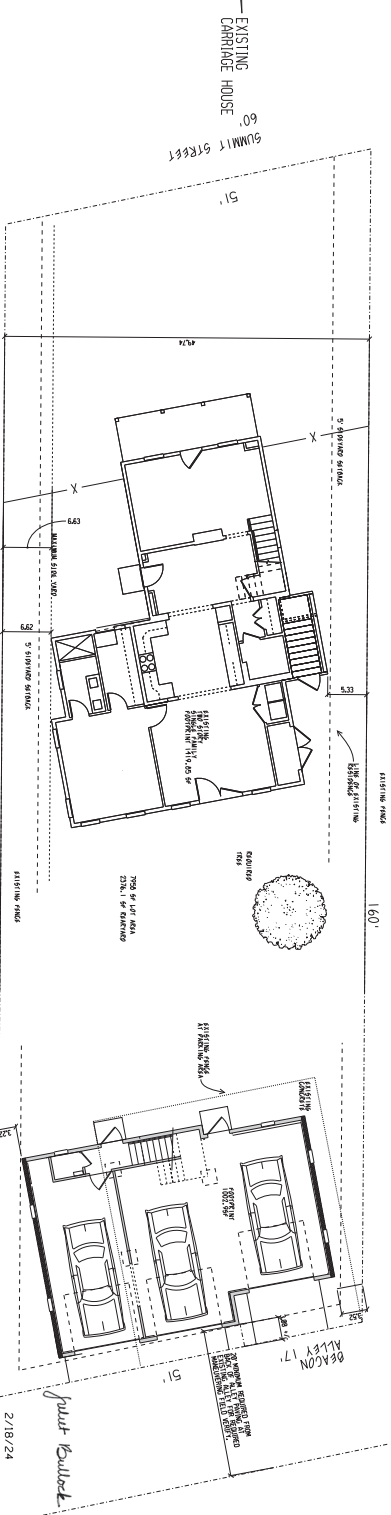


FINAL SITE PLAN RECEIVED 02.18.2024 SHEET 1 OF 1 CV24-004



SUBJECT PROPERTY / EXISTING TWO STORY RESIDENCE



PROPOSED NEW CARriage HOUSE SITE PLAN
SCALE: 1/8" = 1'-0"



2/18/24
JULIE BULLOCK
1061 SUMMIT STREET
COLUMBUS OHIO
SHEET 1

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 attached.

Signature of Applicant



Date

12/31/23

Statement in Support of Variances

We are proposing to build a 1 ½ story carriage house with guest suite with a bathroom and kitchen atop the garage. There is precedent in this particular alley for carriage houses in fact there are two carriage houses previously approved by Italian Village directly across the alley. This Italian Village urban lot is unique in size and character and unique solutions are often required to provide any additional living space. The proposed living space over the garage allows us to maintain greenspace for the parcel by adding atop the garage.

The proposed height in the alley-scape fits well within the fabric of neighborhood and is of an appropriate scale in comparison with the existing home. It is both shorter than the existing carriage houses across the alley and complements the existing home. This proposal will not modify the essential character of the neighborhood but rather enhance the alley-scape. The carriage house fronting the alley is similar to other carriage houses in this neighborhood. While a rear yard variance is required, we are under the allowable density of 50% which indicates the density is appropriate for the neighborhood.

Side yard variances are required for the new carriage house. These setbacks are typical for this urban neighborhood. No parking spaces are required, in fact we have one additional parking space above the requirement.

The R-4 area district requirements do not really address two single families on a single parcel. They do note a two family should have a lot area of 6000 sf. Our proposal of two single families sits on the lot 8160 sf or 4080/dwelling unit which meets the intention of the code.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that similar homes existing in the neighborhood.

PARCEL NUMBER 010-012513-00

1060 SUMMIT STREET

ZONED R-4 /SNSPA

ITALIAN VILLAGE COMMISSION.

A NEW SINGLE FAMILY TO THE REAR OF THE PROPERTY IS PROPOSED FACING BEACON ALLEY.

LOT AREA 7958 SF/.18 ACRE

LOT AREA THREE TIMES THE WIDTH = 7803 SF

EXISTING HOUSE FOOTPRINT 1419.85 SF

NEW SINGLE FAMILY CARRIAGE HOUSE FOOTPRINT 1002.9 SF

TOTAL PROPOSED LOT COVERAGE 30.44 % OR 2422.75 SF

ALLOWABLE 50% OR 3979 SF

PROPOSED REAR YARD IS 2376.1 SF

REQUIRED REAR YARD IS 1989.5 SF (FOR EACH HOUSE) 25%

25% REAR YARD PROVIDED FOR SUMMIT STREET HOUSE OR 1989.5 SF

0% REAR YARD PROVIDED FOR BEACON ALLEY HOUSE

PARKING CALCULATIONS

REQUIRED PARKING 2 DWELLING UNITS X 1 / UNIT = 2 SPACES REQUIRED.

