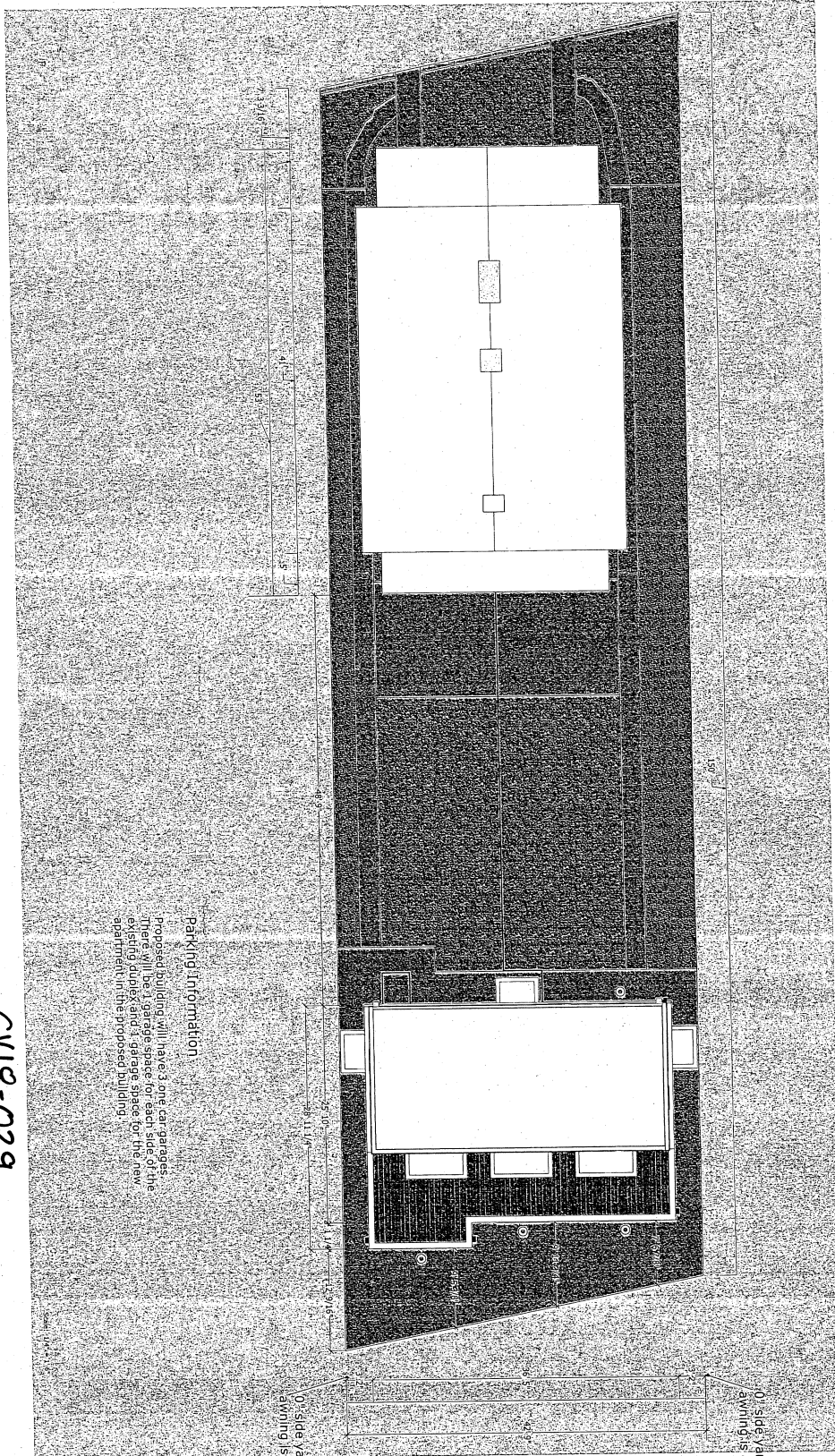


Lot Coverage Information

Existing Duplex Including Porches = 1384 Sqft
 Proposed Building = 1052,111 sqft
 Total Lot Coverage = 2436,111 sqft
 Lot Size = 6412.5 sqft



Parking Information

Proposed building will have 3 one car garages. There will be 1 garage space for each side of the existing duplex and 1 garage space for the new apartment in the proposed building.

