

The architectural drawings show three elevations of a three-story building:

- Front Elevation (Top):** Features a central entrance with a small porch and a large window above it. The facade is composed of brickwork. Annotations include:
 - Top left: "Facing brick on top" (pointing to the roofline).
 - Top right: "Facing brick on top" (pointing to the roofline).
 - Center: "Facing brick on top" (pointing to the roofline).
 - Bottom left: "Facing brick on top" (pointing to the roofline).
 - Bottom right: "Facing brick on top" (pointing to the roofline).
 - Bottom center: "Facing brick on top" (pointing to the roofline).
 - Bottom left: "Facing brick on top" (pointing to the roofline).
 - Bottom right: "Facing brick on top" (pointing to the roofline).
- Side Elevation (Middle):** Shows the side profile of the building. Annotations include:
 - Top left: "Facing brick on top" (pointing to the roofline).
 - Top right: "Facing brick on top" (pointing to the roofline).
 - Center: "Facing brick on top" (pointing to the roofline).
 - Bottom left: "Facing brick on top" (pointing to the roofline).
 - Bottom right: "Facing brick on top" (pointing to the roofline).
- Rear Elevation (Bottom):** Shows the back of the building. Annotations include:
 - Top left: "Facing brick on top" (pointing to the roofline).
 - Top right: "Facing brick on top" (pointing to the roofline).
 - Center: "Facing brick on top" (pointing to the roofline).
 - Bottom left: "Facing brick on top" (pointing to the roofline).
 - Bottom right: "Facing brick on top" (pointing to the roofline).

CV 19-054 Final Received 5/15/2019

5/15/19
839 DENISON AVENUE
614 & 616 HUNTER AVE
COLUMBUS OHIO

DENNISON AVENUE 60'

DENNISON AVENUE 60'



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

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):

Signature of Applicant

Date 5/15/19

CV19-054

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

Statement of Hardship

609 Dennison Avenue

This is a very unique area and Hunter Avenue was certainly developed originally with both single and two family homes. Many of these homes still survive today. This property is designed to be an affordable rent property, it overlooks the freeway and there is great deal of loitering in the area, so a premium rent in for these units are not feasible. The exterior (which was not maintained by the previous owner) will be updated as part of this renovation. We are proposing a minimal addition to allow us to add a bathroom on the second floor and a powder on the first while maintaining the current two bedroom layout, which is necessary for the project to be feasible. The existing bathroom for both units was in the basement. This did not meet code as the ceilings are too low, so any renovation would require us to relocate the restrooms.

All the current properties in this neighborhood are zoned R4 and only a few meet the current zoning code. In conjunction with the variances required for the addition, we are also legitimizing the existing four family and the lot itself, which is the reason for the additional variances.

The lot area, lot width, lot coverage, side yard setbacks, rear yard and use request variances are similar to what is already existing on other properties in this area. While Hunter Ave is not technically a street according to current definition, it was developed historically as a street, so we are requesting the fronting variance to legitimize the existing condition. The building setback on Hunter doesn't meet code, so that variance is requested to legitimize the existing setback. The density we are proposing is similar to other homes in the neighborhood.

We are not proposing any parking variances, so this proposal will have minimal impact to the neighborhood in terms of parking.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required, but also with the knowledge that similar projects exist in the neighborhood.

CV19-054

609 DENNISON/614 AND 616 HUNTER CV19-054

PARCEL NO. 010-034260

EXISTING FOUR FAMILY ON EAST PORTION OF LOT AND TWO FAMILY ON WEST PORTION.

ZONED R-4 Z78-033, RESIDENTIAL 8/16/1978 H=35

VICTORIAN VILLAGE

IN SHORT NORTH SPECIAL PARKING AREA.

NO EXISTING PARKING SPACES, NO NEW SPACES REQUIRED OR PROVIDED.

