

RENOVATION & ADDITION &
CARRIAGE HOUSE @ 1047 HAWLET ST.
FOR STEVEN MCCOY & JI-YOUNG ANN

Setbacks North = 1.0'
South = 3.0'
West = 0.6'
East = 11.0' (No Change)

May 10, 2019

CV19-030
Final Received 5/13/2019

ERIC D. MARINEAU

2017

Addition and New Carriage House at:

1047 Hamlet Street
Columbus, Ohio

PRELIMINARY

CONSTRUCTION

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

CV19-030

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

3/22/19

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 – 1047 Hamlet St.

List of Applicable Code Sections and Statement of Hardship.

Summary: tear off and rebuild prior 60+ years old addition and construct new 2 car garage with single dwelling unit on the second floor (carriage house).

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 25 feet despite code's 50 foot minimum.

3332.15 – Lot area. For density purposes, 3332.18(c) states if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density. The lot herein is 25.5' wide and 129.67' deep. For density purposes, the lot dimensions are 25.5' x 76.5', giving a lot size of 1,950.75 SF. Variance is requested to allow the existing lot area of 1,950.75 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.

3332.25 – Maximum Side Yard – side yards for each residence (existing house and proposed carriage house) would be required to have the sum of each side yard equal or exceed 20% lot width. The lot is 25' wide, which would require 5' of total side yard. The house and the new addition have 6.1' of total side yard, so no variance is required for that structure. However, the proposed carriage house would have 4.0' total side yard. Applicant seeks a variance to permit the carriage house to have a total side yard of 4.0.

3332.26 – Minimum side yard. Code requires three (3') feet on lot width of 40' or less, and the existing historic house as well as the proposed carriage house have only 1' 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. 3332.18(D) states that in calculating coverage area, the lot shall be deemed to extend to the center of any alley adjoining the rear lot line of the lot. Under this calculation, the existing house has 917 SF of rear yard (27.7%), so no variance is required for the main house. The carriage house would be required to have its own rear yard, so a variance to 0 SF is required for the carriage house.

Statement of Hardship

The owner seeks to update the property by rebuilding a portion of the main house and to construct a residential unit above a 2-car garage. 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.

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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 in Italian Village. 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.

