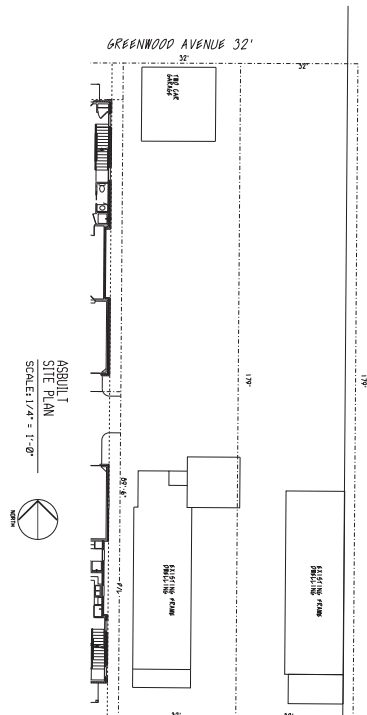
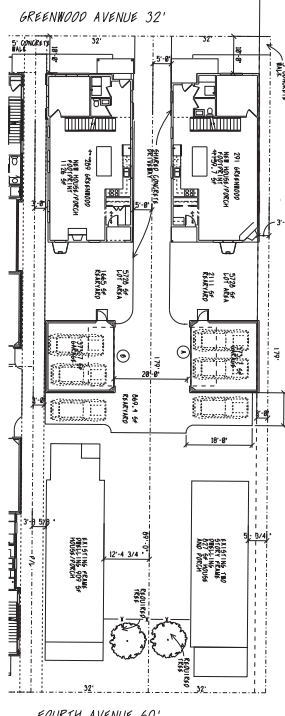


PROPOSED NEW HOMES ON  
GREENWOOD AVENUE

GREENWOOD STREETSCAPE  
SCALE: 1/8" = 1'-0"

[illegible]

ASBUILT  
SITE PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED  
SITE PLAN  
SCALE: 1/4" = 1'-0"



CV19-084 Final Received 9/24/2019

9/24/19  
288/294 E 4TH  
(FRONT AND REAR)  
COLUMBUS OHIO

Julius Bullock

**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

8/7/19

**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

## STATEMENT OF HARDSHIP

The auditor notes these were both lots of record in the early 1890's and buildings were built on site before the early 1920's. We are proposing to that the two existing homes facing 4<sup>th</sup> will remain and two new homes will be built facing Greenwood. This is the least intensive use, and these will be owner occupied buildings which will be an asset to the community.

These lots are located in a historic district and within a two block area there are 9 lots that are of a similar size/area to what we are proposing. We feel that the new proposed homes and scale will be keeping with other established lots in the neighborhood and the Italian Village area in general. We think new homes facing Greenwood would be asset to this street.

The fronting variance is required because by City of Columbus standards Greenwood is not considered a public street. The width and area variances are required because the established existing lots do not meet the typical suburban requirement for lot width and area. There are other homes immediately adjacent to this property that are similar to the area district requirements we are proposing.

Italian Village requested we provide a shared drive with garages to the rear in lieu of the garages accessed off of Greenwood Avenue directly. This requires us to request maneuvering variances since the drive/access area straddles both lots.

We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in Italian Village. 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 with the knowledge that similar variances were granted next door.

R-4 RESIDENTIAL

TWO NEW SINGLE-FAMILY HOMES ON THE REAR OF EACH PARCEL.

LOT A

5728 SF LOT AREA

GREENWOOD HOUSE 1159.7 SF

4<sup>TH</sup> STREET HOUSE 827 SF

GARAGE 373.7 SF

TOTAL LOT COVERAGE 2360.4 SF or 41.2%

REAR YARD 2111 SF

GARAGE OCCUPIES 17.7 % OF REQUIRED REAR YARD

LOT B

5728 SF LOT AREA

GREENWOOD HOUSE 1126 SF

4<sup>TH</sup> STREET HOUSE 909 SF

GARAGE 373.3 SF

TOTAL LOT COVERAGE 2408.3 SF or 42.1%

REAR YARD 1962.2 SF

GARAGE OCCUPIES 19 % OF REQUIRED REAR YARD

VARIANCES REQUIRED.

