

Alterations to Existing Carriage House:
919 N. Fourth Street
The Dunbar-Hosnik Residence
Columbus, Ohio

☐ PRELIMINARY
☐ CONSTRUCTION
#00-2019

Project Information

The scope of this project involves the conversion of an existing garage structure to new living space/office. The project also includes expansion of an existing dormer.

Zoning Information

Parcel Number	010-009648-00	
Existing Zoning	R-4	
Flood Zone	OUT	
Use	Existing Single Family	Proposed Single Family and Carriage House
Lot Size	3,832 SQ FT	No Change
Lot Coverage	856.52 SQ FT	No Change
Residence	130 SQ FT	No Change
Porches	607.76 SQ FT (30.5% of rear yard)	No Change
Carriage House	1,594.28 SQ FT (40.8%)	No Change
Total		No Change
Parking	2 garage spaces	No Change
Existing Rear Yard	1,991.4 SQ FT (51.9 %)	
Proposed Rear Yard-House	967.76 SQ FT (25.5%)	
Proposed Rear Yard-Carriage House	0 SQ FT	
Setbacks	Existing Residence	Existing Carriage House
North	2.27'	3.47'
South	4.5'	3.1'
East	+/- 15.0'	NA
West	NA	5.5'

Variances for this project include the following Zoning Code sections:

3332.039 – applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in an R-4 district.

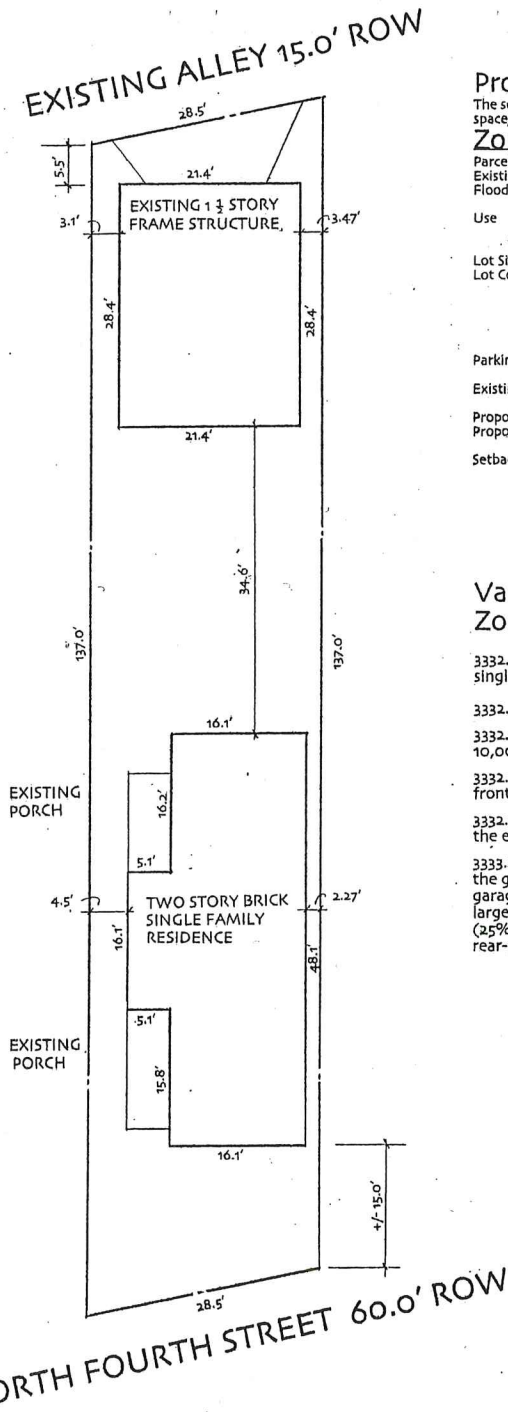
3332.05 – Lot width. Permit existing lot width of 28.5 feet despite code's 50 foot minimum.

3332.15 – Lot area. Allow the existing lot area of 2,436.75 sf despite code's requirement of 10,000 sf for 2 dwelling units.

3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.

3332.26 – Minimum side yard. Code requires three (3') feet on lot width of 40' or less, and the existing historic house (not the carriage house) only has 2.27' of side yard to the North.

3332.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 25% of the lot area equals 958 square feet. The yard between the garage/carriage house and the original house is approximately 967.76 square feet. While a large area, this is not enough area to provide each residence with a rear-yard equal to 958 sf (25% of the lot area). Applicant seeks a variance to permit the carriage house to have a rear-yard of 0 square feet, which would leave the original house with 967.76 square feet.



