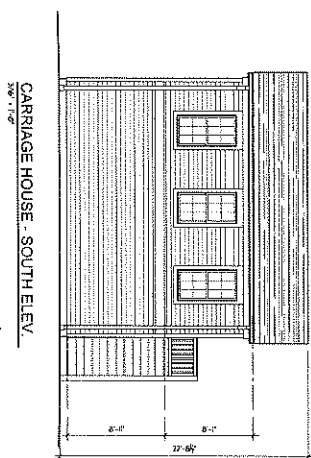
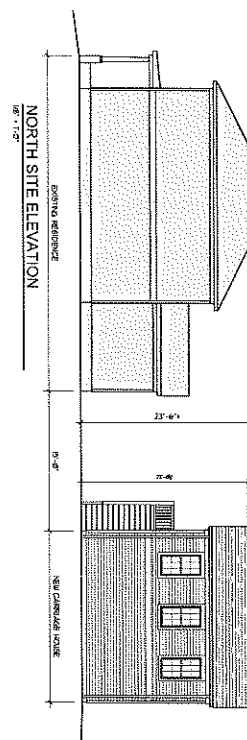
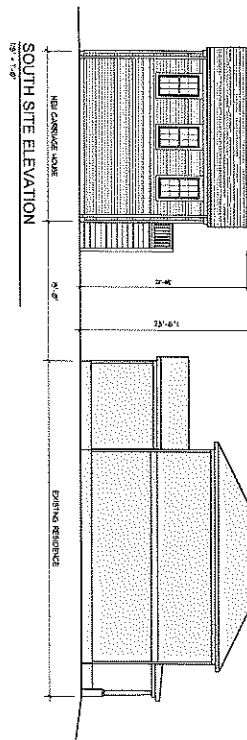


LOT 679

CARRIAGE HOUSE - EAST ELEV.

CARRIAGE HOUSE - WEST ELEV.

CARRIAGE HOUSE - NORTH ELEV.



Rebut the
6/26/2018

A1.0

SHEET INFORMATION	
PROJECT NUMBER	1868
DRAWN BY	AS
CHECKED BY	AS
SCALE	AS SHOWN
DATE	7/1/2018
REVISIONS	
SHEET NUMBER	

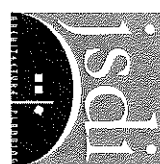
SHEET TITLE
PLOT PLAN,
AND
ELEVATIONS

CLIENT

Proposed:
Carriage House
983 Michigan Avenue
Columbus, Ohio

43201

DESIGNED BY
PROJECT NUMBER
DATE
REVISIONS



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

Application Number: CV17-079

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):

Please see attached statement of hardship

Handwriting practice lines with a dashed midline and arrows indicating stroke direction.

Signature of Applicant

Date _____

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

Proposed Carriage House
983 Michigan Avenue
Columbus, OH 43201

This property is located in the Harrison West neighborhood. The current property is a two story single family home of approximately 1100 square feet.

The current zoning allows for either a single family home or one two family home but does not allow for more than one structure on the lot. This application is to request zoning variances which would allow me to build a second residential unit / living space in the rear as a carriage house.

The construction of a carriage house provides the area with a structure that is compatible with recent carriage house constructions in the neighborhood. A carriage house would maintain the historic nature of the property and would be more keeping of the architecture of the neighborhood than just a garage.

I am proposing a carriage house structure which was once typical in these older Victorian neighborhoods. Of the homes along Michigan, Pennsylvania, and Harrison Avenue, there are many with carriage houses. Recent carriage house approvals / new constructions in the historic districts on the North side of downtown include 1157 Pennsylvania Avenue, 1497 Perry Street, 76 W 2nd Ave, 72 W 2nd Ave, 743 Dennison Ave, 960 Hunter Ave, and 213 Wilber Ave. Many other property owners in the same historic neighborhoods and in particular Harrison West and Victorian Village have parcels containing carriage house structures which also do not conform to zoning codes. Granting the applicant's request will preserve a substantial property right to develop the home in a manner which other property owners have been granted variances for in the same historic zoning districts.

The requested variances will not interfere with any neighboring owners' use of his / her property or otherwise prevent further development of any neighboring property. Additionally, granting the applicant's request will increase the value of the applicant's property and the value of neighboring properties and will still provide for adequate light, air, and open space. The proposed building will be built using fire-rated construction.

