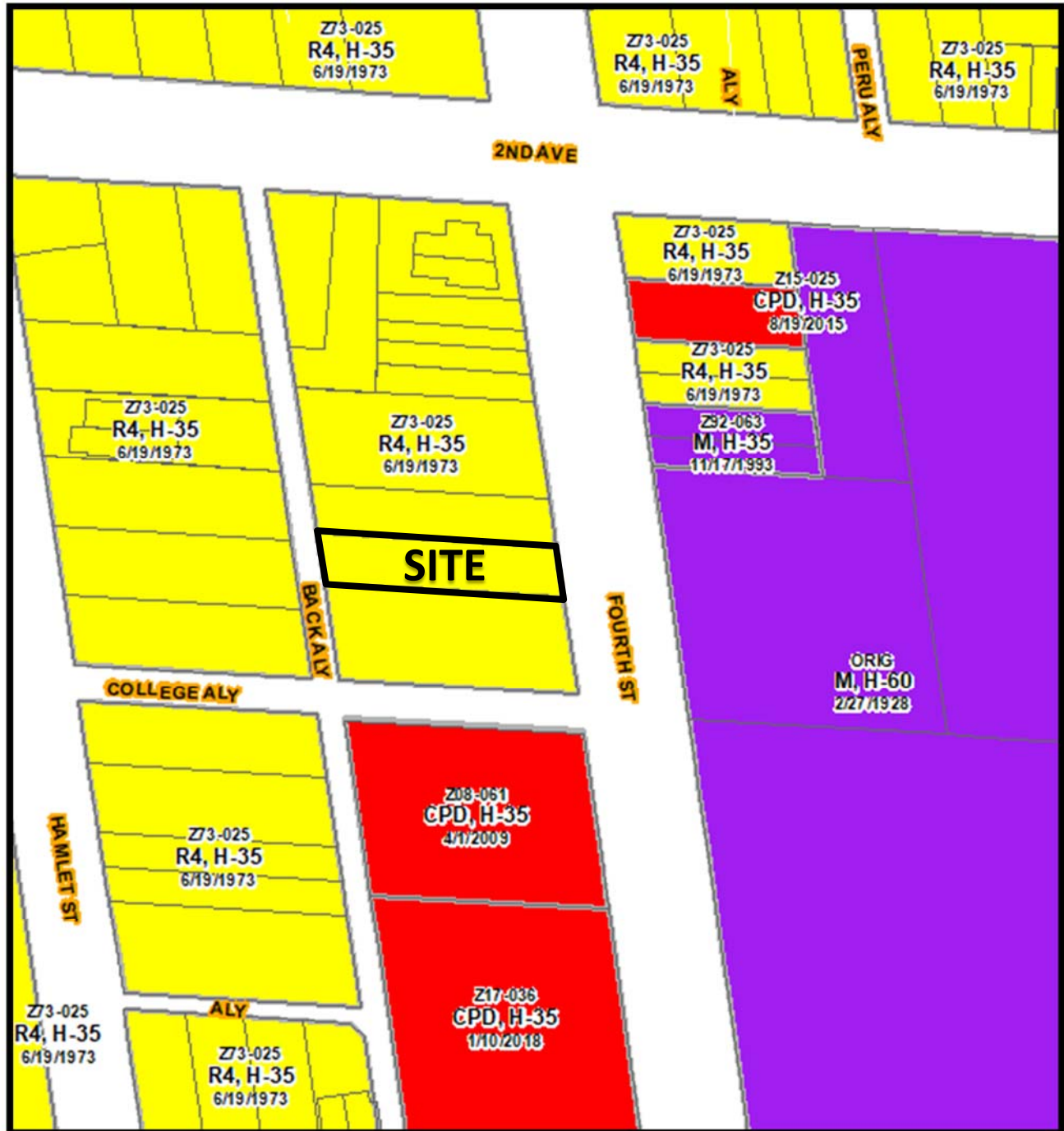
3332.18(D) - Basis of computing area, to permit an increased lot coverage from 50 % to 72%.

3332.19 - Fronting, requires a dwelling unit to have frontage on a public street, while the applicant proposes a dwelling fronting on a rear public alley.