3 SPACES ARE PROVIDED.

MAXIMUM SIDE YARD REQUIRED IS 9.95'

PROPOSED VARIANCES

3332.039 R-4 RESIDENTIAL DISTRICT: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN R-4 DISTRICT

3332.15 R-4 AREA DISTRICT REQUIREMENTS: REQUIRES A SINGLE-UNIT DWELLING OR OTHER PRINCIPAL BUILDING TO BE SITUATED ON A LOT OF NO LESS THAN 5,000 SQUARE FEET IN AREA, WHEREAS THE APPLICANT PROPOSES TWO SINGLE-UNIT DWELLINGS ON A LOT THAT MEASURES 7,803 SQUARE FEET (3,901 SQUARE FEET PER DWELLING UNIT) PER THE LOT AREA CALCULATION REQUIREMENT OF 3332.18(C).

3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT BEACON ALLEY.

3332.25 (B) MAXIMUM SIDEYARD REQUIRED. TO ALLOW FOR A MAXIMUM SIDEYARD OF 6.75' IN LIEU OF THE REQUIRED 10.2'

3332.26 (C)(3) TO ALLOW FOR A MINIMUM SIDE YARD SUM OF 3.52' ON THE NORTH AND 3.22' ON THE SOUTH FOR THE PROPOSED HOME ON BEACON ALLEY IN LIEU OF THE REQUIRED 5'-0" .

3332.27 REARYARD TO ALLOW FOR 0 REAR YARD FOR THE BEACON ALLEY DWELLING IN LIEU OF THE REQUIRED 25%



CV24-004
1060 Summit St.
Approximately 0.18 acres



CV24-004
1060 Summit St.
Approximately 0.18 acres

DEPARTMENT OF
DEVELOPMENT

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: 1060 Summit Ave.

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)/Steven And Laura Hoehne (Owner)

APPLICATION NO.: IV-24-03-009b

MEETING OR STAFF APPROVED DATE: 03/12/2024 **EXPIRATION:** 03/12/2025

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:

After presentation by the Applicant and discussion by the Italian Village Commission, Application #IV-24-03-009 was divided into 'a' and 'b' for the clarity of the review and the following motions were made, votes taken, and results recorded.

IV-24-03-009b

Recommend application IV-24-03-009b, 1060 Summit St., as submitted:

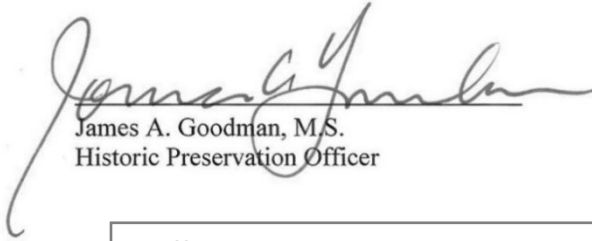
Variance Recommendations

- **3332.039 - R-4 Residential District:** To allow for two single family residences on a single lot in an R-4 District.
- **3332.15 - R-4 Area District Requirements:** Requires a single- unit dwelling or other principal building to be situated on a lot of no less than 5,000 square feet in area, whereas the applicant proposed two-single unit dwellings on a lot that measures 7,803 square feet (3,901 square feet per dwelling unit) per the lot area calculation requirement of 3332.18 (C).
- **3332.19 - Fronting:** To allow new single family to not front a public street and to front Beacon Alley.
- **3332.25 (B) – Maximum side yard required.** To allow for a maximum side yard of 6.75' IN lieu of the required 10.2'.
- **3332.26 (C)(3):** To allow for a minimum side yard sum of 3.52' on the North and 3.22' on the South for the proposed home on Beacon Alley in lieu of the required 5'-0".
- **3332.27 - Rearyard:** To allow for 0 rear yard for the Beacon Alley dwelling in lieu of the required 25%.

MOTION: Fergus/Kaplansky (4-0-0) 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

mg

Staff Notes:

Council Variance Application

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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-004

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) Steve and Laura Hoehne
of (COMPLETE ADDRESS) 1060 Summit Street 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)

<p>1. Steve Hoehne (419-306-1815) (419-306-1815) 1060 Summit St Columbus OH 43201 Ø</p>	<p>2. Laura Hoehne (419-348-0125) 1060 Summit St, Columbus OH 43201 Ø</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Laura Hoehne Steve Hoehne

Sworn to before me and signed in my presence this 22 day of Dec., in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

8/8/24
My Commission Expires

Notary Seal Here



HUNTER HOLMAN
Notary Public
State of Ohio
My Comm. Expires
August 8, 2024

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