


Signature:		Benjamin Perryman
Title:	Project Manager	
Date:	1/14/20	

CV19-115

### 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.

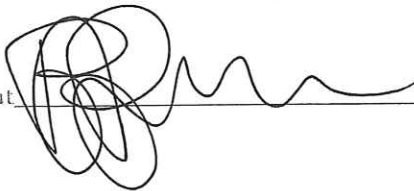
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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 10-29-19

### Statement of Hardship:

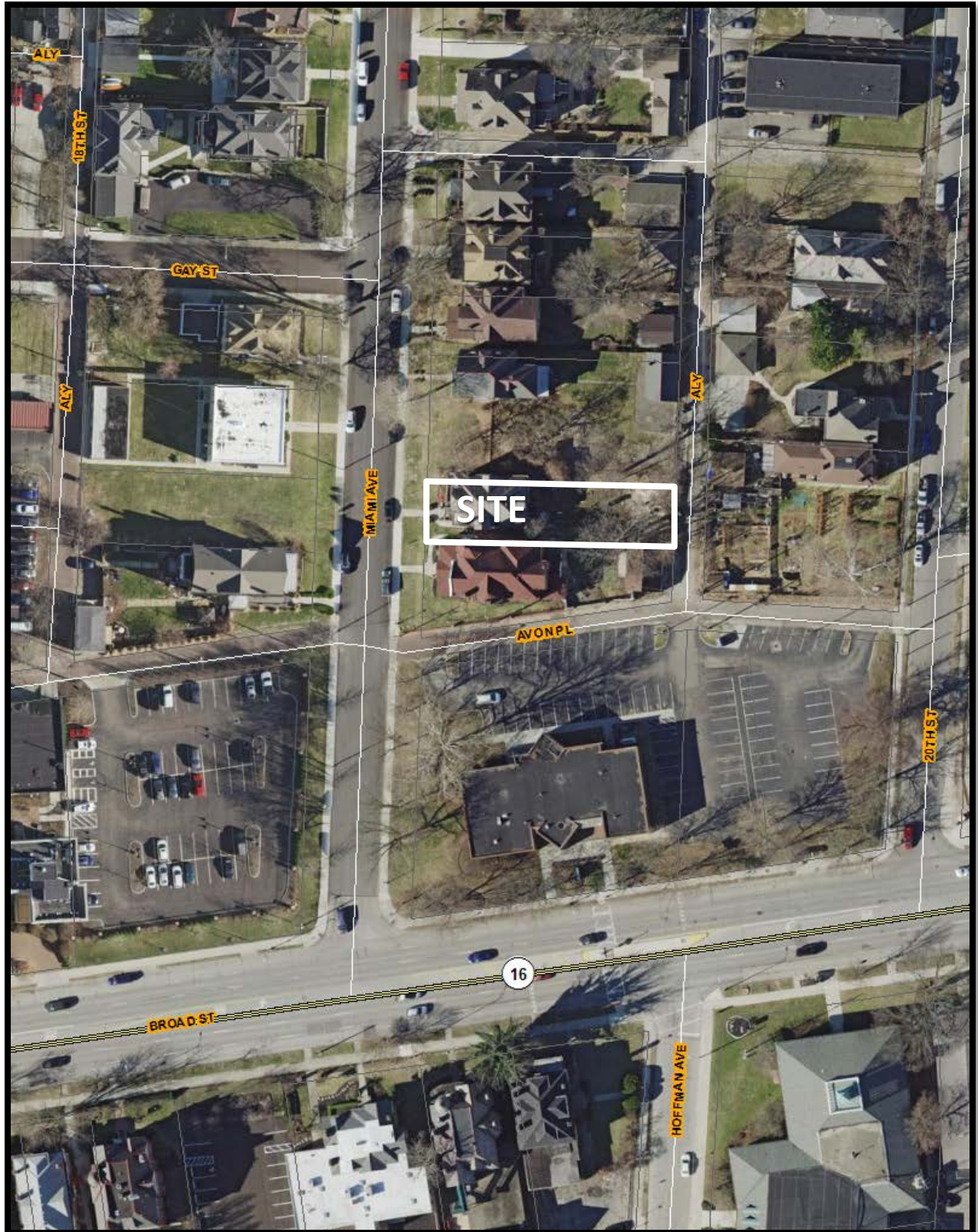
The applicant seeks to build a new carriage house with 4-car parking below that would be in keeping with the construction methods and historic nature of the area. The requested variances are compatible with recent development patterns permitted on other properties within the same or similar zoning districts. In this area it is common for parcels to contain carriage house type structures that were built prior to the implementation of the current zoning code, which would now be considered to not be in conformance. Granting the applicant's variance request will preserve the character of a contributing property in the Near East Area Commission.

Proposed Council Variance includes the following:

1. Section 3312.49 - Minimum number of parking spaces required. Applicant seeks to reduce available parking from 4 spaces to 3 spaces.
2. Section 3332.037 - R-2F residential district requirements. Applicant seeks to permit two single-unit dwellings on one lot
3. Section 3332.05 - Area district lot width requirements. Applicant seeks to maintain a lot width of 42 ft.
4. Section 3332.14 - R-2F area district requirements. Applicant seeks to allow two single-unit dwellings on one 5,292 sq. ft. lot [per calculation in section 3332.18 (c)] where 6,000 sq. ft. per single unit dwelling is required.
5. Section 3332.19 - Fronting on a public street. Applicant seeks to allow for the secondary residence, the carriage house to front on the public alley.
6. Section 3332.25 - Maximum side yard permitted. Applicant proposes to maintain a maximum side yard of 6 feet for each dwelling.
7. Section 3332.26 - Minimum side yard permitted, requires the primary residence or the existing structure to have a minimum side yard of 5 feet per side of each dwelling. The existing structure does not meet the minimum side yard requirement per zoning code but is situated on the lot in a manner that is consistent with neighborhood homes. Applicant seeks variance for the existing structure side yards to 0 ft (north side) and 6 ft (south side). Additionally, applicant seeks variance for the carriage house side yards to provide 3 ft on each side of the dwelling.
8. Section 3332.27 Rear yard requirement. Applicant seeks to provide no rear yard for the carriage house.

CV19-115  
34 Miami Ave.  
Approximately 0.16 acres





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34 Miami Ave.  
Approximately 0.16 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:

CV19-115

Address:

34 Miami Ave Columbus, OH 43203

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: 8-1-0

Signature of Authorized Representative:

SIGNATURE

CHRIS D. NEAR EAST AREA COMM.

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

614-582-3053

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.



THE CITY OF  
**COLUMBUS**  
 ANDREW J. GINTHER, Mayor  
 DEPARTMENT OF CITY OF PUBLIC  
 AND ZONING

## 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 #: CV19-115STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Benjamin Perryman  
 of (COMPLETE ADDRESS) 699 Collingwood Drive Westerville, OH 43081  
 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>Cleanview Property Management</u> <u>699 Collingwood Drive</u> <u>Westerville, OH 43081</u> <u>5</u>	2.
3.	4.

☐ I am here listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC



[Signature]  
Sarah Kathleen Grippa  
4/4/2023

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

All applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer