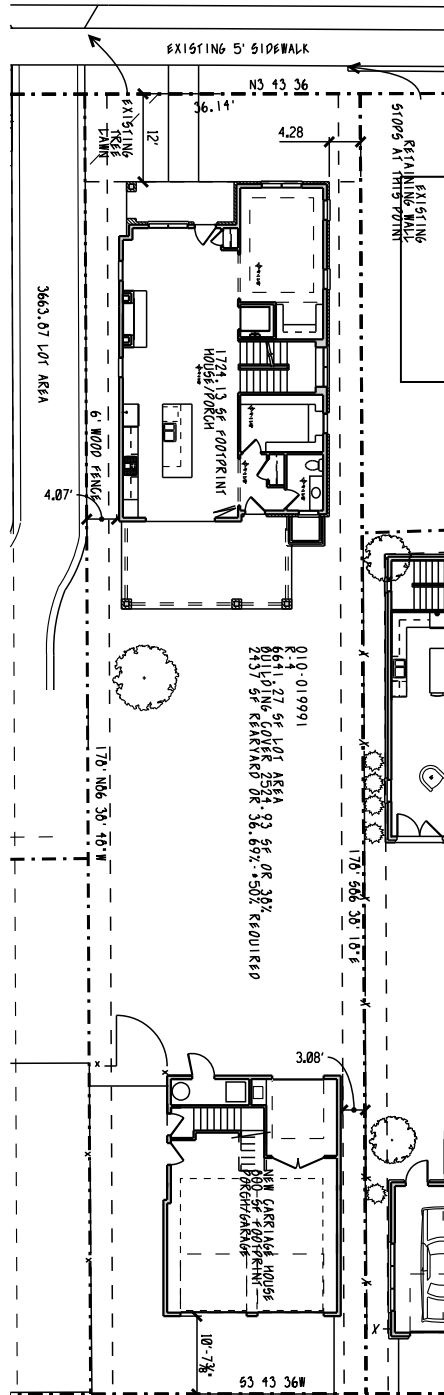


SIXTH STREET 50'

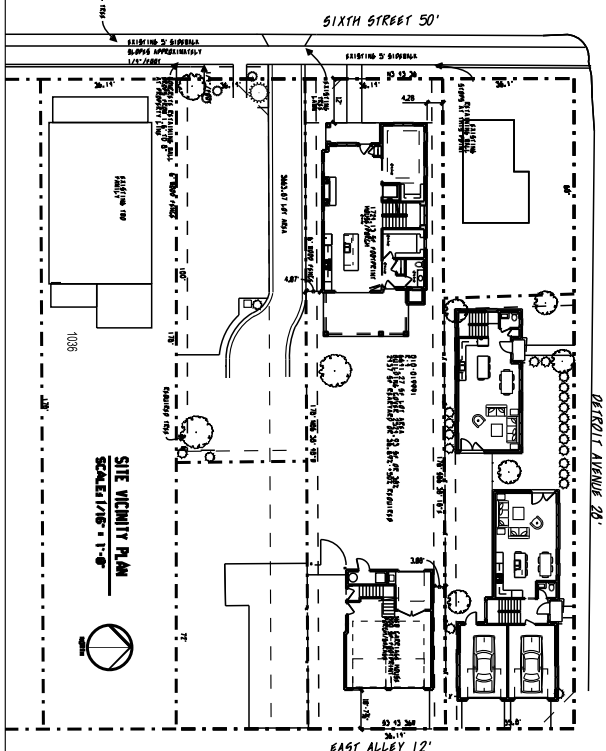


SITE PLAN
SCALE 1/8" = 1'-0"



EAST ALLEY 12'

FINAL SITE PLAN RECEIVED 5/15/2020 CV19-128



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



VARIANCE LIST

R-4/ITALIAN VILLAGE
SHORT NORTH SPECIAL PARKING DISTRICT
PARCEL ID: 010-019991
6641.27 SF LOT AREA
3947.6 SF CAN BE CONSIDERED FOR
DENSITY (3 TIMES THE WIDTH)
BUILDING COVER 2524.93 SF OR 38%
2437 SF REAR YARD OR 36.69% (50% REQUIRED)
LOT OF RECORD PER SECTION 3332.15