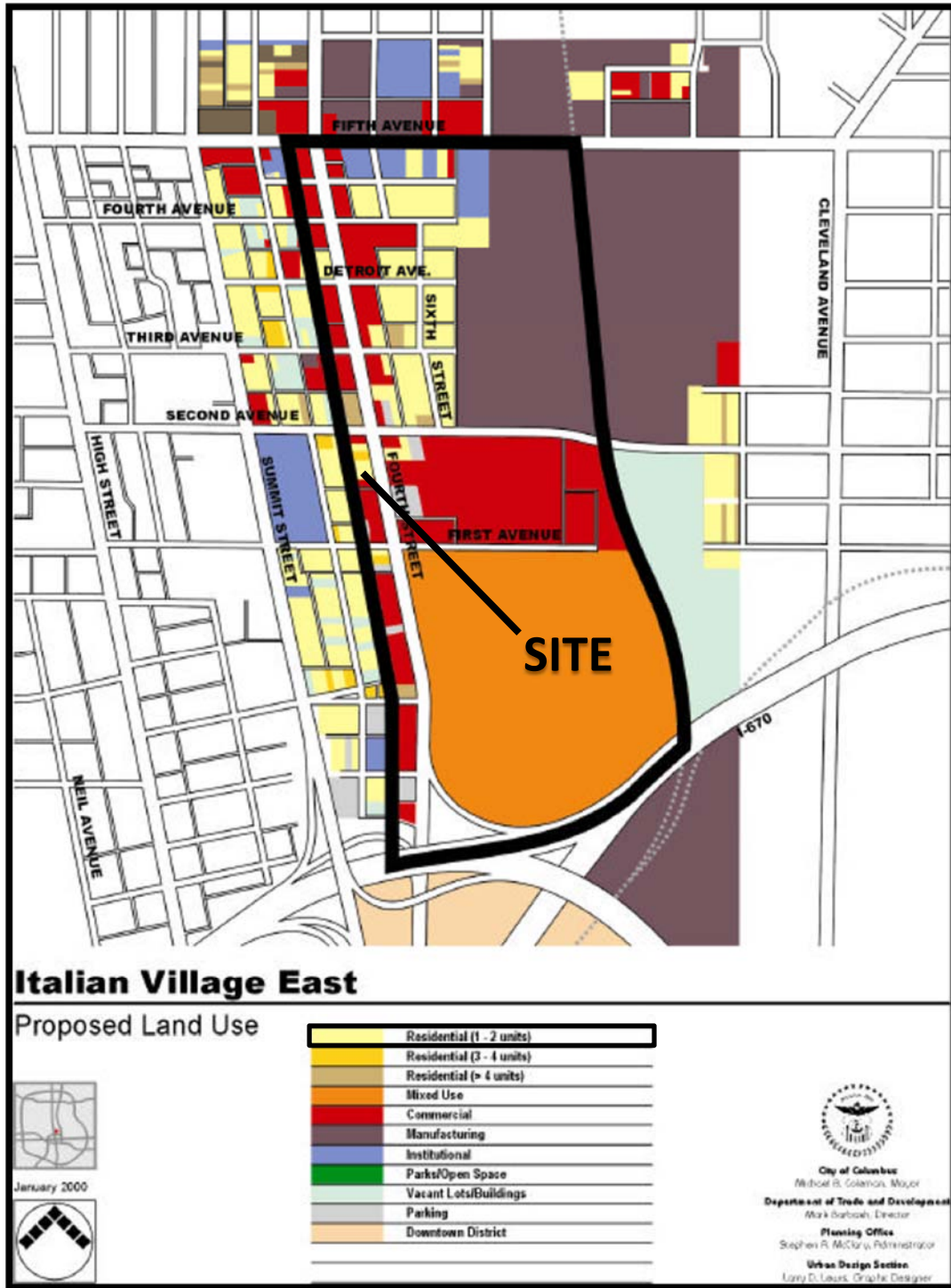
3332.21 - Minimum setback from building line from 10 feet to 4.8 feet for the existing dwelling.

3332.26(C)(1) - Minimum side yard permitted, requires a minimum side yard of three feet on a lot width of 40 feet or less, while the applicant proposes to maintain a northern side yard of 0± feet for the existing dwelling.

3332.27 - Rear yard, 25% of lot for each dwelling: Whereas the applicant is proposing 21% for the existing dwelling and no rear yard for the proposed dwelling.



