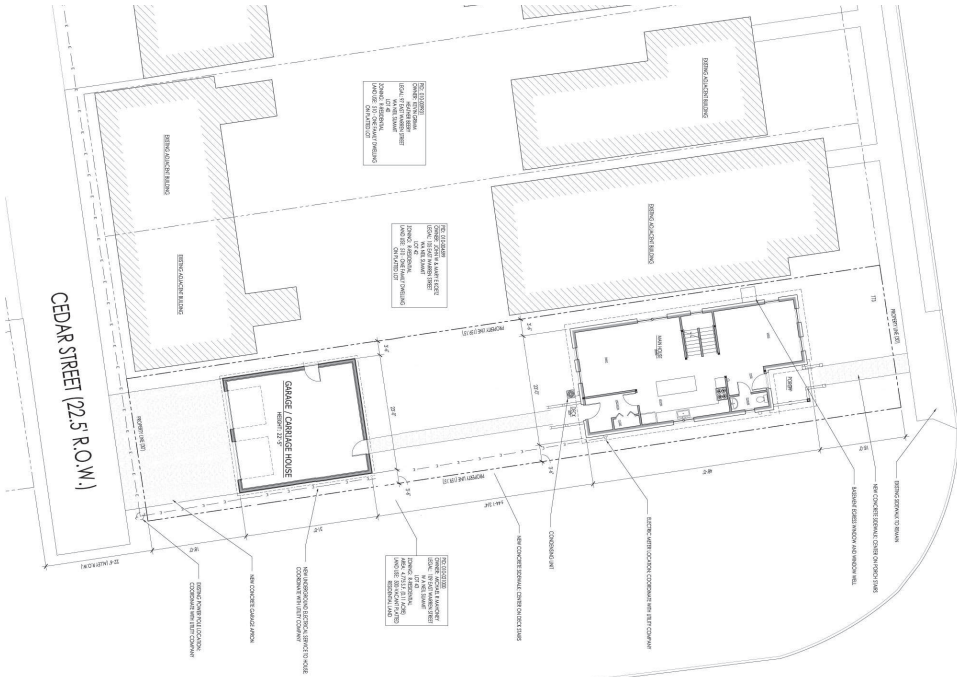


EAST WARREN STREET (50' R.O.W.)

SUMMIT STREET / NORTH 3RD STREET (R.O.W. VARIES)



Lot Area: 30' * 159.15' = 4,774.5sqft
Main Structure: 23' * 48' = 1,104sqft
Rear Yard: 23' * 93.15' = 2,142.45sqft
Carriage House: 23' * 31' = 713sqft

Minimum Side Yards: 3 feet

DATE:

Aug 4
2018

Michael R. Mahaney
MMDeveloping, LLC
1499 Perry Street
Columbus, OH 43201
Contact:
614-937-1884
mmdevelopingllc@gmail.com

PROJECT DESCRIPTION:

109 E. Warren Street
Columbus, OH 43201
New Construction Carriage House
(with existing home)

SHEET DESCRIPTION:

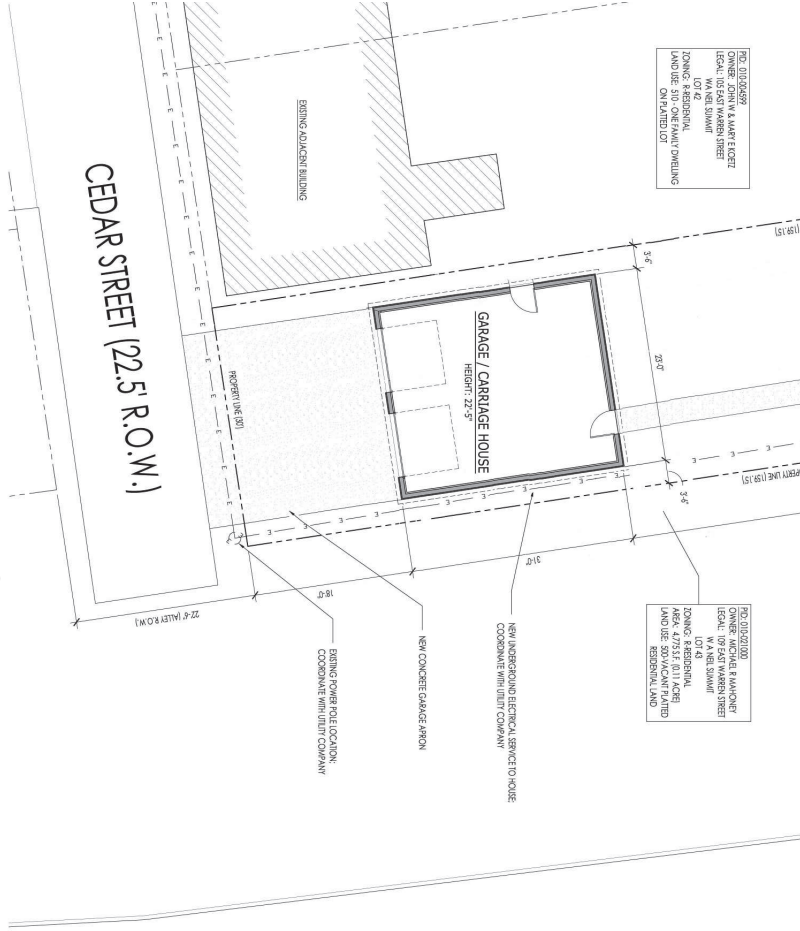
Site Plan

SCALE:

1/4" = 1'

NO.	DESCRIPTION
1	Site Plan
2	North Elevation
3	South Elevation
4	East Elevation
5	West Elevation
6	First Floor (with electrical)
7	First Floor (with mechanical)

NO.	DESCRIPTION
8	Second Floor
9	Second Floor (with electrical)
10	Foundation
11	Cross Section/Design Specs
12	
13	
14	



CV18-078

Final Received 8/4/2018

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 #: CV18-078

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

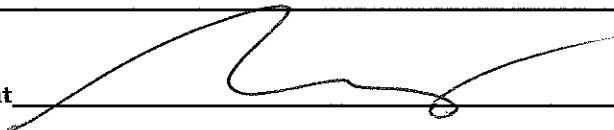
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 statement of Hardship.

Signature of Applicant



Date

8/3/2018

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

Owner and applicant requests relief from Title 33 Zoning rules from the following Zoning Codes:

3332.039 - R-4 residential district.

Only allows for the construction of a single structure single family or multi-family home (up to four units), not the construction of two single family structures.

3332.05 - Area district lot width requirements.

(A) No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than:

(4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district

The subject lot in an R-4 area district and is only 30 feet wide. In order to erect or alter any building, a variance to this code specification will be required.

3332.15 - R-4 area district requirements.

In an R-4 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area; a two-family dwelling shall be situated on a lot of no less than 7,200 square feet in area for a one-story, two-family dwelling or 6,000 square feet in area for a two-story, two-family dwelling; and a dwelling containing three or four dwelling-units shall be situated on a lot with an area which equals or exceeds 2,500 square feet per dwelling unit if an interior lot or 1,500 square feet per dwelling unit if a corner lot.

In order to construct any structure on this parcel, a variance will need to be granted to allow for the construction on a historic lot that does not meet the size requirements of the modern code.

3332.19 - Fronting.

Each dwelling or principal building shall front upon a public street.

