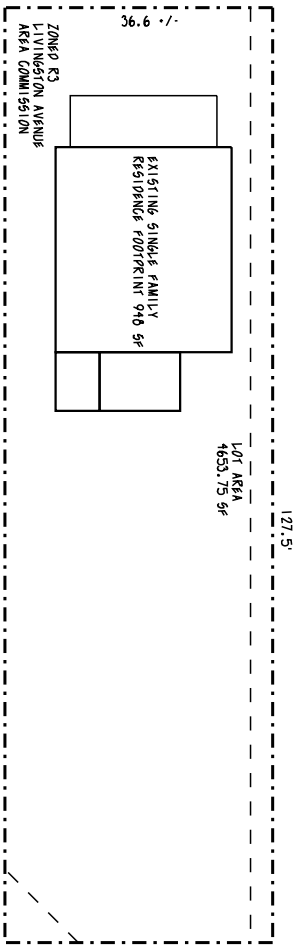




○ NORTH MAP

JULIE BILLOCK ARCHITECTS
1182 WINDOTTE RD
COLUMBUS OH 43212
614.855.0944

CARPENTER 60' R/W

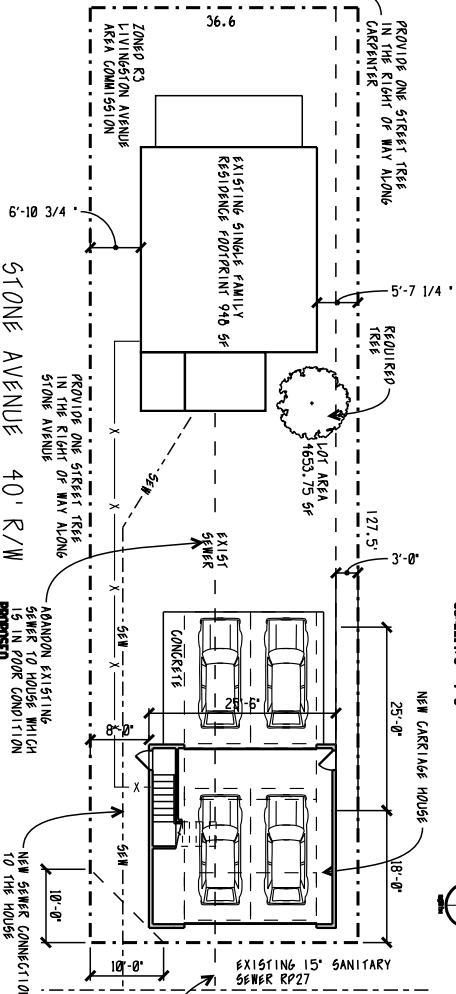


ALLEY 20'

STONE AVENUE 40' R/W

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

CARPENTER 60' R/W



ALLEY 20'

EXISTING SEWER
TAP TO BE USED
FOR CARRIAGE HOUSE

Julie Billock

3/20/20

590 CARPENTER STREET
COLUMBUS OHIO
SHEET 1



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

CV20-034

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):

See attached.

Signature of Applicant

Date

4/3/2020

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

There is an existing single family on the site. We are then proposing to build a single-family carriage house to the rear. This neighborhood has a mixture of single family, duplex, apartment row houses, and carriage houses. There is an existing single- family home in a similar location to the proposed residence directly across Stone Avenue. In addition, some single-family homes in this neighborhood have been converted to duplex or boarding houses. The existing single-family home will also be renovated at the same time.

We feel that the new proposed carriage house design and scale will be keeping with other established lots in the neighborhood and the Livingston Ave area in general. Even with the addition of the new building, we meet the requirement for density, and all required parking is being provided on site. The overall investment the owner is making to the property will be an asset to the neighborhood.

The use variance is required because two single family homes are not permitted on a single lot in the R-3 district. The neighboring lots are a variety of zoning districts as well as several noncompliant uses as well as similar rear residences on a single parcel and carriage houses. This is an eclectic neighborhood and we feel this use is appropriate and in keeping with this urban neighborhood.

The fronting variance is required because by City of Columbus standards, a single-family home is not permitted to front an alley. The width of the lot is existing, and the variance is required because the existing lot doesn't meet zoning code requirements, however the width is similar to other parcels in the area. The proposed rear yard is similar to other adjacent properties.

