

SITE AREA = 4,062 sf  
 PARCEL 010-041001

89'-0"

Building Coverage  
 2,266 sf (56%)

- 1420 S 4th Street  
 List of Requested Variances
- Request variance from Section 3332.27 (rear yard) to reduce the required rear yard square footage from 1,015 sf (25%) to 537 sf (13%).
  - Request variance from Section 3332.18(D) (building coverage) to increase the allowable building coverage from 2,031 sf (50%) to 2,266 sf (56%).
  - Request variance from Section 3332.21 (front building line) to reduce the minimum frontage building line from 10'-0" to 8'-5" .
  - Request variance from Section 3332.22 (side building line on corner lot) to reduce the minimum side street setback from 9'-2" (20% lot width) to 5'-0" (11% lot width).

1 SITE PLAN  
 SCALE: 1/8" = 1'-0"

Signature: *[Handwritten Signature]*  
 Date: January 12, 2020

Final Site Plan Received 1.12.20 CV19-105



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

CV19-105

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 sheet for list of variances and statement of hardship.

Signature of Applicant [Handwritten Signature]

Date 10/17/2019

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

1420 S 4<sup>th</sup> Street  
Statement of Hardship

The property at 1420 S 4<sup>th</sup> Street is a vacant corner lot in an urban area. The majority of the lots in this area encompass the full depth of 129'-0" from 4<sup>th</sup> Street to the rear alley. However, this property is only afforded a portion of that overall depth (89'-0"). The limitation of the lot depth places a limitation on this property.

With the reduced lot depth, the existing lot size (4,062 sf) ended up being 67% smaller than similar lots in the area which are approximately 6,000 sf. With the property being a corner lot, the 30' vision clearance came into play minimizing the buildable area.

With the limitations listed above, the area remaining to construct a single-family dwelling is extremely compromised.

The request to reduce the front building line from 10' minimum to 8'-8" allows for an increase in functionality of the interior spaces. The adjacent building to the north has a setback of 0'-0". The building across Jenkins has a setback of 8'-0". The 8'-8" front line will not impact the urban streetscape since the two adjacent structures sit closer to the street than the proposed structure.

The request to reduce the side building line on a corner lot from 9'-2" to 5'-0" is again to increase the functionality of the interior spaces. The building across Jenkins to the south sits at 0'-0". The 5'-0" side building line will allow for additional landscaping between the right-of-way and the structure compared to the previous structure located at this property which was a zero-lot line condition.

The remaining two variances (reducing rear yard from 1,015sf (25%) to 537sf (13%) and increasing building coverage from 2,031sf (50%) to 2,266sf (56%)), stem from trying to create an adequate footprint to support the functioning spaces for a new single-family residence given the site constraints listed in the first paragraph.

1420 S 4<sup>th</sup> Street

List of Requested Variances

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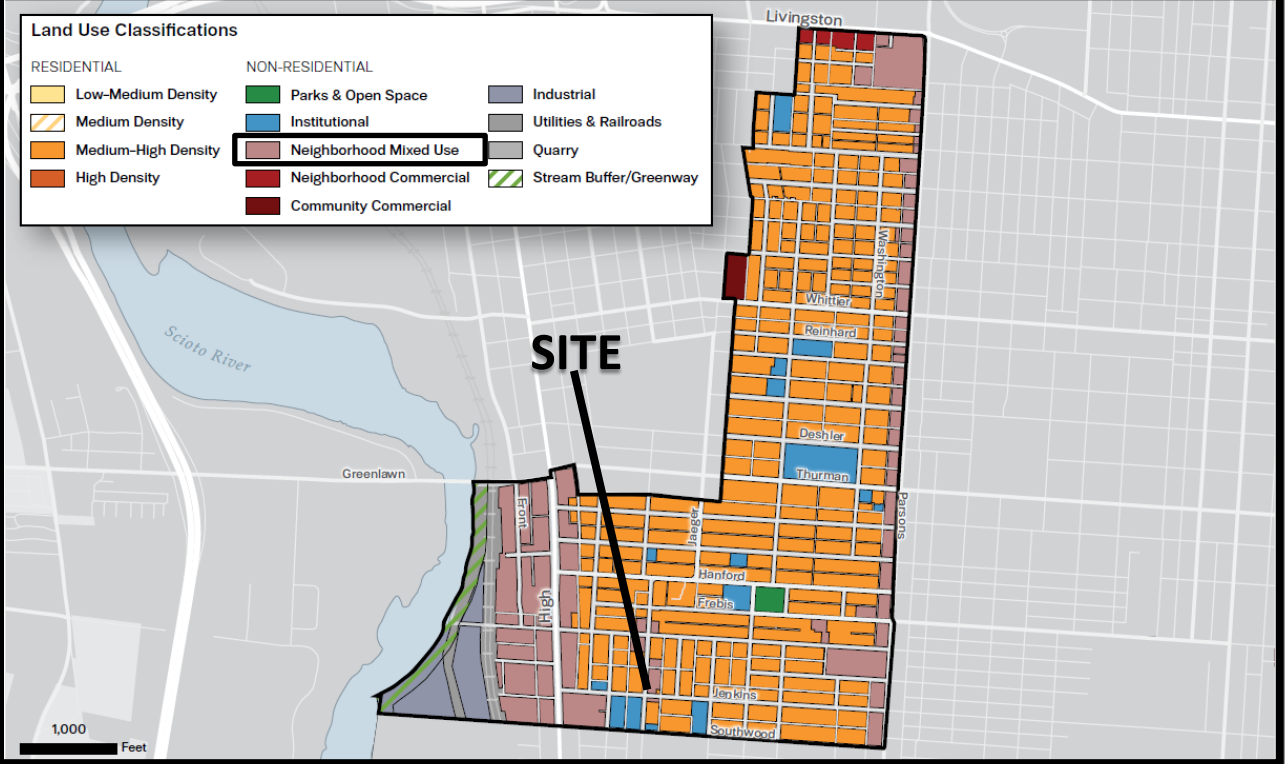
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CV19-105  
1420 S. 4th St.  
Approximately 0.10 acres

### FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



South Side Plan (2014)

CV19-105  
1420 S. 4<sup>th</sup> St.  
Approximately 0.10 acres



CV19-105  
1420 S. 4<sup>th</sup> St.  
Approximately 0.10 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: Z19-079 & CV19-105

Address: 1420 S 4th Street, Columbus, Ohio 43207

Group Name: Southside Area Commission

Meeting Date: December 17, 2019

Specify Case Type:

BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation:  Approval  
(Check only one and list basis for recommendation below)  Disapproval

**NOTES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote: \_\_\_\_\_

Signature of Authorized Representative: 13-0  


SIGNATURE  
SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE  
614-285-4961 x1100

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.





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DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: CV19-105

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brenda Parker
of (COMPLETE ADDRESS) 415 N Front Street, Columbus, Ohio 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)

Table with 2 columns and 2 rows containing names and addresses of parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of the affiant.

Subscribed and sworn to in my presence and before me this 17th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of the notary public.

My Commission Expires: June 18, 2024



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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer