

COUNCIL VARIANCE APPLICATION

41 W. 3rd Avenue

CV15-016

Summary of Variances Requested and Statement of Hardship

Summary of Variances Requested

The property that is the subject of this application is a single family residence owned by Robert and Amanda Bundy. The applicants seek to convert their existing three-story carriage house into two living units while maintaining the garage space on the first floor. The applicants respectfully request the following variances:

1. Variance from Section 3312.49 to reduce the number of required parking spaces from 6 to 3 with an additional 2 spaces on lease from neighbor
2. Variance from Section 3333.01 to permit two dwellings (three units total) on one lot
3. Variance from Section 3333.15 to permit the existing house and carriage house combined to exceed the maximum lot coverage (~~60.1%~~ 53.46%)
4. Variance from Section 3333.16 to allow the carriage house to front the alley
5. Variance from Section 3333.22 to allow existing maximum side yard of carriage dwelling to be approximately 1.9 feet
6. Variance from Section 3333.23 to permit 3.8 feet of side yard on the west side of the house, 1.8 feet on the west side of the carriage house, and 0.9 feet on the east side of the carriage house
7. Variance from Section 3333.24 to allow no rear yard for the carriage house

Statement of Hardship

The applicants seek to convert an existing carriage house into two living units in accordance with recent development patterns in Victorian Village. The commission has granted variances to allow for the new construction of carriage houses at 76 W. 2nd Avenue and 72 W. 2nd Avenue in recent years.

An existing single-family residence fronts the property and totals 4791 square feet. At the rear, the footprint of the existing carriage house is 1718 square feet. The total lot is 9356 square feet. Currently, the first floor of the carriage house includes three garage bays but only two doors. The second and third floors are unfinished space. The applicant's plans call for the renovation of the carriage house into two one-bedroom living units of 859 and 869 square feet and the addition of a third garage door.

The request for a variance to the parking requirement reflects conditions in the area. While the code requires two parking spaces for each dwelling unit, the urban location of this property and the modest size of the new units need only

require a maximum of one parking space per dwelling. To achieve additional covered garage spaces, the applicants plan to create an additional door that would access the middle bay in the garage. In addition to those three covered spaces, our neighbor Pamela Maggied (54 W. Starr Avenue) allows us to use two of the three spaces behind her home. Please see the attached letter confirming our agreement with her. These five spaces should cover our parking needs sufficiently.

The proposed improvements to the existing carriage house would modernize the building while maintaining its unique character. The applicants are committed to respecting the aesthetics of the property and the neighborhood while enhancing the carriage house in a way that will unlock its productive potential. For example, the applicants have chosen to maintain an existing freight elevator that could be removed in favor of a fourth garage bay. That decision reflects the commitment of the applicants to preserving the historic nature of the property while maintaining and modernizing it using the best materials available.

From: **Pamela Maggied** pmaggied@rrohio.com
Subject: Parking spaces
Date: March 26, 2015 at 4:07 PM
To: amandambundy@gmail.com

CV15-016

Amanda –

As we discussed, I'm glad that you and Aaron park behind my house. I think that the frequent coming and going discourages vandals in the alley and also makes me look "home" more than if my old car – which doesn't move for days on end - was the only one back there.

