

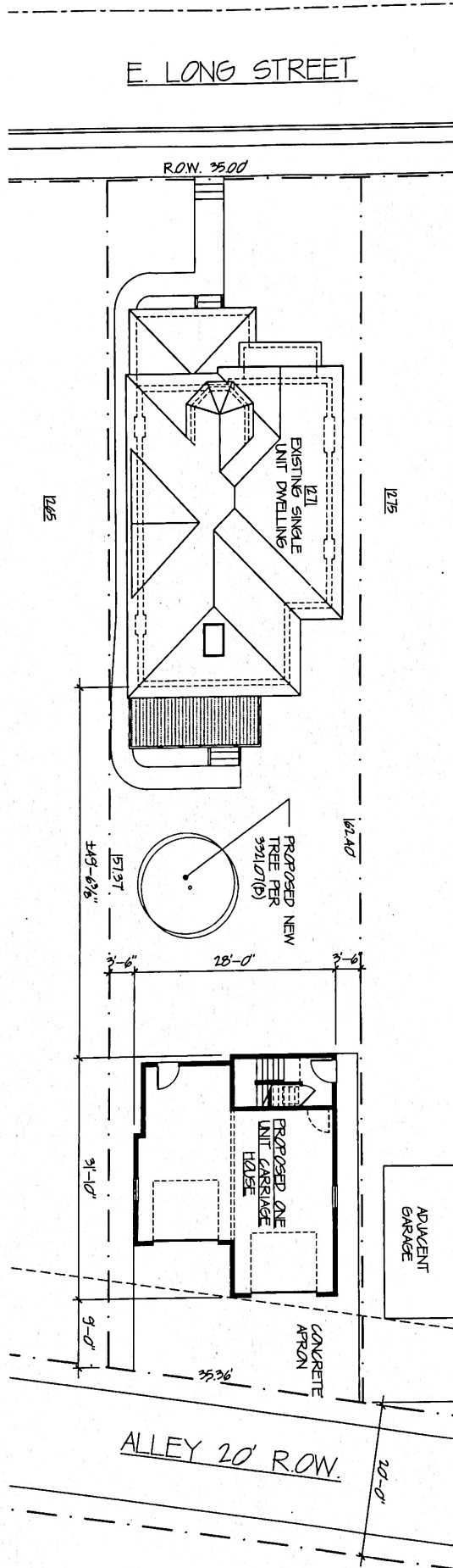
Site Plan  
1"=20'-0"

1271 E. Long Street - Carriage House

*6-30-20*  
*DEEP RABC 1271 E LONG ST*  
*784-890-1455*

Matzich Architecture  
21 April 2020

CV20-001; Final Received 6/30/20




**Statement of Hardship**

The subject property is located in the Near East neighborhood, west of OSU East Hospital and east of Champion Ave and is currently a developed lot approximately 33 feet wide and 162 feet long (.13 acre) with an existing brick three-story duplex home built in 1900 and no garage. The house is being renovated into a single-family home under permit ALTR1907524 (issued 11-29-2020).

Applicant is proposing to construct a two-car garage carriage house dwelling. Building the proposed carriage house will replace the aged and damaged asphalt parking lot with a newly constructed building that is superior in functionality and safety.

Current zoning of R2F allows for either one single-family dwelling or one two-family dwelling but does not allow for two separate dwellings on the lot. The new 2-car garage carriage house would be considered a separate dwelling, and therefore the requested variances are required. Additionally, there will be 16 foot concrete apron that increases the parking spaces to four from the existing two. This allows for 2 parking spaces per dwelling.

The requested variances as detailed on the next page will not interfere with any neighboring owners' use of their property or otherwise prevent further development of any neighboring property. Additionally, granting the applicant's request will increase the value of the applicant's property and the value of neighboring properties and will still provide for adequate light, air, and open space.