LOT AREA 5986.2 SF

FRONT HOUSE/PORCHES 2375.3 SF FOOTPRINT. BACK HOUSE/PORCHES 927.4 SF FOOTPRINT

TOTAL BUILDING COVER IS 3302.7 SF OR 55.17 %

REARYARD BETWEEN HOUSES IS 1065.73 SF OR 17.8%

PROPOSED VARIANCES

3332.039 R-4 RESIDENTIAL DISTRICT: TO ALLOW FOR A FOUR FAMILY AND A TWO FAMILY IN AN R-4 DISTRICT (BOTH ARE EXISTING HOMES)

3332.05(A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS: 50' LOT IS REQUIRED, 40' WIDE LOT IS EXISTING IN AN R-4 DISTRICT

3332.15 R-4 AREA DISTRICT REQUIREMENTS: TO ALLOW FOR A TWO FAMILY AND FOUR FAMILY TO PROVIDE 800 SF/DWELLING UNIT IN LIEU OF THE REQUIRED 2500 SF/DWELLING UNIT FOR THE FOUR UNIT DWELLING AND 3000 SF/DEWELLING UNIT FOR THE TWO UNIT DWELLING.

3332.18(D) BASIS OF COMPUTING AREA (D) FOR TWO HOUSES TO OCCUPY 3302.7 SF OR 55.17% IN LIEU OF THE REQUIRED 50% MAXIMUM

3332.19 FRONTING: TO ALLOW 614/616 HUNTER TO NOT FRONT A PUBLIC STREET AND TO FRONT HUNTER AVENUE.

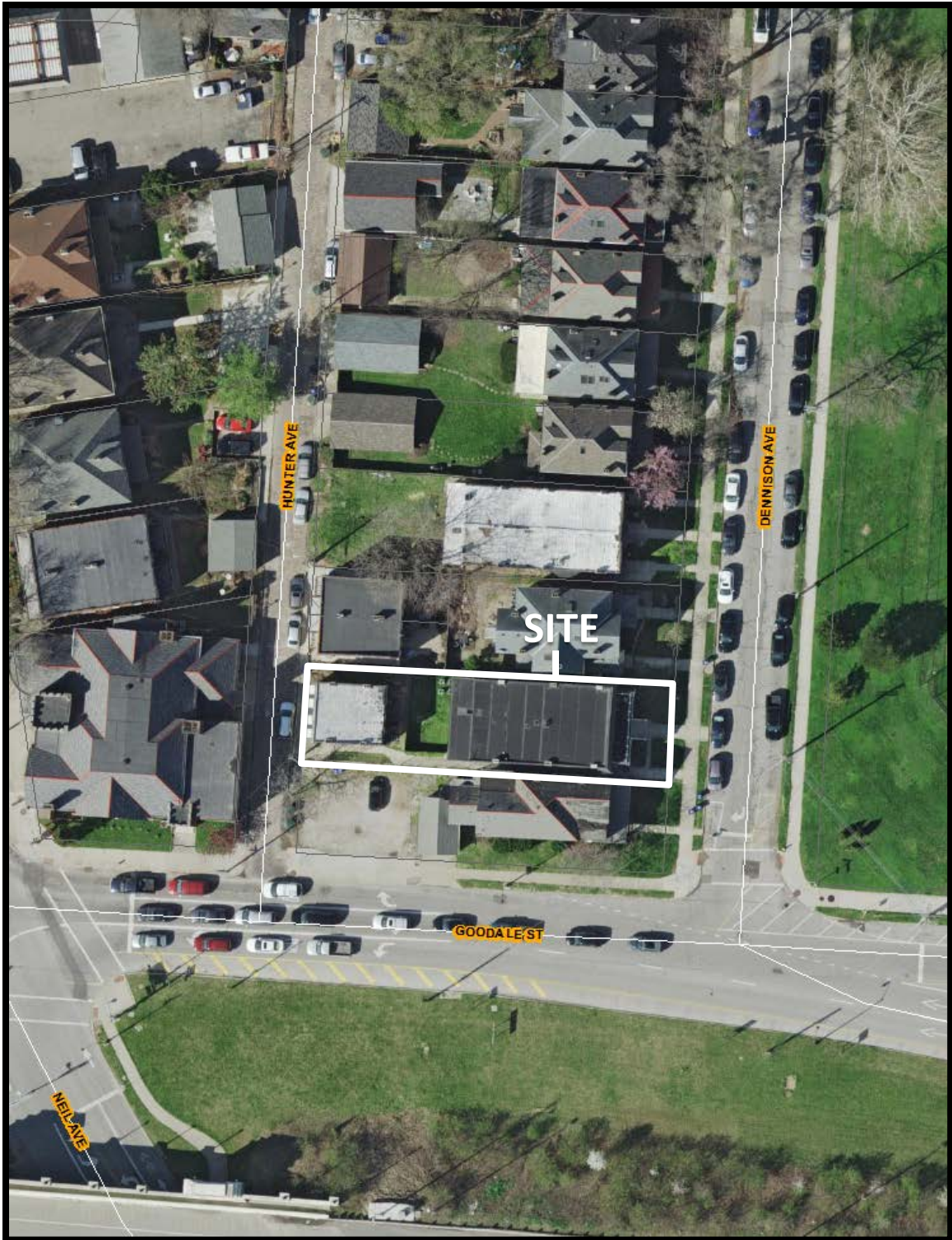
3332.25(B) MAXIMUM SIDE YARD REQUIRED: TO ALLOW FOR A MAXIMUM SIDE YARD SUM OF 5'-11" IN LIEU OF THE REQUIRED 8'-0" FOR THE EXISTING DENNISON FOUR FAMILY