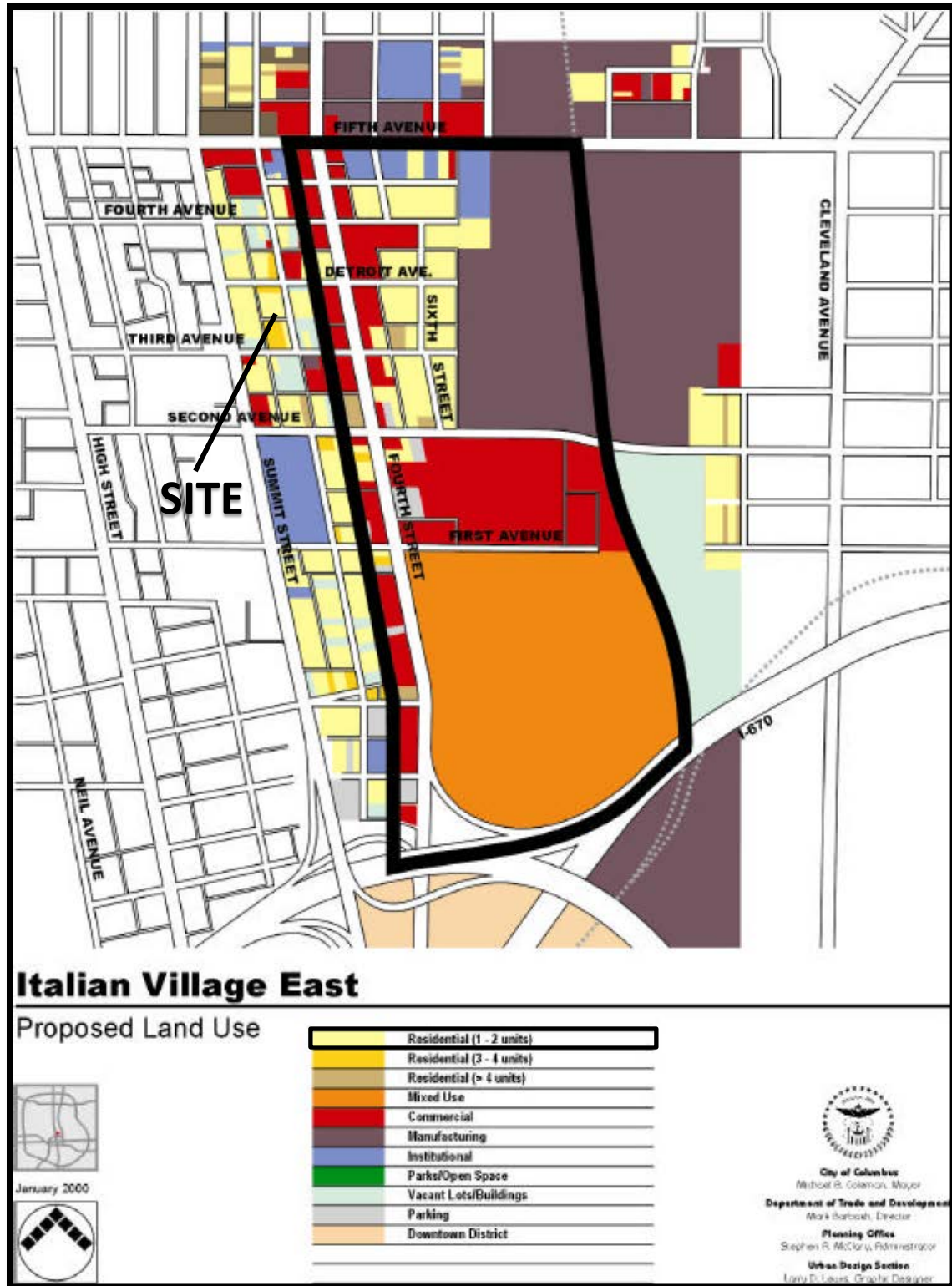
The variances other than permitting the carriage house relate to recognizing existing non-conformities with the original lot size and location of the historic home, as well as yard dimensions and location fronting on a public street. Rear Yard minimum for the main house would be met after the construction of the proposed garage and carriage house. 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; 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.

