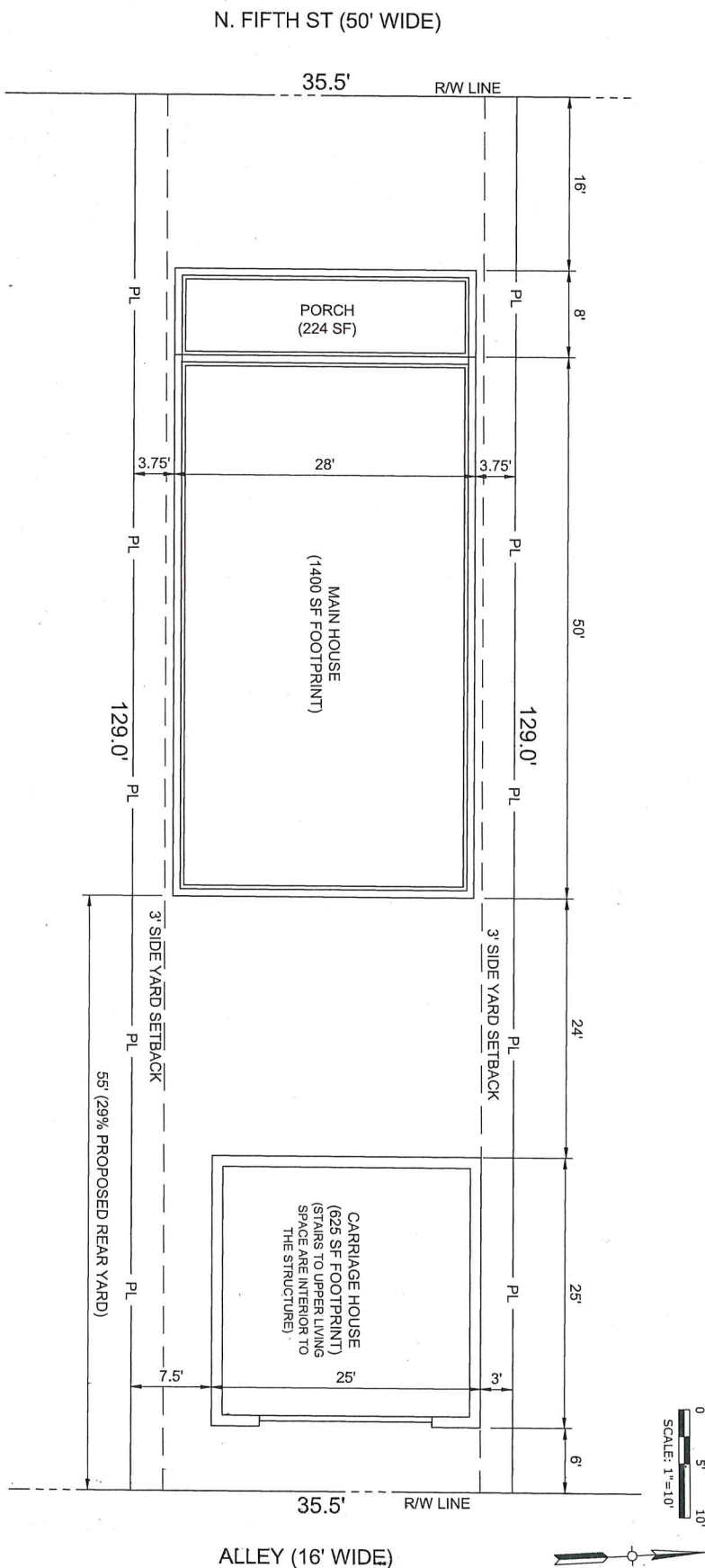


PLOT SCALE: 1"=10' DATE: 8/16/19 - 2:05 PM EDITED BY: BRIGHAM DRAWING FILE: C:\305\19017490.DRAWING\2019\CV19-077\19-07-28 SITE PLAN.DWG

NOTE: THIS SITE PLAN WAS PREPARED BASED ON RECORD INFORMATION ONLY. DOES NOT REPRESENT AN ACTUAL FIELD SURVEY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Final Site Plan Received 9/3/19 CV19-077