We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

PARCEL NUMBER 010-033370

590 CARPENTER

ZONED RESIDENTIAL R-3

LIVINGSTON AVENUE AREA COMMISSION

A NEW SINGLE FAMILY TO THE REAR OF THE EXISTING SINGLE FAMILY HOME IS PROPOSED, FACING ALLEY EAST OF PROPERTY.

LOT AREA 4653.75/.11 ACRE

EXISTING HOUSE FOOTPRINT (PORCH AND HOUSE) 948 SF

NEW SINGLE-FAMILY CARRIAGE HOUSE FOOTPRINT 637.4 SF

LOT AREA FOR THE PURPOSE OF COMPUTING DENSITY IS 1/3 LENGTH X WIDTH OR 4018.68 SF

TOTAL PROPOSED LOT COVERAGE 40.4% OR 1585.4 SF (ALLOWABLE IS 50%)

20% OF THE LOT WIDTH IS 7.32'

PROPOSED REAR YARD IS 1186.5

REQUIRED REAR YARD IS 1163.4 SF (FOR EACH HOUSE) FOR A TOTAL OF 50% OR 2326.9 SF.

PARKING CALCULATIONS

REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 4 SPACES REQUIRED.

4 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3332.035 R-3 RESIDENTIAL DISTRICT: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN AN R3 DISTRICT

3332.05 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 36' WIDE LOT (EXISTING) IN AN R-3 DISTRICT IN LIEU OF THE REQUIRED 50'.

3332.13 R-3 AREA DISTRICT REQUIREMENTS: TO ALLOW FOR TWO SINGLE FAMILY HOMES ON A LOT OF 4018.68 SF WHEREAS 5000 SF FOR A SINGLE DWELLING IS PERMITTED.

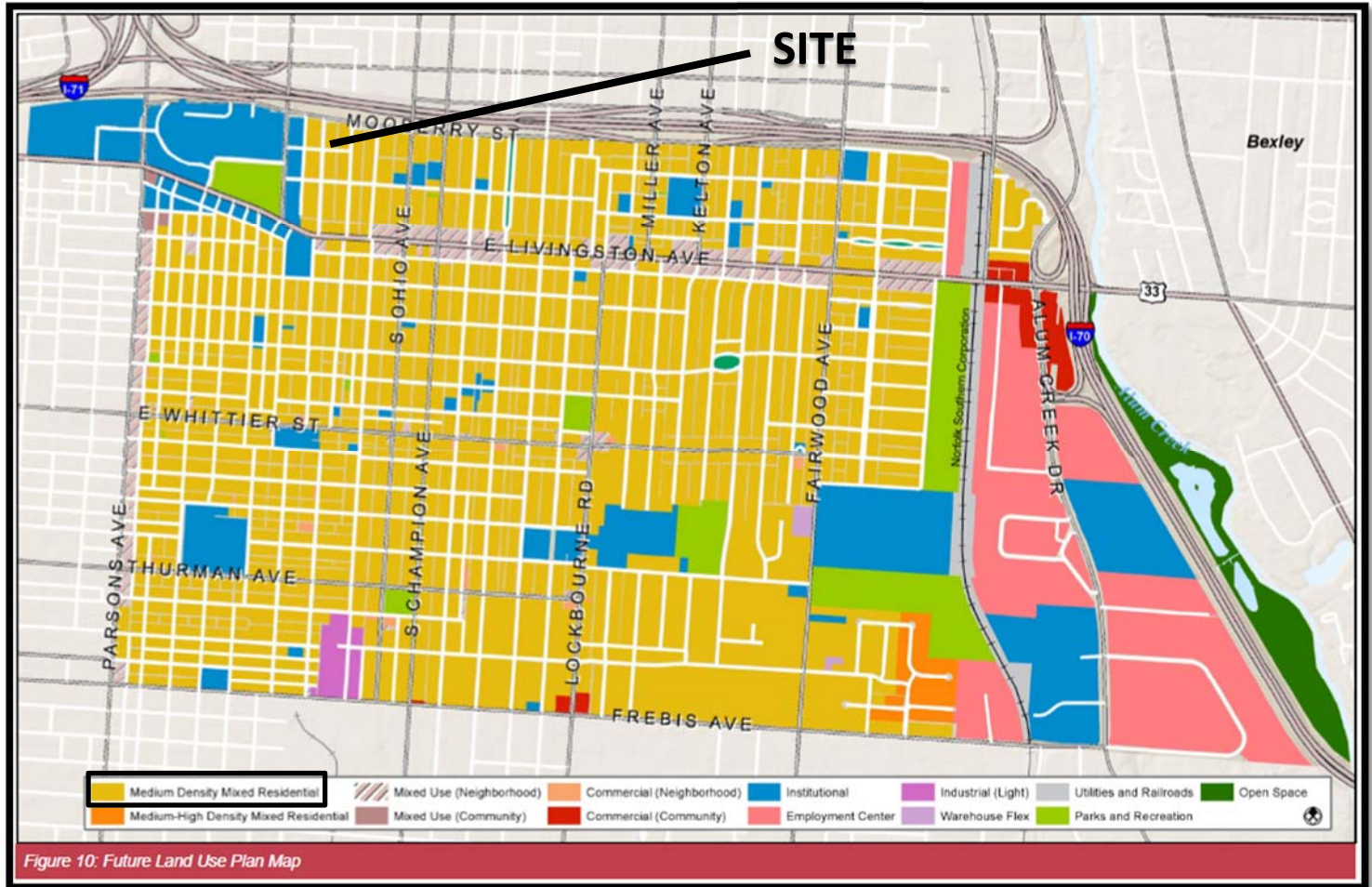
3332.19 FRONTING: TO ALLOW FOR NEW SINGLE FAMILY TO NOT FRONT A PUBLIC STREET AND TO FRONT ALLEY TO THE EAST.