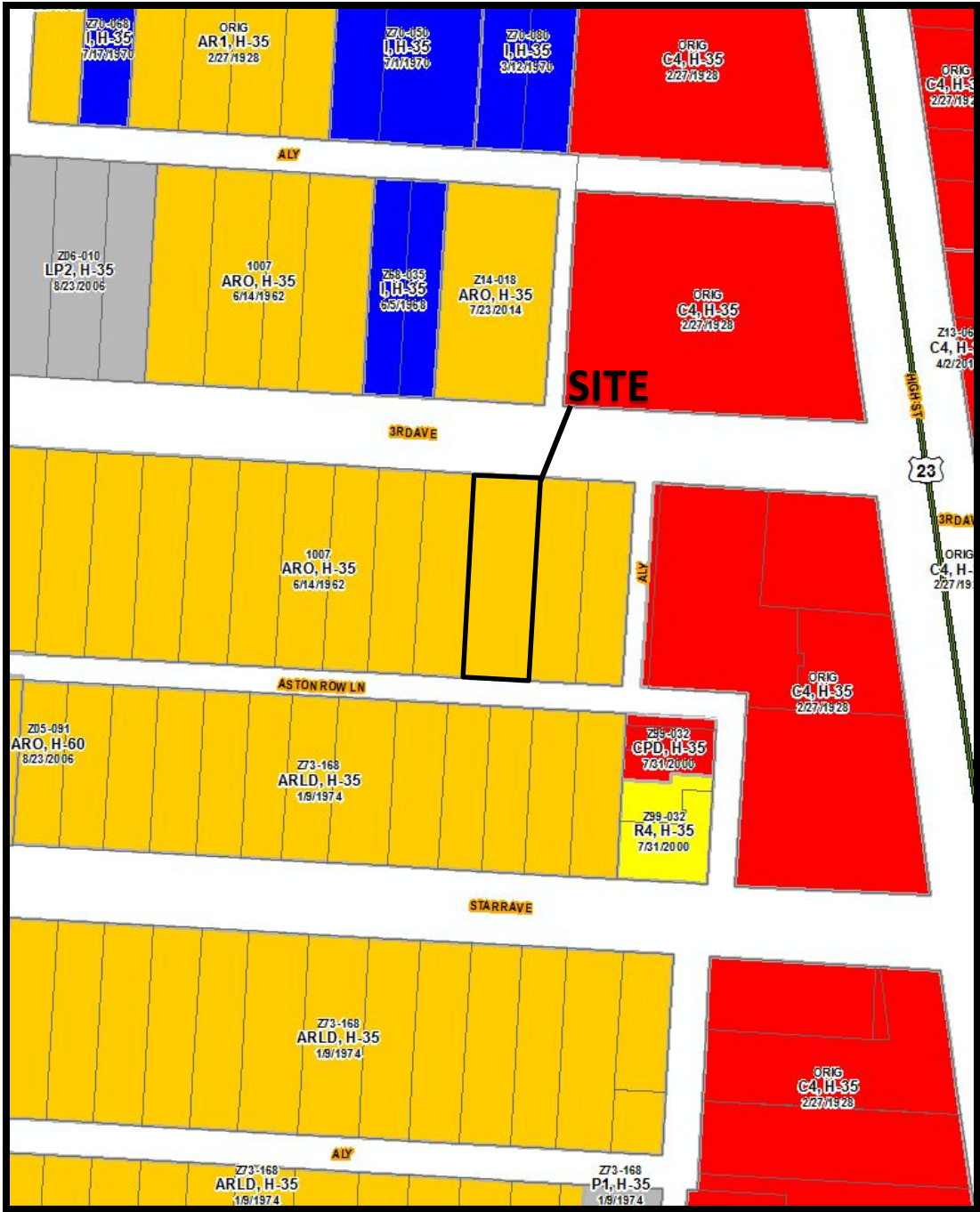
I am happy to continue that informal arrangement indefinitely – allowing you and Aaron, or whomever you would have park there in your place, to continue parking back there. I have no plans to move, or to make any other changes that would end our arrangement.

If there's anything more that you need from me concerning your intentions to turn the carriage house into a rental or two, please don't hesitate to ask.

