

VARIANCES REQUESTED:
 3333.02, 3333.09, 3333.11,
 3333.15, 3333.16, 3333.22,
 3333.23, 3333.24

3333.23

A DWELLING HOUSE EXISTING ON OCTOBER 13, 1954 AND HAVING SIDE YARDS THAT DO NOT COMPLY WITH THE PROVISIONS OF THIS SECTION, MAY BE EXTENDED ALONG SUCH EXISTING SIDE YARD LINES.

REQUEST TO LEGITIMIZE THE 2-UNIT DWELLING

LOT AREA: 5206.0 SQUARE FEET
 50% OF ALLEY AREA TO BE INCLUDED IN LOT COVERAGE: 285.0 SQUARE FEET
 TOTAL LOT AREA: 5491.0 SQUARE FEET
 TOTAL EXISTING STRUCTURES AND IMPERVIOUS SURFACES: 2642.0 SQUARE FEET
 EXISTING LOT COVERAGE: 48.1%
 DETACHED GARAGE AND DRIVEWAY TO BE REMOVED: 450.0 SQUARE FEET
 CARRIAGE HOUSE AND DRIVEWAY ADDITION: 1074.0 SQUARE FEET
 TOTAL NEW STRUCTURES AND IMPERVIOUS SURFACES: 3266.0 SQUARE FEET
 PROPOSED LOT COVERAGE: 59.5%
 ALLOWABLE LOT COVERAGE: 50.0%
 PROPOSED REAR YARD AREA: 21.5%
 ALLOWABLE REAR YARD AREA: 25.0%
 PROPOSED SIDE YARD SETBACK: 2.5'
 ALLOWABLE SIDE YARD SETBACK: 5.0'



SITE PLAN

SCALE: 1" = 20'-0"

8.22.19

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

Application #: CV19-042

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

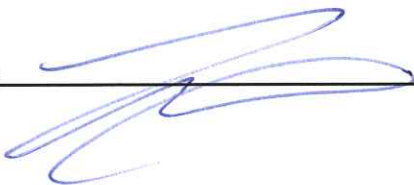
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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



Date

4/22/19

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

76 W. STARR AVE. COLUMBUS, OHIO 43201. OWNER: TRP STARR LLC / TODD HINZE

Council Variance Application - Statement of Hardship

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of applicant's, 76 West Star Ave. TRP Starr, LLC., request for variances related to the proposed construction of a carriage house that includes a three-car garage and one residential unit on the second floor.

The applicant is seeking to update the property to provide for a three-car garage with a residential unit above the garage. These types of "carriage houses" are common in the area and match a recent developmental pattern permitted on other properties in the Victorian Village area. The proposed design will match the character and historical nature of the existing house and surrounding area.

Granting the variance requests to permit the construction of a carriage house will allow this property to be used in a manner that is consistent with and maintaining the residential nature of the area. It will also be consistent with a clear development pattern in the neighborhood that features multiple lots with carriage house structures.

