



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):

Combining the lots and having two duplexes on a single parcel, allows us to access the garages from alley, eliminating the need for a curb cuts. It also allows for both houses to have a large yard. The proposed building line is compatible with neighboring houses. In this urban neighborhood a maximum side yard, rear yard and lot size variances are often required, and the size of these lots are similar to neighboring properties. The density is similar or less than neighboring properties. The delivery of government services will not be impacted by this proposal. The owner purchase the property aware that zoning variances could be required, but also with the knowledge that similar projects existing in the neighborhood.

Signature of Applicant

Date

11/25/19

CM9-129

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

Parcel 010-030461
Parcel 010-030462
North 6th/East Third
Residential R-4 Italian Village
Short North Special Parking District.
4 parking spaces required 6 provided.
Combine two lots Lot area 8996 square feet
East house/porch footprint 1730.75 sf
West house/porch footprint 2250.8 sf
Detached garage 410 sf
Houses/porch footprint 4391.55 sf or 48.81%
Rear yard 2499.3 SF rear yard or 27.8%

Total living area is more than three times the garage space (1632 sf), no variance required.

3332.29 Height District: Whereas a maximum height of 35' is required and 37'-8" is proposed.

3332.039 R-4 District: To allow for 2- two family dwellings and a private garage on a single parcel.

3332.15 R-4 area district requirements: A two family dwelling shall be situated on a lot of no less than 6000 square feet in area for two-story, two family dwelling, whereas the applicant proposes 2- 2 unit dwellings on a lot of 8996 square feet.

3332.21(D)(C)2 Building Lines: Whereas a building line of 25' is required on East Third Avenue and **3'-4"** is proposed and 25' is required on North Sixth Street and **15'-11"** is proposed.

3332.25 Maximum side yard required: Whereas a maximum side yard of 13.2' is required for the north and south side yards and **4'-4"** is provided.

3332.27 Rear yard: Each dwelling shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area; whereas the applicant proposes to have a combined 2499.3 square feet or 27.8 % of the lot as rear yard for both dwellings.

3332.26(F) Minimum side yard: Whereas a minimum of 6.28' is required (37.7'/6 and **3'-0"** is provided on the south property line and **1'-4"** is provided on the north property line

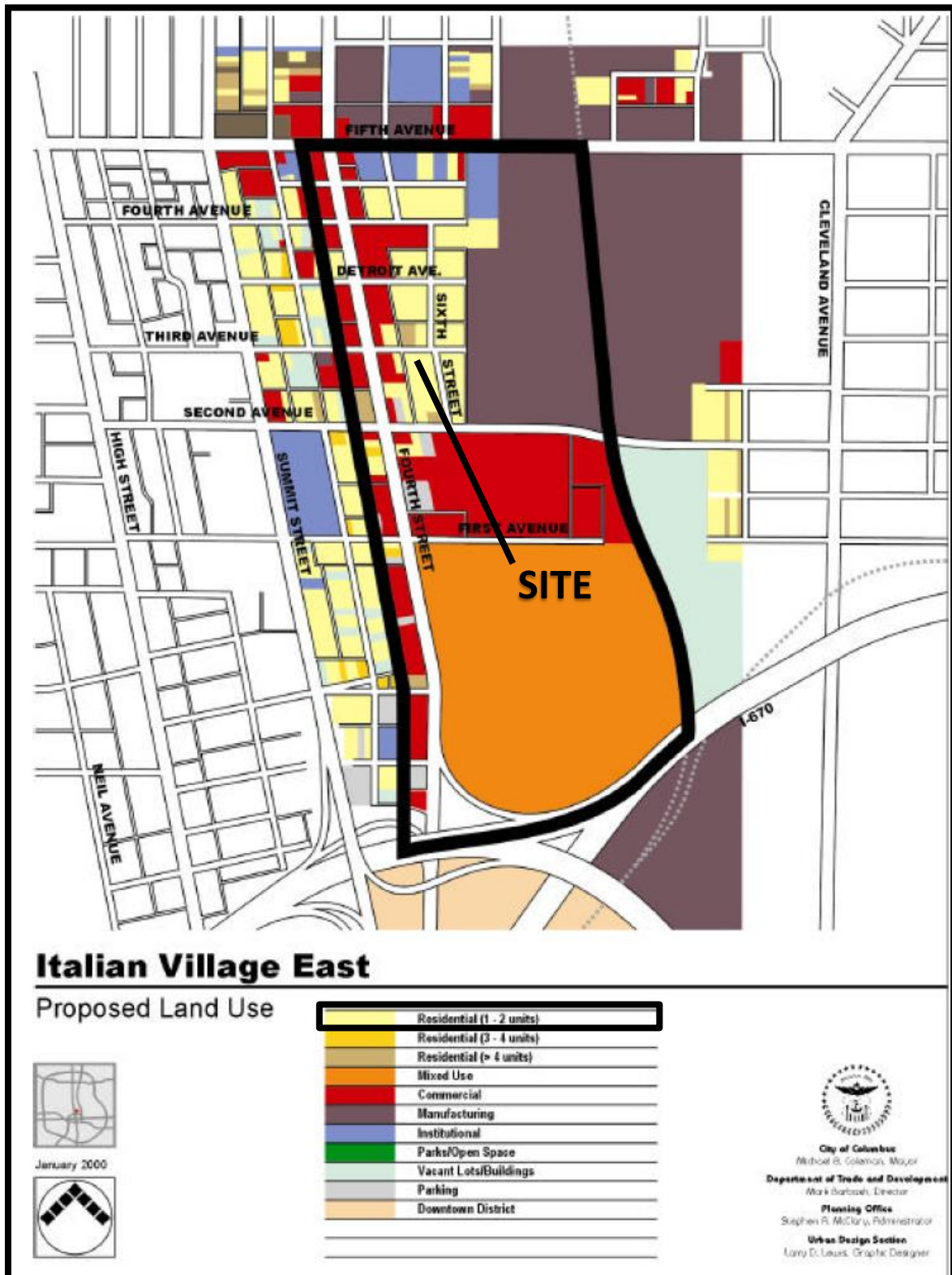
3332.28(c) Private garage: Whereas a minimum of 3' is required to the south property line for the accessory structure and 6" is provided.