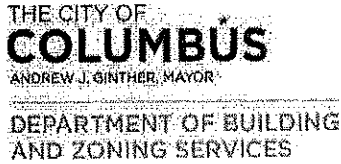
VARIANCE INFORMATION	SQUARE FOOTAGE	PROJECT INFORMATION
ZONING DISTRICT: R4 (H-35) VARIANCES REQUESTED: 1. §3312.49 - Minimum numbers of parking spaces required - To reduce the required number of parking spaces from four to two. 2. §3325.801 - Maximum Lot Coverage - To increase the permitted lot coverage from 25% to 44%. 3. §3325.805 - Maximum Floor Area Ratio (FAR) - To increase the permitted FAR from .40 to .80. 4. §3332.039(A)(3) - R-4 Residential District - To permit two single-unit dwellings on one lot. 5. §3332.051(A)(4) - Area district lot width requirements - To permit erecting a building on a lot with a width measured at the front line of no less than 35.5 feet. 6. §3332.15 - R-4 area district requirements - To permit two dwelling units to be situated on a lot of no less than 3,781 square feet in area. 7. §3332.19 - Fronting - To permit a dwelling unit to not front on a public street. 8. §3332.27 - Rear yard - To provide no rear yard for the carriage house dwelling.	LOT AREA: ALLOWABLE LOT COVERAGE (25%): PROPOSED LOT COVERAGE (44%): REQUIRED REAR YARD (25%): PROPOSED REAR YARD (29%): FIRST FLOOR FINISHED: DETACHED GARAGE: PORCH: SECOND FLOOR FINISHED: BASEMENT AREA:	4579 SF 1145 SF 2026 SF 1145 SF 1327 SF 1298 SF 625 SF 224 SF 1298 SF 1298 SF PROPOSED IS NEW-BUILD SINGLE FAMILY HOME (3024 SF) ON VACANT LOT (EXISTING GARAGE TO BE DEMOLISHED). ALSO PROPOSED IS A DETACHED GARAGE (625 SF) WITH FINISHED LIVING SPACE (625 SF) ABOVE. ADDRESS: 1374 N. FIFTH STREET COLUMBUS, OHIO 43201 FRANKLIN COUNTY PARCEL ID: 010-007293

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE
1	8/8/19	1	Revised porch size, recalc'd areas	BPS	8/8/19

RE-ZONING SITE PLAN
FOR
1374 N. FIFTH STREET
COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
 TEL 614 901 2733 | FAX 614 901 2736
 www.structurepoint.com

PREPARED FOR
DAVIDE CUGINI



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

CV19-077

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

7/22/19

STATEMENT OF HARDSHIP

The subject parcel is located at 1374 N. Fifth St. The applicant will be the owner-occupant of the new construction. This application is being submitted to request variances permitting construction of a mother-in-law suite above the garage. The parcel is currently vacant, with the exception of an existing garage. Applicant has appeared before council in the past, requesting a variance for use of the garage. Said variance was passed. Applicant plans to present to the University Area Commission Zoning Committee on August 5, 2019, to the WPCCA Housing Committee on August 6, 2019, and to the University Area Commission on August 21, 2019.

8.7.19 Update: Applicant has received 5-0 approval from Weinland Park Housing Committee, and 3-1 conditional approval from University Area Commission Zoning Committee. The condition from the UAC was that Weinland Park Housing Committee grant approval, which they indeed did the day after the UAC vote.

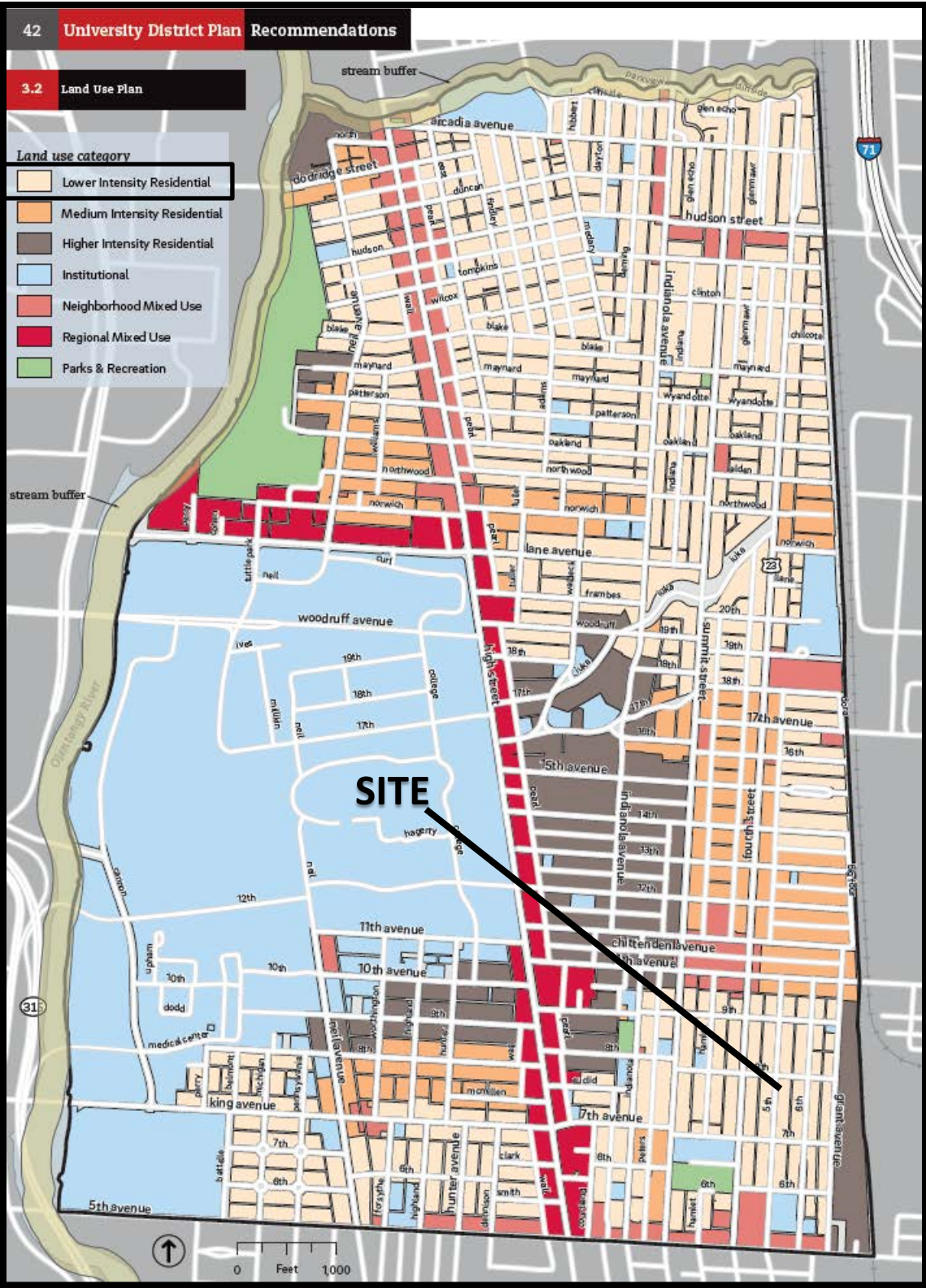
8.16.19 Update: Updated language to incorporate staff review comments.

