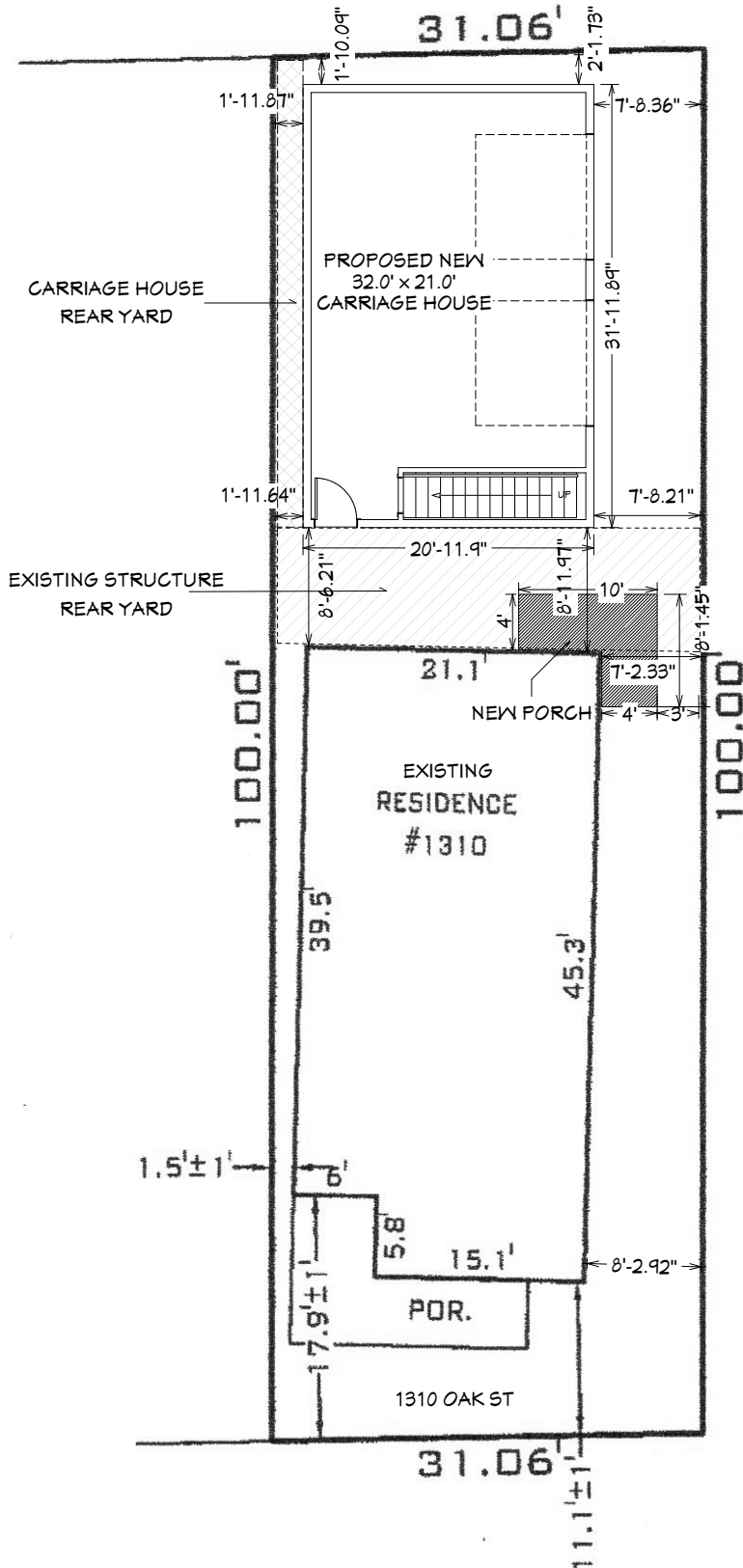


TITLE:
1310 OAK STREET
(1 of 2)

AUGUST 14, 2017

LINWOOD AVENUE 19.5'



OAK STREET 50'

DATE:	
8/14/2017	
SCALE: 1/4"	

CV17-018
Final Received 8/14/17

Revision Table			
Number	Date	Revised by	Description
1	8/7/2017		
2	8/8/2017		
3	8/14/2017		

TITLE:
1310 OAK STREET
 (2 of 2)


 AUGUST 14, 2017

PROJECT DESCRIPTION**OVERALL PROJECT:**

THE PROJECT INCLUDES BUILDING A CARRIAGE HOUSE WITH 2-CAR PARKING BELOW. THE FOOTPRINT OF THE PROPOSED CARRIAGE HOUSE WILL BE 32.0' x 21.0' OR 672 SQ/FT. THE EXISTING REAR PORCH WILL BE REMOVED AND REPLACED WITH A PORCH OF SIMILAR DIMENSIONS.