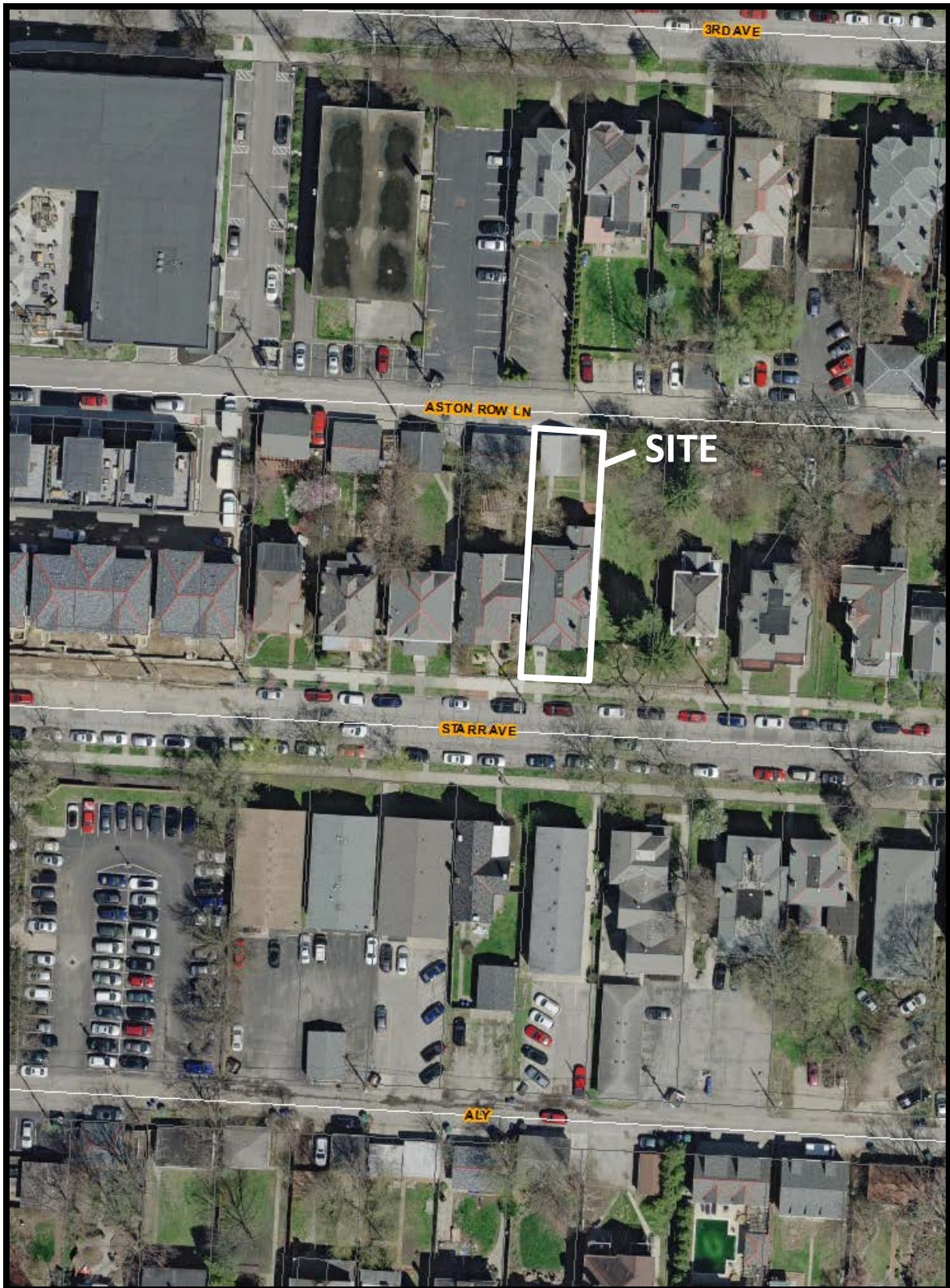
VARIANCES REQUESTED

1. 3333.02 ARLD Permitted Uses. **The applicant proposes to legitimize a 2-unit dwelling and to add a carriage house to the lot which is not permitted in the ARLD.**
2. 3333.09 Lot Width, 50' is required, whereas the existing lot is 38'. **A variance is requested to reduce the minimum lot width of from 50' to 38'.**
3. 3333.11 Lot Area Requirements: 2,500 square foot required per unit whereas 1583.0 square feet per unit is proposed. **This request for a smaller ratio than the required 2500 sq. ft. per dwelling units fits the existing development pattern found in the area. ARLD Area district requires a variance to the requirements is requested to permit the construction of an additional dwelling unit in the carriage house that will place the lot beneath the required square footage per dwelling unit. The new dwelling within the carriage house will be 910.0 square feet.**
4. 3333.15 Building lot coverage maximum is 50%. **A variance is requested to increase the maximum lot coverage for structures and impervious surfaces from 50% to 59.5%.**
5. 3333.16 Fronting: no frontage on a public street for a carriage house. **A variance is requested from the frontage requirements for the proposed residential unit located in the carriage house. The carriage house will front along the alley, providing a street frontage for the structure and proposed residential unit.**

