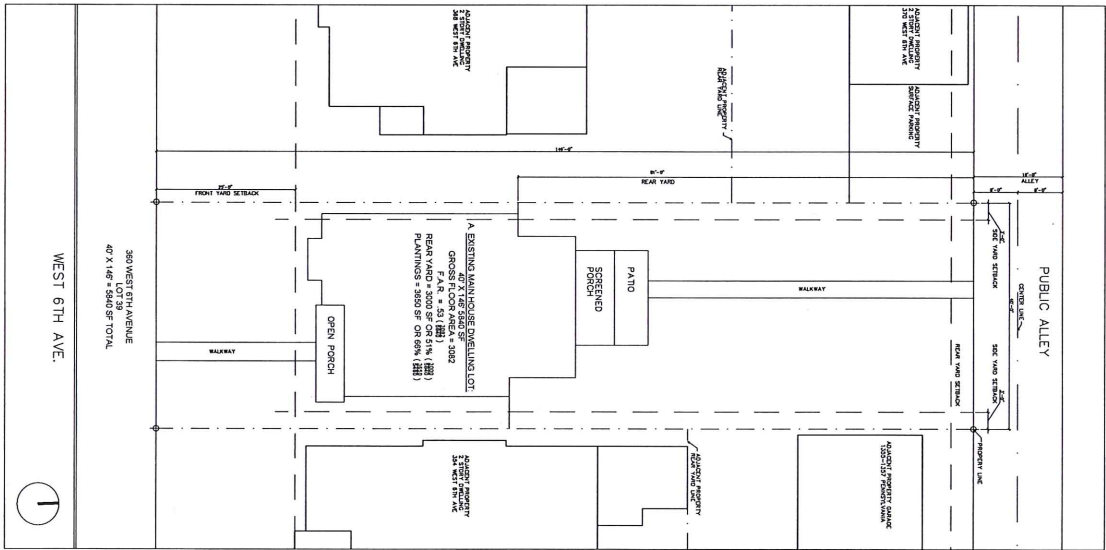
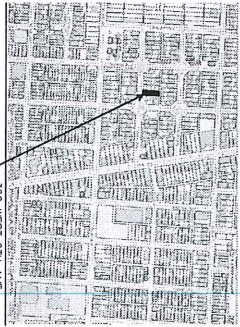


2 SITE PLAN - NEW
SCALE 1" = 10'-0" 0 5 10 20'



1 SITE PLAN - EXISTING
SCALE 1" = 10'-0" 0 5 10 20'



"Situated in the State of Ohio, County of Franklin, City of Columbus, being Lot 139 Demmon Park Addition Plat Book 4, page 106-- Parcel 010-023886-00 University Area Commission R-4 Zoning District

3 LOCATION PLAN
NOT TO SCALE

Charles H. H. H.
10.31.2016

COUNCIL VARIANCE APPLICATION DRAWING	
SITE PLAN	
A1	

STENTIA-BOWEN RESIDENCE
360 WEST 6TH AVENUE
COLUMBUS, OHIO 43201
PARCEL 010-023886
LOT 139

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Scott Messer, Director

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.

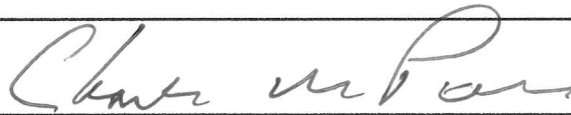
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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 "Statement of Hardship"

Signature of Applicant



Date

5.27.2016

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

May 31, 2016

Re: Proposed Carriage House
360 West 6th Avenue, Columbus, Ohio 43201

Variances Requested:

1. CC 3332.039 – R4 residential district use permitted: one single family dwelling; allow a second dwelling in the form of a carriage house.
2. 3332.05 (A) (4) – Lot Width: Request variance to eliminate the requirement for the lot width requirement of 50' allow permit a width of 40'.
3. Section 3332.15 – Lot Size: Request variance to reduce the lot size requirement from 6000 square feet to 5840 square feet.
4. Section 3332.19 - Request variance to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street. The proposed carriage house will front a public alley.
5. Section 3332.25 – Maximum Side Yard: Request variance to eliminate the requirement, with respect to the existing primary dwelling, for a maximum side are requirement of 20% or 8'.
6. Section 3332.26 – Minimum Side Yard: Request variance to eliminate the requirement, with respect to the existing primary dwelling, for a minimum side yard of no less than 3' along the west property line. Request a variance to eliminate the requirement, with respect to the proposed carriage house, for a minimum side yard of no less than 3' along the west property line. The applicant proposes a zero setback at the west property line and an 8' (20%) setback from the east property line.
7. Section 3332.27 – Rear yard: Request a variance for the requirement, with respect to the proposed carriage house, for a rear yard. The proposed rear yard for the existing house will equal 33%, however the applicant proposes no rear yard for the carriage house.
8. Section 3312.49 (C) Table 1. – Parking requirements for residential uses: The existing home has no off street parking spaces. The proposed carriage house will add 3 off street parking spaces. Request variance, with respect to the existing home, to reduce the requirement for two spaces per unit to one space.
9. Section 3372.542 – Maximum Lot Coverage. Request variance to the University District requirement for a maximum lot coverage of 25% (1460 SF) to permit a lot coverage of 41.7% (2437 SF).
10. Section 3372.544 – Maximum Floor Area: Request variance to the University District requirement for a .40 floor area ratio (F.A.R.) to permit a proposed F.A.R. of .59

The owners wish to build a garage with a dwelling unit above it on their property. A dwelling unit above the garage, or "carriage house," would be consistent with the historical homes common in Victorian Village, Dennison Place, and other turn of the century neighborhoods in Columbus. This "Statement of Hardship" outlines the purpose for the owner's request for a council variance.

To accommodate living space for other family members, the owners want to add space to their current property by building a detached dwelling unit in the form of a carriage house. Instead of adding to the rear of their primary residence which is common in suburban neighborhoods, the owners want to design the carriage house to take advantage of the property context as well as optimize daylighting and views. The neighborhood has a variety of late 19th century housing styles and includes single family and multi-family housing units that have a detached dwellings like the proposed carriage house. This property better facilitates a detached second dwelling similar to the carriage houses that have been built in rear yards adjacent to the public alleys. A unique property condition in this case is the fact the owner's property is situated between two separate lots to both the east and west sides. The lots fronting the public alley contain 2 story dwellings immediately next door in the alley (to the west) and a two story dwelling and garage due east. The proposed carriage house will continue this unique quality of residential urban fabric to fit in nicely and enhance the neighborhood context. An attached dwelling unit would actually adversely impact the historical nature of the 1895 home, changing the structure from a single family home.