To effectuate applicants plans, applicant respectfully requests the following variances...

1. §3312.49 – Minimum numbers of parking spaces required – To reduce the required number of parking spaces from four to two.
2. §3325.801 – Maximum Lot Coverage – To increase the permitted lot coverage from 25% to 46%.
3. §3325.805 – Maximum Floor Area Ratio (FAR) – To increase the permitted FAR from .40 to .80.
4. §3332.039(A)(3) – R-4 Residential District – To permit two single-unit dwellings on one lot.
5. §3332.05(A)(4) – Area district lot width requirements – To permit erecting a building on a lot with a width measured at the front line of no less than 35.5 feet.
6. §3332.15 – R-4 area district requirements – To permit two dwelling units to be situated on a lot of no less than 3,781 square feet in area.
7. §3332.19 – Fronting – To permit a dwelling unit to not front on a public street.
8. §3332.27 – Rear yard – To provide no rear yard for the carriage house dwelling.



CV19-077
1374 N. 5th St.
Approximately 0.10 acres



CV19-077
1374 N. 5th St.
Approximately 0.10 acres



CV19-077
1374 N. 5th St.
Approximately 0.10 acres



City of Columbus
Mayor Andrew J. Ginther

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

Doreen Uhas-Sauer
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Aaron Marshall
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Brian Williams
Recording Secretary

Seth Golding
Treasurer

TO: Tim Dietrich
111 N. Front Street
Columbus, OH 43215
Ph: 614-645-6665
tedietrich@columbus.gov

August 21, 2019

RE: 1374 N. 5th St.
CV19-077

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 August 21, 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 1374 N. 5th St. 8 variances are requested:

1. Sec. 3312.49, Minimum numbers of parking spaces required – To reduce the required number of parking spaces from 4 to 2
2. Sec. 3325.80, Maximum Lot Coverage – To increase the permitted lot coverage from 25% to 46%.
3. Sec. 3325.805 – Maximum Floor Area Ratio (FAR) – To increase the permitted FAR from .40 to .59.
4. Sec 3332.039(A)(3) – R-4 Residential District – To permit a dwelling containing a minimum of two_ dwelling units.
5. Sec. 3332.05(A)(4) – Area district lot width requirements – To permit erecting a building on a lot with a width measured at the front line of no less than 35.5 feet.
6. Sec. 3332.15 – R-4 area district requirements – To permit two dwelling units to be situated on a lot of no less than 3,781 square feet in area.
7. Sec 3332.19 – Fronting – To permit a dwelling unit to not front on a public street.
8. Sec. 3332.27 – Rear yard – To permit both dwellings to share a rear yard totaling no less than 25 percent of the total lot area.

The Commission had directed the applicant to meet with the Weinland Park Housing Committee, which he did. He received their support for a project that would provide an owner-occupied dwelling in a community that currently has only 10% home ownership. The Commission felt that the project was a step in the right direction to having a new house plus accessory dwelling unit when there could have been a potential 4 units built on this R4 site. This property is adjacent to 2 new affordable land grant properties, which adds to the goal of a mixed income neighborhood.

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 was fully supportive of the project and the requested variances.

The vote to approve the above council variance was: For – 11; Against – 0; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny

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



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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 #: CV19-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) David V. Cugini
815 Park St. Columbus, OH 43215

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>David V. Cugini</u> <u>815 Park St.</u> <u>Columbus, OH 43215</u> <u>614-563-8939</u>	2.
3.	4.

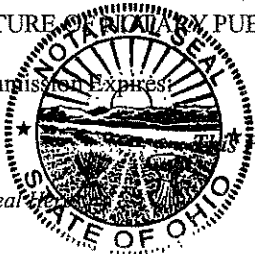
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



LORIA MACBETH

Notary Public, State of Ohio My Commission Expires six months after date of notarization.

My Commission Expires 02-28-2023

Notary Seal

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