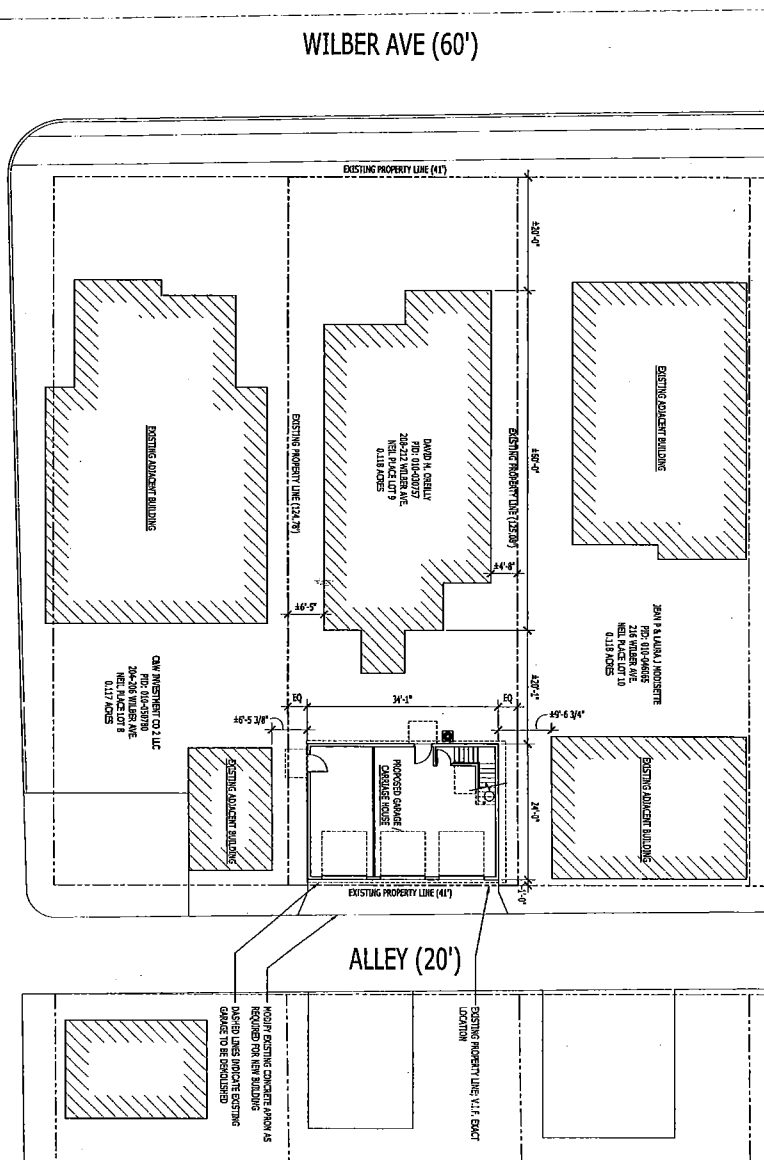


Sanjay Kulkarni
5/12/2015



LOT
41' (ALLEN) \times 225.06' = 5,128 S.F. (0.118 AC)
NOTE: GRADING & DRAINAGE REMAINS UNCHANGED
REAR YARD
1,123 S.F. / 5,128 S.F. = 21.9% \geq 10% MINIMUM REQUIRED

PAGE: #	016-020757-06
MAP BOOKING #	016-B009 -04-03
LOCATION	208-212 WINDY AVE
ZONING	Residential RM
HEIGHT DISTRICT	278-023
	H-35
COVERAGE	
ORIGINAL	1695 (MS)
	1695 (MS)
	889 (GARAGE)
	818 (CARLAGE)
51.28 (STRT)	51.28 (STRT)
50%	49%

FOR THE DIVISION OF WATER AND POWER

If any electric facility belonging to DCP&P is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power and Water (P&W), City of Columbus, Ohio.

The Division of Power and Water (Power) has overhead primary and overhead street lighting in the project area. The contractor is hereby required to contact DWRs at 1-800-362-2764, twenty-eight hours prior to conducting any activity within the construction area. The DWR's(?) dispatch office number is: 614-645-7627 (voice).

