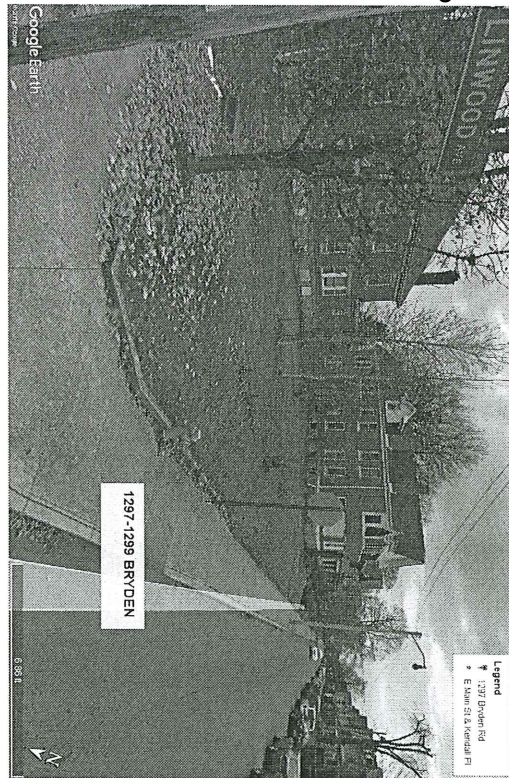
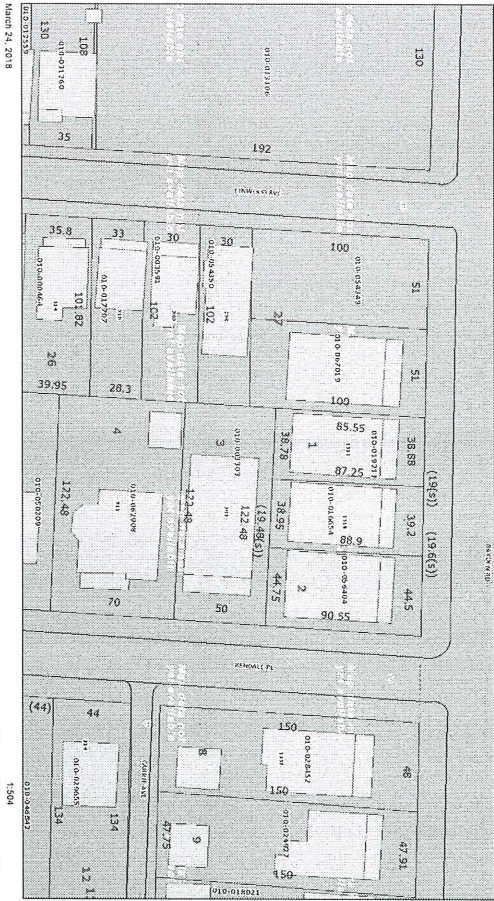
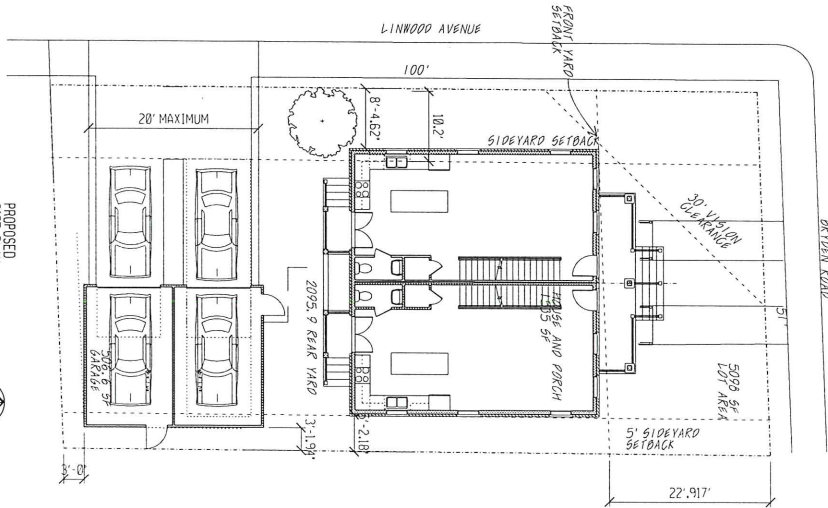




