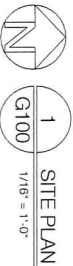
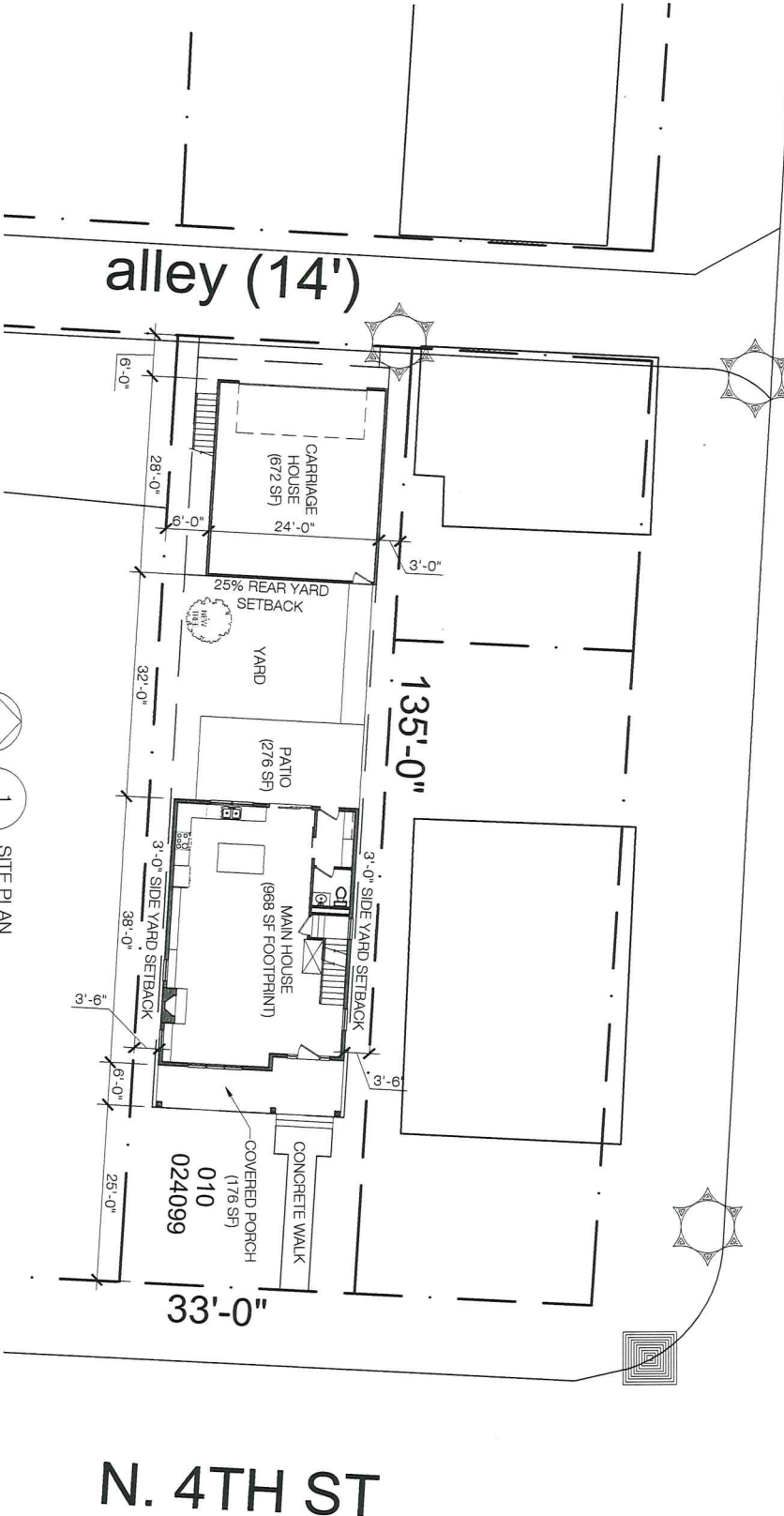