3332.26(C)(3) MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR A MINIMUM SIDE YARD OF 2'-9" AND 3'-2" IN LIEU OF THE REQUIRED 5'-0" FOR THE EXISTING DENNISON FOUR FAMILY.

3332.27 REAR YARD TO ALLOW FOR A 0 SF REARYARD FOR THE HUNTER AVENUE PROPERTY AND 17.8% REAR YARD OR 1065.73 SF FOR THE DENNISON FOUR FAMILY.



CV19-054
609 Dennison Avenue
Approximately 0.14 acres



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609 Dennison Avenue
Approximately 0.14 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 609 Dennison Avenue & 614-616 Hunter Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant) 609 Dennison Holdings LLC (Owner)

APPLICATION NO.: VV-19-7-014b

COMMISSION HEARING DATE: 7-10-19

The Victorian 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 Variance Request #VV-19-7-014b, 609 Dennison Avenue & 614-616 Hunter Avenue, as submitted.

Variance Request

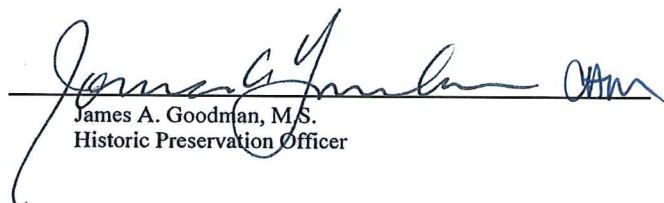
- C. C. 3332.039 – To allow a four family dwelling and a two family dwelling on a single lot (reflects existing conditions).
- C. C. 3332.05(4) – To allow 40' wide lot (50' width required) (reflects existing conditions).
- C. C. 3332.15 – To allow an 800 sq. ft. dwelling unit (2500 sq. ft. required in four unit and 3000 sq. ft. required in two unit dwelling).
- C. C. 3332.18 – To allow lot coverage of 55.17% on the lot (50% maximum allowed).
- C. C. 3332.19 – To allow a two unit dwelling (614-616 Hunter) to front an alley rather than a public street.
- C. C. 3332.25 – To allow maximum side yards of 5'-11" (8' required).
- C. C. 3332.26 (C)(3) – To allow minimum side yard of 2'-9" (5' required).
- C. C. 3332.27 – To allow a 0 sq. ft. rear yard for the Hunter Avenue dwelling and a 17.8% rear yard for the Dennison Avenue dwelling (25% required).

MOTION: Conyers/Kotheimer (3-0-0) RECOMMENDED.

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



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance Application
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DEPARTMENT OF BUILDING
AND SAFETY

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 #: CV19-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Sliemers Jr 609 Dennison Holdings LLC
of (COMPLETE ADDRESS) 609 Dennison Avenue Columbus Ohio
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. <u>Michael Sliemers Jr</u> <u>525 Trillium Dr</u> <u>Galloway, OH 43119</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 12 day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Anthony Samad
Notary Public, State of Ohio
My Commission Expires
02/11/2021

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