Variance Requests

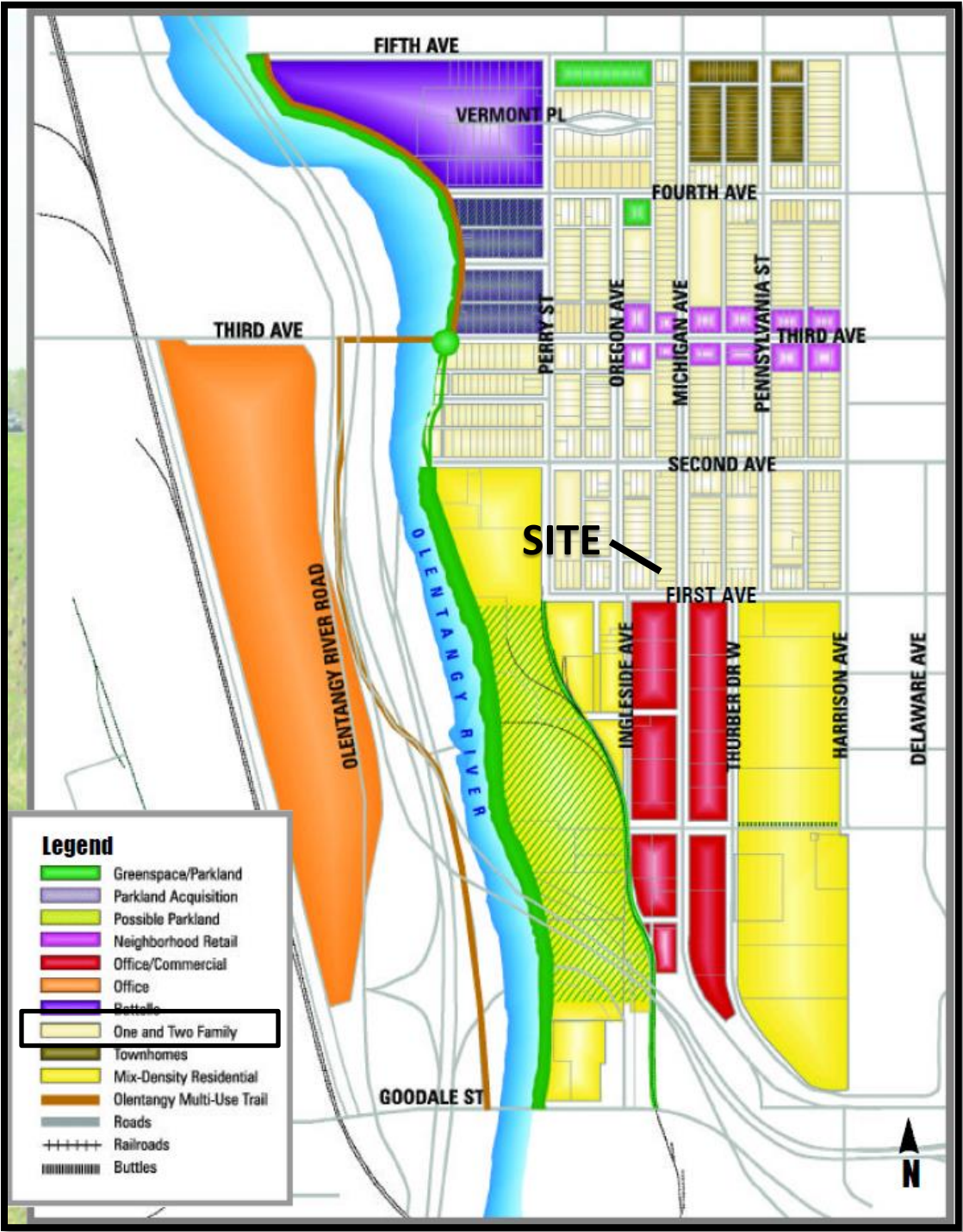
1. Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no public street frontage for the single unit carriage house dwelling.
2. Section 3332.037, R-2F, Residential District Use, permits one single-unit or two-unit dwelling on a lot, while the applicant proposes to construct a carriage house on the lot

3. Section 3312.49 Minimum numbers of parking spaces required, requires two (2) parking spaces per dwelling unit, or four (4) spaces total for the two single-unit dwellings, while the applicant proposes two (2) parking spaces.
4. Section 3332.26, Minimum side yard permitted, requires a minimum side yard of three (3) feet, while the applicant proposes a minimum side yard of approximately two (2 ±) feet on the south side of the proposed carriage house.
5. Section 3332.27, Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area, while the applicant proposes no rear yard for the carriage house dwelling.
6. Section 3332.05, Area district lot width requirements, requires a minimum lot width of fifty (50) feet in the R-2F, Residential District, while the applicant proposes to maintain a lot width of thirty (30) feet
7. Section 3332.14 R-2F Area District Requirements, requires a single family dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes two separate single-unit dwellings on a lot that contains 3,000 ± square feet.