  
JEFF RABE  
6-30-20

Council Variance Application:

Proposed Carriage House at 1271 e long st, Columbus, OH 43203

The 2005 Near East Area Plan suggests "Higher Density Residential/ Mixed Use Development" for E Long street west of Champion Ave. 1271 E Long sits in the adjacent neighborhood. Page 80 of the 2005 Near East Area Plan states:

*"Higher density multi-family should be encouraged within the commercial districts and transition to medium densities adjacent to the commercial districts (rowhouses, four flats/doubles) and to lower densities (doubles/single family) that match existing development within the surrounding neighborhood. In general, vacant parcels should not be split or combined. Developing housing on the existing parcel size will help with maintaining the existing housing density and general character of the neighborhood. Exceptions to the this should be considered for owner-occupied projects that utilize an extraordinarily high level of design and/or architecture to ensure they are compatible with the neighborhood. For example, a double, triple, or quad may be considered within an area with predominantly single family homes if a high level of design could be used to make it appear like a single family home. Locally available resources such as the city of Columbus Planning Division and the Neighborhood Design Center should be consulted for assistance with evaluating such a project to ensure the higher level of design indeed merits a positive recommendation for a higher density project"*

[<https://www.columbus.gov/Templates/Detail.aspx?id=24014>]

The proposed use puts two residential dwelling units on .13 acre which conforms to the plan's recommendation land use and density.

The proposed use remains compatible to surrounding properties. The property immediately east (1275 e long) has a 2 story garage The applicant's requested use will be a complimentary transition from the higher density apartments and commercial/office developments being proposed west of Champion Ave, while still being compatible with the existing nearby buildings in terms of height and design style.  
Sincerely,

Jeffrey Michael Rabe  
Property Owner and Applicant

*JL* JEFF RABE  
6-30-20

Council Variance Application:  
Proposed Carriage House at 1271 e long st, Columbus, OH 43203

**Statement of Hardship: Variance Requests**

1. Section 3332.037, R-2F, Residential District Use, permits one single-unit or one two-unit dwelling on a lot, while the applicant proposes to construct a garage carriage house on a lot with an existing single-family dwelling.

2. Section 3332.14 R-2F Area District Requirements, requires a single-family dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area; or a two story, two family dwelling to be situated on a lot of no less than 3,000 square feet per dwelling (6,000 square feet total), while the applicant proposes two separate single-unit dwellings on a lot that totals approximately 3675 square feet.

In accordance with Section 3332.14, R-2F Requirements to reduce lot area from 6,000 square feet required for a principal building to actual existing lot area of 5600 square feet (35' x 160') and lot area of 3675 square feet based on Section 3332.18(C), using depth of three times the lot width (35' x 105').

3. Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no public street frontage for the single unit carriage house dwelling.