3332.039 R-4 RESIDENTIAL DISTRICT TO ALLOW FOR TWO DWELLING UNITS ON A SINGLE LOT FOR LOTS A AND B.

3332.05 AREA LOT WIDTH REQUIREMENTS. LOTS A, B TO REDUCE THE REQUIRED LOT WIDTH FROM 50 FEET TO 32 FEET

3312.13 DRIVEWAY: LOT A AND B TO PROVIDE A SHARED DRIVEWAY WITH EASEMENT ACCESS ON ADJACENT PARCELS. TO REDUCE THE MINIMUM WIDTH OF A DRIVEWAY FROM 10 FEET TO 5 FEET ON LOTS A AND B.

3312.25 MANUVERING: TO NOT PROVIDE COMPLETE ON SITE MANUVERING FOR VEHICLES. TO PROVIDE MANUVERING ON ADJACENT PARCELS TO ACCESS PARKING.

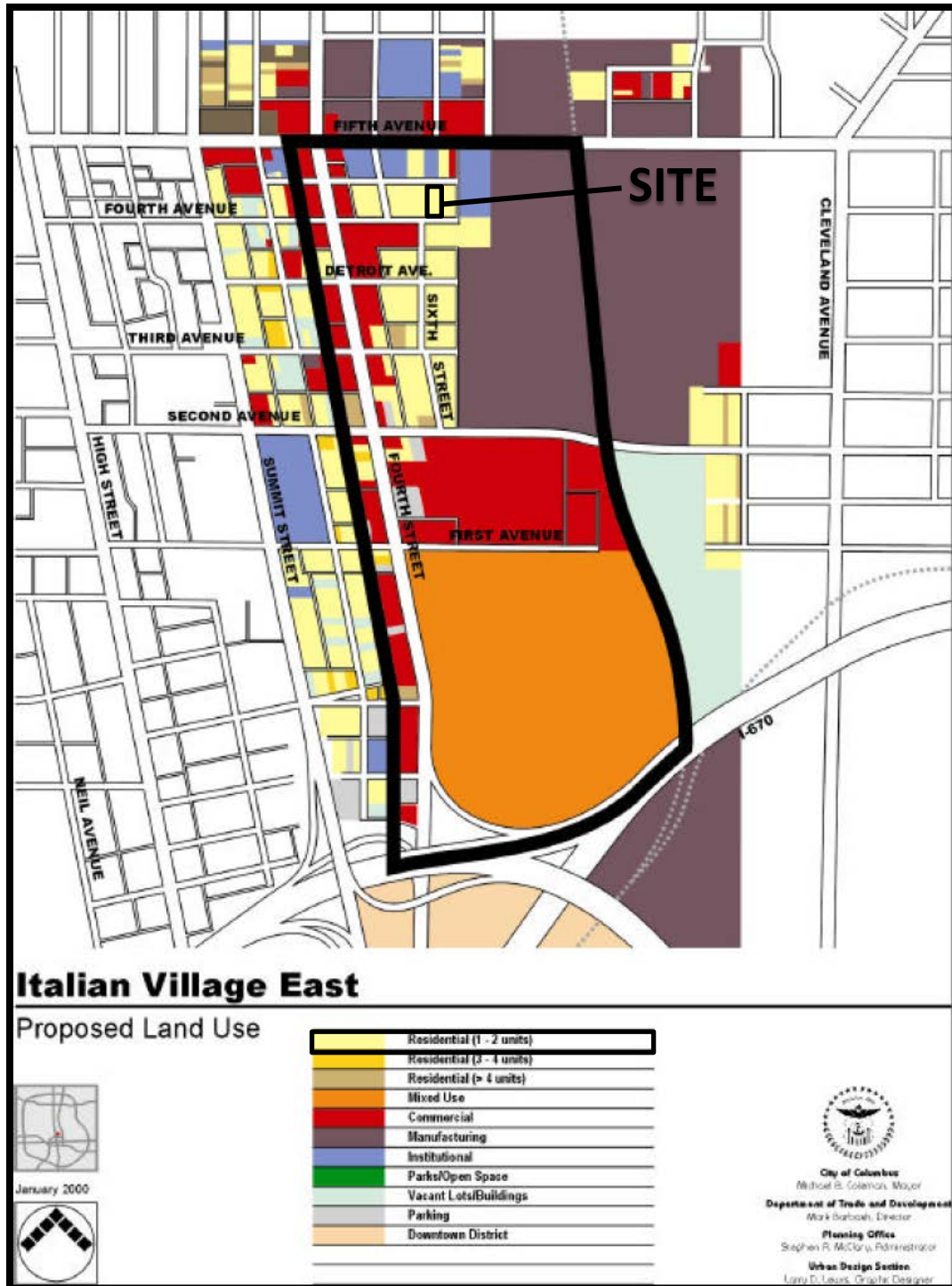
3332.15 R-4 AREA DISTRICT REQUIREMENTS: TO PROVIDE 1536 SF/DWELLING UNIT IN LIEU OF THE REQUIRED 5000 SF/DWELLING UNIT FOR THE TWO SINGLE FAMILY DWELLINGS. (ONE EXISTING, ONE PROPOSED).