3321.05 (AB)(1): Whereas a 10' vision clearance triangle is required at the intersection of East Third Avenue and 7' is provided.



CV19-129
994 N. 6th St.
Approximately 0.21 acres

Italian Village East Redevelopment Plan (2000)



CV19-129
994 N. 6th St.
Approximately 0.21 acres



CV19-129
994 N. 6th St.
Approximately 0.21 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: 994 N. Sixth Street

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

APPLICATION NO.: IV-20-03-018a

COMMISSION HEARING DATE: 03/10/2020

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 application # IV-20-03-018a, 994 N. Sixth Street, as submitted with any/all clarifications noted:

Variances

- Total living area is more than three times the garage space (1632 sf), no variance required.
- 3332.29 Height District. Whereas a maximum height of 35' is required and 37'-8" is proposed.
- 3332.039 R-4 District To allow for 2- two family dwellings **and an accessory structure** on a single parcel.
- 3332.15 R-4 area district requirements: A two family dwelling shall be situated on a lot of no less than 6000 square feet in area for two-story, two family dwelling, whereas the applicant proposes 2- 2 unit dwellings on a lot of 8996 square feet.
- 3332.21(D)(C)2 Building Lines Whereas a building line of 25' is required on East Third Avenue and **3'-4"** is proposed and 25' is required on North Sixth Street and **15'-11"** is proposed.
- 3332.25 Maximum side yard required. Whereas a maximum side yard of 13.2' is required for the north and south side yards and **3'-10"** is provided.
- 3332.27 - Rear yard: Each dwelling shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area; whereas the applicant proposes to have a combined 2499.3 square feet or 27.8 % of the lot as rear yard for both dwellings.
- 3332.26(F) Minimum side yard: Whereas a minimum of 6.28' is required (37.7'/6 and **3'-0"** is provided on the south of the north sixth street house and **7"** is the north side yard for the N. 6th Street dwelling.
- 3332.28(c) Private garage: Whereas a minimum of 3' is required to the south property line for the accessory structure and 6" is provided.
- 3321.05 (A)(1) Whereas a 10' vision clearance triangle is required at the intersection of East Third Avenue and 6.86' is provided.

MOTION: Cooke/Boyer (7-0-0) 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.



NOTE: The proposal was subjected to several revisions during the Italian Village Commission review process resulting in slight differences between the area variances cited in this recommendation and those provided in the ordinance. The Historic Preservation Office has confirmed that the IVC recommendation remains as approval.

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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 #: CV19-129STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOSEPH ARMENI
of (COMPLETE ADDRESS) NEW VICTORIANS 455 WEST THIRD AVENUE 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)

1. NEW VICTORIANS JOESPEH ARMENI 455 WEST THIRD AVENUE COLUMBUS OHIO 43215	2.
3.	4.

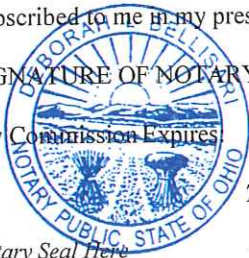
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC
STATE OF OHIO

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

Notary Seal Here

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