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ZONING INFORMATION

THE CITY OF COLUMBUS, OHIO, HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

SECTION 1611.01 - ZONING DISTRICTS

SECTION 1611.02 - ZONING MAP

SECTION 1611.03 - ZONING REGULATIONS

SECTION 1611.04 - ZONING VARIANCES

SECTION 1611.05 - ZONING APPEALS

SECTION 1611.06 - ZONING ENFORCEMENT

SECTION 1611.07 - ZONING ADMINISTRATION

SECTION 1611.08 - ZONING SIGNAGE

SECTION 1611.09 - ZONING RECORDS

SECTION 1611.10 - ZONING FEES

SECTION 1611.11 - ZONING PENALTIES

SECTION 1611.12 - ZONING AMENDMENTS

SECTION 1611.13 - ZONING SEVERABILITY

SECTION 1611.14 - ZONING SHORT TITLE

SECTION 1611.15 - ZONING EFFECTIVE DATE

Julie Shlok
 ARCHITECT
 JULIE SHLOK ARCHITECTS
 112 WYANDOTTIE RD
 COLUMBUS OH 43212
 614-935-9944



SUMMIT STRE
 26.27'



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV16-001

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.

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 requested as detailed below:

This proposal is similar to existing carriage houses/single family homes along this block of this alley, therefore it should not adversely affect adjacent properties & there is precedent. A carriage house 2 south of this property was approved within the last year. Two parking spaces are sufficient for this property as both are small residents, and there is on street parking which is typically available.

Signature of Applicant

Juliet A. Bullock

Date

1/2/16

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

PROPOSED VARIANCES

3332.039 R4 DISTRICT USE TO
ALLOW FOR TWO DWELLING UNITS
ON A SINGLE PROPERTY.

3312.49 PARKING

WHEREAS 2 PARKING SPACES/UNIT
ARE REQUIRED FOR A TOTAL OF 4
TO PROVIDE 2 PARKINGS SPACES
TOTAL.

