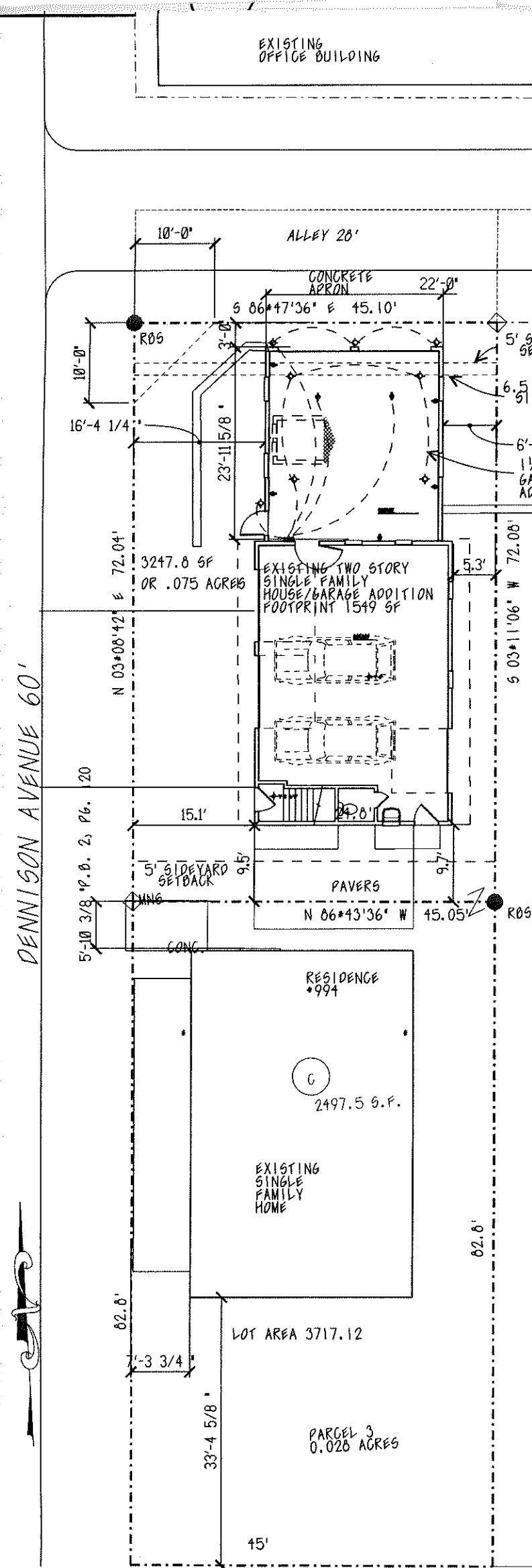


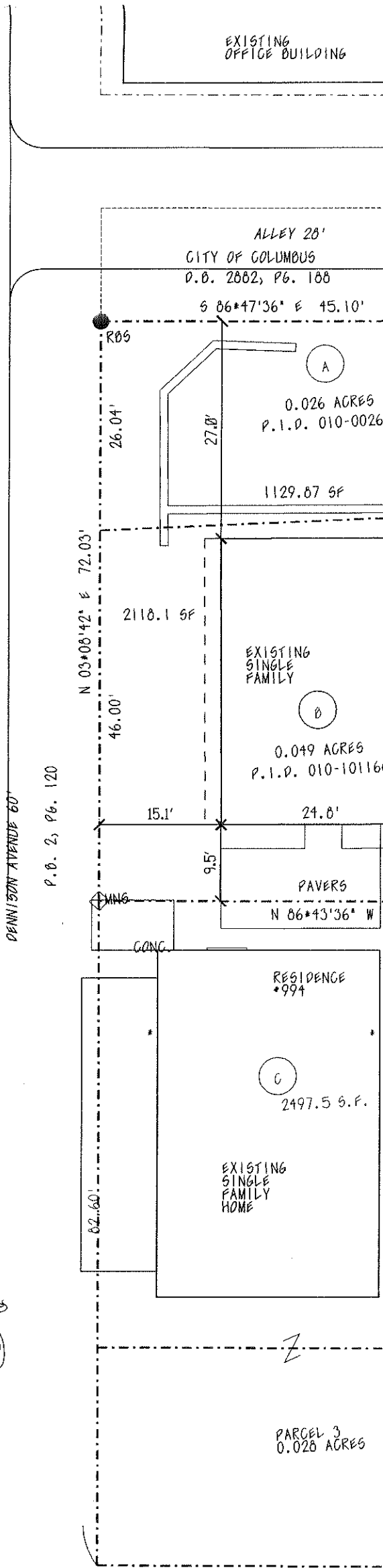
5/20/18
PENNISON AVENUE
MARIETTA, OHIO 43201

CV18-033 Final Received
7/6/2019

Proposed Site Plan Enlarged

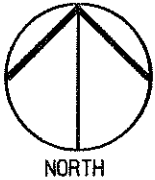


CV18-033
Final Received
7/6/2018



PROPOSED
SITE PLAN

SCALE: 1/16" = 1'-0"



JULIET BULLOCK, ARCHITECT 7-6-18

Juliet Bullock

ASBUILT
SITE PLAN

SCALE: 1/16" = 1'-0"



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/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #: CV18-033

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

Juliet A. Bullock

Date

5/13/18

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

CV18-033

Statement of Hardship

Both 994 (south lot) and 1002 Dennison (north lot) have small parcels adjacent that have little intrinsic value on their own, given their small size and actual buildable area. Combining the four parcels into two parcels is beneficial to the neighborhood as it provides for better uses for these unbuildable individual lots. The new lot sizes are comparable to other lots in the historic neighborhood. Overall these are very minor variances and will not modify the essential character of the neighborhood.