Any required discussion, support, promotion, or any other activity conveyed with the City's electrical facilities in the construction area is performed by the contractor under the direction of DOPW's personnel and at the expense of the project. DOPW shall make all final connections to DOPW's existing electrical system at the expense of the project. DOPW's Electrical and Systemation Specifications (MS) and the City of Columbus underwritten City of Columbus system shall remain as defined in sections 1000.1.8 of the MS manual. The contractor shall conform to DOPW's, if there are any changes, call Niall O'Connell at 614-543-8651 or Chris Vogel at 614-543-8653.

New Carriage House

208-212 Wilber Ave.

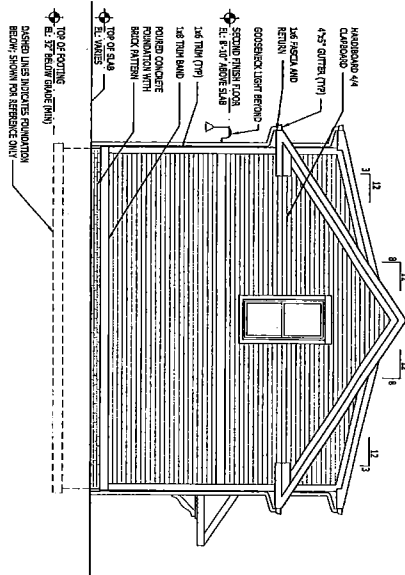
Columbus, OH
Project Number: 2014-036

client review	2014-08-22
permit	
bid	
construction	
revisions	

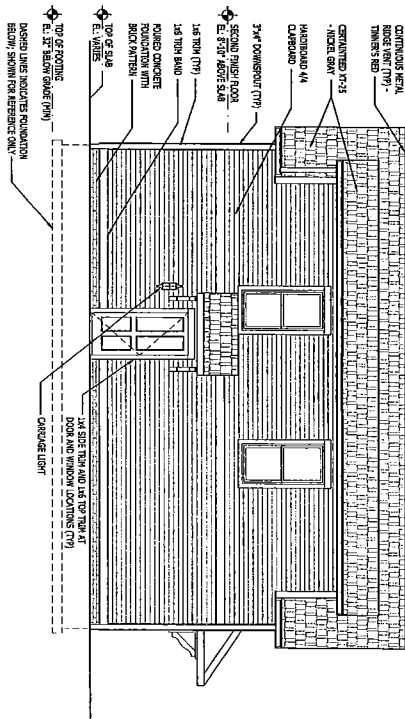
Site Plan

SP.01

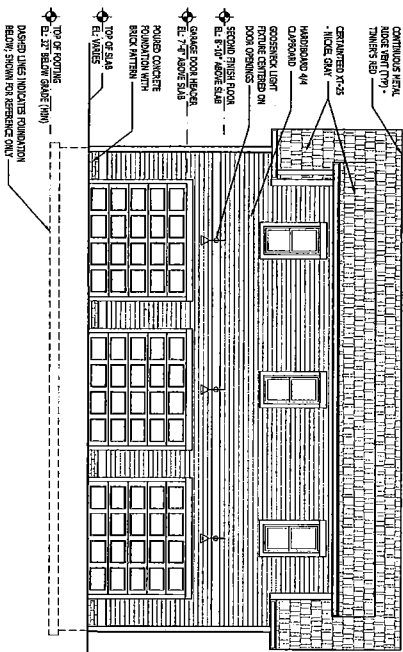
architecture & design
32 E. Lynn St., Suite 202
Columbus, OH 43215
760.360.1745