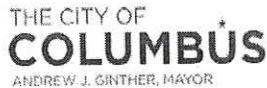
Site Plan
Scale 1" = 10'-0"



[Signature] 3/25/19

Final Site Plan Received 3/25/19

CV19-015



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 #: CV19-015

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 "EXHIBIT A"

Signature of Applicant

Date

2/22/19

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

Exhibit A – 919 N. Fourth St.

List of Applicable Code Sections and Statement of Hardship.

Summary: finishing existing 2nd story of garage as a single-unit dwelling.

Variances for this project include the following Zoning Code sections:

3332.039 – applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in an R-4 district.

3332.05 – Lot width. Permit existing lot width of 28.5 feet despite code's 50 foot minimum.

3332.15 – Lot area. Allow the existing lot area of 2,436.75 sf despite code's requirement of 10,000 sf for 2 dwelling units. (Lot area calculated pursuant to 3332.18(C).)

3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.

3332.26 – Minimum side yard. Code requires three (3') feet on lot width of 40' or less, and the existing historic house (not the carriage house) only has 2.27' of side yard to the North.

3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 25% of the lot area equals 958 square feet. The yard between the garage/carriage house and the original house is approximately 967.76 square feet. While a large area, this is not enough area to provide each residence with a rear-yard equal to 958 sf (25% of the lot area). Applicant seeks a variance to permit the carriage house to have a rear-yard of 0 square feet, which would leave the original house with 967.76 square feet.

Statement of Hardship

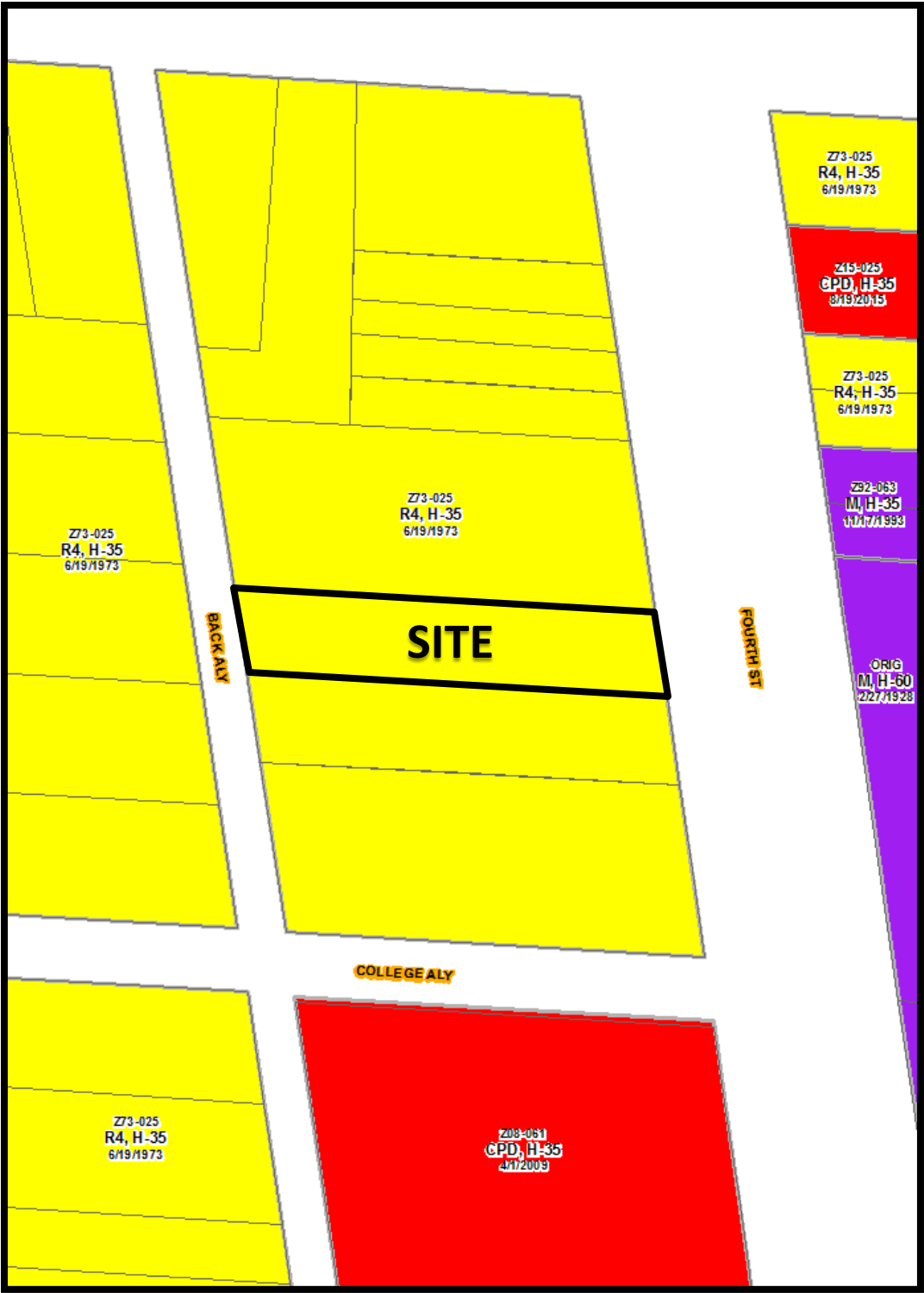
The owner seeks to update the property to provide for a residential unit above the existing 2-car garage. The 2-story garage already exists on the lot. Using the second story of a garage as a dwelling unit was a common construction practice when the primary residence was built. "Carriage Houses" were used as additional living space for extended family or unrelated persons who worked in the area, providing housing which was not available or affordable given single-family lot development and building standards.