PROPOSED VARIANCES

3332.039 R-4: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN A R-4 DISTRICT
3332.05 (4) AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 36.14' WIDE LOT IN LIEU OF THE REQUIRED 50'.
3332.15 LOT SIZE SINGLE FAMILY DWELLING TO BE SITUATED ON A LOT OF NO LESS THAN 5000 SF WHEREAS 3947.6 SF IS PROVIDED.
3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ALLEY.
3332.26 (F) MINIMUM SIDEYARD WHEREAS THE REQUIRED SIDEYARD IS 3.83, 3.57, 6' AND THE SIDE YARD IS 4.28 ON THE NORTH AND 4.07' ON THE SOUTH.
3332.27 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE ALLEY HOME.
3332.28 SIDE YARD OBSTRUCTION FOR THE CARRIAGE HOUSE TO ALLOW FOR THE PARKING SPACES SOUTH OF THE CARRIAGE HOUSE.

JULIE BILLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-853-0944

5/15/20
BROWN RESIDENCE
1046 NORTH SIXTH STREET

Just Collette



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):

Carriage houses are typical in this neighborhood, and in fact there is an existing single family home south of this property and proposed home north of this property. Fronting the alley is typical in this neighborhood. The width of the lot is an existing condition, which we are legitimizing. In this urban neighborhood rear yard variances are often required, and the size of these lot is similar to neighboring properties, and in fact will have more green space than most homes in the neighborhood. 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

11/27/19

CV19-128

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

R-4/ITALIAN VILLAGE
SHORT NORTH SPECIAL PARKING DISTRICT
PARCEL ID. 010-019991
6641.27 SF LOT AREA
3947.6 SF CAN BE CONSIDERED FOR DENSITY (3 TIMES THE WIDTH)
BUILDING COVER 2524.93 SF OR 38%
2437 SF REARYARD OR 36.69%-(50% REQUIRED)
LOT OF RECORD PER SECTION 3332.15

PROPOSED VARIANCES

3332.039 R-4: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN A R-4 DISTRICT

3332.05 (4) AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 36.14" WIDE LOT IN LIEU OF THE REQUIRED 50'.