0' side yard when
awning is accounted for

0' side yard when
awning is accounted for

Goodman
6/21/18

CV18-029
 FINAL RECEIVED 6/21/18



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/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CU18-029

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):

see attached

Signature of Applicant

Date

4/24/18

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

Statement of Hardship 972-974 N 4th St.

This is a proposal to request zoning variances to construct garages with a single family home above at the rear of the property. The design guidelines for the Italian Village neighborhood, as well as, the proposed guidelines for the 4th St corridor were thoughtfully used in the design of the proposed building. The proposed building helps address current issues in the neighborhood by providing additional parking and additional housing. The proposed building will provide garage space for the existing historic duplex and garage space for the proposed housing above the garage.

There are many new and historic garage and carriage house structures in Italian Village. Historic Sanborn Maps show multi-story buildings on Peru alley. There are single-family homes fronting Peru Alley currently. We feel the proposed building is an acceptable structure for Italian Village and this location in particular. This lot is relatively large for Italian Village and initial feedback from the Italian Village Commission has stated that the proposed footprint is appropriate.

A council variance is required for allowing an additional residence that fronts an alley. We also require variances for the side yard, the size of the backyard and other items as stated in this application. There is precedent for these variances on this alley and therefore this proposed building should not adversely affect adjacent properties.