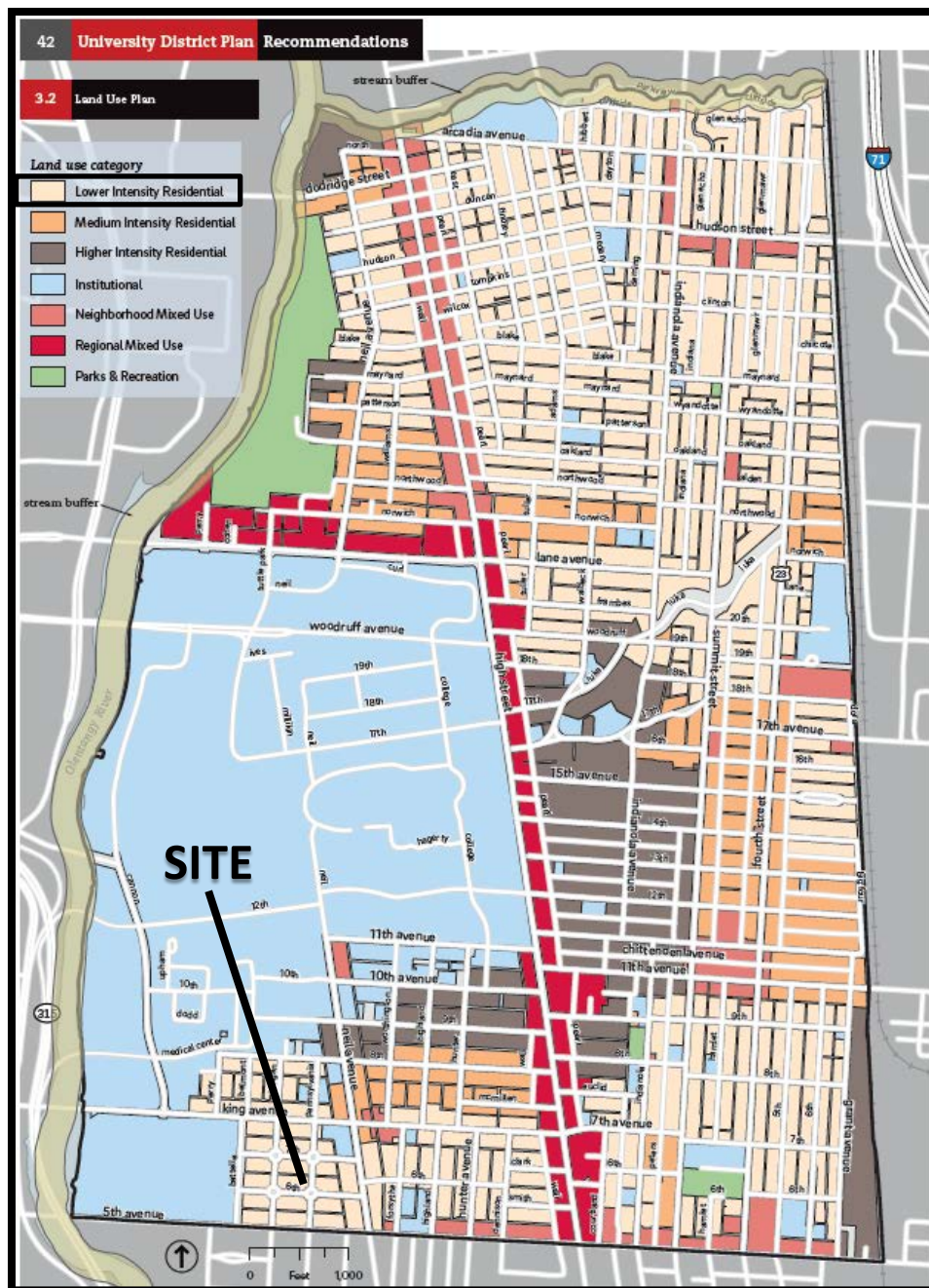
This siting creates a single side yard of 8 feet along the east property line to be used as a safe entry point and outdoor social space. The owners will design a side yard with live grasses and vegetation to enhance the attractiveness of the property. In addition, the owners of the property to the west maintain a surface parking lot for their rental unit thus the new carriage house would not encroach on any existing structure.

Access to the front of the property will be maintained along the east side yard via a pedestrian walkway. As mentioned, other nearby properties will create a safe and attractive setting for this development, so the public alley frontage will work well for this new property. This project will positively enhance off street parking in the neighborhood. The owners do not currently have off street parking on the property. The carriage house will consist of a three car garage, thus reducing the impact on the neighborhood by one and contributing to solving a common challenge in the city: parking.