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Parcel 010-054349
1297-1299 BRYDEN ROAD
R-3 BRYDEN ROAD HISTORIC DISTRICT
NEAR EAST AREA COMMISSION
LOT AREA 5098 SF
HOUSE AND PORCHES 1535 SF
GARAGE 506.65 SF
REAR YARD 2095.9 SF
GARAGE OCCUPIES 24.17 SF OF REQUIRED REAR YARD.
3332.035 R-3 RESIDENTIAL DISTRICT TO ALLOW FOR A DUPLEX AS A PERMITTED USE
3332.22 BUILDING LINES ON CORNER LOTS TO ALLOW FOR A SETBACK
OF 8'-4" 8'



PROPOSED
SITE PLAN
SCALE: 1" = 8'-0"



Just Bullock
Juliet Bullock
6/13/18



JULIE BULLOCK ARCHITECTS
1182 WANDOLITE RD
COLUMBUS OH 43212
614-335-5844

6/27/18
A NEW BRICK DOUBLE
1297-1299 BRYDEN
COLUMBUS OHIO

Final Site Plan Received 6/3/18 CV18-023



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 #: CV18-023

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):

These are very minor variances and will not modify the essential character of the neighborhood, in fact there was a duplex on this property and there are several within the same block. This proposal will have minimal impact to the neighborhood. The bldg line variance is minimal, is on a side street, and other homes have similar setbacks on the street. The delivery of gov't services will not be affected by this proposal. The owner purchased the home aware of the zoning restrictions, but also with the knowledge that similar homes exist in the neighborhood.

Signature of Applicant

Date

7/9/18

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

Parcel 010-054349

1297-1299 BRYDEN ROAD

R-3 BRYDEN ROAD HISTORIC DISTRICT

NEAR EAST AREA COMMISSION

LOT AREA 5098 SF

HOUSE AND PORCHES 1535 SF

GARAGE 506.6SF

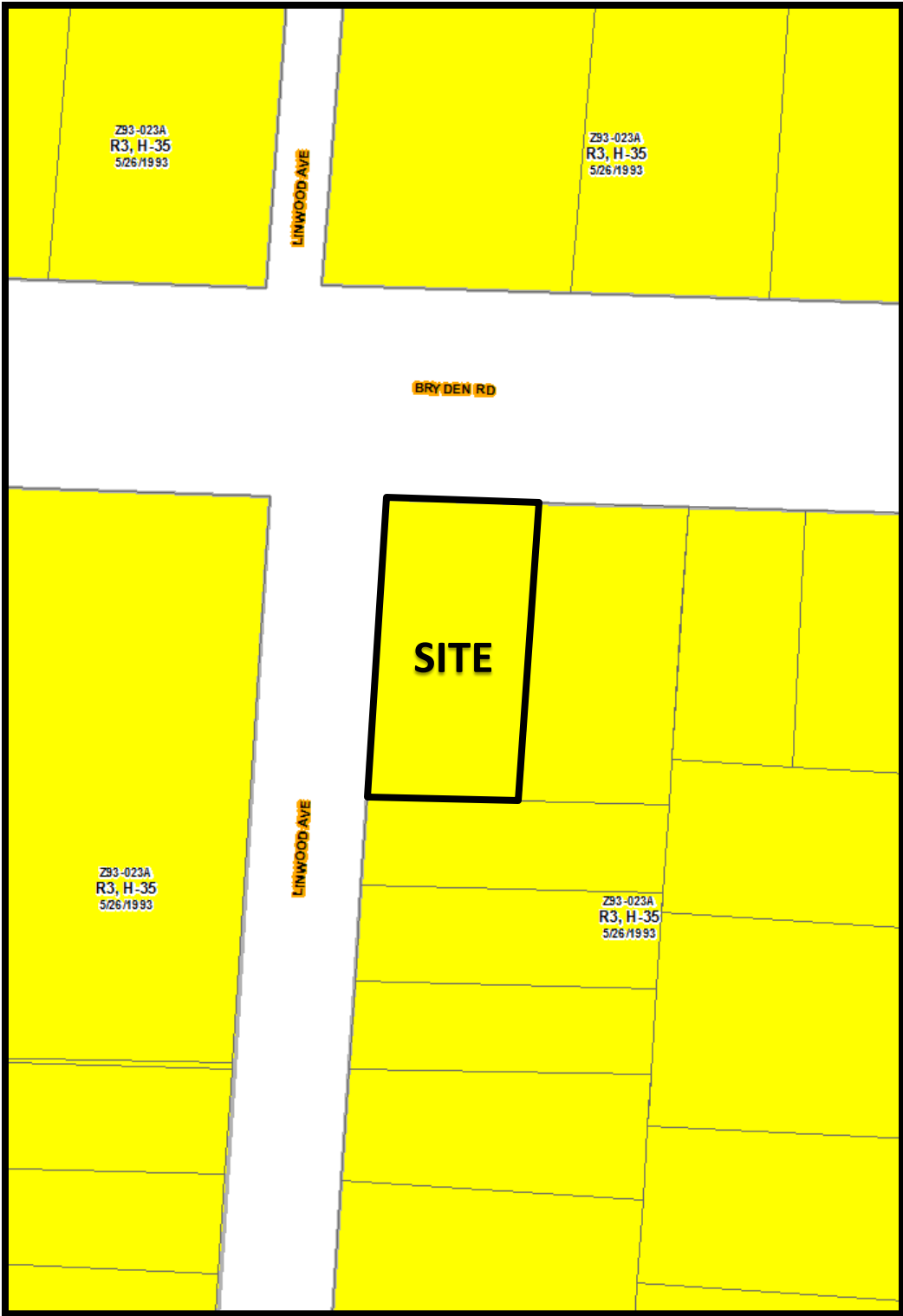
GARAGE AND HOUSE OCCUPY 2041.6 SF OR 40% OF LOT AREA