3332.15 LOT SIZE SINGLE FAMILY DWELLING TO BE SITUATED ON A LOT OF NO LESS THAN 5000 SF WHEREAS 3947.6 SF IS PROVIDED.

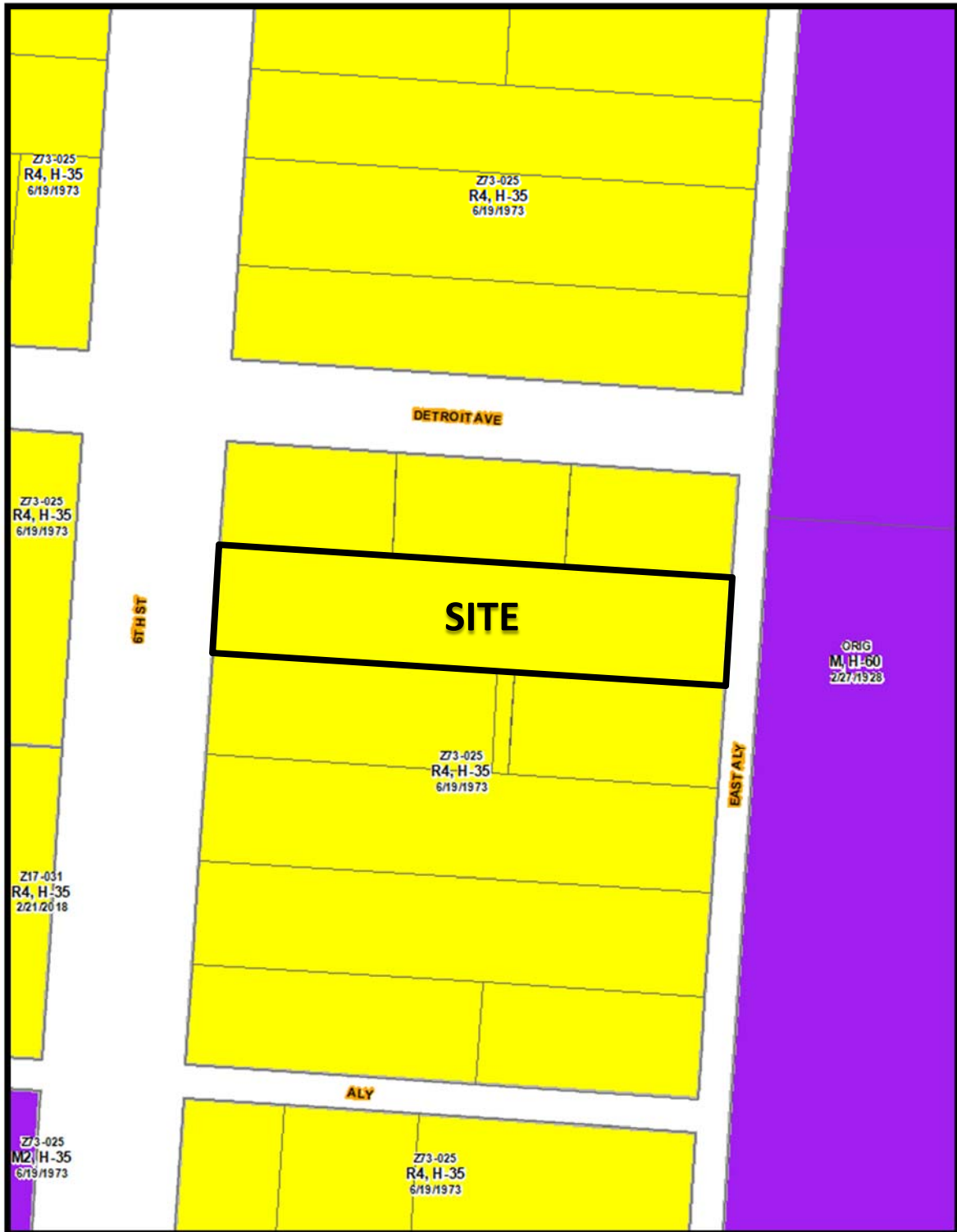
3332.19 FRONTING: TO ALLOW NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ALLEY.

3332.26(F) MINIMUM SIDEYARD WHEREAS THE REQUIRED SIDEYARD IS 5.83' (35'/6) AND THE SIDE YARD IS 4.28' ON THE NORTH AND 4.07' ON THE SOUTH.