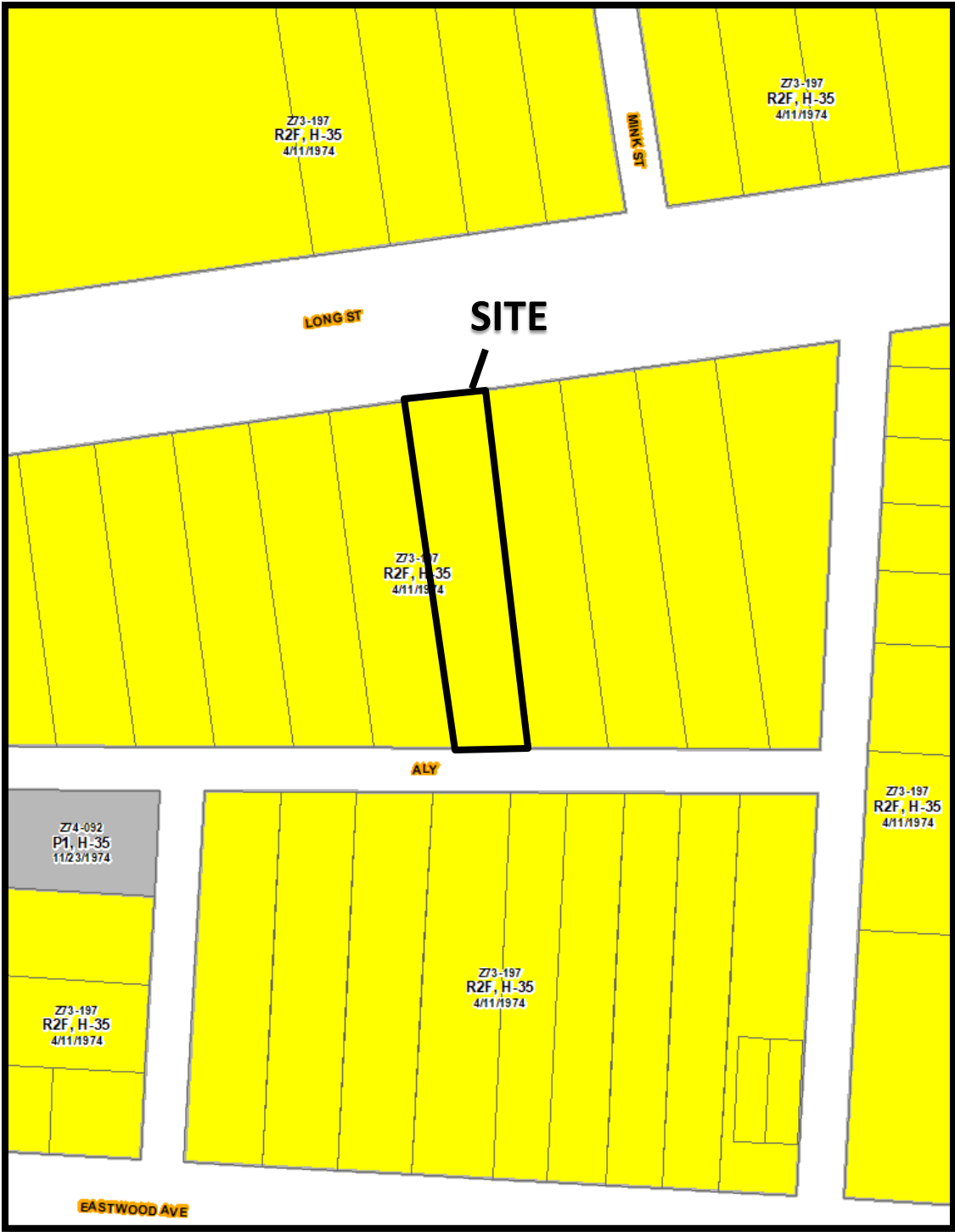
4. Section 3332.27, Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area. The carriage house will not have its own separate yard. Upon construction of the carriage house, the rear yard of the existing house will no longer comply with the 25% requirement the applicant proposed to reduce the rear yard from 25% of lot area behind each dwelling to 0% rear yard for the carriage house and 28.4% for the existing dwelling..

Total Rear Yard (35' x 49.5')	1732 sq feet
Total 2 <sup>nd</sup> floor Balcony (8' x 18')	-144 sq feet
Total Rear Yard accounting for balcony	1588 sq feet (28.4% of 5600)

5. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from four (4) spaces to two (2) spaces. Original plans were to include 4 parking spots and 2 parking spots were removed at the recommendation of the Planning Division so that the carriage house structure aligns with the two garages immediately to the east.