VARIANCE INFORMATION	SQUARE FOOTAGE	SHEET LAYOUT
<p>ZONING DISTRICT: R4 (H-36)</p> <p>VARIANCES REQUESTED:</p> <p>1) Section 3332.039, R-4 Residential District, to permit two detached single family dwellings on one parcel, consisting of one new single-family dwelling and one new carriage house with a single dwelling unit on the second floor and ground level parking on the first floor.</p> <p>2) Section 3312.46, Minimum Numbers of Parking Spaces Required, to reduce required parking from four (4) spaces for two (2) detached dwelling units to two (2) spaces.</p> <p>3) Section 3332.06(A)(4), Area District lot Width Standards, to reduce the required lot width from 50 feet to the existing 33 feet.</p> <p>4) Section 3332.15, R-4 Area District Requirements, to permit two dwellings on the reduced allowable (3x lot width) 3,247 square foot lot.</p> <p>5) Section 3332.19, Fronting, to permit the rear carriage house dwelling units to not front on a public street.</p> <p>6) Section 3332.27, Rear Yard, to reduce rear yard for the carriage house from 25% of lot area to 0% lot area, subject to providing rear yard as depicted on the Site Plan.</p> <p>7) Section 3325.801, Maximum Lot Coverage, to increase the permitted lot coverage from 25% of lot area to 47%.</p> <p>8) Section 3325.805, Maximum Floor Area Ratio (FAR), to increase the permitted FAR from 0.40 to 0.59 (proposed).</p> <p>9) Section 3332.28, Side yard obstruction, to permit the staircase for the carriage house to encroach 7.2 inches into the required maximum side yard.</p>	<p>LOT AREA: ALLOWABLE LOT COVERAGE (25%): PROPOSED LOT COVERAGE (47%): REQUIRED REAR YARD (25%): PROPOSED REAR YARD (49%): FIRST FLOOR FINISHED: DETACHED GARAGE: PORCH & PATIO: SECOND FLOOR FINISHED: BASEMENT AREA:</p> <p>4,455 SF 1,113 SF 2,102 SF 2,113 SF 2,178 SF 978 SF 672 SF 452 SF 978 SF 978 SF</p>	<p>G100 SITE PLAN A101 DETACHED GARAGE FLOOR PLANS A102 EXTERIOR ELEVATIONS</p> <p>PROJECT INFORMATION</p> <p>PROPOSED IS NEW-BUILD SINGLE FAMILY HOME A DETACHED GARAGE (672 SF) WITH FINISHED LIVING SPACE (648 SF) ABOVE.</p> <p>ADDRESS: 1463 NORTH 4TH ST. COLUMBUS, OH 43201</p> <p>PARCEL #: 010-02-4099</p>



Final Site Plan Received 8/28/19 CV19-073

G100

AUG 28, 2019
SITE PLAN

SCALE: 1/16" = 1'-0"
PROJECT NO. 17033

Drawings and specifications are instruments of service prepared by the architect for the use of the client. These documents are not to be used in whole or in part for any other project without the written authorization of FS Design/Architecture Inc. C. 2016

Builder

SEAL/SIGNATURE
[Signature]

VARIANCE
SUBMISSION

1463 NORTH 4TH ST.
COLUMBUS, OHIO
43201

THE SHORT
RESIDENCE

PROJECT NAME:

FS DESIGN/ARCHITECTURE INC.
1463 NORTH 4TH ST.
COLUMBUS, OHIO 43201
W: WWW.FSDSIGN.COM
F: 614.524.4988
FSDSIGN@FSDESIGN.COM

FS

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

Joe McHenry

Date

6/20/2019

CV19-073

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

1463 North 4th ST. Columbus, OH 43201

The parcel is located at the south west corner of N. 4th and E. 9th Ave . This property is zoned R-4, Residential. The parcel is currently an undeveloped piece of land and is located within the University Area Commission. Applicant proposes to build a single family dwelling on the east side of the property with a separate carriage house to the rear (west) of the single family dwelling, this is plotted on the Site plan provided. While the R-4 district permits a two dwelling unit building, two detached dwelling units on the same parcel is not an R-4 use. The proposed carriage house is consistent with a wide range of uses and density in the area. The University Area Commission and the Weinland Park Housing Association have both been consulted and have preliminarily approved the plans set forth.

Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel.