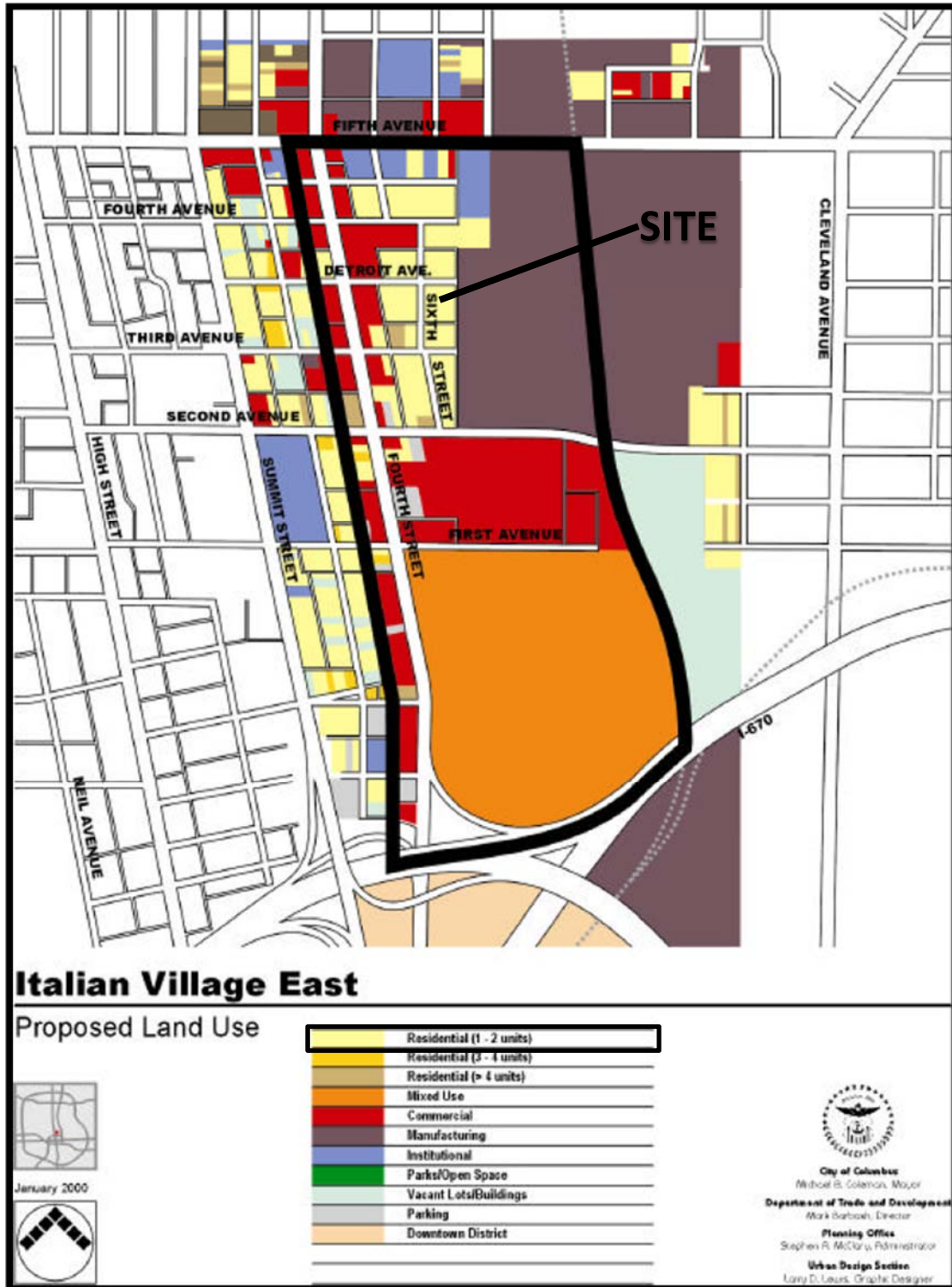
3332.27 REAR YARD TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR THE ALLEY HOME.

3332.28 SIDE YARD OBSTRUCTION FOR THE CARRIAGE HOUSE TO ALLOW FOR THE PARKING SPACES SOUTH OF THE CARRIAGE HOUSE.

CV19-128



CV19-128
1042 N. 6th St.
Approximately 0.15 acres



CV19-128
1042 N. 6th St.
Approximately 0.15 acres



CV19-128
1042 N. 6th St.
Approximately 0.15 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: 1042 North Sixth Street

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

APPLICATION NO.: IV-20-02-005

APPROVAL DATE: 02/04/2020

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 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-20-02-005, 1042 North Sixth Street, as submitted:

Variances

- Parcel ID. 010-01999, zoned in R-4/Italian Village. The address is part of the Short North Special Parking District
- The lot has 6641.27 SF LOT AREA of which 3947.6 SF can be considered for density (3 times the width) Building cover 2524.93 sf or 38% with 2437 SF rearyard or 36.69%-(50% required)
- Lot of record per section 3332.15
- 3332.039 R-4: To allow for two single family residences on a single lot in a R-4 district
- 3332.05 (4) Area district lot width requirements: to allow for a 36.14' wide lot in lieu of the required 50'.
- 3332.15 Lot size single family dwelling to be situated on a lot of no less than 5000 sf whereas 3947.6 sf is provided.
- 3332.19 Fronting: To allow new single family to not front a public street and to front alley.
- 3332.26(F) Minimum sideyard: Whereas the required sideyard is 5.83' (35'/6) and the side yard is 4.28' on the north and 4.07' on the south.
- 3332.27 Rear yard to allow a rear yard of 0 sf lieu of the required 25% for the alley home.
- 3332.28 Side yard obstruction for the carriage house to allow for the parking spaces south of the carriage house.

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 #: CV19-128

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BRAD BROWN
of (COMPLETE ADDRESS) 1840 HARRAH FARMS COURT BLACKLICK OHIO 43004
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. BRAD AND KIM BROWN 1840 HARRAH FARMS COURT BLACKLICK OHIO 43004	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 22 day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

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

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 all checks payable to the Columbus City Treasurer