

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.

CV21- 130

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 B

Signature of Applicant

Magnetic Home Services, LLC
by David B. Perry, agent

Date

11/22/21

Signature of Attorney

Donald Plank

Date

11/22/21

Exhibit B

Statement of Hardship

CV21-130. 462 E. Beck Street, Columbus, OH 43206

The site is located on the north side of East Beck Street, 230 +/- feet east of S. 9th Street. The parcel is zoned R2-F, Residential and is developed with a single-family dwelling fronting E. Beck Street. The rear (north) of the site abuts South Lane (28'). Applicant proposes to remodel and expand the existing single family dwelling (462 E. Beck Street), raze the existing detached garage and build a detached carriage house with garage parking and a second floor dwelling unit. The R-2F district permits single and two-family dwellings but a variance is required to have two detached dwellings. The proposed carriage house is consistent with a wide range of uses and density in the area.

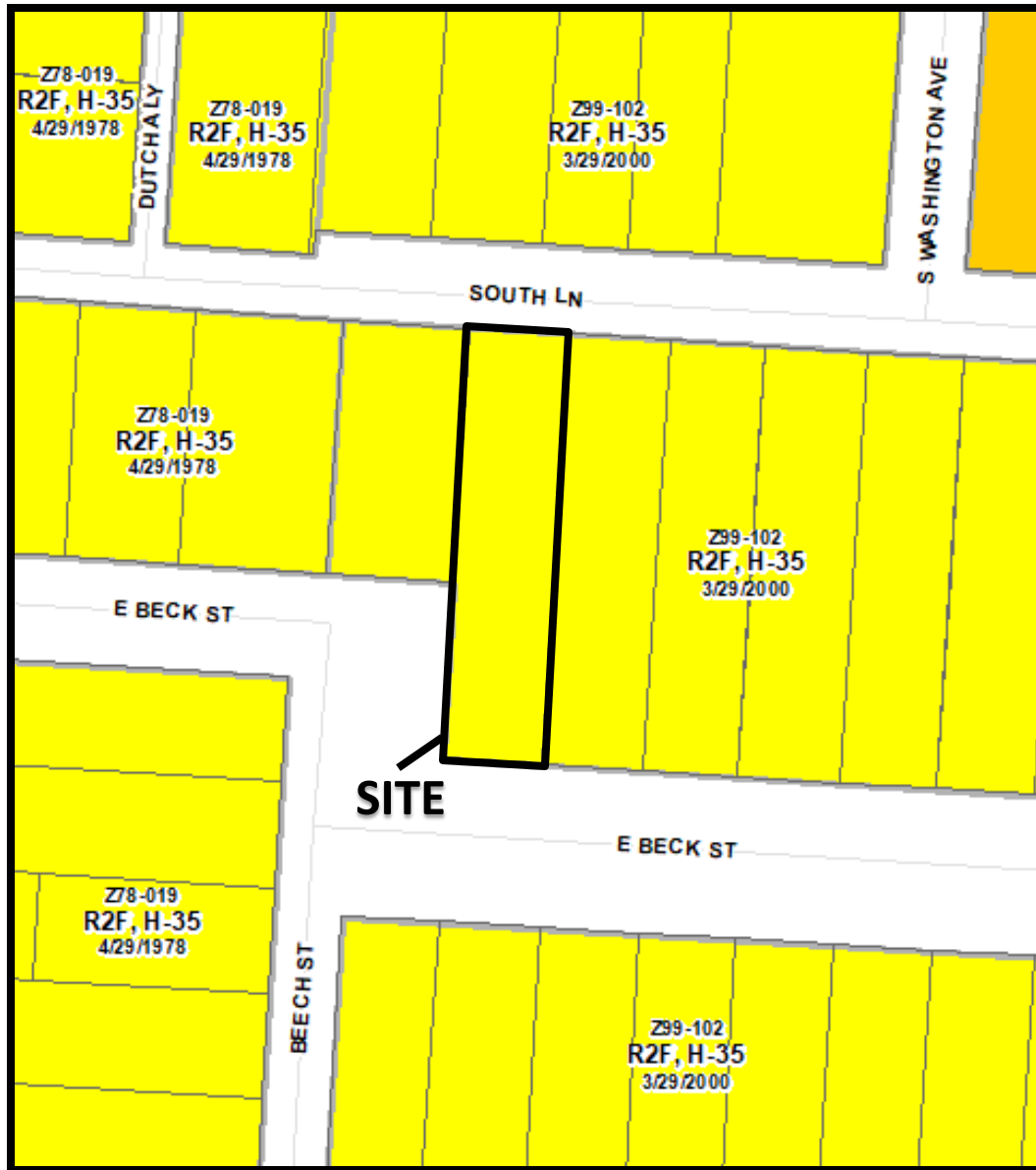
Applicant has a hardship and practical difficulty with compliance with the referenced code sections. The arrangement of two dwellings on one parcel exists in the older Columbus neighborhoods. There is no means of permitting the arrangement under the current Zoning Code other than by variance. The requested variances are not substantial, represent existing and/or similar conditions as existing construction pre-dating the current Zoning Code or by variance, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F, Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the dwelling addressed as 462 E Beck Street and the proposed carriage house/garage with one (1) dwelling unit, both as depicted on the Site Plan.
- 2). Section 3321.05(B)(2), Vision Clearance, to reduce the 30'x30' clear vision triangle at the intersection of E. Beck Street (east/west) and E. Beck Street (north/south) to 12'x12' for the existing house.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for two dwelling units from 4 spaces to 2 spaces.
- 4). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 32 feet (existing).
- 5). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet required for a principal building to actual existing lot area of 4,480 SF and lot area of 3,072 SF based on Section 3332.18(C), using depth of three times the lot width (32'x96').
- 6). Section 3332.19, Fronting, to permit the carriage house to not front on a public street (South Lane, 28').
- 7). Section 3332.21, Building Lines, to reduce the existing E. Beck Street building line (west side of property) from 10' to 0' and to reduce the E. Beck Street building line (west side of property) from 10' to 0' to extend the existing house where adjacent to E. Beck Street (west side of property).