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



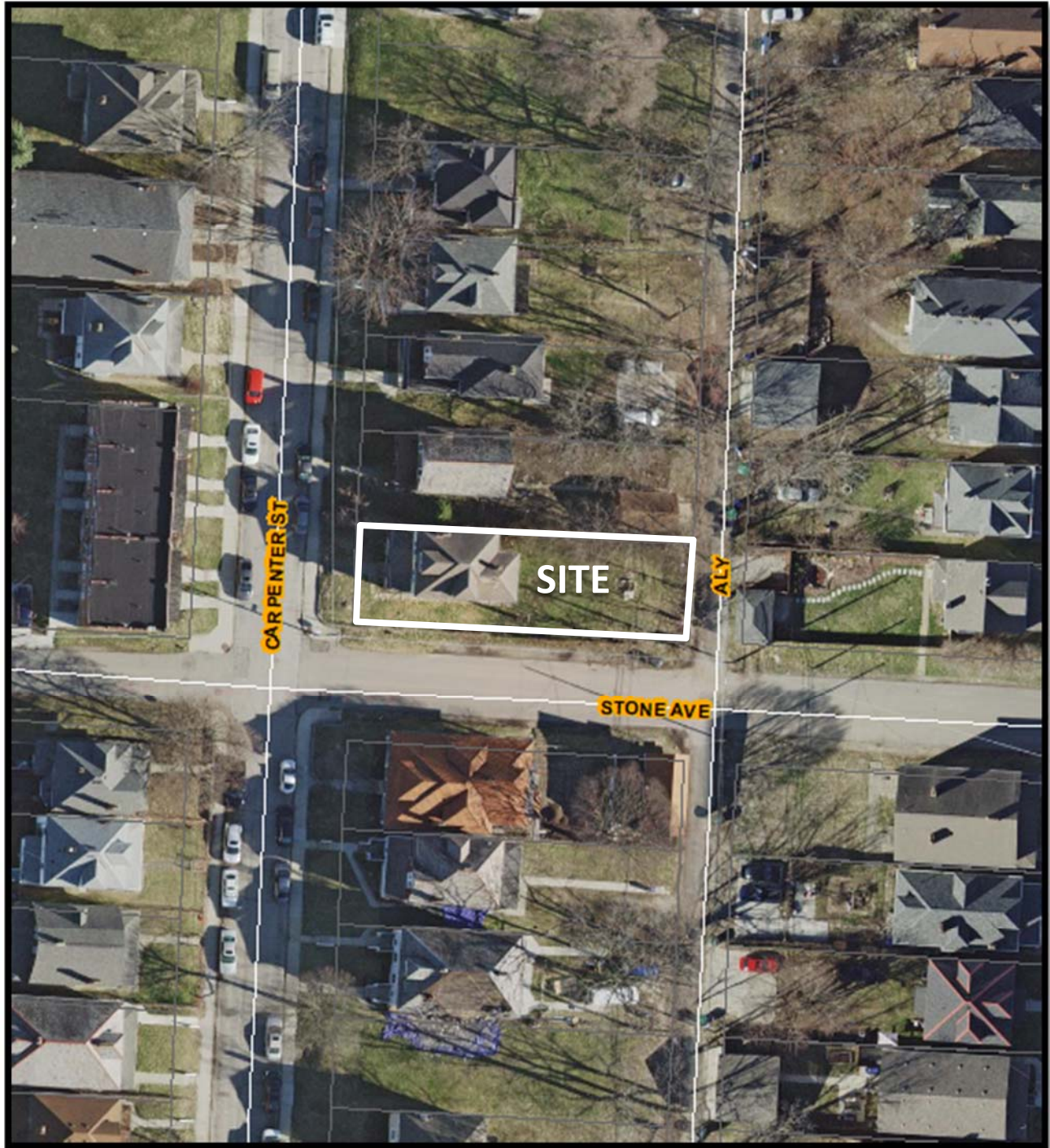
CV20-034
590 Carpenter St
Approximately 0.11 acres