The requested variance is in conformity with recent development patterns permitted on other properties in the area. Variances to permit construction of carriage houses have been granted to neighboring properties, including the one immediately next-door to the north of 919 N. 4th. Many other property owners in the same zoning district and in particular in the Italian Village historical district have parcels containing carriage houses which do not conform to the Zoning code. Granting Applicant's request will preserve a substantial property right- the right to develop the home in the manner required by and consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners have been granted variances for in the same historic zoning district.

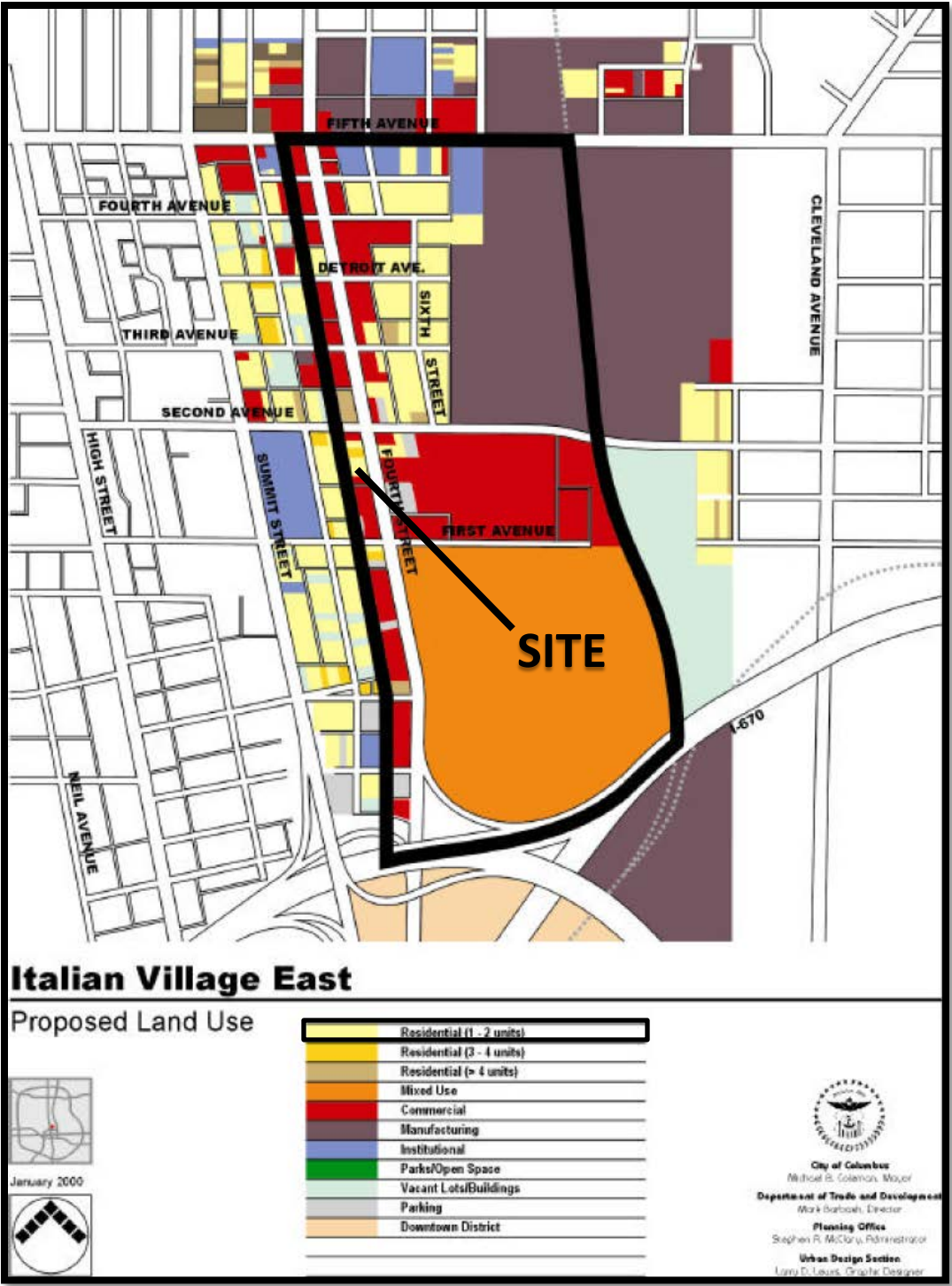
The property is located in a Historic District (Italian Village) and the lot was platted and the existing structure was built prior to implementation of the Zoning Code. The zoning code would not permit the construction of the "carriage house" living space without granting a variance as to the prohibition against a second living quarters detached from the main residence. The designation of this property as single-family was not the result of any action by Owner and granting the variance as to allow a carriage house will enable this lot to be used in a manner consistent with the residential character of the lot and also be in a manner similar to other properties in the Italian Village historic district.

