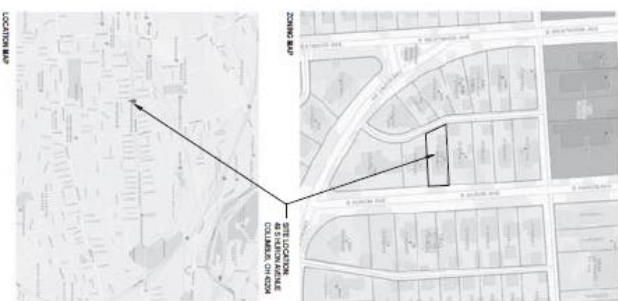




LEGAL DESCRIPTION
M S HARON AVE
BROADVIEW
LOT 10 BLK 4

**ARCHITECTURE
DESIGN**

[illegible]

PLANNING APPROVAL

SITE PLAN

Scale	As indicated
Date	DECEMBER 17, 2018
Project Number	1810

A1

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 #: CV18-107

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.

Signature of Applicant



Date

12/18/18

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

Applicants: Dessa Augsburger and Yvonne Riggie

Owner: Dessa Augsburger

Subject Property: 49 S Huron Avenue, Columbus, Ohio 43204

Statement of Hardship

The property owner of 49 S Huron Avenue, Columbus Ohio 43204 requests a council variance to permit the conversion of a detached 2-car garage to an accessory dwelling unit (ADU) located behind the existing residence. The primary request is to allow for a second dwelling unit on a property zoned R-3, which allows for one single-family structure. Additional requests include variances necessary to modify the zoning attributes of the property for the proposed development, and those variances necessary for all nonconforming existing conditions of the property, which pre-dates the Columbus Zoning Code.

The vision for the proposed ADU is to promote simple, sustainable and affordable living, which includes the intentional reduction of vehicle reliance, and making use of existing infrastructure instead of building new. This vision is in alignment with the recommendations of both the Greater Hilltop Plan and the Rose Fellowship Report, which aim to identify development strategies that ensure its neighborhoods include housing and opportunity for economic mobility for a broad spectrum of people.

According to the Greater Hilltop Plan, the recommended land use of 49 S Huron is "Medium Density Mixed Residential" which encourages a variety of housing types in older neighborhoods to increase affordability for its residents. Development principles in the Greater Hilltop Plan also suggest a range of housing types, sizes, and price points that encourage diverse and accessible housing solutions for entry level, empty-nester, and workforce residents. The proposed ADU diversifies the Westgate community's housing supply with an affordable housing option, through a practical example of adaptive reuse that is architecturally appropriate in its form, aesthetic and massing for the neighborhood.

Through preliminary conversations, neighbors and the Greater Hilltop zoning committee have been receptive to the proposed ADU. The proposed development would not adversely affect the surrounding property or neighborhood, impair the supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, or diminish or impair established property values within the surrounding area.

Summary of Variances Requested

3332.035 - R-3 residential district

(A) An R-3 residential district only allows for the construction of a single structure single-family home, not the construction of two single-family structures.

A use variance is requested to allow two single-family dwelling units on the same lot. This change in use is in alignment with the Greater Hilltop Plan and Rose Fellowship Report Recommendations.

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

CV18-107

The existing lot width is 40 feet. In order to alter any structure on this R-3 parcel, a variance will need to be granted to address the existing conditions of this historical lot, which does not meet the width requirements of the modern code.

3332.13 - R-3 area district requirements

R-3 area district only allows a single-family dwelling on a lot no less than 5,000 square feet in area.

The existing lot area is 4,480 square feet. In order to alter any structure on this R-3 parcel, a variance will need to be granted to address the existing conditions of this historical lot, which does not meet the width requirements of the modern code.

3332.19 – Fronting

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

The structure will not face a publicly named street, but will face the alley. The rear alley, while private, will provide the de facto street frontage for the structure and provide access directly to it.

3332.26 - Minimum side yard permitted

The minimum side yard shall be... as follows:

- (B) In SR, R-1, R-2 and R-3 districts – five feet, except that
 - (1) On a lot 40 feet wide or less – no less than 3 feet

The accessory structure is currently located one foot from the north property line. In order to improve this structure, a variance will need to be granted to allow the structure to maintain its existing one foot side yard. A one-hour fire separation wall will be provided at the north wall of the accessory structure.

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 detached accessory dwelling structure will not have a rear yard behind the dwelling (but the principle residence still meets the requirements of rear yard.)

3312.49 - Minimum number of parking spaces required

The minimum number of parking spaces required for residential uses with 1,2 or 3 dwellings is two (2) parking spaces per dwelling unit.

Three (3) parking spaces are proposed for two (2) dwelling units. While the Code requires two off-street parking spaces per dwelling, the relatively small amount of square footage to be contained in the accessory dwelling unit indicates that there is no need for two additional parking spaces. There is also ample on-street parking available and nearby access to public transit on W. Broad St.

3312.29 - Parking space

(A) Exception: For single-family and two-family dwellings, one vehicle may be stacked behind each required off-street parking space and be located between the parking setback line and the street right-of-way line. For such dwellings, stacked parking shall be located in a driveway, and not in any other part of a required yard.

CV18-107

The proposed location for two of the required off-street parking spaces is in the existing driveway, which is partially located in the side yard. A stacked arrangement is proposed for these spaces. This parking configuration is consistent with many of the other properties in the neighborhood. The parking spaces would maintain the required vision clearance.

3312.25 - Maneuvering

Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line. Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space.

The proposed location of the third required parking space is in the existing rear driveway. A two-foot reduction in maneuvering distance for this parallel parking space is requested due to the irregularly shaped lot (angle of the rear property line).