REAR YARD 2095.9 SF

GARAGE OCCUPIES 24.17 SF OF REQUIRED REAR YARD.

3332.035 R-3 RESIDENTIAL DISTRICT TO ALLOW FOR A DUPLEX AS A PERMITTED USE

3332.22 BUILDING LINES ON CORNER LOTS TO ALLOW FOR THE BUILDING LINE ON A CORNER LOT TO BE 8'-4.6" ALONG THE WEST PROPERTY LINE.



CV18-023
1297 Bryden Road
Approximately 0.12 acres



CV18-023
1297 Bryden Road
Approximately 0.12 acres

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number:

CV18-023

Address:

1297-1299 Bryden Road

Group Name:

Near East Area Commission

Meeting Date:

09/13/2018

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

10-0-0

Signature of Authorized Representative:

SIGNATURE

CHAIR NEAR EAST AREA Comm

RECOMMENDING GROUP TITLE

614-582-3053

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, 111 N. Front St., Columbus, OH 43215.

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES 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: 1297-1299 Bryden Road
APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Bryden Road Historic District
Chad Seiber (Owner)

APPLICATION NO.: 18-6-24

STAFF APPROVAL DATE: 6-18-2018

The German 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:

Recommend Approval of Application 18-6-24, 1297-1299 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications noted:

Request for Variance Recommendation

LOT AREA 5098 SF

HOUSE AND PORCHES 1535 SF

GARAGE 506.6SF

GARAGE AND HOUSE OCCUPY 2041.6 SF OR 40% OF LOT AREA

REAR YARD 2095.9 SF

GARAGE OCCUPIES 24.17 SF OF REQUIRED REAR YARD.

1. 3332.035 R-3 RESIDENTIAL DISTRICT TO ALLOW FOR A DUPLEX AS A PERMITTED USE.
2. 3332.22 BUILDING LINES ON CORNER LOTS TO ALLOW FOR A SETBACK OF 8'-4.6" ALONG THE WEST PROPERTY LINE.



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 #:

CV18-023

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

Chad Seiber
960 Hunter Ave
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>Chad Seiber</u> <u>Midnight Blue Ohio LLC</u> <u>960 Hunter Ave</u> <u>Columbus, Ohio 43201</u>	2.
3.	4.

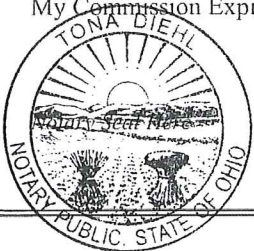
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

August 19, 2020**NOTARIZATION** The Notarization Statement expires six months after date of notarization.NOTARY PUBLIC
STATE OF OHIOMy Commission Expires
August 19, 2020**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