3332.05 LOT WIDTH

TO ALLOW THE EXISTING LOT WIDTH OF
25.7' TO REMAIN IN LIEU OF THE 40'
REQUIRED BY CODE

3332.15 LOT AREA

TO ALLOW THE EXISTING LOT AREA OF
4322.74 SF WHEREAS 5000 SF
IS REQUIRED FOR TWO DWELLING UNITS

3332.19 FRONTING

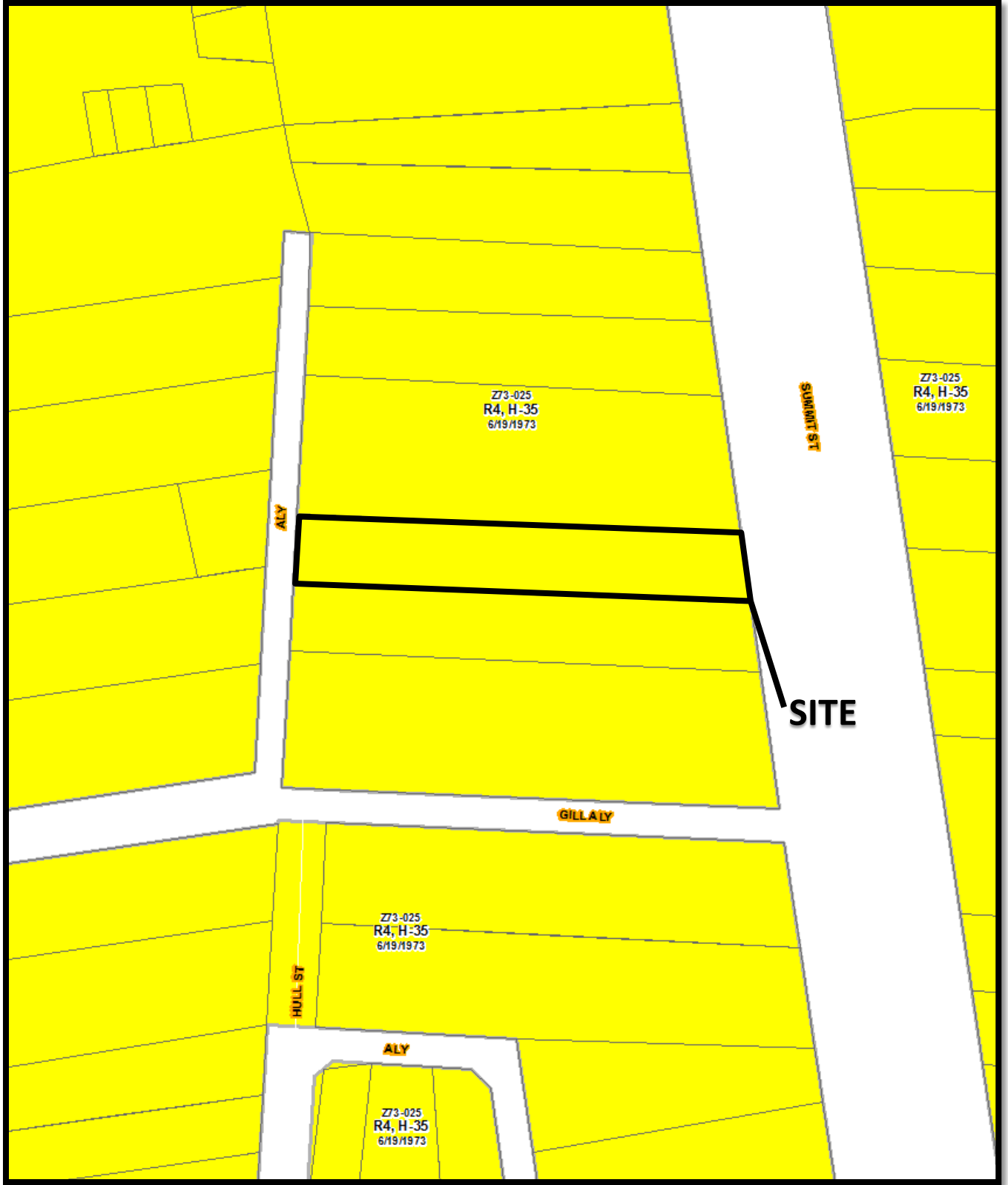
TO ALLOW NEW CARRIAGE HOUSE TO
FRONT AN ALLEY RATHER THAN
A PUBLIC STREET.

3332.26(C)(1) SIDE YARD

TO ALLOW THE EXISITING SIDE YARD
OF 2' TO REMAIN IN LIEU OF THE 3'
REQUIRED BY CODE

3332.27 REARYARD

WHEREAS 25% REARYARD IS REQUIRED
TO PERMIT THE HOUSE IN BACK TO
HAVE 0 SF REARYARD



CV16-001
823 Summit Street
Approximately .10 Acres



CV16-001
823 Summit Street
Approximately .10 Acres

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 823 Summit Street

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Uwe Scharfy (Owner)

APPLICATION NO.: 16-1-6

COMMISSION HEARING DATE: 1-19-2016

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #16-1-6, 823 Summit Street, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

1) 3332.039 R4 /Area District Requirements

Wherein the permitted uses within an R-4 residential district are listed, including one single-family home.

Requesting the addition of a two-car garage with second floor living space.

2) 3332.19 Fronting

Wherein each dwelling or principal building shall front upon a public street, and the new carriage house fronts onto an alley.

3) 3332.27 Rear Yard

Wherein each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

4) 3312.49 Minimum Number of Parking Spaces Required

Where 4 parking spaces are required, and 2 are provided.

5) 3332.05 Area District Lot Requirements

Wherein no building shall be erected on a lot with a width measured at the front lot line of no less than 50 feet in an R-4 area district, and this will be 25.7 feet.

6) 3332.15 Lot Width

In an R-4 area district, a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, whereas this lot size is 4,322.74 square feet.

MOTION: Lapp/Cooke (4-0-1[Goodman]) APPROVAL RECOMMENDED



RECOMMENDATION:

RECOMMEND APPROVAL

RECOMMEND DENIAL

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

 CA

Randy F. Black
Historic Preservation Officer



Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Uwe Schorff

OF [COMPLETE ADDRESS] 821 Summit St, 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 formats

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. <u>Uwe Schorff</u> <u>821 Summit St</u> <u>Columbus, OH 43215</u>	2. <u>/</u>
3. <u>/</u>	4. <u>/</u>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Benjamin S. Johnson
October 20, 2020



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

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