Applicant requests variances from the following sections of the Columbus Zoning Code:

VARIANCES REQUESTED:

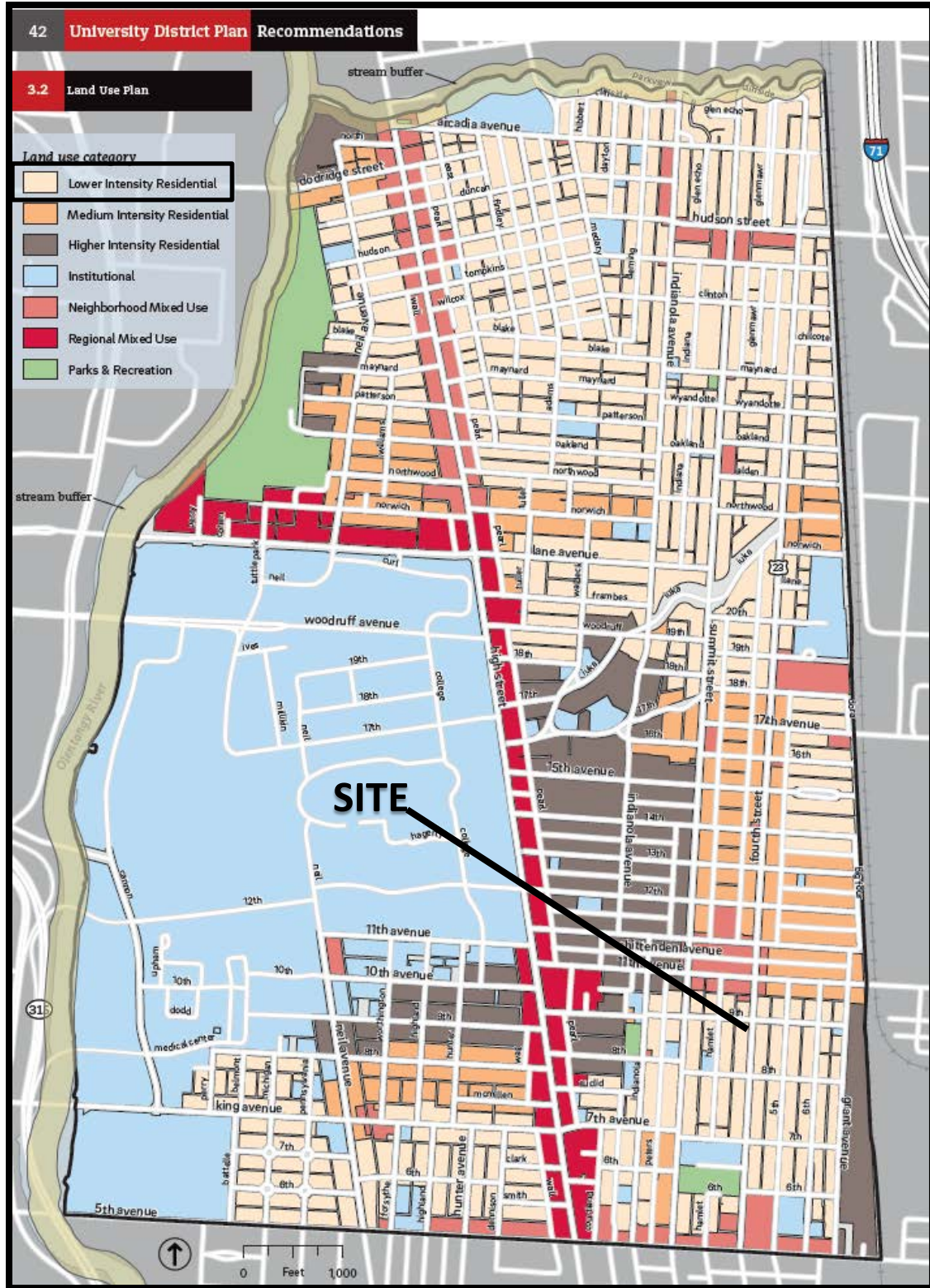
- 1). Section 3332.039, R-4 Residential District, to permit two detached single family dwellings on one parcel, consisting of one new single-family dwelling and one new carriage house with a single dwelling unit on the second floor and ground level parking on the first
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from four (4) spaces for two (2) detached dwelling units to two (2) spaces.
- 3). Section 3332.05(A)(4), Area District lot Width Standards, to reduce the required lot width from 50 feet to the existing 33 feet.
- 4). Section 3332.15, R-4 Area District Requirements, to permit two (2) detached single family dwellings on the reduced allowable (3x lot width) 3,267 square foot lot.
- 5). Section 3332.19, Fronting, to permit the rear carriage house dwelling units to not front on a public street.
- 6). Section 3332.27, Rear Yard, to reduce rear yard for the carriage house from 25% of lot area to 0% lot area, subject to providing rear yard as depicted on the Site Plan.
- 7). Section 3325.801, Maximum Lot Coverage, to increase the permitted lot coverage from 25% of lot area to 47%.