3332.19 FRONTING.: TO ALLOW A DWELLING TO NOT FRONT UPON A PUBLIC STREET FOR THE TWO DWELLINGS FACING GREENWOOD AVENUE.

3332.27 REAR YARD: TO PROVIDE ON LOT A 2111 SF REAR YARD FOR FOURTH STREET HOUSE AND 0 SF FOR THE GREENWOOD AVENUE HOUSE AND TO PROVIDE ON LOT B 1962.2 SF FOR THE FOURTH STREET HOUSE AND 0 SF FOR THE GREENWOOD AVENUE HOUSE.



CV19-084  
288 & 294 E 4th Ave  
Approximately 0.26 acres



CV19-084  
288 & 294 E 4th Ave  
Approximately 0.26 acres





CV19-084  
288 & 294 E 4th Ave  
Approximately 0.26 acres

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### ITALIAN 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 and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 289 and 291 East Greenwood (288 and 294 East Fourth Rear)

**APPLICANT'S NAME:** Juliet Bullock Architects (Applicant)/ Brad Clarizio (Owners)

**APPLICATION NO.:** IV-19-09-010

**COMMISSION HEARING DATE:** 08-13-19

The Italian 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 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- |   |  |
|---|--|
| <input type="checkbox"/> Rezoning         | <input type="checkbox"/> Special Permit      |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use    | <input checked="" type="checkbox"/> Other    |
| <input type="checkbox"/> Lot Split        |  |

**TYPE(S) OF ACTION(S) REQUESTED:**

Recommend approval of variances for application #IV-19-09-010a, 289 and 291 East Greenwood (288 and 294 East Fourth Rear), as submitted:

Variance Recommendation Requests:

- 3332.039 R-4 Residential district to allow for two dwelling units on a single lot for Lots A and B.
- 3332.05 Area lot width requirements. Lots A, B to reduce the required lot width from 50 feet to 32 feet.
- 3332.13 Driveway: Lot A and B to provide a shared driveway with easement access on adjacent parcels. To reduce the minimum width of a driveway from 10 feet to 5 feet ON Lots A and B.
- 3312.25 Maneuvering: To not provide complete on site maneuvering for vehicles. To provide maneuvering on adjacent parcels to access parking.
- 3332.15 R-4 Area district requirements: To provide 1536 sf/dwelling unit in lieu of the required 5000 sf/dwelling unit for the two single family dwellings. (one existing, one proposed).
- 3332.19 Fronting.: To allow a dwelling to not front upon a public street for the two dwellings facing greenwood avenue.
- 3332.27 Rear yard: to provide on Lot A 2111 sf rear yard for fourth street house and 0 sf for the greenwood avenue house and to provide on Lot B 1962.2 sf for the fourth street house and 0 sf for the greenwood avenue house.

MOTION: Fergus/Cooke (5-0-0) 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.



## 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 #: CV19-084

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brad Clarizio  
of (COMPLETE ADDRESS) 1192 E Rich Street Columbus Ohio 43205  
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>Bradley Clarizio</u> - <u>1192 E. Rich St.</u> - <u>Columbus, OH 43205</u> - <u>Zero</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Bradley Clarizio

Subscribed to me in my presence and before me this 05 day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Jay B  
02/20/2024

My Commission Expires:



Notary Seal Here

*This Project Disclosure Statement expires six months after date of notarization.*  
TAYLOR BREWER  
Notary Public, State of Ohio  
My Comm. Expires 02/20/2024

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