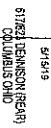




This is a detailed map of the city of St. Louis, Missouri, showing the Mississippi River, the city grid, and various landmarks. The map is oriented with North at the top. The Mississippi River is on the left, and the city grid extends to the right. The map is labeled with street names and district numbers. A scale bar is located at the bottom right.



CV19-052 Final Received 5/15/2019

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, 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

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)

Signature of Applicant

James Bullock

Date

5/15/19

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

Rev 2/19.slp

CV19-052

Statement of Hardship

617-623 Dennison

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, so while this might be considered a unique request, we do feel there is precedent for this type of new two family in this neighborhood. We also want to market this as an affordable rent property, given the location on the alley. Therefore the two family is necessary for this to be feasible. All the current properties are zoned R4 and only a few meet the current zoning code. In conjunction with the variances required for the new build, 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 it seems appropriate to allow a home to front this street. We used the average setback of the buildings on either side of this property in determining the building line, so that the new build placement would be appropriate on the streetscape. 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.

CV19-052

617-623 Dennison

PARCEL NO. 010-053800

EXISTING FOUR FAMILY ON EAST PORTION OF LOT

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

VICTORIAN VILLAGE

CONSTRUCT A NEW TWO FAMILY ON REAR OF THE PROPERTY.

IN SHORT NORTH SPECIAL PARKING AREA.

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

LOT AREA 5986.2 SF

FRONT HOUSE/PORCHES 2375.3 SF FOOTPRINT. BACK HOUSE/PORCHES 751.3 SF FOOTPRINT

TOTAL BUILDING COVER IS 3126.6 SF OR 52.2 %

REARYARD BETWEEN HOUSES IS 1076.8 SF OR 17.98%

PROPOSED VARIANCES

3332.039 R-4 RESIDENTIAL DISTRICT: TO ALLOW FOR A FOUR FAMILY AND A TWO FAMILY IN AN R-4 DISTRICT (ONE EXISTING, ONE NEW)

3332.05(4) AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 40' WIDE LOT IN AN R-4 DISTRICT IN LIEU OF THE REQUIRED 50'.

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 FOR THE FOUR FAMILY DWELLING UNIT AND 3000 SF /DWELLING UNIT FOR THE NEW TWO FAMILY.

3332.18 BASIS OF COMPUTING AREA (D) FOR TWO HOUSES TO OCCUPY 3126.6 SF OR 52.2% IN LIEU OF THE REQUIRED 50% MAXIMUM

3332.19 FRONTING: TO ALLOW NEW TWO FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT HUNTER AVENUE.

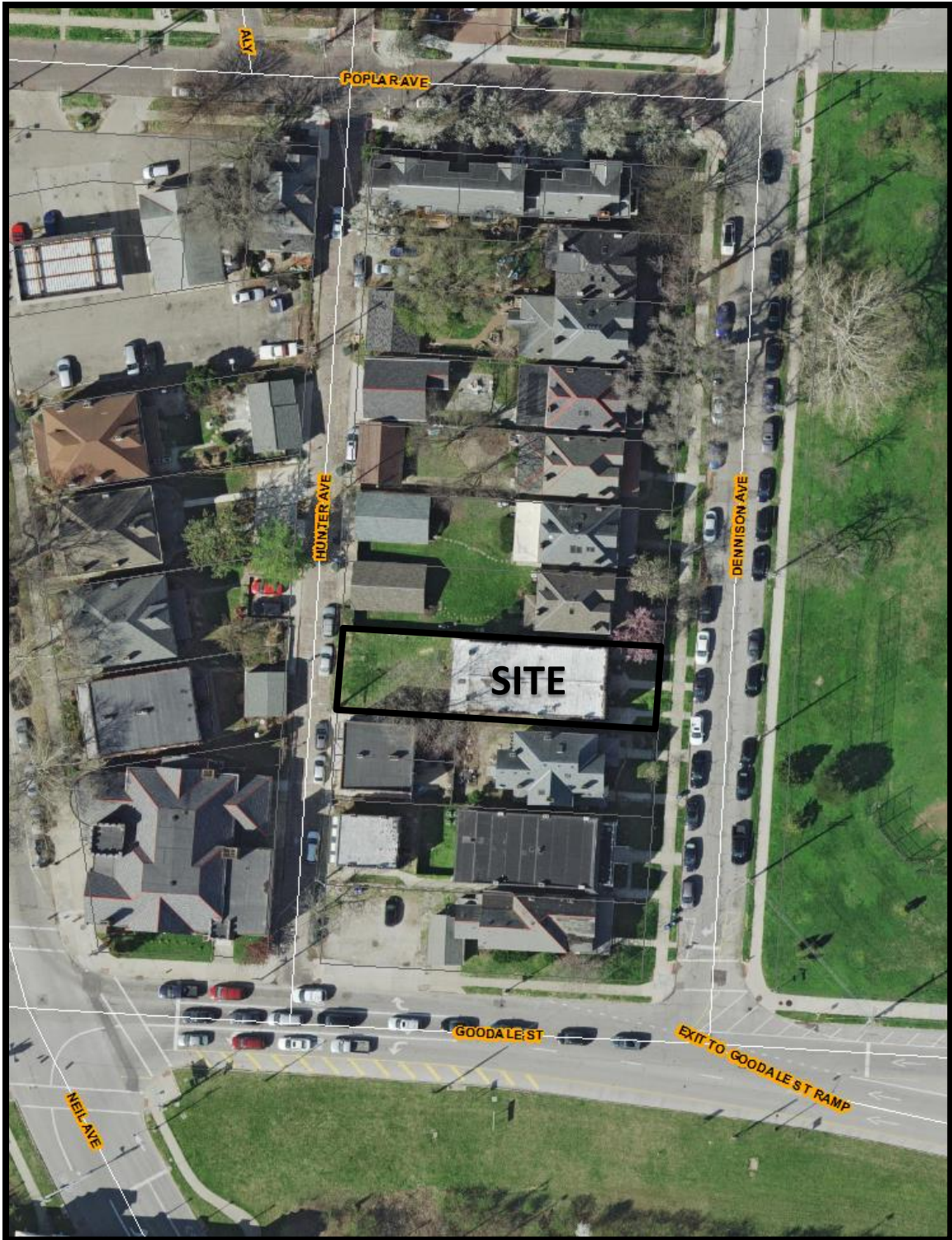
3332.25 MAXIMUM SIDE YARD REQUIRED. : TO ALLOW FOR A MAXIMUM SIDE YARD SUM OF 6'-5 7/8" FOR THE DENNISON HOME AND 7'-4" FOR THE HUNTER AVENUE HOME IN LIEU OF THE REQUIRED 8'-0"