SITE / ZONING INFORMATION

ADDRESS: 1310 OAK ST, COLUMBUS OH 43205
 PARCEL ID: 010047017
 LEGAL DESCRIPTION: 1310 OAK ST, JFULLERTON, SUB 4
 ZONING: R-3, RESIDENTIAL

LOT COVERAGE

LOT SIZE 31.06' x 100.00':
EXISTING: 3,106 S.F. (.07 ACRES)
PROPOSED: NO CHANGE

LOT COVERAGE:

EXISTING RESIDENCE INCL. PORCHES: 1104 S.F. (36%)
 GARAGE/CARRIAGE HOUSE: 672 S.F. (22%)
 TOTAL LOT COVERAGE: = 36% EXISTING = 58% PROPOSED

PROPOSED BUILDING SETBACKS:

GARAGE/CARRIAGE HOUSE: NORTH: 2.0'
 SOUTH: N/A
 EAST: 4.6'
 WEST: 2.0'

OFF-STREET PARKING: NONE 2 PARKING SPACES - CARRIAGE HOUSE

CV17-018

Final Received 8/14/17

SCALE: 1/4"	DATE: 8/14/2017
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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

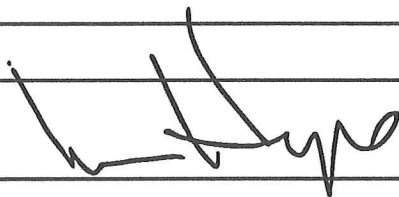
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

Attached

Signature of Applicant


Date March 28th, 2017

Statement of Hardship:

The applicant seeks to build a new carriage house with 2-car parking below that would be in keeping with the construction methods and historic nature of the area. The requested variances are compatible with recent development patterns permitted on other properties within the same or similar zoning districts. In this area it is common for parcels to contain carriage house type garage structures that were built prior to the implementation of the current zoning code, which would now be considered to not be in conformance. Granting the applicant's variance request will preserve the character of a contributing property in the Near East Area Commission.

Proposed Council Variance includes the following:

1. Section 3332.13 – R-3 area district requirements, a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area, while applicant proposes to maintain existing dwelling, replace existing rear porch, and to construct a new single unit carriage house dwelling on a $3,106 \pm$ square foot lot totaling $1,553 \pm$ square feet of lot area per dwelling unit, where the existing principal building occupies $1104 \pm$ square feet of lot area (36% of total lot area) and proposed carriage house will occupy $672 \pm$ square feet of lot area (22% of total lot area). Proposed, each dwelling would have 31% of the 5,000 square feet requirement.
2. Section 3332.18 (D) – Basis of computing area requirements. No dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area, while applicant proposes to maintain existing dwelling, replace existing rear porch ($51 \pm$ sq/ft) with one of similar square footage ($57 \pm$ sq/ft) and to construct a new single unit carriage house dwelling on a $3,106 \pm$ square foot lot where the existing dwelling and porches occupy 36% of the lot area and the proposed carriage house will occupy 22% of the lot area. 58% of lot area will be occupied by dwellings.
3. Section 3332.19 – Fronting on a public street. Application seeks variance to allow for the secondary residence, the carriage house to front on the public alley.
4. Section 3332.27 – Rear yard. Applicant seeks a variance to permit the primary dwelling rear yard being approximately 270 square feet or 9% of the total lot, and no rear yard for the carriage house.
5. Section 3332.25, Maximum side yards required, requires the sum of the widths of the side yards to equal or exceed 20 percent of the width of the lot, while the applicant proposes to maintain a maximum side yard of approximately 4.5' or 14% of the lot width for the existing structure.
6. Section 3332.26 – Minimum side yard, requires the primary residence or the existing structure to have a minimum side yard of 3 feet. The existing structure does not meet the side yard requirements per the current Zoning code but is situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks to vary the existing structure side yard to 1.5 feet and the carriage house side yard to 1.97 feet.
7. Section 3312.49 (C) – Minimum number of parking spaces. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 2 that will be provided in the proposed carriage house/garage. The current single-family structure has no off-street parking space.