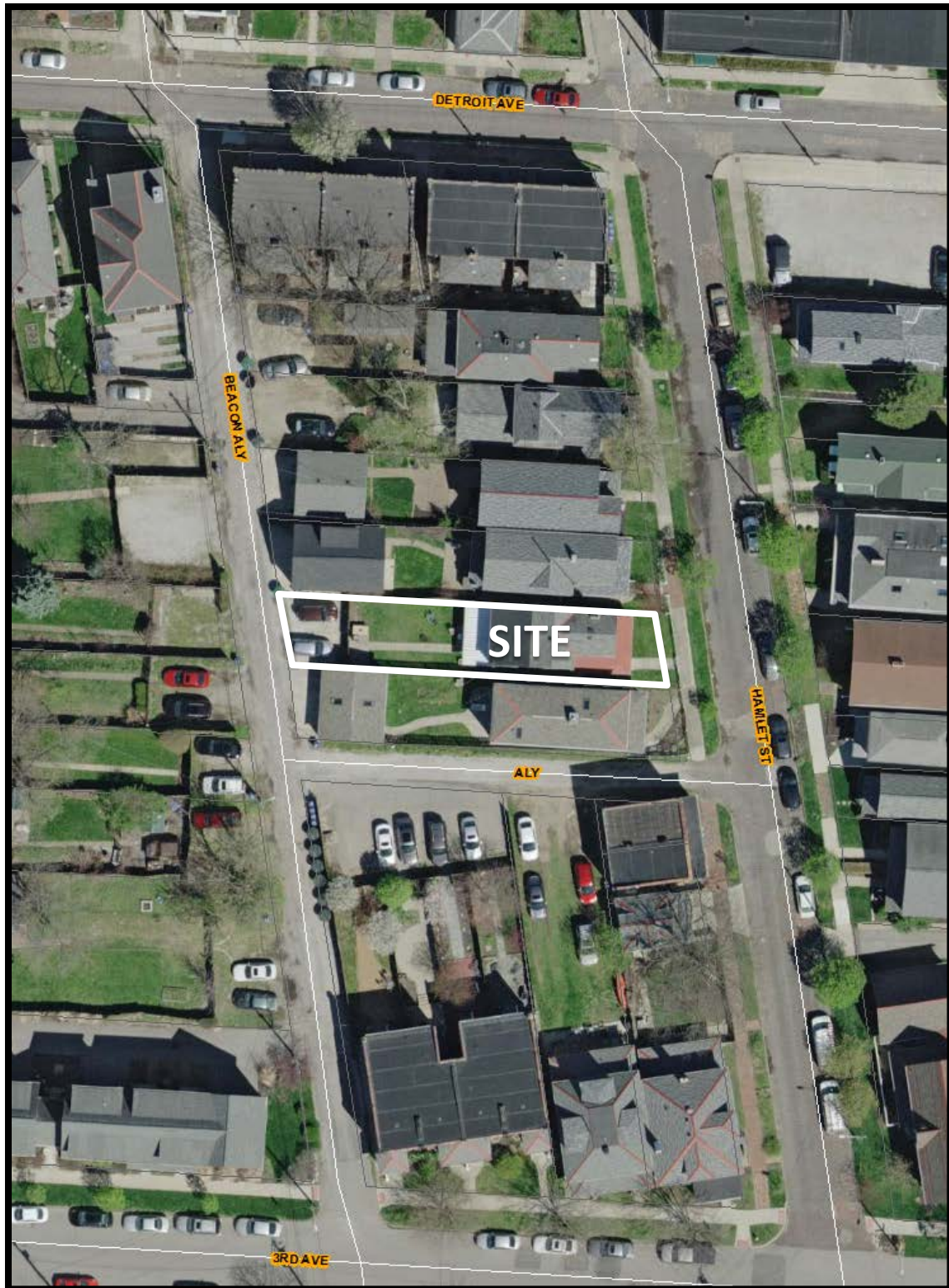
CV19-030



CV19-030
1047 Hamlet Street
Approximately 0.1 acres



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Approximately 0.1 acres



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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: 1047 Hamlet St.

APPLICANT'S NAME: Eric D. Martineau (Applicant)/ Steve McCoy & Ji-Young Ann (Owners)

APPLICATION NO.: 19-4-9

COMMISSION HEARING DATE: 4-9-19

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:

Approve application #19-4-9, 1047 Hamlet St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- Summary: tear off and rebuild prior 60+ years old addition and construct new 2 car garage with single dwelling unit on the second floor (carriage house).
- 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.
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- 3332.15 – Lot area. For density purposes, 3332.18(c) states if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density. The lot herein is 25.5' wide and 129.67' deep. For density purposes, the lot dimensions are 25.5' x 76.5', giving a lot size of 1,950.75 SF. Variance is requested to allow the existing lot area of 1,950.75 SF despite code's requirement of 5,000 SF for 2 dwelling units.
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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.

Council Variance Application

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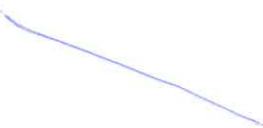

PROJECT DISCLOSURE STATEMENT

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 #: CV19-030STATE 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)

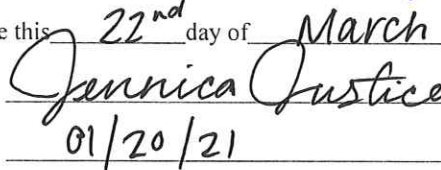
1. Stephen P. McCoy 614/530-3584 1043 Hamlet St. Columbus, OH 43201	2. 
3. 	4. 

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22nd day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC


01/20/21

My Commission Expires:



JENNICA JUSTICE
Notary Public, State of Ohio
My Commission Expires 01/20/21

*This Project Disclosure Statement expires six months after date of notarization.***PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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