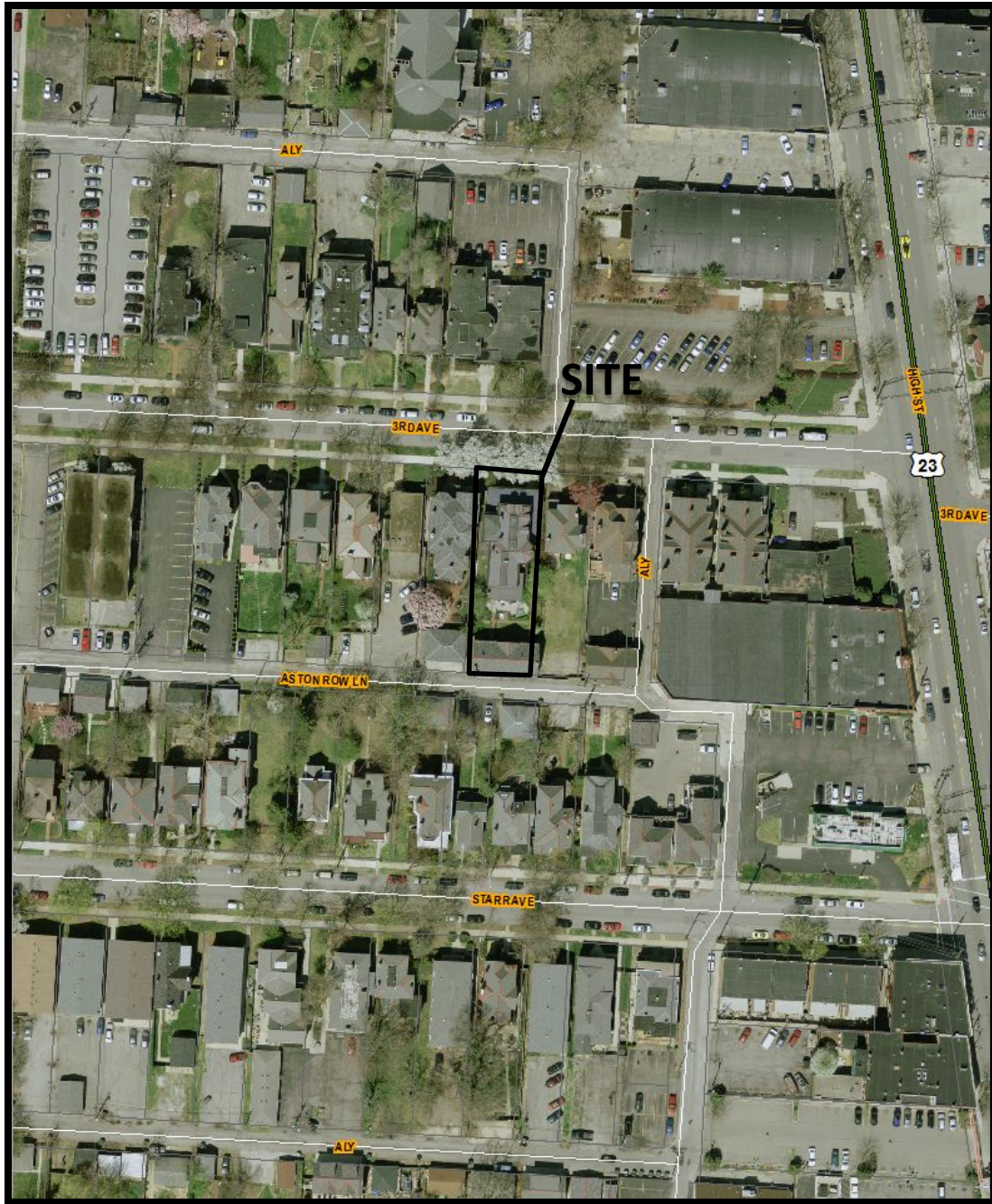
Pam

Pamela N. Maggied, Attorney at Law
PAMELA N. MAGGIED CO., LPA
50 West Broad Street, Suite 1200
Columbus OH 43215
614-464-2236; 614-464-3823 fax

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CV15-016
41 West Third Avenue
Approximately 0.16 acres



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41 West Third Avenue
Approximately 0.16 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: 41 W. Third Ave.

APPLICANT'S NAME: Amanda & Robert Bundy (Owners)

APPLICATION NO.: 15-4-17b

COMMISSION HEARING DATE: 4-9-15

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 variance application #15-4-17b, 41 W. Third Ave., as submitted:

Variance Recommendation Request

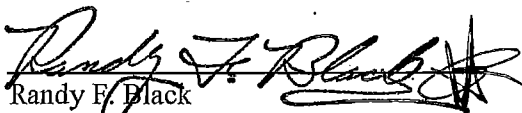
- CC3312.49 - to reduce the number of required parking spaces from 6 to 3 with an additional 2 spaces on lease from neighbor.
- CC3333.01 - to permit two dwellings (three units total) on one lot.
- CC3333.15 - to permit the existing house and carriage house combined to exceed the maximum lot coverage (53.46%).
- CC3333.16 - to allow the carriage house to front the alley.
- CC3333.22 - to allow existing maximum side yard of carriage dwelling to be approximately 1.9 feet.
- CC3333.23 - to permit 3.8 feet of side yard on the west side of the house, 1.8 feet on the west side of the carriage house, and 0.9 feet on the east side of the carriage house.
- CC3333.24 - to allow no rear yard for the carriage house.

MOTION: Decker/Kotheimer (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



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # CV15-014

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Amanda M. BundyOf [COMPLETE ADDRESS] 41 W. 3rd Ave. 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 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. Robert A. Bundy 41 W. 3rd Ave. Columbus OH 43201	2. Amanda M. Bundy 41 W. 3rd Ave. Columbus OH 43201
3. Amanda M. Bundy 41 W. 3rd Ave. Columbus OH 43201	4.

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

SIGNATURE OF AFFIANT [Signature]Subscribed to me in my presence and before this 27th day of March, in the year 2015SIGNATURE OF NOTARY PUBLIC Carolyn A KnoxMy Commission Expires: August 13, 2018

Notary Seal Here

CAROLYN A. KNOX

NOTARY PUBLIC • STATE OF OHIO

This Project Disclosure 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