6. 3333.22 Total Side yards: The 2 required side yards must add up to at least 20%, which is 7.6'. **A variance is requested for the total side yard requirement to reduce the side yards at the carriage house from a total of 7.6' to 7.3'. The existing 2-story dwelling has a total of 5' for the 2 side yards.**
7. 3333.23 Minimum Side Yard: Minimum of 5' is required.
 - If the existing house is over 2.5 stories, then it would require a wider side yard min per 3333.23(D)
A variance is requested for the existing 2-story dwelling to reduce the minimum side yard from 5' to 3' on the west side and from 5' to 2' on the east side. A variance is also requested for the proposed carriage house to reduce the minimum side yard from 5' to 2.3' on the west side.
8. 3333.24 Rear Yard:
 - The rear yard needs to account for 25% of the lot. **A variance is requested to reduce the rear yard lot area required. Due to the addition of the new carriage house it reduces the rear yard area for the existing 2-story dwelling from 25% to 21.5%.**
 - There is no rear yard required for a carriage house dwelling. **A variance is requested to reduce the rear yard lot area required at the carriage house from 25% to 0%.**



CV19-042
76 W Starr Ave
Approximately 0.12 acres



CV19-042
76 W Starr Ave
Approximately 0.12 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: 76 West Starr Avenue**APPLICANT'S NAME:** Todd Hinze (Applicant/Owner)**APPLICATION NO.:** 19-5-25a**COMMISSION HEARING DATE:** 6-12-19

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
☒ Others

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #19-5-25a, 76 West Starr Avenue, as submitted.

Variance Request

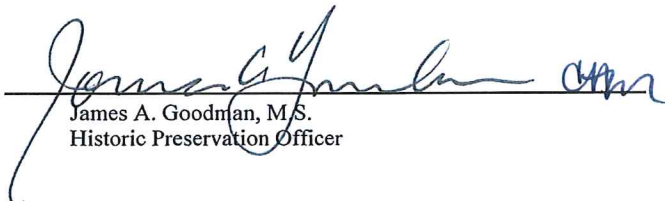
- C.C. 3333.02 – To allow a carriage house with a dwelling unit on a lot with existing three unit dwelling.
- C.C. 3333.09 – To reduce the minimum lot width to 38' (50' required).
- C.C. 3333.11 – To allow building a new dwelling unit on a lot with 1301.5 sq. ft. per unit (2,500 sq. ft. per unit required).
- C.C. 3333.15(c) – To allow lot coverage of 59.5% (50% maximum allowed).
- C.C. 3333.16 – To allow a dwelling unit that does not face a public street.
- C.C. 3333.22 – To allow total side yards of 7.3' for the new carriage house (7.6' or 20% of lot width required).
- C.C. 3333.23(a) – To allow a side yard of 2.3' on one side of the new carriage house (5' minimum side yard required).
- C.C. 3333.24 – To allow a rear yard of 21.5% (25% rear yard required).
- C.C. 3333.35(F) – To allow a garage of 911.1 sq. ft. (720 sq. ft. or 1/3 of the net floor area of the dwelling units allowed).

MOTION: Decker/Conyers (4-0-0) 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



DEPARTMENT OF BUILDING
AND ZONING SERVICES**Council Variance Application**

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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 #: CU 19-042STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TODD HINZE & REBECCA HINZE
 of (COMPLETE ADDRESS) 4892 GALWAY DR. DUBLIN, OH. 43017
 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>TRP STARR, LLC</u> <u>TODD HINZE</u> <u>4892 GALWAY DR.</u> <u>DUBLIN OH. 43017</u>	2. <u>TRP Starr, LLC</u> <u>Rebecca Hinze</u> <u>4892 Galway Dr.</u> <u>Dublin, OH 43017</u>
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 April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
JARRED M. ALLOWAY
 Notary Public, State of Ohio
 My Commission Expires
 June 17, 2020

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