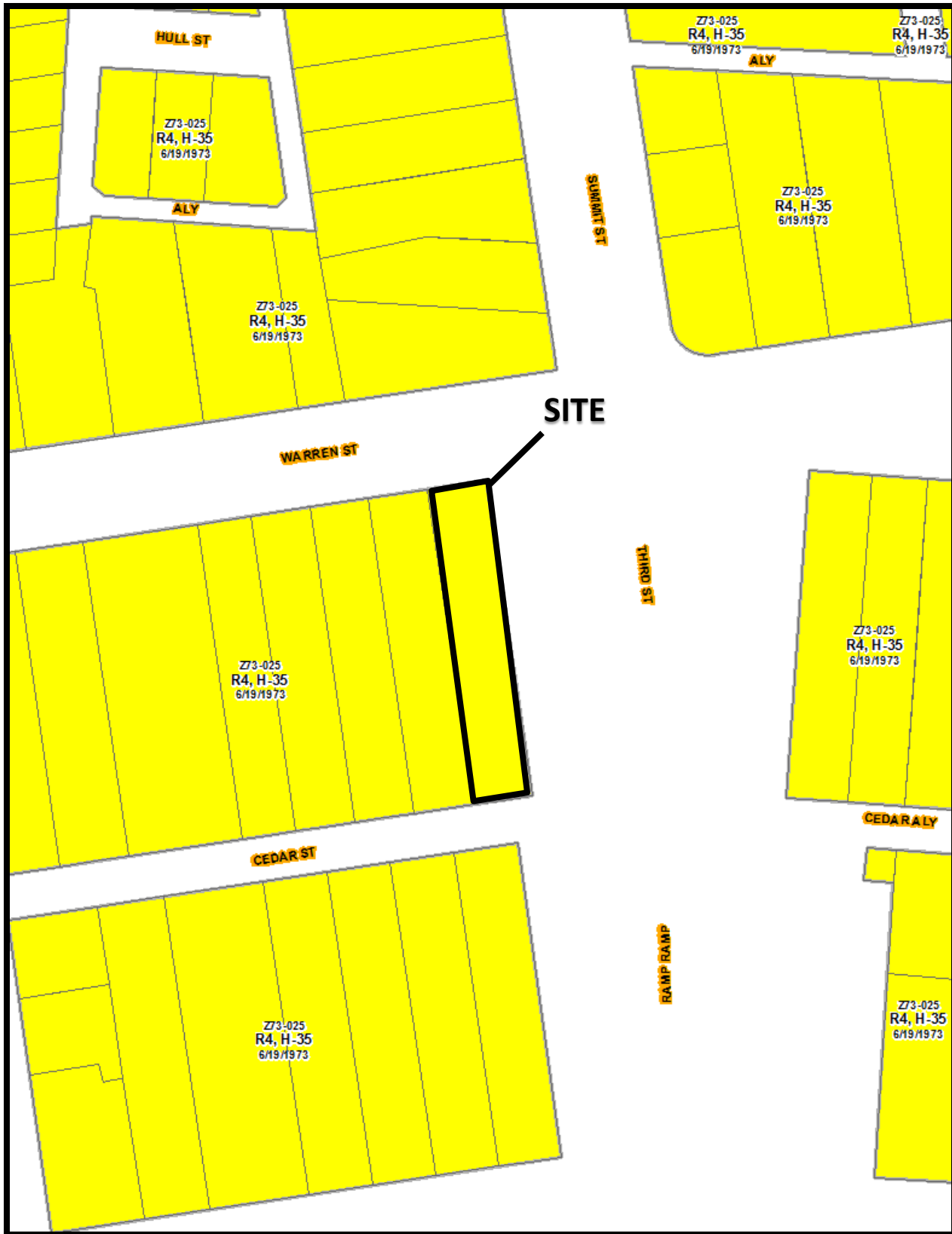
The carriage house will not face a public named street, but will face the alley.

3332.27 - Rear yard.

Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

The carriage house will not have a rear yard behind the dwelling (but the principle residence still meets the requirements of rear yard.

Allowing this variance is beneficial for the property owner, the Italian Village Commission, the City of Columbus, and neighboring property owners, to allow variances to certain zoning restrictions to allow for a high quality, architecturally sensitive new construction home. Granting this variance request will not be injurious to neighboring properties or the community's inhabitants. The granting of this variance will not be contrary to the public's interest. The granting of this variance will increase the architectural appeal of the historical district and allow the owner full enjoyment of the property.



CV18-078
109 East Warren Street
Approximately 0.11 acres



CV18-078
109 East Warren Street
Approximately 0.11 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: 109 E. Warren St.

APPLICANT'S NAME: Michael Mahaney (Owner)

APPLICATION NO.: 18-6-21b

COMMISSION HEARING DATE: 6-19-18

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 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 18-6-21b, 109 E. Warren St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- 3332.15: In an R-4 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area (Actual lot is 3660.45 sq. ft.)
- 3332.19: Fronting. Each dwelling or principal building shall front upon a public street. (Will face Alley instead of public street)
- 3332.27: Rear yard. Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. (Carriage house will have no rear yard.)
- 3332.039: R-4 residential district. In an R-4 residential district the following uses are permitted: One single-family dwelling; etc. (Variance for use because code does not allow two separate living dwellings).
- 3332.05: Area District Lot Width Requirements - (A) No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than: (4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district. Subject lot is in an R4 district and is only 30 feet wide.

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

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

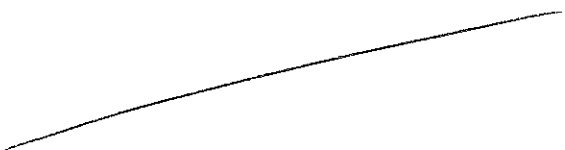


PROJECT DISCLOSURE STATEMENT

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 #: CV18-078STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Mahaney
 of (COMPLETE ADDRESS) 1494 Perry Street 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

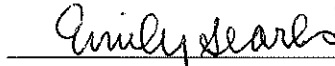
1. <u>Christopher Premanandan</u> <u>605 Kerr Street</u> <u>Columbus, OH 43215</u>	2. 
3. 	4. 

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

05/14/2022*This Project Disclosure Statement expires six months after date of notarization.*

Emily M SEARLES
 Notary Public, State of Ohio
 My Comm. Expires 05/14/2022

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