The variances other than permitting the carriage house relate to recognizing existing non-conformities with the original lot size and location of the historic home, as well as yard dimensions and location fronting on a public street. Rear Yard minimum is currently met with the existing building considered a garage. No change to the rear yard dimensions are being proposed. A variance from the requirement that the Carriage House have its own rear yard of 25% lot coverage is requested. Also, Zoning requires all residences to front on a public street. Owner requests variances to allow the carriage house to front on the public alley at the rear of the lot.

The requested variance will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not unreasonably increase congestion of public streets; will not be contrary to the public interest or the purpose of the Zoning Code as the requested variance will increase the value of the applicant's property and the value of neighboring properties; it will not increase the risk of fire (as the building already exists); it will not diminish or impair the public health, safety, comfort, morals or welfare of the citizens of Columbus; it will still provide for adequate light, air and open space; reinforce the residential nature of the district and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the historic location and the setback of the original house.



CV19-015
919 North Fourth Street
Approximately 0.09 acres



CV19-015
919 North Fourth Street
Approximately 0.09 acres



CV19-015
919 North Fourth Street
Approximately 0.09 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 919 N. Fourth St.

APPLICANT'S NAME: Eric D. Martineau (Applicant)/ Eric Hostnik & Lauran Dunbar (Owners)

APPLICATION NO.: 19-3-2

COMMISSION HEARING DATE: 3-19-2019

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 checked="" 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 #19-3-2, 919 N. Fourth St., as submitted with any/all clarifications noted:

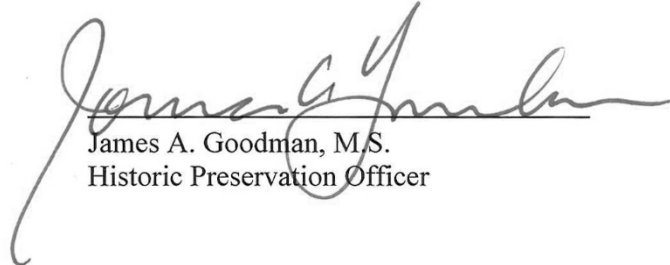
Variance Recommendation Request

- 3332.039 – applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in an R-4 district.
- 3332.05 – Lot width. Permit existing lot width of 28.5 feet despite code's 40 foot minimum.
- 3332.15 – Lot area. Allow the existing lot area of 3,904.5 sf despite code's requirement of 5,000 sf for 2 dwelling units.
- 3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.
- 3332.26 – Minimum side yard. Code requires three (3') feet on lot width of 40' or less, and the existing historic house (not the carriage house) only has 2.27' of side yard to the North.
- 3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 25% of the lot area equals 958 square feet. The yard between the garage/carriage house and the original house is approximately 967.76 square feet. While a large area, this is not enough area to provide each residence with a rear-yard equal to 958 sf (25% of the lot area). Applicant seeks a variance to permit the carriage house to have a rear-yard of 0 square feet, which would leave the original house with 967.76 square feet.

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.


James A. Goodman, M.S.
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 #: CV19-015STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Eric D. Martineauof (COMPLETE ADDRESS) 3006 N. High St., Suite 1A, Columbus, OH 43202

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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Erik Hostnik, 919 N. Fourth St., Columbus, OH 43201, phone # 908/217-3844	2. Laura Dunbar, 919 N. Fourth St., Columbus, OH 43201 phone # 908/217-3844
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 25 day of February, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



HAMID BARADARVAR
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 15, 2019

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