

*Amy Lauerhass*

DECEMBER 17, 2019

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Date:  
17 Dec 19

Drawing Title:  
**Site Plan**

Scale:  
1" = 20'-0"

Project Number:  
19-048

Project Name:  
1610-1612 Bryden Road

Sheet Number:  
1 of 1



**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME

**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 #: CV19-092

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

Amy M. Lauritsen

Date

9-17-19

**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**

1610-1612 Bryden Road  
Columbus, Ohio 43205

The 0.14 Acre Site is located on the north side of Bryden Road between Kelton & Morrison Avenues. Current zoning is R-3 which allows for a single-family dwelling. The site was platted as a two-family dwelling, and is currently used as such. The area is predominantly two-family dwellings, with some single-family homes.

The owner's desire is to convert the building into a three dwelling building, using the existing unfinished volume on the third floor for the third dwelling unit.

Each unit would have one parking space. Currently, there are no parking spaces on the site. Therefore, by supplying three spaces for the three dwelling units, we feel we will actually reduce the need for street parking.

The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest nor the intent of the zoning code. Because we are not changing the footprint of the building, the supply of light and air to the adjacent properties remains unchanged.

**Variance List (5 Total)**

3332.035: R-3 Residential District

R-3 does not permit 3-unit dwellings

3312.49: Minimum Numbers Of Parking Spaces Required

To reduce the number of parking spaces required from 6 to 3

3332.05(A)(4): Area District Lot Width Requirements

Lot is required to be 50.0' wide whereas the existing lot is 39.0'

3332.13: R-3 Area District Requirements

*In an R-3 area district a principal building shall be situated on a lot of no less than 5,000 sf in area  
Using 3332.18(C) In an R-3 district, if the depth of a lot is more than three times the width  
of such lot, a depth of only three times such width shall be used in computing density.*

$3 \times \text{lot width} = 39.0' \times 3 = 117' \quad 117' \times 39' = 4563 \text{ sf Lot Area}$

3332.26 (F): Minimum Side Yard Permitted

*Where a building exceeds two and one-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building*

Building Height =  $29.2' / 6 = 4.87'$

The Minimum Side Yard of the Current Building is 1.5'



CV19-092  
1610-1612 Bryden Rd.  
Approximately 0.14 acres





CV19-092  
1610-1612 Bryden Rd.  
Approximately 0.14 acres



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

CV19-092

Address:

1610-1612 Bryden Rd.

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

THURSDAY, DECEMBER 12, 2019

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

NOTES:

Vote:

9-0-0

Signature of Authorized Representative:

SIGNATURE

CHAIRMAN NEAR EAST AREA COMMISSION

614-582-3053

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### HISTORIC RESOURCES 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 1610-1612 Bryden Road

Bryden Road Historic District

**APPLICANT'S NAME:** Amy Lauerhaus/ Lauerhaus Architecture (Applicant)

KMS South Holdings, LLC. (Owner)

**APPLICATION NO.:** HR-19-10-016

**COMMISSION HEARING DATE:** 10-17-2019

The German 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:**

Upon review of Application # HR-19-10-016, 1610-1612 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

1) 3332.035: R-3 Residential District

R-3 does not permit 3-unit dwellings

Request to allow three (3) dwelling units in the existing two (2) family dwelling.

2) 3312.49: Minimum Numbers of Parking Spaces Required

To reduce the number of parking spaces required from 6 to 3

3) 3332.05(A)(4): Area District Lot Width Requirements (Existing Condition)

Lot is required to be 50.0' wide whereas the existing lot is 39.0'

4) 3332.13: R-3 Area District Requirements (Existing Condition)

*In an R-3 area district a principal building shall be situated on a lot of no less than 5,000 sf in area*

*Using 3332.18(C) in an R-3 district, if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density.*

*3X lot width = 39.0' x 3 = 117'*

*117' x 39' = 4563 sf Lot Area*

5) 3332.26(B): Minimum Side Yard Permitted (Existing Condition)

*In R-3 districts = five feet; except that on a lot 40 feet wide or less, the least dimension shall be no less than three feet.*



The Minimum Side Yard of the Current Building is 1.4'

6) 3332.26(F): Minimum Side Yard Permitted (Existing Condition)

*Where a building exceeds two and one-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building*

Building Height = 29.2' / 6 = 4.86'

The Minimum Side Yard of the Current Building is 1.4'

Reasons for Recommendation


- The purview of the Historic Resources Commission is to review the effect of projects on exterior historic character.
- The requested variances will not require any historic alterations to the building or lot, i.e., no new exterior stairs, no window converted to a door, no new door openings, no large parking pad or stacked parking.

MOTION: McCabe/Morgan (5-0-0) RECOMMEND APPROVAL

**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

*Cet*



## 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 #: CV19-092

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amy Lauerhass  
of (COMPLETE ADDRESS) 753 FRANCIS AVENUE BEXLEY, OHIO 43209  
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. KMS South Holdings PO Box 21402 Columbus, Ohio 43221	2. Christopher Stanley 3771 Patricia Drive Columbus, Ohio 43220
3.	4.

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

SIGNATURE OF AFFIANT

Amy Lauerhass

Subscribed to me in my presence and before me this 18<sup>th</sup> day of SEPTEMBER, in the year 2019

SIGNATURE OF NOTARY PUBLIC

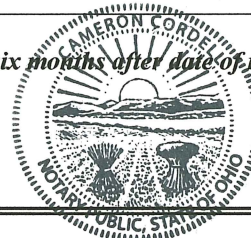
[Signature]

My Commission Expires:

11/08/2023

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

Notary Seal Here



CAMERON CORDELL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 11/8/2023

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