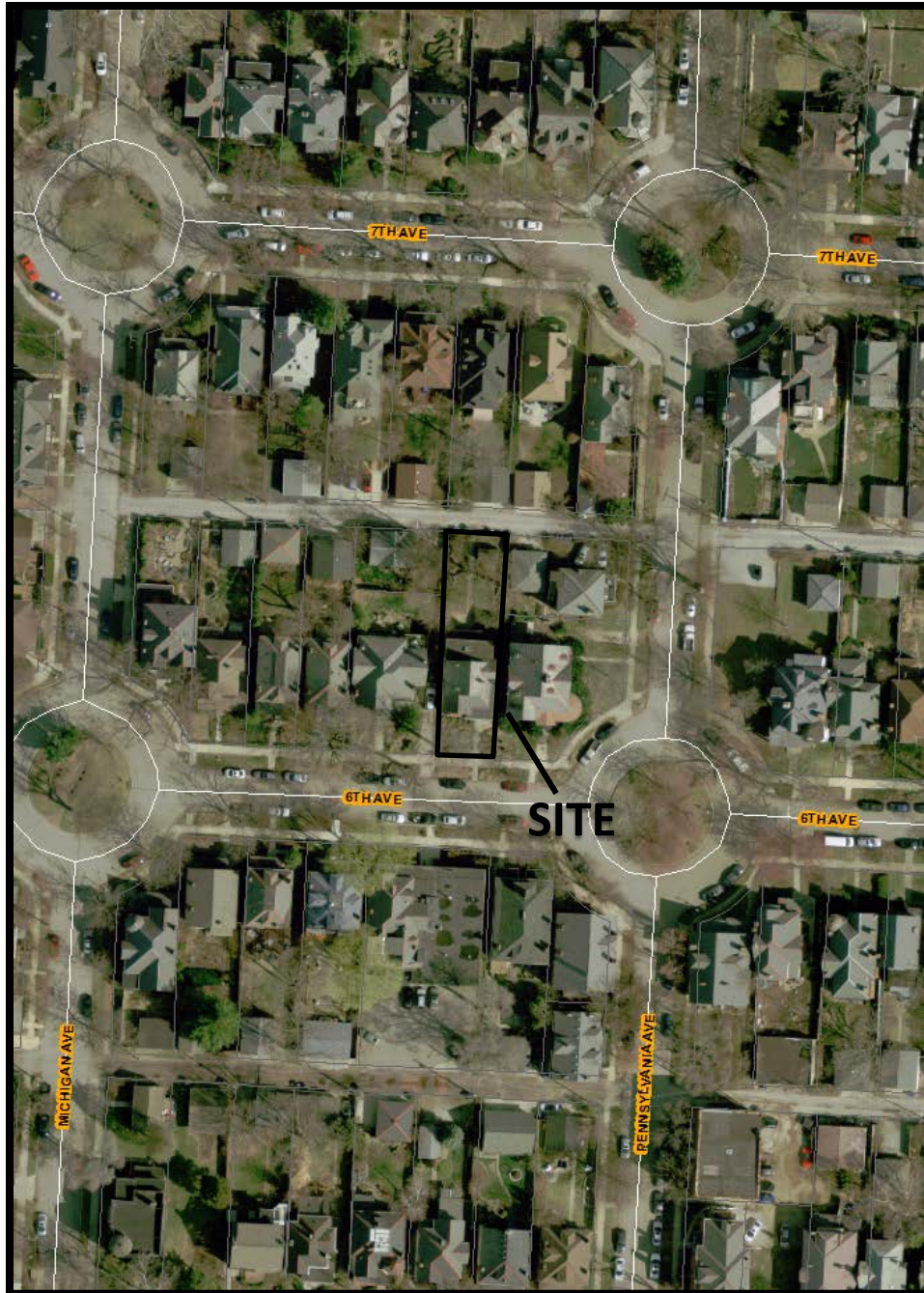
In summary, and most not worthy, the granting of this application for council variance will not be injurious to neighboring properties in Dennison Park Place or the University Area District's residents. The granting of this variance will also not be contrary to the public interest and will, by architectural design, increase the appeal of the public alley and the "Circles" neighborhood



CV16-039
360 West Sixth Avenue
Approximately 0.13 acres



CV16-039
360 West Sixth Avenue
Approximately 0.13 acres



CV16-039
360 West Sixth Avenue
Approximately 0.13 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 2984-2016; CV16-039; Page 8 of 9 University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Corr. Secretary
Rachael Beeman
Recording Secretary
Seth Golding*
Treasurer