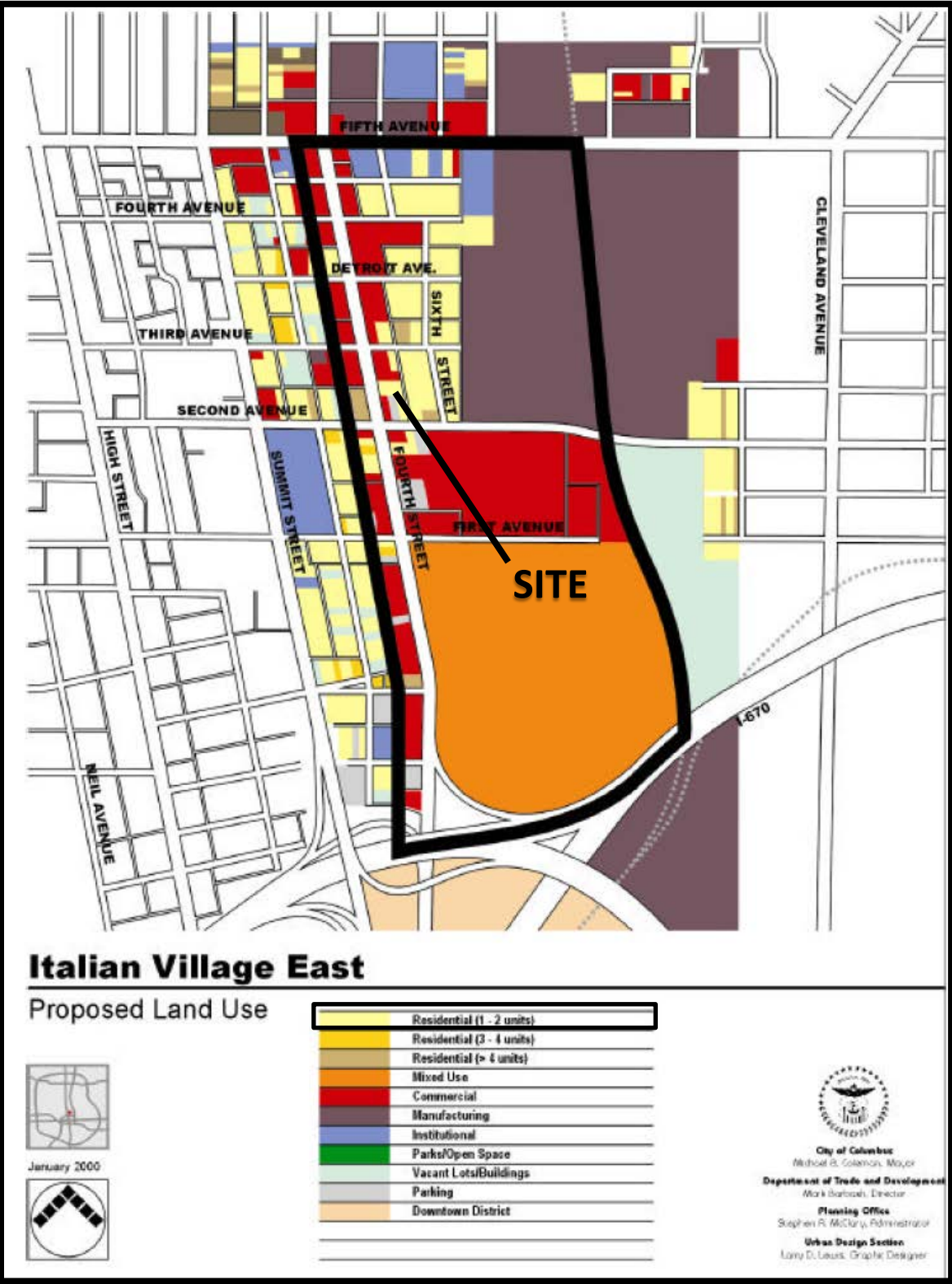
CV 18-029

Variances:

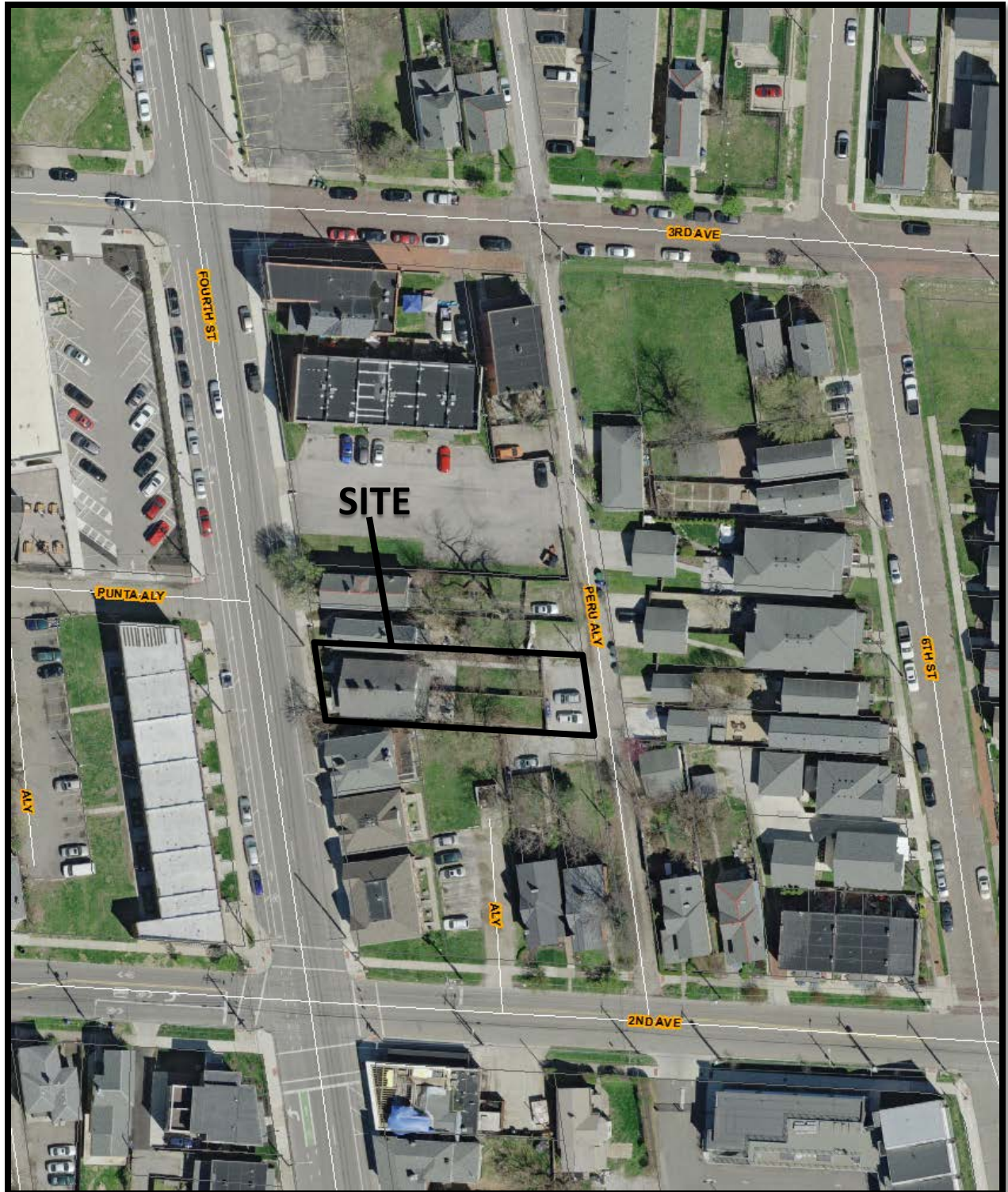
- 3332.039 R-4 Allowable uses: to allow a 2-family and a carriage house to be on the same parcel
- 3332.15 - R-4 area district requirements: Requires that a 2-family be on a lot that's 6,000sq' and a 1-family be on a lot that is 5,000sq' whereas the applicant is proposing to place both a 1-family and a 2-family on a lot that is 6,412.5 sq'.
- 3332.19 - Fronting, Dwelling fronting an alley
- 3332.25 Max Side Yards: The 2 required side yards must add up to at least 20% of the lot width or 8.5', whereas the applicant is proposing 0'.
- 3332.26 - Minimum side yard permitted: minimum side yard is 5', whereas the applicant is proposing 0' for both the north and south side yards.
- 3332.27 - Rear yard, 25% of lot for each dwelling: Whereas the applicant is proposing 35% for the 2-family and 0% for the carriage house.