8). Section 3325.805, Maximum Floor Area Ratio (FAR), to increase the permitted FAR from 0.40 to 0.59 (proposed).

9). Section 3332.28, Side yard obstruction, to permit the staircase for the carriage house to encroach 7.2 inches into the required maximum side yard.



CV19-073
1463 N. Fourth St.
Approximately 0.1 acres



CV19-073
1463 N. 4th St.
Approximately 0.1± acres



CV19-073
1463 N. Fourth St.
Approximately 0.1 acres



City of Columbus
Mayor Andrew J. Ginther

ORD #2278-2019; CV19-073; Page 8 of 9
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

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President

Susan Keeny
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2nd Vice President

Aaron Marshall
Corr. Secretary

Brian Williams
Recording Secretary

Seth Golding
Treasurer

TO: Shannon Pine
111 N. Front Street
Columbus, OH 43215
Ph: 614-645-2208
spine@columbus.gov

July 17, 2019

RE: 1463 N. 4th St.
CV19-073

Shannon:

Matt Beaton
Craig Bouska
Amy Elbaor
Andrew Frankhouser
Jeremy Gabis
Pasquale Grado
Andrew Hinger
Michael Kehlmeier
Stephen Post
Lauren Squires
Stephen Waldron
Tom Wildman

This letter is to inform you that on July 17, 2019, the University Area Commission voted to approve the council variance for the carriage house and new residential dwelling proposed for the property located at 1463 N. 4th St. 8 variances are requested:

- 1). Section 3332.039, R-4 Residential District, to permit two detached single family dwellings on one parcel, consisting of one new single-family dwelling and one new carriage house with a single dwelling unit on the second floor and ground level parking on the first
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from f
- 3). Section 3332.05(A)(4), Area District lot Width Standards, to reduce the required lot width from 50 feet to the existing 33 feet.
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- 8). Section 3325.805, Maximum Floor Area Ratio (FAR), to increase the permitted FAR from 0.40 to 0.59 (proposed).

The Commission and the Weinland Park Housing Committee felt that the project was in keeping with current development patterns in the neighborhood. The proposed house and carriage house will be built on vacant property owned by Campus Partners and will be the primary residence for this applicant family. There was some criticism of the project for adding more density to a crowded neighborhood. The adjacent property owner of townhouses opposed the "doubling up" of a property that would add to existing parking pressures in the neighborhood. (*Note: The townhouses have no on-site parking*).

The applicants will rent out the carriage house unit to help them finance their new construction. The footprint of the carriage house would be the same as new garage, with or without a dwelling unit above; the lot coverage is the same. The Commission felt that the proposed project would complement the residential character of Weinland Park.

The Commission was supportive of the project and the requested variances.

The vote to approve the above council variance was: For – 13; Against – 2; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

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 #: W19-073

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Zac McKenzie
of (COMPLETE ADDRESS) 6087 Red Bank rd Galena, OH 43021
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

1. <u>Alb & Dan Everett</u> <u>1711 Oak St Columbus OH 43205</u> <u>614-571-6614</u>	2.
3.	4.

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

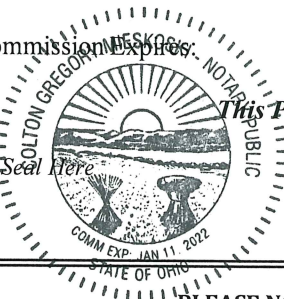
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



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

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