3312.27 - Parking setback line

A parking setback line establishes how close parking, loading, or maneuvering may be located to a street right of way line. This line shall be located a minimum distance from a street right of way line and be related to the building line as follows:

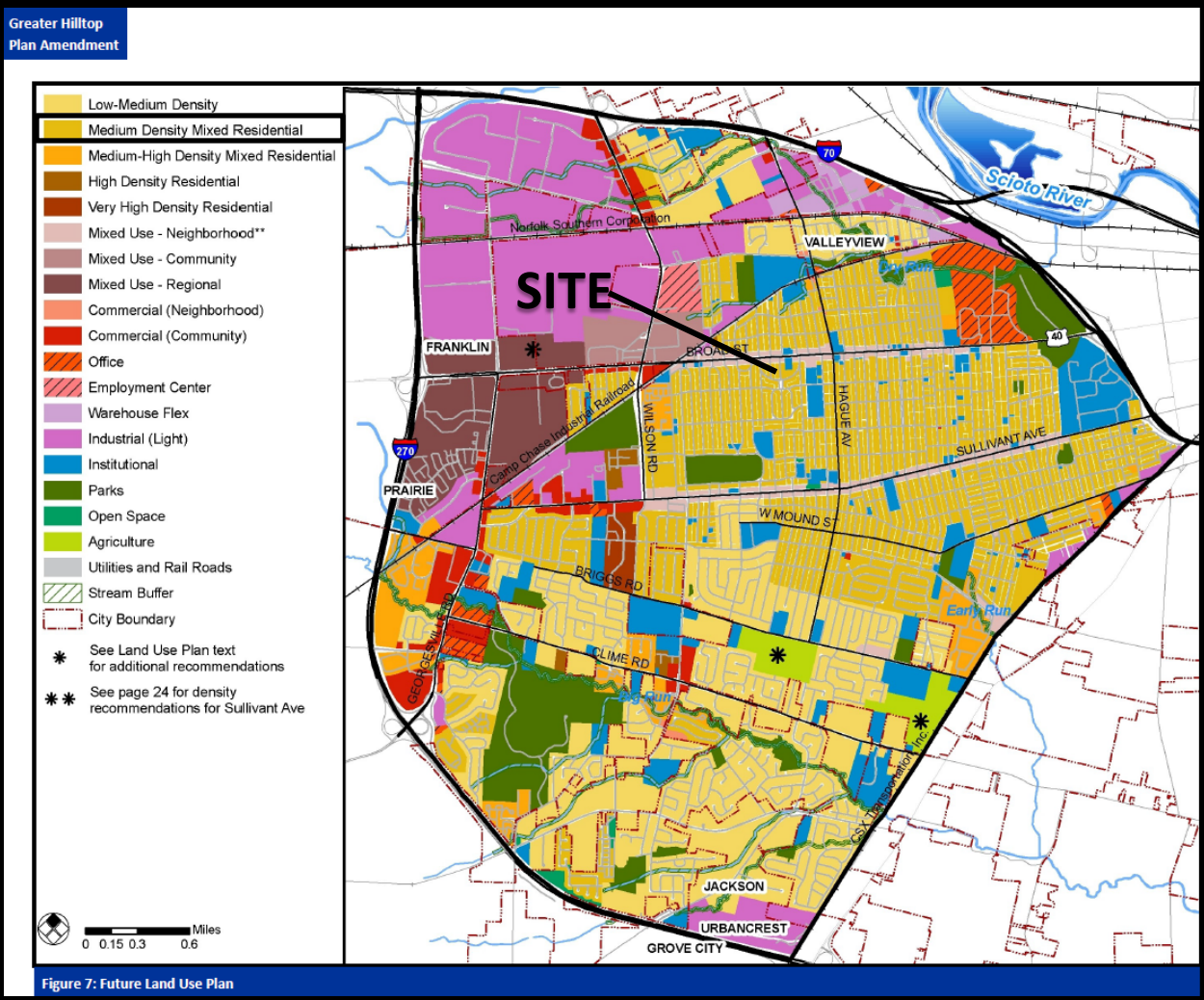
(2) Where a required building setback line is 25 feet or greater; the parking setback line shall be 25 feet from the street right of way line.

A 20-foot parking setback line is proposed for the two stacked off-street parking spaces. This would free up the area between the main house and ADU for a shared yard of softscape or permeable pavers. Parking spaces would maintain the required vision clearance from the driveway to the street right-of-way per 3321.05(A) 1, and the parking setback line would relate to the location of the primary residence's covered and screened porches.

CV18-107



CV18-107
49 South Huron Avenue
Approximately 0.1 acres



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49 South Huron Avenue
Approximately 0.1 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV18-107

Address:

49 S HURON AVE Col OH 43204

Group Name:

Greater Hilltop Area Commission

Meeting Date:

2/5/2019

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:

Nice detailed plans AND with owner on site

this will make a nice project for affordable
housing

Vote:

Y = 10 N = 3 A = 2

Signature of Authorized Representative:

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614 333 8435

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.

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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 #: CV18-107

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dessa Augsburger
of (COMPLETE ADDRESS) 49 S Huron Ave Columbus OH 43204
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>Dessa Augsburger</u> <u>49 S Huron Ave</u> <u>Columbus, OH 43204</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

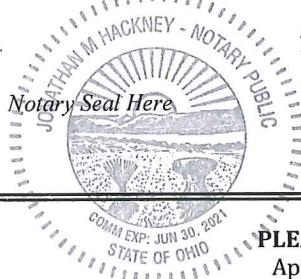
Subscribed to me in my presence and before me this 19th day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

30 June, 2021

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



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