CV18-029
972 North Fourth Street
Approximately 0.15 acres

Italian Village East Redevelopment Plan (2000) – Residential (1-2 Units)



CV18-029
972 North Fourth Street
Approximately 0.15 acres



CV18-029
972 North Fourth Street
Approximately 0.15 acres

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: 972-974 N. Fourth St.

APPLICANT'S NAME: Jarrod Share (Applicant)/ Allison Adams (Owner)

APPLICATION NO.: 18-5-10a

COMMISSION HEARING DATE: 5-15-18

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**

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #18-4-10b, 972-974 N. Fourth St., as submitted:

Variance Recommendation

- 3332.039 - R-4 Allowable uses: to allow a 2-family and a carriage house to be on the same parcel.
- 3332.15 - R-4 area district requirements: Requires that a 2-family be on a lot that's 6,000sq' and a 1-family be on a lot that is 5,000sq' whereas the applicant is proposing to place both a 1-family and a 2-family on a lot that is 6,375 sq'.
- 3332.19 - Fronting, Dwelling fronting an alley
- 3332.25 Max Side Yards: The 2 required side yards must add up to at least 20% of the lot width or 8.5', whereas the applicant is proposing 6'.
- 3332.26 - Minimum side yard permitted: minimum side yard is 5', whereas the applicant is proposing 3' for both the north and south side yards.
- 3332.27 - Rear yard, 25% of lot for each dwelling: Whereas the applicant is proposing 35% for the 2-family and 0% for the carriage house.

MOTION: Cooke/Boyer (4-0-0) RECOMMENDED.

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



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #:

CU 18-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 974 N 4th St 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 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. Allison Adams 974 N 4th St Columbus OH 43201	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 24 day of APRIL, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____



SUSAN J. SCHMIDT
Notary Public, State of Ohio
My Comm. Expires 06/26/2021
Recorded in Morrow County

SUSAN J. SCHMIDT Notary Disclosure Statement expires six months after date of notarization.

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