8. Section 3332.05 – Area district lot width requirements. Per Zoning code, the lot width for the R-3 district would be 50 feet wide. The existing lot width, established prior to the current Zoning code, is 31.06 feet wide and the existing structure is situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance for the existing lot to be provided as 31.06 feet in width.

9. Section 3332.035 – R-3 residential district. Allows for one single-family dwelling. Applicant seeks variance to allow second dwelling in the form of a carriage house.

Owner and Applicant requests relief from title 33 Zoning rules and requests permission to build a new construction carriage house located at property address 1310 Oak St, Columbus, OH 43205.

Creating a new construction reproduction of a historic carriage house that is architecturally compatible with the existing home on this property, and architecturally compatible with the other historic carriage houses and garages in the Near East Area Commission is not possible without some relief from Title 33 Zoning Code, of which the code is applicable to more typical residential districts. The unique architecture and historical character of the Near East Area Commission and surrounding historical districts does not typically conform to Title 33 Zoning Codes, and therefore casts special circumstance and constraints onto property owners in this district and other historical districts.

In summary, and most importantly, granting this variance request to build a new construction carriage house will not be injurious to neighboring properties or the community's inhabitants. The granting of this variance will not be contrary to the public interest. The granting of this variance will increase the architectural appeal of the street/alley and the Near East neighborhood as a whole.



CV17-018
1310 Oak Street
Approximately 0.07 acres

HOUSING DESIGN GUIDELINES



Multi-family in the neighborhood.

CARAGES/ACCESS

New garages should be detached and located behind the house, with access from the existing alley, unless a driveway already exists. New curb cuts should be discouraged. Two- or three-single doors should be used instead of one large horizontally oriented door. Attached garages with doors facing the street are not acceptable in those neighborhoods built prior to 1940. Garages attached to the rear or side of a home may be acceptable in the case where several existing homes in the area have attached garages, such as in the Eastgate neighborhood. Any garage proposed as attached to the side of the house should not be wider than the actual house, should not project further than the building facade and would optimally be set back from the front facade. Breezeways may be used to connect a detached garage to a house, but 25 percent or more of the total lot space should be preserved as rear yard space.

ADDITIONS

New additions should be placed to the rear if possible, and should be distinguishable from the original structure. Recessing or offsetting the new addition will prevent it from looking like an extension of the original structure. An addition should not be taller than the original structure. Typically, single-story additions are preferable.

DENSITY

In general, housing types and density should be consistent with the housing types and densities found in the surrounding area. This general rule should consider the mixed densities that exist in the neighborhood and allow for the interspersions of doubles and rowhouses (typically found at intersections) within areas with predominantly single-family homes. Higher density multi-family should be encouraged within the commercial districts and transition to medium densities adjacent to the commercial districts (rowhouses, four flats/doubles) and to lower densities (doubles/single family) that match existing development within the surrounding neighborhood.



Higher density housing with storefronts at the street level is appropriate in the commercial districts.



Higher-density housing without storefronts may also be appropriate in the commercial districts.



Density that is appropriate adjacent to the commercial district. Transition to neighborhood.





CV17-018
1310 Oak Street
Approximately 0.07 acres

Priebe, Kelsey R.

Subject: RE: CV17-018 1310 Oak Street

Importance: High

From: Kathleen Bailey

Sent: Monday, June 12, 2017 11:41 PM

To: krpriebe@columbus.gov

Cc: margcool@gmail.com

Subject: CV17-018 1310 Oak Street

At the June 2017 General Business Meeting of the Near East Area Commission (NEAC) the commissioners voted unanimously 11-0-0 to support CV17-018 for the construction of a new carriage house with a two car garage at ground level. The carriage house is in keeping of a style characteristic on the Near East Side.

Please feel free to contact me with any questions.

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 # CV17-018

STATE OF OHIO
COUNTY OF FRANKLIN

Ivan Houpe

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 1310 OAK ST Columbus, OH 43205

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. Brandie C. Bronston 1310 Oak street Columbus, Ohio, 43205 937-831-3368	2. Ivan Houpe 1310 Oak street Columbus, Ohio, 43205 614-558-5095
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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