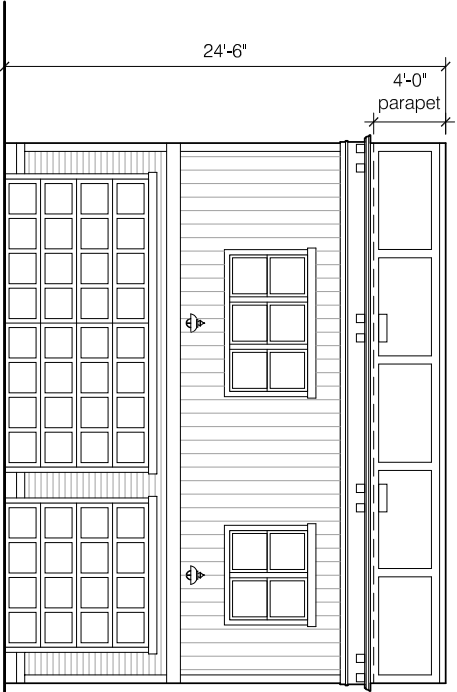


Zoning: Residential R4, H-35
 University Overlay
 Lot Size = 3,675 sq ft
 Lot Coverage 668 sq ft
 (918 sq ft Allowable 25%)
 Floor Area Ratio = 0.4 allowable
 2,700 sq ft / 3,675 sq ft = 74% (0.74)
 Hatch indicates Rear Yard
 857 sq ft provided
 (919 sq ft required 25%)
 Hatch indicates Landscape Area
 368 sq ft provided
 (368 sq ft required 10%)
 New tree.

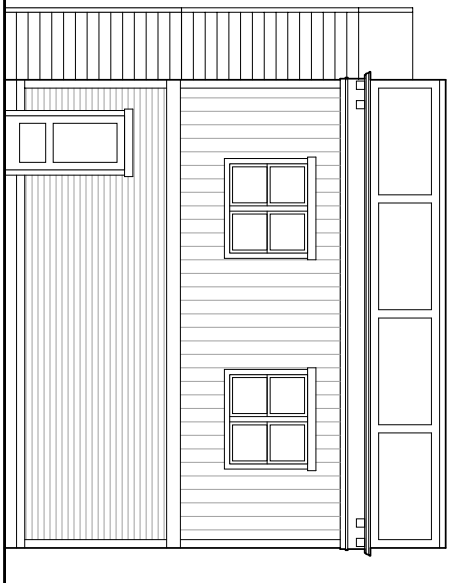
- 1480 N 6th Street
 R-4 University Overlay
 List of Requested Variances
- Request a variance from Section 3312.49 (minimum numbers of parking spaces required) to reduce the required number of parking spaces for residential dwelling units from (4) parking spaces to (3) parking spaces (two for the front dwelling unit and one for the rear dwelling unit).
- Request a variance from Section 3325.005 (maximum floor area ratio) to increase the FAR from 0.40 allowable to 0.74.
- Request a variance from Section 3332.039 (R-4 residential district use) to allow for two single-unit dwellings on one lot (a dwelling unit in the existing house (front) & a dwelling in the new rear accessory structure (rear)).
- Request a variance from Section 3332.05 (lot width) to allow for a lot width of 35.93 versus the required lot width of 50.00.
- Request a variance from Section 3332.15 (lot area) to allow for two single dwellings on a lot size of 3,675 sq ft versus a required lot size of 5,000 sq ft for a single dwelling.
- Request a variance from Section 3332.19 (fronting) to allow for the rear dwelling unit to be located at the rear of the property.
- Request a variance from Section 3332.25 (maximum side yard required) for the rear dwelling unit to reduce the sum of the side yards from 7'-2" to 5'-0".
- Request a variance from Section 3332.26 (minimum side yard permitted) for the rear dwelling unit to reduce the minimum side yard from 3'-0" to 2'-0" on the north side.
- Request a variance from Section 3332.27 (rear yard) to eliminate the rear yard requirement for the rear dwelling unit, and reduce the rear yard requirement for the front dwelling unit from 919 sq ft (25%) to 857 sq ft (23%).

CV20-078; Final Received 10/23/2020; Page 1 of 2 Date October 2, 2020

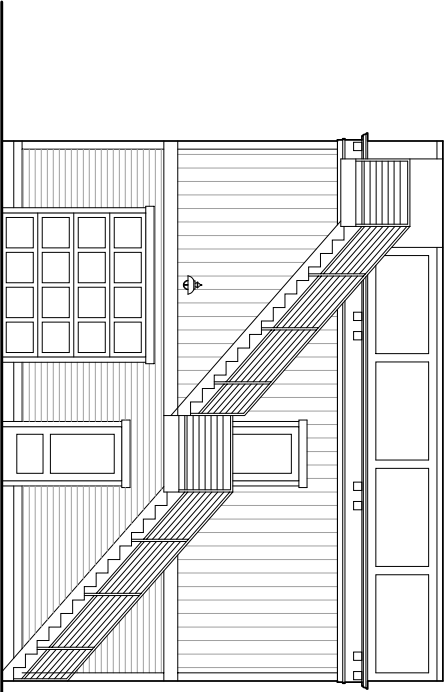
Signature



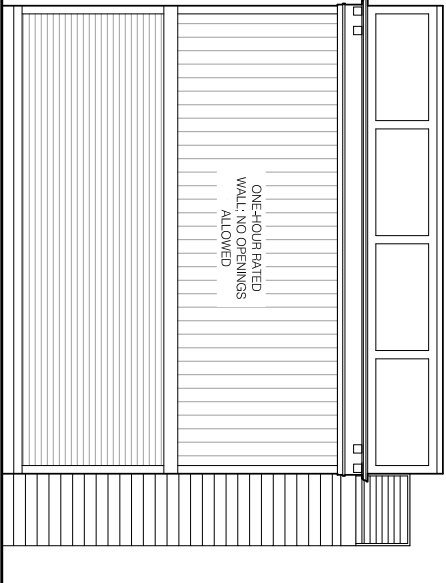
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Exterior Materials:

Body: Vinyl board-n-batten siding to match existing house.

Trim: Corner Trim 3/4 x 5-1/2" smooth, (Boral) Casing 3/4 x 5-1/2" at head, 5/4 x 3-1/2 jambos & sill (smooth), Belt Trim: 3/4 x 9-1/4, smooth.

Skirt Trim: 3/4" x 5-1/2", smooth.

Parapet: Hardie Panel with 3/4 x 5-1/2" trim.

Cornice: 20" height w/ layered 1x trim & 5" crown with dentil blocks.

Roof: EPDM membrane roofing.

Gutter: Aluminum ogee gutter.

Balcony: Treated or cedar wood decking on turring on membrane roofing.

Column: 6x6 treated post wrapped with 3/4 x 7-1/4" cedar trim, 4/4 x 9-1/4" cedar base trim w/ chamfered top edge, 4/4 x 3-1/2 cedar top trim.

Window: Vinyl windows to match existing house.

Doors: Therna-Tru fiberglass 3/4-light doors. Paint in field.

Garage: Overhead sectional garage door, steel paneled smooth 16' wide x 8' height & 8' wide x 8' height.

Light: Gooseneck barn light centered above garage doors.

Signature 

Date October 23, 2020

CV20-078; Final Received 10/23/2020; Page 2 of 2

CARRIAGE HOUSE ELEVATIONS

Scale: 3/32" = 1'-0"

1 480 N Sixth Street

October 23, 2020

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

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):

Signature of Applicant _____



Date August 9, 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

1480 N 6th Street
R-4 University Overlay
List of Requested Variances

Request a variance from Section 3312.49 (minimum numbers of parking spaces required) to reduce the required number of parking spaces for residential dwelling units from (4) parking spaces to (3) parking spaces (two for the front dwelling unit and one for the rear dwelling unit).

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Request a variance from Section 3332.05 (lot width) to allow for a lot width of 35.93' versus the required lot width of 50.00'.

Request a variance from Section 3332.15 (lot area) to allow for two single dwellings on a lot size of 3,675 sf; versus a required lot size of 5,000 sf for a single dwelling.