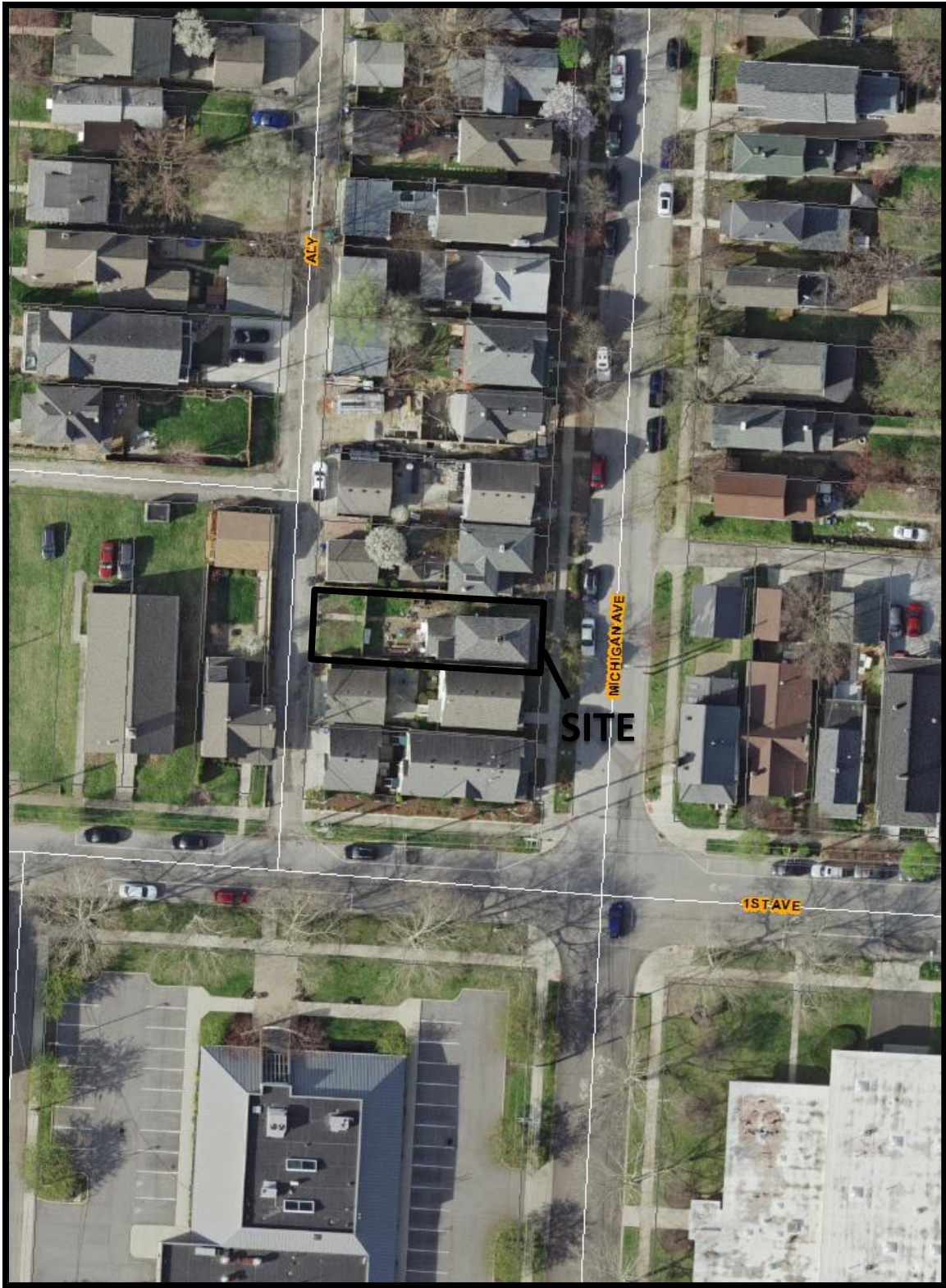


CV17-079
983 Michigan Avenue
Approximately 0.07 acres

Harrison West Plan (2005)



CV17-079
983 Michigan Avenue
Approximately 0.07 acres



CV17-079
983 Michigan Avenue
Approximately 0.07 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV17-079

Address: 983 Michigan Avenue

Group Name: Harrison West Society

Meeting Date: 6/21/2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
- ☒ Council Variance
- ☐ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval
- ☐ Disapproval

NOTES: Although the Society remains concerned about the parking impact of this project, as well as the impact on density in a primarily R-1 and R-2F area, we recognize the applicant's willingness to revise the proposal in response to constructive feedback and discussions with Council.

Vote: 18-2

Signature of Authorized Representative: 

SIGNATURE

Planning Committee Chair, Harrison West Society

RECOMMENDING GROUP TITLE

(614)469-3299

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning 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 #: CV 17-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Ellis
of (COMPLETE ADDRESS) 983 Michigan Ave 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. <u>Robert Ellis</u> <u>995 Goodale Blvd 2nd Floor</u> <u>Columbus OH 43212</u> <u>614-400-8762</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Robert Ellis

Subscribed to me in my presence and before me this 28 day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Bryan ElrodAugust 31, 2021

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