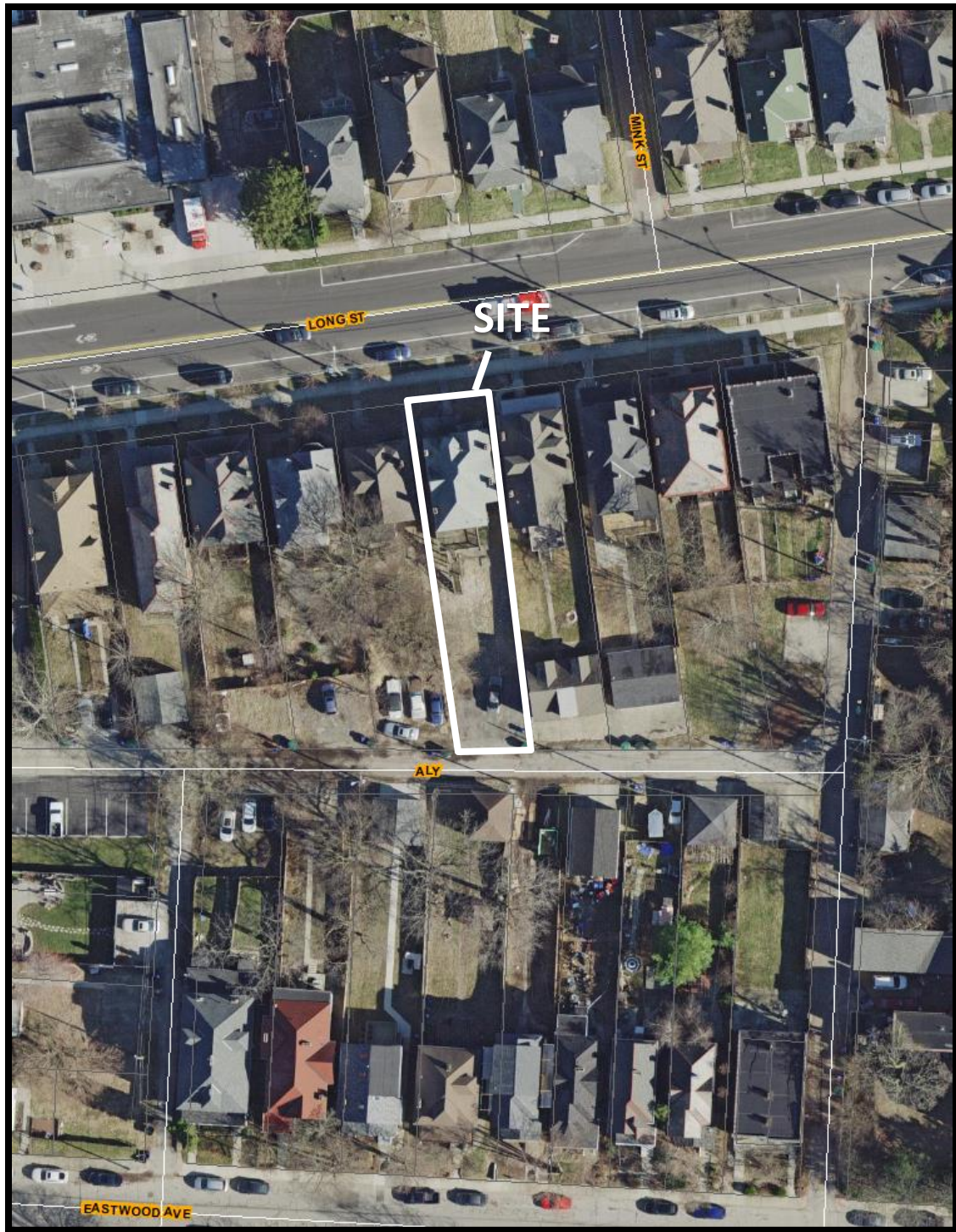
*JEFF RABE*

6-30-20



CV20-001  
1271 E. Long St.  
Approximately 0.13 acres





CV20-001  
1271 E. Long St.  
Approximately 0.13 acres

**Priebe, Kelsey R.**

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**From:** Priebe, Kelsey R.  
**Sent:** Wednesday, July 01, 2020 9:53 AM  
**To:** Priebe, Kelsey R.  
**Subject:** RE: Zoning Recommendation CV20-001

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**From:** Kathleen Bailey [mailto:kathleendbailey@hotmail.com]  
**Sent:** Wednesday, June 24, 2020 8:42 PM  
**To:** Annie J. Ross - Womack <awd44@aol.com>; Priebe, Kelsey R. <KRPriebe@columbus.gov>  
**Cc:** Jeffrey Rabe <jeffrey.m.rabe@gmail.com>; Filiz Yucebay <fyucebay@gmail.com>  
**Subject:** [EXTERNAL] Zoning Recommendation Z73-197  
**Importance:** High

Hello Kelsey -

The Near East Area Commission (NEAC) voted unanimously (10-0-0) to approve the construction of the carriage house under Z73-197/CV20-001. The vote took place at the June 2020 NEAC General Business meeting held electronically.

Please let me know of any questions.

Paperwork to follow.

614-582-3053

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THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

### 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 #: CV20-001

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey Michael Rabe

of (COMPLETE ADDRESS) 798 Neil Ave Columbus, OH 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Jeffrey Michael Rabe 798 Neil Ave Columbus OH # of Columbus-based employees- N/A 734-890-1455	2. Filiz Yucebay 798 Neil Ave Columbus OH # of Columbus-based employees- N/A 630-853-0843
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 16 day of January, in the year 2020

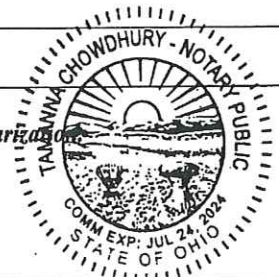
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

07/24/2024

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

Notary Seal Here



**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