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 360 W. 6th Avenue
CV16-039

Dear Shannon:

July 5, 2016

This letter is to inform you that on June 15, 2016 the University Area Commission voted to approve the request for variances for the construction of a new carriage house on the property located at 360 W. 6th Avenue. The variances requested are as follows:

1. CC 3332.039, R4 Residential District: to permit a 2nd dwelling unit on a property that permits only one single family dwelling.
2. Section 3332.05(A)(4), Area district lot width requirements: to permit a lot width of 40 ft. rather than the code required 50 ft. lot width.
3. Section 3332.15, R-4 area district requirements: to permit a lot size of 5840sf rather than the min. 6000sf per code.
4. Section 3332.19, Fronting: to permit a dwelling unit to front on the alley rather than on a public street, per code.
5. Section 3332.25, Maximum side yards required: to permit the min. side yard requirement for the primary dwelling to be less than the required 8ft. (20% x 40ft. lot width).
6. Section 3332.26, Minimum side yard permitted: to permit a min. side yard setback of 0ft. along the wet property line rather than the 3ft. min. per code.
7. Section 3332.27, Rear yard: to permit a min. no rear yard for the carriage house rather than the 25% of the total lot area per code. (Existing dwelling rear yard = 33% of total lot area).
8. Section 3312.49(C), Minimum numbers of parking spaces required: to permit 1 parking space for the existing dwelling rather than the 2 code required spaces. (Existing dwelling currently has 0 parking spaces; new carriage house will have 3 parking spaces).
9. Section 3372.542, Maximum lot coverage: to permit a max. lot coverage of 41% rather than the 25% max. lot coverage per code.
10. Section 3372.544, Maximum floor area: to permit an F.A.R. of 0.59 rather than the max. 0.40 per code.

There was discussion about the concept of carriage houses adding a separate dwelling unit (more occupants & square footage) to a historic property, yet also providing needed off street parking. The Commission appreciated that the homeowners wanted to preserve their existing historic house by not adding onto its structure, which would be permitted per code. They also understood that the carriage house was for their own family's use, but had some concern that this might eventually become a rental property. Yet the idea of carriage houses providing a financial opportunity to 'age in place' was a positive. Finally, there was concern over the zero set back proposed for the west property line. Even though all variances were approved, the Commission encouraged the architect to investigate with the owners the possibility of pulling the new building away from the west property line.

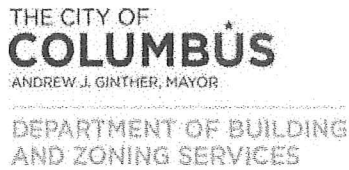
Overall, the University Area Commission was supportive of this new carriage house project.

The vote to approve the above variance request was: **For – 10; Against – 4; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

Craig Bouska*
Mario Cespedes
Omar Elhagmusa
Abby Kravitz
Rory Krupp*
Sam Runta
Michael Sharvin
Dan Sheehan
Deb Supelak*
Richard Talbot*
Steve Volkmann
Alex Wesaw
Tom Wildman*
Brian Williams*

*Denotes Zoning
Committee member

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

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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 # CV16-039STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Donald A. Stentaof (COMPLETE ADDRESS) 360 West 6th Avenue, Columbus, Ohio 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Donald A. Stenta 360 West 6th Avenue Columbus, Ohio 43201	2. Scott R. Boden 360 West 6th Avenue Columbus, Ohio 43201
3.	4.

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

SIGNATURE OF AFFIANT

Donald A. StentaSworn to before me and signed in my presence this 26 day of May, in the year 2016
Catherine Segrist
 SIGNATURE OF NOTARY PUBLIC

3-7-17
 My Commission Expires

Notary Seal Here


 CATHERINE SEGRIST
 Notary Public, State of Ohio
 My Commission Expires 03-07-2017
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