Near Southside Plan (2011) - Medium Density Mixed Residential Recommended



Medium Density Mixed Residential - 6 to 10 du*/acre - Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.

CV20-034
590 Carpenter St
Approximately 0.11 acres



CV20-034
590 Carpenter St
Approximately 0.11 acres

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

Case Number: CV20-034

Address: 590 Carpenter St

Group Name: Livingston Avenue Area Commission

Meeting Date: MAY 19, 2020

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:

See Livingston Park Neighborhood Improvement Association comments

Vote: Approval: 8 ; Disapproval 0 ; Absent 1

Signature of Authorized Representative: MAIL

SIGNATURE

COMMISSION PRESIDENT

RECOMMENDING GROUP TITLE

(614) 580-8365

DAYTIME PHONE NUMBER

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

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

Case Number: CV20-034

Address: 590 Carpenter St

Group Name: Livingston Park Neighborhood Improvement Association (LPNIA)

Meeting Date: Monday, May 11, 2020 @ 6:30 PM

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:

1 - The five variances represent a change to density, land use, and construction type that is consistent with healthy & socioeconomically diverse urban core communities and is supported by Livingston Park Neighborhood residents.

2 - Applicant misrepresented use in hardship statement; he notes, "...it is the Owner's intention to donate the use of the property to families that need a place to stay while their child is undergoing treatment at Children's Hospital." Owner was unable to substantiate this claim and a representative from NCH confirmed neither they nor Ronald McDonald House Charities has any relationship with Mr. Levy and that no such program for temporary transient rooming houses is offered. His Architect verbally changed intended use to long term rental/construction for sale & we ask Council to note the change in their decision.

3 - The applicant presented no plans, drawings, or timeline to renovate or maintain the existing and long neglected single family residence on the parcel. LPNIA recommends council condition the variance on concurrent stabilization/renovation of the deteriorating primary residence with completion of the new structure.

Vote: Approved (9-Yea, 0-Ney, 0-Abstain)

Signature of Authorized Representative:  President

SIGNATURE

Jason Hottle, President

RECOMMENDING GROUP TITLE

614-769-7793

DAYTIME PHONE NUMBER

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

**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 #: CV20-034STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Yhezkel Leviof (COMPLETE ADDRESS) 139 E Main 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 3 lines per box)

1.  <u>Yhezkel Levi</u> <u>139 E. Main</u> <u>Columbus</u> <u>Ohio 43215</u>	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 2nd day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Lawrence Goldbach

Notary Public, State of Ohio

My Commission Expires 08-01-2020

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

Notary Seal Here

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