CV21-059  
915 N. 4<sup>th</sup> St.  
Approximately 0.09 acres



CV21-059  
 915 N. 4<sup>th</sup> St.  
 Approximately 0.09 acres





CV21-059  
915 N. 4<sup>th</sup> St.  
Approximately 0.09 acres

*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:** 915 N Fourth Street

**APPLICANT'S NAME:** Horus &Ra Development Group –Kareem Amr (Applicant) / Boss Lifestyle LLC (Owner)

**APPLICATION NO.:** IV-21-05-006a

**MEETING DATE:** 05/11/2021      **EXPIRATION:** 05/11/2022

The Italian 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:**

Recommend approval of application IV-21-05-006a, 915 N Fourth Street, as submitted with clarifications as noted:

Variances

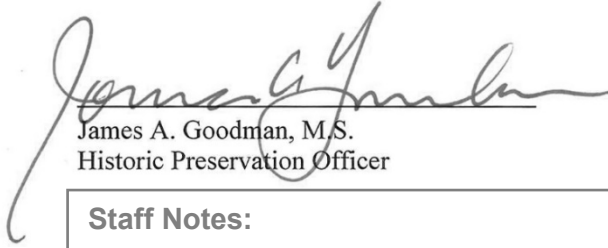
- 3332.039, R-4, Residential District, permits a maximum of four units in one building, but does not permit two separate dwellings on one lot, while the applicant proposes to convert an existing detached garage into a single-unit carriage house on a lot developed with a single-unit dwelling
- 3332.15 - R-4 area district requirements: Requires that a single-family dwelling be on a lot that is at least 5,000sq' while the applicant is proposing to maintain a single-family dwelling and construct a carriage house on a lot area of 2,669 sq ft. (For both carriage house and existing dwelling)
- 3332.27 - Rear yard, 25% of lot for each dwelling: Whereas the applicant is proposing 21% for the existing dwelling and no rear yard for the carriage house dwelling
- 3332.19, Fronting, requires a dwelling unit to have frontage on a public street, while the applicant proposes a carriage house fronting on a rear public alley
- 3332.05(A)(4) - Lot is required to be 50' wide while the applicant proposes to maintain the existing 29.8-foot wide lot.
- 3332.26(C)(1) - Minimum side yard permitted, requires a minimum side yard of three feet on a lot width of 40 feet or less, while the applicant proposes to maintain a northern side yard of 0± feet for the existing dwelling
- 3332.21 – Minimum setback from building line from 10 feet to 4.8 feet for the existing house.

MOTION: Boyer/Goodman (4-1-0) [Cooke] RECOMMENDED.



**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.



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



**Staff Notes:**

*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:** 915 N Fourth Street

**APPLICANT'S NAME:** Horus &Ra Development Group –Kareem Amr (Applicant) / Boss Lifestyle LLC (Owner)

**APPLICATION NO.:** IV-21-05-006c

**MEETING DATE:** 6/8/2021      **EXPIRATION:** 6/8/2022

The Italian 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:**

Recommend approval of application IV-21-05-006c, 915 N Fourth Street, as submitted with clarifications as noted:

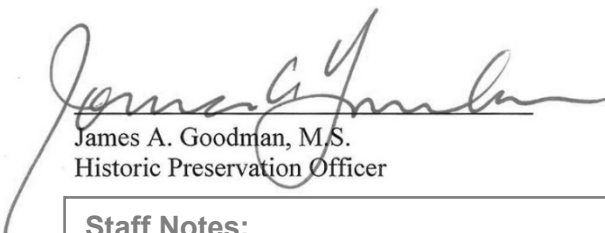
Variance Update

- Section 3332.18(D); Basis of computing area, to permit an increased lot coverage from 50 % to 72%.

MOTION: Goodman/Michl-Smith (3-2-0) [Goodman, Cooke] RECOMMENDED.

**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.

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



**Staff Notes:**



# 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 #: CV21-059

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) Kareem Amr  
of (COMPLETE ADDRESS) 1223 E Main St., Suite 303, Columbus, OH 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 (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)

1. Horus & Ra Development; 1223 E Main St., Suite 303, Columbus, OH 43201; 4 Columbus-based employees; 614-344-9095	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30<sup>th</sup> day of April, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

06-06-2023  
My Commission Expires  
Notary Seal Here



Richard A. Raber  
Notary Public, State of Ohio  
My Commission Expires 06-06-23

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