3332.26 (C)(3) TO ALLOW FOR A MINIMUM SIDE YARD OF 3'-4 3/4" ON THE NORTH AND 3'-1 1/8" ON THE SOUTH FOR THE DENNISON HOME AND 3'-8" ON THE NORTH AND SOUTH FOR THE HUNTER AVENUE HOME IN LIEU OF THE REQUIRED 5'-0"

3332.27 REARYARD TO ALLOW FOR A 0 SF REARYARD FOR THE HUNTER AVENUE PROPERTY AND 17.98% REAR YARD OR 1076.8 SF FOR THE DENNISON FOUR FAMILY.



CV19-052
617-623 Dennison Avenue
Approximately 0.14 acres



CV19-052
617-623 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: 617-623 Dennison Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant) 617-623 Dennison Holdings LLC (Owner)

APPLICATION NO.: VV-19-7-015b

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-19-7-015b, 617-623 Dennison Avenue as submitted.

Variance Request

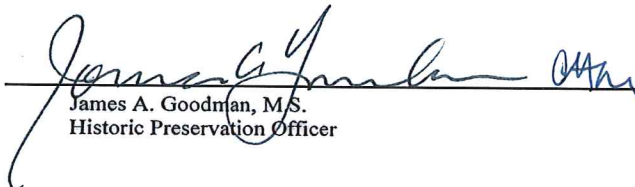
- C.C. 3332.039 – To allow a four family dwelling and a two family dwelling on a single lot.
- C. C. 3332.05(4) – To allow 40' wide lot (50' width required) (reflects existing conditions).
- C. C. 3332.15 – To allow an 997.7 sq. ft. dwelling unit (2500 sq. ft. required in four unit and 3000 sq. ft. required in two unit dwelling).
- C. C. 3332.18 – To allow lot coverage of 52.2% on the lot (50% maximum allowed).
- C. C. 3332.19 – To allow the new two unit dwelling to front an alley rather than a public street.
- C. C. 3332.25 – To allow maximum side yards of 6'-5 7/8" for the Dennison Avenue facing dwelling and 7'-4" for the Hunter Avenue facing dwelling (8' max. side yards required).
- C. C. 3332.26 (C)(3) – To allow minimum side yard of 3'-4 3/4" on the north side and 3'-1 1/8" on the south side for the Dennison Avenue dwelling and 3'-8" on the north and south sides for the Hunter Avenue dwelling (5' required).
- C. C. 3332.27 – To allow a 0 sq. ft. rear yard for the Hunter Avenue dwelling and a 17.98% 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



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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 #:

CV19-052

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Sliemers Jr - 617-623 Dennis Holdings LLC
of (COMPLETE ADDRESS) 617-623 Dennis Ave 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. Michael Sliemers Jr 525 Trillium Drive Galloway, OH 43119	2.
3.	4.

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

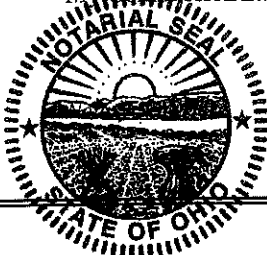
SIGNATURE OF AFFIANT

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:

2-11-2021



Anthony Samad

Notary Public, State of Ohio

My Commission Expires

02/11/2021

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

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