

Dennison Ave.

CV15-003

Donald Plank

Date

Donald Plank 4/19/2015

CITY OF COLUMBUS
CERTIFICATE OF
APPROPRIATENESS

Application # 15-2-10A
 Date issued 2-15-15
 Expires one year after date issued.

Randy Buck
 Randy Buck
 Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT



A-3	SHEET:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE
		4/7/2015	Collamore Built 2015 W. 5th Ave. Columbus, OH 43212 614-565-1377			Eakins Residence 925 Dennison Ave Columbus, OH 43201	SITE PLAN		



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

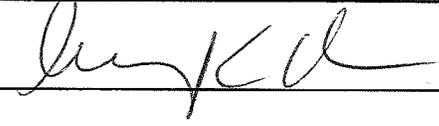
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

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:

See attached

Signature of Applicant  Date 3/31/15

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

**STATEMENT OF HARDSHIP FOR
925 DENNISON STREET**

This property is located in Victorian Village, a historic neighborhood of 19th century homes, many of which have been restored to or maintained in the original condition and style. The property at 925 Dennison Street is an approximately 2,300 square foot, two-story brick structure that has been extensively updated and improved since the current owner purchased the house in 2003. The property does not, however, have a garage.

This application is to request zoning variances in order to build a second residential unit on the property. The owner is proposing that the garage be a two-story structure in the style of a carriage house, which was once typical of older Victorian neighborhoods.

The construction of a two-story garage provides the area with a structure that is of a compatible mass and scale as the owner's house and many of the area homes. A one-story structure would not be considered compatible with the architectural scale and historic character of the area.

The addition of an attached garage or added living area to the existing house is not considered feasible or suitable for several reasons: the lot is narrow and an addition to the house would increase the footprint of the building and decrease the green space and yard areas. The house was built in the 19th century and an addition would be difficult and expensive to design in a manner that would maintain the historic nature of the property; the use of a carriage house is more in keeping with the history of the area. The proposed carriage house is a more efficient and functional area for the owners.

The lot is large enough to accommodate the second structure and will provide enough room for one on-site parking space in addition to the two parking spaces in the garage itself. The construction of the building will provide living quarters on the second floor as well as more privacy for the homeowner by providing a screen between the house and the alley.

The property is zoned ARLD and one structure with up to four living quarters is permitted. A council variance is required to permit two structures to be located on one lot. There are additional variances that are necessary to accommodate the new construction and to modify the zoning to accommodate the set backs, side yards and other items attributable to the existing building, as built.

The applicant requests the following Zoning Code variances from the Board of Zoning Appeals:

3333.02 AR-12, ARLD and AR-1 apartment residential district use. Variance to permit the construction of a garage with a living unit on the second floor. The current code permits multiple residential units in one structure but does not allow more than one structure on a lot. This variance would permit a second structure built as a carriage house which is in keeping with the area's character and historic nature.

3333.09 Area Requirements. Variance to allow the existing lot width and permit the improvements to remain as built. The minimum lot width for ARLD zoning is 50 feet and the subject lot is 38.6 feet which is not unusual in Victorian Village.

3333.16 Fronting. Variance to permit a rear single-unit dwelling with no frontage on a public street.

3333.18 Apartment Building Lines. Variance to allow the existing front yard and permit the existing improvements to remain as built. The existing house has a front yard of 13.67 feet and the code required minimum is 25 feet.

3333.22 Maximum side yards required Variance to permit the sum of the widths of the side yards to be a maximum of 13.6 for the rear single-unit dwelling which is more than the required maximum of 7.72 feet.

3333.23 Minimum Side Yard Permitted. Variances to allow the existing improvements to remain as built. The existing structure does not meet the side and front yard requirements. The buildings and improvements are, however, situated on the lot in a manner that is consistent with neighborhood homes. The carriage house is to be built with a side yard on the south elevation that will be approximately three feet which is less than the required five feet. This siting of the building allows a parking space on the north side of the garage.

3333.24 Rear Yard. Variance to permit no rear yard for the rear single-unit dwelling.

3312.49 Minimum Parking Spaces. Variance to permit three parking spaces instead of the four required by code. There is on-street parking in front of the house.

3321.05 (B) (1) Clear Vision Clearance. Variance to permit the existing improvements to remain as built. The existing structure does not meet the vision clearance standard which is not unusual in this older neighborhood.



CV15-003
925 Dennison Avenue
Approximately 0.12 acres



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925 Dennison Avenue
Approximately 0.12 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN 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: 925 Dennison Ave.

APPLICANT'S NAME: John & Barbara Eakins (Owners)

APPLICATION NO.: 15-2-10b

COMMISSION HEARING DATE: 2-12-15

The Victorian 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:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

ACTION:

Recommend approval of application #15-2-10b, 925 Dennison Ave., as submitted:

Variance Recommendation Request

- CC3333.02: Apartment Residential District Use - Variance to permit the construction of a garage with a living unit on the second floor.
- CC3333.19: Building Lines on Corner lots - Variance to allow the existing lot width. The minimum lot width for ARLO zoning is 40 feet and the subject lot is 38.6 feet which is not unusual in Victorian Village.
- CC3333.28: Apartment Building Lines - Variance to allow the existing front yard. The existing house has a front yard of 13.6 feet and the code required minimum is 25 feet.
- CC3333.23: Minimum Side Yard Permitted - Variances to allow the existing improvements to remain as built. The existing structure does not meet the side and front yard requirements.
- CC3312.25: Maneuvering - A variance to permit two standard stacked parking spaces at the side of the garage.

MOTION: Conte/Hissem (5-0-0) RECOMMEND APPROVAL.

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.


Randy F. Black
Historic Preservation Officer





Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

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 # CV15-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amy K. Kuhn
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. John & Barbara Eakins 925 Dennison Avenue Columbus, OH 43201 Number of Columbus based employees: N/A Attorney: 614-947-8600</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Amy K. Kuhn*

Sworn to before me and signed in my presence this 22nd day of JANUARY, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires



Notary Seal Here
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

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