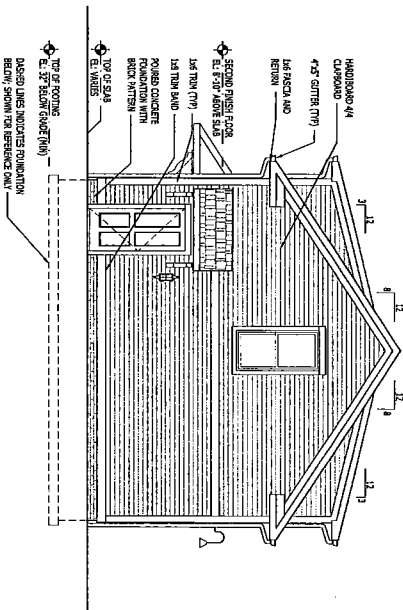
A West Elevation
1/4" = 1'-0"



B South Elevation
1/4" = 1'-0"



C North Elevation
1/4" = 1'-0"



D East Elevation
1/4" = 1'-0"

CV15-013 Final Received
5/12/15

Signature
5/12/2015

A2.01

Exterior Elevations

Not for Construction

Client: New Carriage House
Date: 2/14/15
Scale: 1/4" = 1'-0"

New Carriage House
208-212 Wilber Ave.
Columbus, OH
Project Number: 2014-036

architectural & design
COLUMBUS, OH 43203
760.201.1000



CV15-013
208-212 Wilber Avenue
Approximately 0.12 acres



CV15-013
208-212 Wilber Avenue
Approximately 0.12 acres

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

CV15-013

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

[Handwritten Signature]

Date

2/2/2015

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

CV15-013

Statement of Hardship

The applicant would like construct a carriage house on the rear of his lot to increase living space for 212 Wilber Ave. I am going to use this as my primary residence to help take of my mother.

An existing 2 family residence of 2700 square feet is located on the front of the property and an old metal 4 car garage is located in the back. The applicant plans to demolish existing garage and construct a 3 car garage and constructing a 3 car carriage house. There will be three garage bays and a stairway to the second floor on the ground floor. The second level will consist of living space of 775 square feet

The variance to allow for the additional dwelling unit will give 3 usable parking spaces were the older metal garage with smaller door openings is not being used. Placement of the new carriage house at the rear lot line will be consistent with other garages on the alley and will inside demolished garage's footprint. The rear alley provides de facto street frontage for the new structure and provides access directly to it.

This proposed improvement of the property and resulting variances are consistant with existing conditions in the neighborhood. The neighborhood will be enhanced and the property will be more productive with a usable garage and living space.

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: 208-212 Wilber Ave.

APPLICANT'S NAME: David M. O'Reilly (Owner)

APPLICATION NO.: 15-4-14

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 approval of variance application #15-4-14, 208-212 Wilber Ave., as submitted:

Staff Recommended Application

Variance Recommendation Request

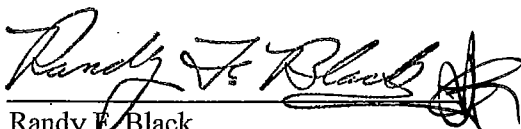
- CC3333.15 - to allow a second separate dwelling on a parcel
- CC3333.16 - to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street.
- CC3333.26 - to reduce the required minimum side yard from 5 feet to 3 feet 6 inches on each side.
- CC3332.03 - one single family dwelling. Allow second dwelling in form of a carriage house.
- CC3312.49C - two spaces per dwelling. Allow for 3 spaces off street in the garage.
- CC3333.15 - Allow building to cover more than 50% of lot area. The lot coverage will be 2497 square feet off coverage on 4980 square feet of land to 7 square feet more than 50%.

MOTION: Decker/Hisseim (4-0-1) RECOMMEND APPROVAL. [Borchers Abstained]

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 # CV15-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

David M O'Reilly

Of [COMPLETE ADDRESS]

212 Wilber Ave 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>David M O'Reilly</u> <u>212 Wilber Ave</u> <u>Columbus OH 43215</u>	2.
3. <u>614-216 1560</u>	4.

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

SIGNATURE OF AFFIANT

[Signature of David M O'Reilly]

Subscribed to me in my presence and before this 18th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature of Anthony J. Salamon]

My Commission Expires:

Notary Seal Here



ANTHONY J. SALAMON
Notary Public, State of Ohio
My Commission Expires April 2, 2018
Recorded in Franklin County

This Project Disclosure Statement 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