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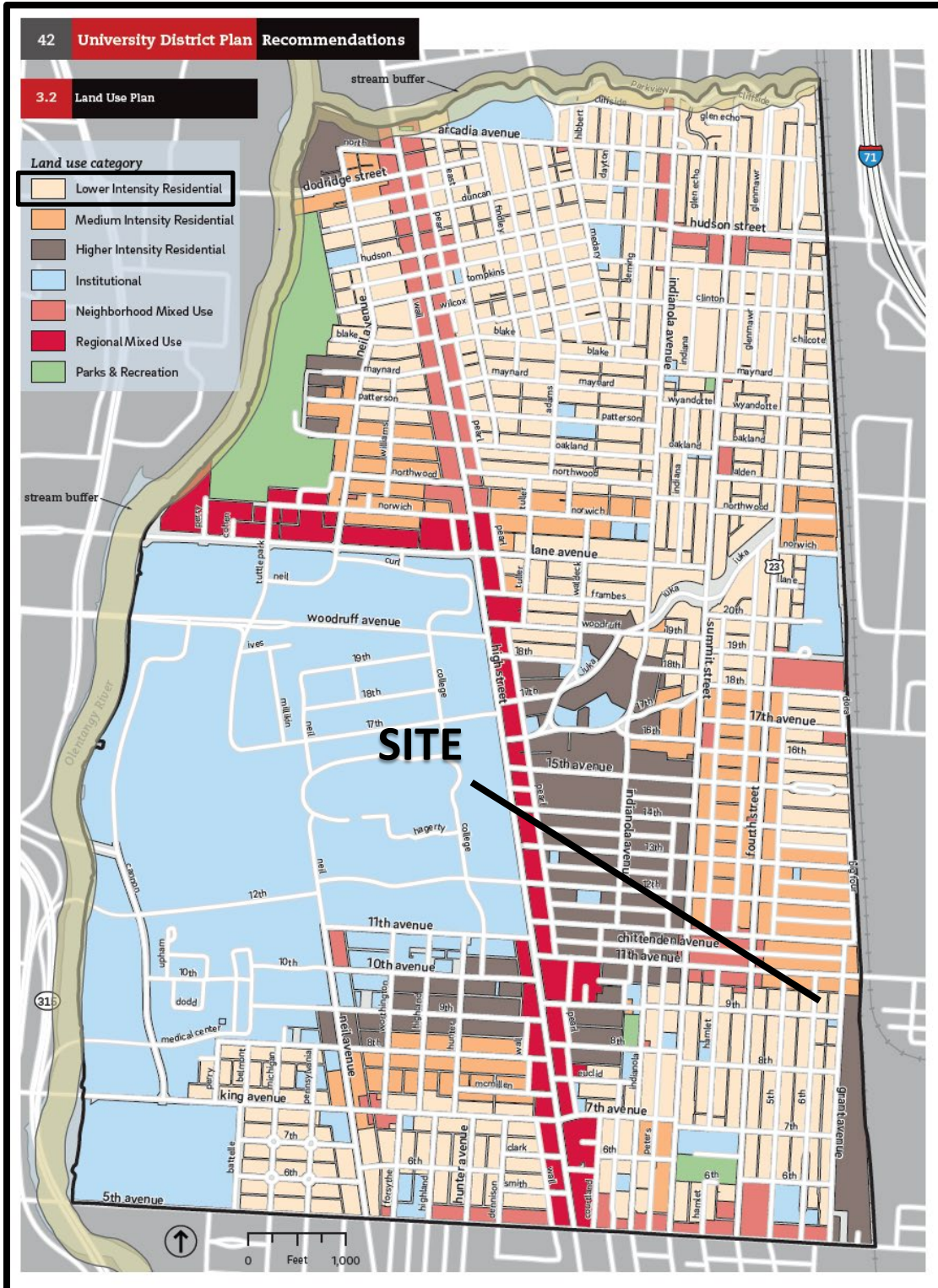
Request a variance from Section 3332.27 (rear yard) to eliminate the rear yard requirement for the rear dwelling unit; and reduce the rear yard requirement for the front dwelling unit from 919 sf (25%) to 857 sf (23%).

Statement of Hardship:

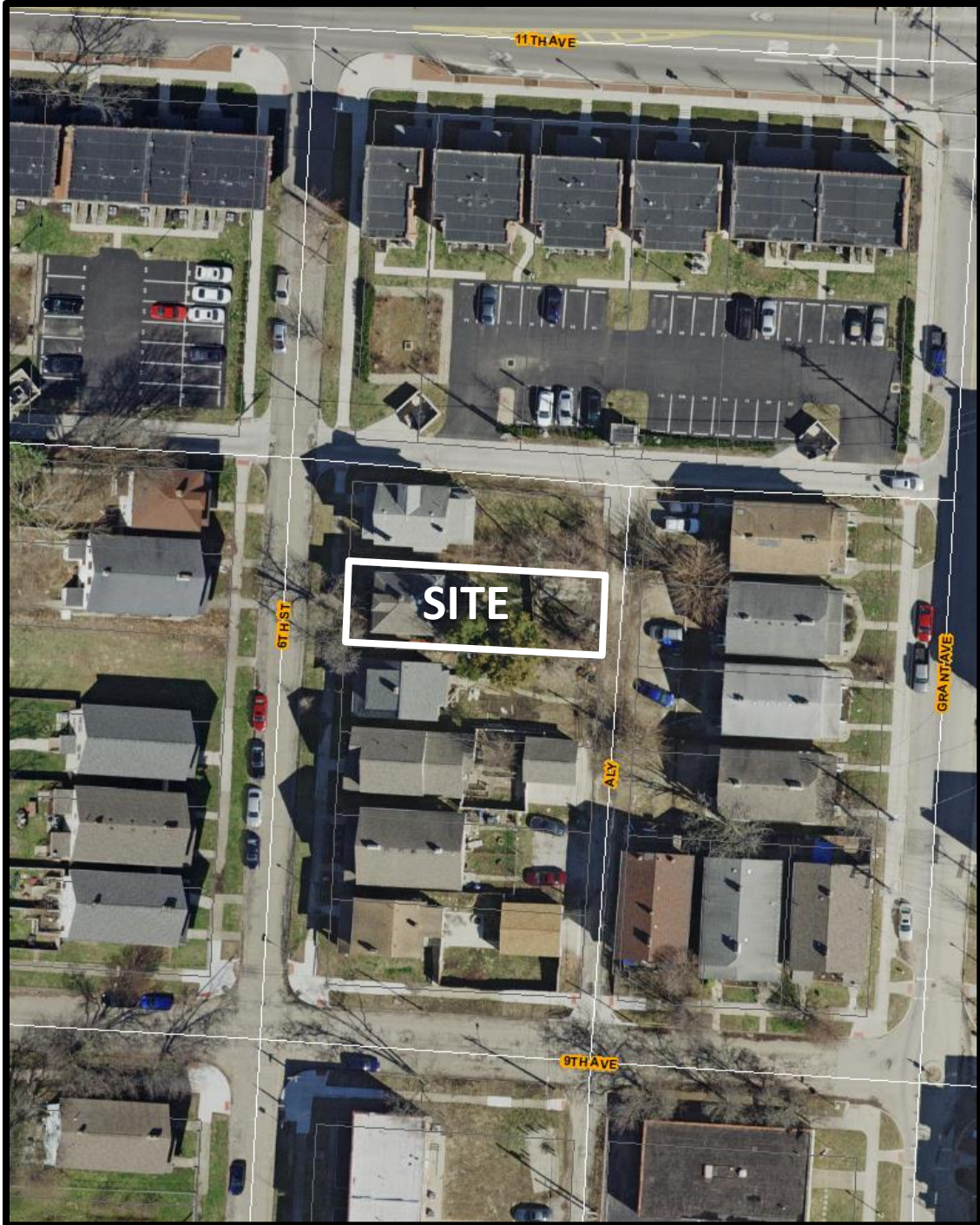
The property at 1460 N 6th Street contains an existing single-family dwelling. The owners would like to construct a new 3-car detached garage with access via the alley to provide protection for their vehicles. The owners would like to construct a dwelling unit above the garage to be able to accommodate family visits and allow for their parents to live there so they can be cared for and looked after. The third car of the new garage would allow for the family member to park in the garage as well. The access to the guest suite would be from the rear yard.



CV20-078
1480 N. 6th St.
Approximately 0.08 acres



CV20-078
1480 N. 6th St.
Approximately 0.08 acres



CV20-078
1480 N. 6th St.
Approximately 0.08 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, OH 43260-2020; CV20-078; Page 8 of 9

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number: CV20-078

Address: 1480 N. 6TH ST.

Group Name: UNIVERSITY AREA COMMISSION

Meeting Date: October 21, 2020

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:

Vote: 14-~~11~~4

Signature of Authorized Representative: Brian D. 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 MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

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 #: CV20-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brenda Parker
of (COMPLETE ADDRESS) Applicant
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)

1. Ronald Dechant 1480 N 6th Street Columbus, Ohio 43201	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

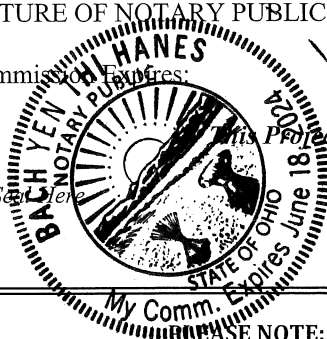
[Signature]

Subscribed to me in my presence and before me this August day of 12, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires: June 18, 2024



Notary Seal Here *Project Disclosure Statement expires six months after date of notarization.*

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