

CV18-017; Final received 5/2/18

**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):

The application contains two (2) types of requests: (1) a use variance to allow a carriage house (2nd residence) on the rear of the lot and (2) area variances to

legitimize the existing house on the property (built in the late 1800s) and area variances associated with the second residence (carriage house) on the property.

The proposed carriage house is a common feature associated with houses in this

area and granting the variances will not have any negative impacts on surrounding

properties. A garage is permitted on the lot by right and the second story residential unit will not impair any amenity enjoyed by surrounding properties.

The area variances associated with the proposed carriage house unit are not substantial including decreasing the required lot size, removing the fronting requirement on a public street for the carriage house, and finally reducing the required rear yard for the second residential unit (carriage house) to 0' as it will look like a garage from the alley. In all granting the variances will not negatively impact the surrounding properties.

Signature of Applicant

Date

4/23/18

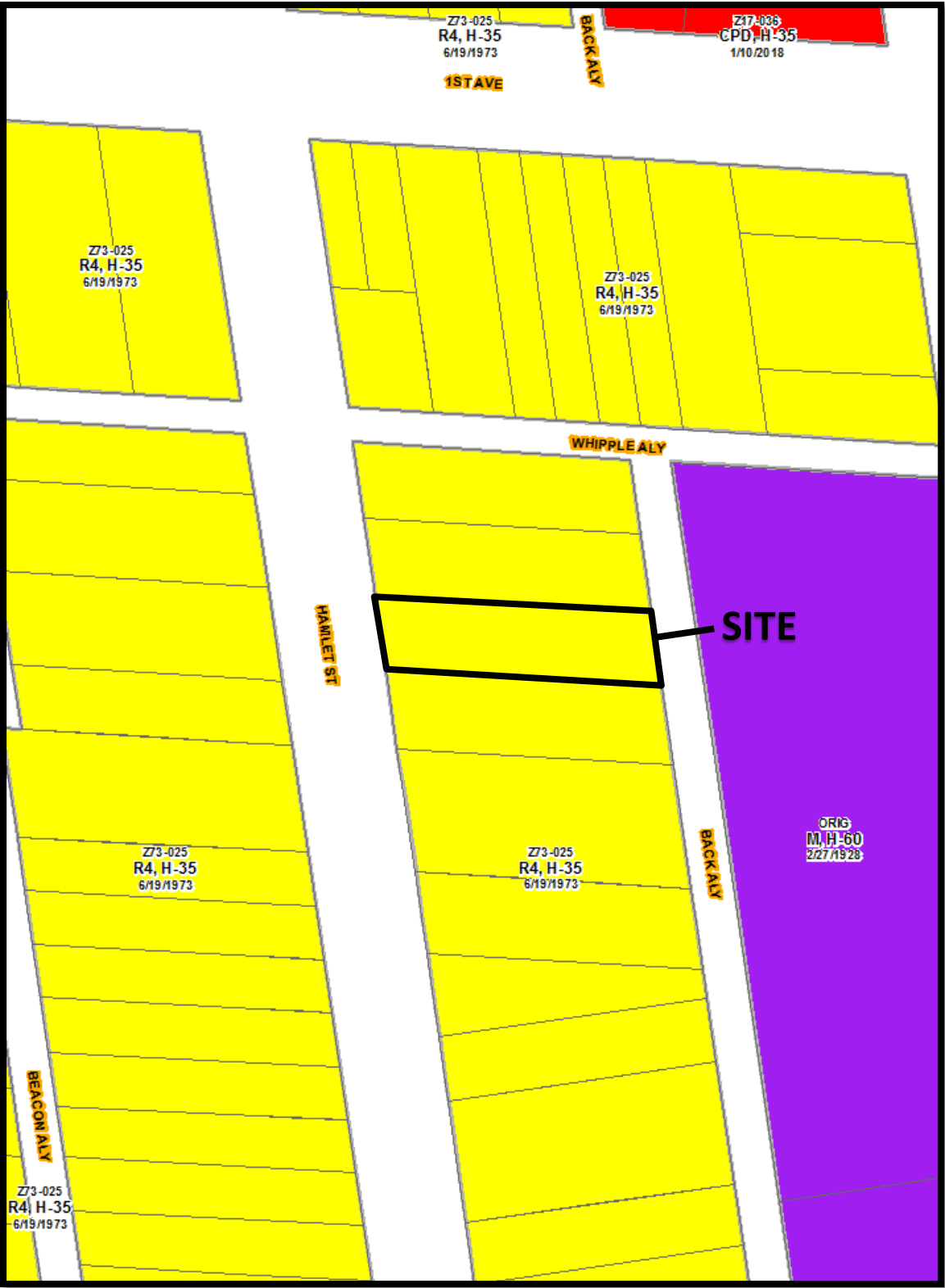
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