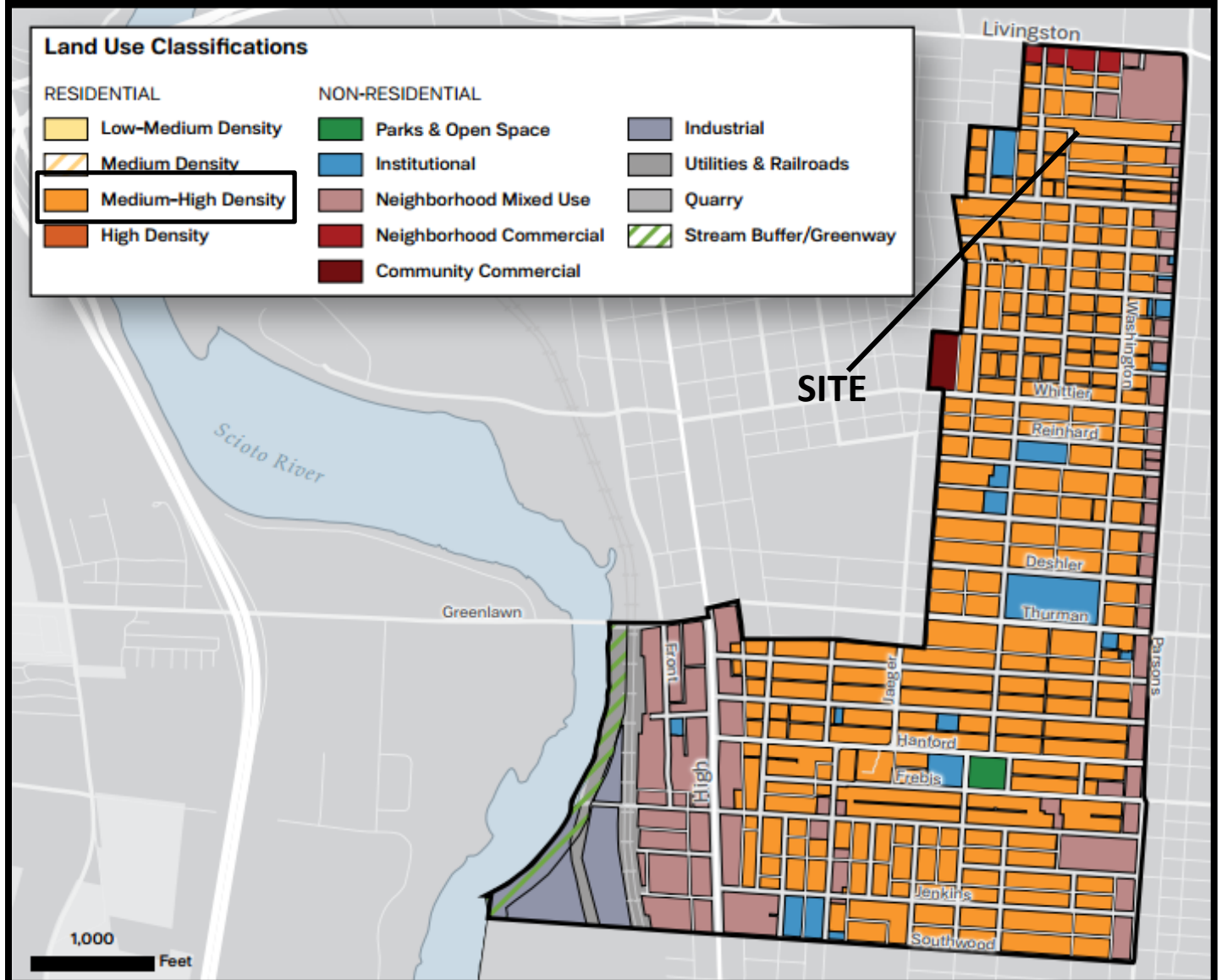
8). Section 3332.26, Minimum Side Yard Permitted, to reduce the existing west side yard of the existing dwelling from 3' to 0' and to permit a 0' side yard for the additions to the existing house, as depicted on the Site Plan.

9). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 0% for the carriage house to permit rear yard as depicted on the Site Plan.



CV21-130
462 E. Beck St.
Approximately 0.10 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV21-130
 462 E. Beck St.
 Approximately 0.10 acres



CV21-130
462 E. Beck St.
Approximately 0.10 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number CV21-130
Address 462 E. Beck Street
Group Name Columbus Southside Area Commission
Meeting Date February 22, 2022
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
☒ Approval
☐ Disapproval

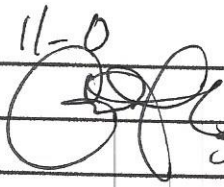
LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

11-0

SOUTHSIDE AREA COMMISSION
614-285-4901 x1100

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.

Standardized Recommendation Form

ORD #1151-2022; CV21-130; Page 9 of 12
111 N. Front Street, Columbus, Ohio 43215

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:

Address:

Group Name:

Meeting Date:

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:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Schumacher Place Civic Association Variance Voting Results Page

Project: 462 E Beck Street, CV21-130

1) 3332.037 - R-2F residential district

The applicant requests a variance to permit two detached dwelling units on the same parcel.

FOR	11
AGAINST	3

2) 3312.49 - Minimum number of parking spaces required

The applicant requests a variance to reduce parking for two dwelling units from four spaces to two spaces.

FOR	6
AGAINST	8

3) 3332.05 - Area district lot width requirements

The applicant requests a variance to reduce the lot width from 50 ft to 32 ft (existing).

FOR	13
AGAINST	1

4) 3333.14 - R-2F area district requirements

The applicant requests a variance to reduce lot area from 6000 sq ft required for a principal building to actual existing lot area of 4480 sq ft and lot area of 3072 sq ft based on Section 3332.18(C) using depth of three times the lot width (32 ft x 96 ft).

FOR	12
AGAINST	2

5) 3332.19 - Fronting

The applicant requests a variance to permit the carriage house to not front on a public street (South Lane, 28 ft).

FOR	11
AGAINST	3

6) 3332.26 - Minimum side yard permitted

The applicant requests a variance to reduce the existing west side yard of the existing dwelling from 3 ft to 0 ft and to permit a 0 ft side yard for the additions to the existing house as depicted on the site plan.

FOR	11
AGAINST	3

7) 3332.27 - Rear yard

The applicant requests a variance to reduce rear yard from 25 percent of lot area behind each dwelling to 0 percent for the carriage house to permit rear yard as depicted on the site plan.

FOR 11
AGAINST 3

8) 3321.05(B)(2) - Vision Clearance

The applicant requests to reduce the 30 ftx30 ft clear vision triangle at the intersection of E. Beck Street (east/west) and E. Beck Street (north/south) to 12 ftx12 ft for the existing house.

FOR 12
AGAINST 2

9) 3332.21 - Building Lines

The applicant requests to reduce the existing E. Beck Street building line (west side of property) from 10 ft to 0 ft and to reduce the E. Beck Street building line (west side of property) from 10 ft to 0 ft to extend the existing house where adjacent to E. Beck Street (west side of property).

FOR 10
AGAINST 4

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-130

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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. Magnetic Home Services, LLC; 3387 Fishinger Mill Drive, Hilliard, OH 43026; # Cols based emps: 0 Contact: Jared Korman, (814) 594-3469	2. -----
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 13th day of April, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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