The use variance is required for the existing single family homes in an ARLD district and this was previously approved by council variance. The lot combinations we are proposing requires us to void the previous variance, hence the requirement to approve the variance for use previously approved.

The unusual shape of the lots and the placement of the existing buildings requires rear yard variances on both parcels and a building line setback due to the existing location of the historic home. The current residence at 994 Dennison has no parking, and this was approved previously by council variance. The lot combinations we are proposing requires us to void the previous variance, hence the requirement to approve the variances previously approved for 994 Dennison.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that similar homes existing in the neighborhood.

Zoned ARLD
Victorian Village Commission
CV92-076 PREVIOUSLY APPROVED
CV03-022 PREVIOUSLY APPROVED

1002 DENNISON AVENUE INFORMATION

LOT AREA 3247.8 SF
HOUSE AND ADDITION OCCUPIES 1549 SF FOOTPRINT OR 47.69%
REQUIRED REAR YARD 25% OR 811.95 SF
PROVIDED REAR YARD 10% OR 326 SF

994 DENNISON AVENUE INFORMATION

LOT AREA 3717.12 SF
HOUSE AND PORCH OCCUPIES 1446 SF FOOTPRINT OR 38.9%
REQUIRED REAR YARD 25% OR 929.28 SF
PROVIDED REAR YARD 23% 857.5 SF

TO REPEAL CV03-022 AND REPLACE WITH FOLLOWING VARIANCES:

994 AND 1002 DENNISON

3333.03 APARTMENT DISTRICT USE – TO ALLOW FOR A SINGLE FAMILY HOME IN AN ARLD DISTRICT FOR BOTH PROPERTIES
3312.03(D) ADMINISTRATIVE REQUIREMENTS TO ALLOW TWO GARAGE PARKING SPACES AT 1002 DENNISON AVENUE TO BE USED FOR 994 DENNISON AVENUE
3333.24 REAR YARD TO PROVIDE A 10.13% OR 329 SF REAR YARD FOR 1002 DENNISON AND 23% OR 857.5 SF FOR 994 DENNISON IN LIEU OF THE REQUIRED 25%

1002 DENNISON AVENUE

3333.22 MAXIMUM SIDE YARD REQUIRED TO PROVIDE A MAXIMUM SIDE YARD OF 12.5 IN LIEU OF THE REQUIRED 16'
3333.23 MINIMUM SIDEYARD REQUIRED TO PROVIDE A 3' SIDEYARD SETBACK IN LIEU OF THE REQUIRED 5'
3333.35(F)(1) TO INCREASE THE PRIVATE GARAGE SIZE FROM A MAXIMUM PERMITTED OF 720 SQUARE FEET TO 1,400.2 SQUARE FEET (EXISTING GARAGE = 863.8 AND PROPOSED GARAGE = 536.4)

994 DENNISON AVENUE

3333.18(D) BUILDING LINES TO MAINTAIN THE EXISTING SETBACK LINE OF 7' IN LIEU OF THE REQUIRED 10'



CV18-033
994 & 1002 Dennison Avenue
Approximately 0.17 acres



CV18-033
994 & 1002 Dennison Avenue
Approximately 0.17 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 994 & 1002 Dennison Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Kevin Lykens (Owner)

APPLICATION NO.: 18-7-24

COMMISSION HEARING DATE: 7-11-18

The Victorian 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.

☒ **Variance or Zoning Change Request**

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

- ☐ Special permit
- ☒ Setbacks
- ☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Variance Request

Both properties:

- C.C. 3333.03– To allow for a single family home in an ARLD district.
- C.C. 3312.03(D) – To allow 2 garage parking spaces at 1002 Dennison Ave. to be used for 994 Dennison Ave.
- C.C. 3333.24 – To allow a 10.13% rear yard for 1002 Dennison Ave. and 23% rear yard for 994 Dennison Ave. (25% required).

1002 Dennison Ave. only:

- C.C. 3333.22 – To allow a maximum side yard of 12.5" (16' required).
- C.C. 3333.23 – To allow a minimum side yard of 3' (5' required).
- C.C. 3333.35(F)(1) – To increase the size of the private garage to 1400.2 sq. ft. (720 sq. ft. maximum permitted).

994 Dennison Ave. only:

- C.C. 3333.18(D) – To allow the existing building setback line of 7' (10' required).

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 CAm
Historic Preservation Officer



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 #: CV18-033STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

KEVIN LYKENSof (COMPLETE ADDRESS) 994 DENNISON 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>Kevin Lykens</u> <u>994 Dennison Ave</u> <u>Columbus, Ohio 43201</u>	2. <u>Nicole Lykens</u> <u>994 Dennison Ave</u> <u>Columbus Ohio 43201</u>
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]Subscribed to me in my presence and before me this 17th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Trenae N. Williams
May 19, 2021NOTARY PUBLIC
STATE OF OHIOMy Commission Expires
May 19, 2021

This Project Disclosure Statement expires six months after date of notarization.

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Please make all checks payable to the Columbus City Treasurer