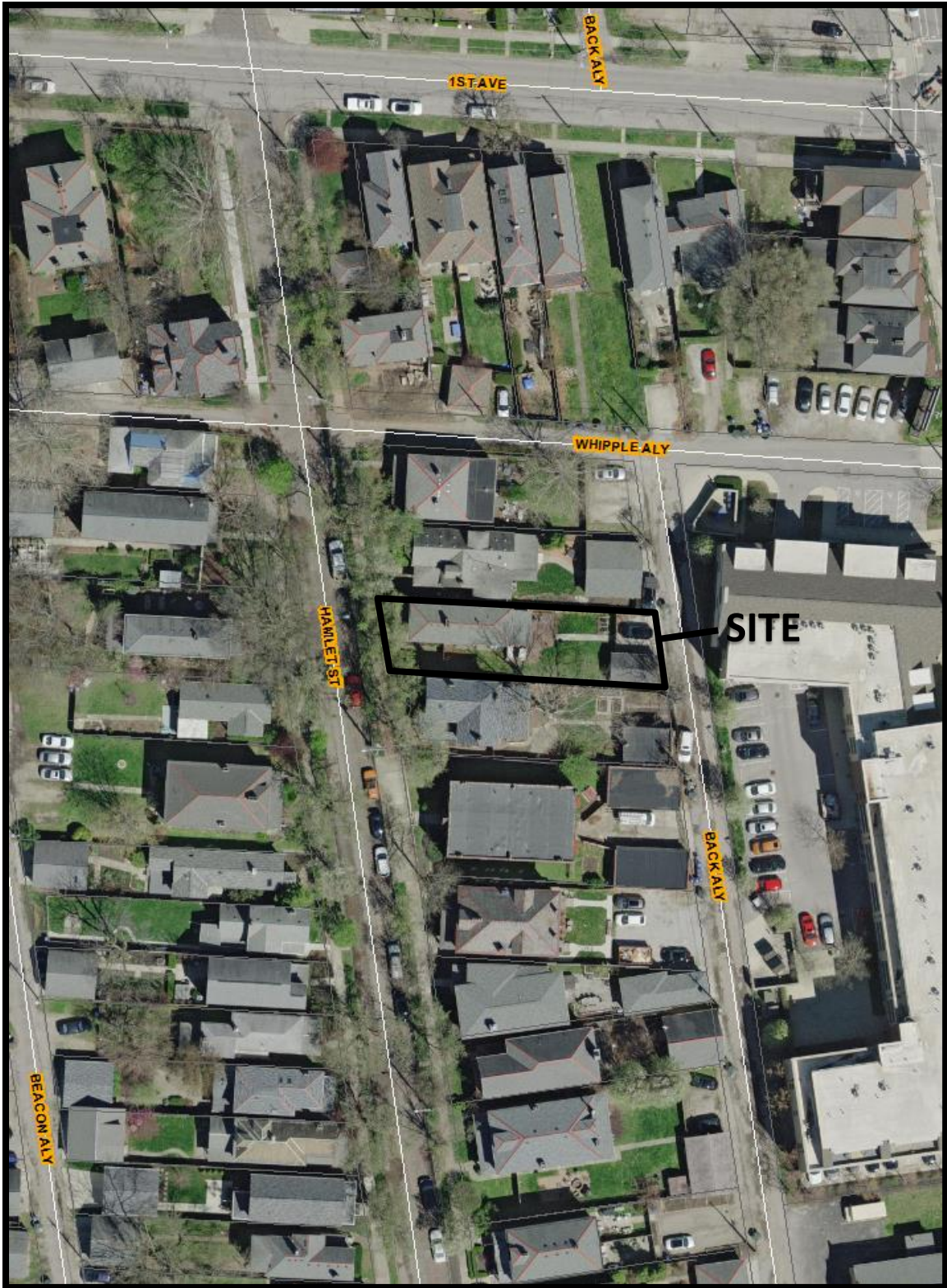
Please make checks payable to the Columbus City Treasurer

Council Variance List
834 Hamlet Street

1. 3332.039 – to allow a second residential structure on the parcel.
2. 3332.15 – to reduce the minimum lot area from 5,000 square feet per dwelling unit to 4,791 square feet for two (2) dwelling units.
3. 3332.19 (F)(1) – to permit a residential structure that does not front on a public street.
4. 3332.27- to reduce the required rearyard area for the new building from 25% to 0% (a reduction of 25%).
5. 3332.26 (C)(1) – to reduce the sideyard setback on the existing house from 3' to 0' (a reduction of 3' to 0').
6. 3332.38 (F)(1) – to increase the size of a garage from 720 square feet to 735 square feet (an increase of 15 square feet).



CV18-017
834 Hamlet Street
Approximately 0.11 acres



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Approximately 0.11 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN 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: 834 Hamlet St.

APPLICANT'S NAME: Gunzelman Architecture + Interiors (Applicant)/ Kristin Boggs & Adam Ward (Owners)

APPLICATION NO.: 18-4-9b

COMMISSION HEARING DATE: 4-17-18

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
☐ Parking Variance
☐ Change of Use
☐ Lot Split

- ☐ Special Permit
☒ Setbacks
☒ Other

NOTE: Variance to 3332.38(F)(1) has been added after approval from the Italian Village Commission, but the Italian Village Commission is in support of the additional variance.

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Approval of Application 18-4-9b, 834 Hamlet St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- 3332.039 – to allow a second residential structure on the parcel.
- 3332.15 – to reduce the minimum lot area from 6,000 square feet to 4,791 square feet (a reduction of 1,209 square feet) for two (2) dwelling units.
- 3332.19 (F)(1) - to permit a residential structure that does not front on a public street.
- 3332.27- to reduce the required rear yard area for the new building from 25% to 0% (a reduction of 25%).
- 3332.26 (C)(1) – to reduce the sideyard setback on the existing house from 3' to 0' (a reduction of 3' to 0').
- 3332.21 (F) – to reduce the required building setback from 12' to 10' (a reduction 2') for the existing house.

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.

Historic Preservation Office
Historic Preservation Office



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

1. Adam Ward & Kristin Boggs 834 Hamlet Street Columbus, OH 43215 (937) 215-5651	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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