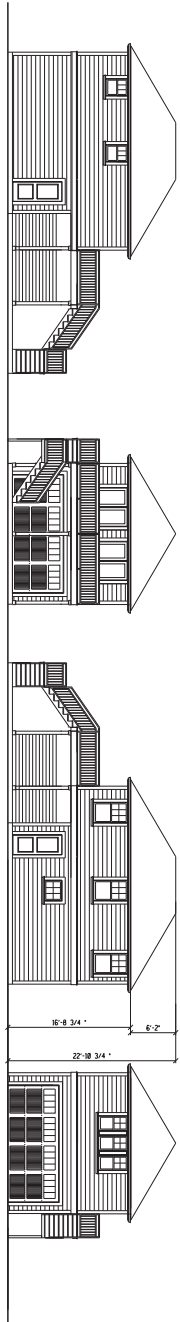


[illegible]

○ EAST  
ELEVATION  
SCALE: 1/8" = 1'-0"



Julius Bullock.

2/28/21  
SOWERS RESIDENCE  
798 BRUCK STREET  
COLUMBUS OHIO  
SHEET 1

JULIET BULLOCK ARCHITECTS  
1182 WYANDOTTE RD  
COLUMBUS OH 43212  
614-935-0944

## STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-123

### **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

*Juliet Bullock*

Date 12/17/2020

STATEMENT OF HARDSHIP

There is an existing two-family on the site and a small garage that only has one legal parking space. The front home is currently two rental units. We are proposing to demolish the existing (non-historic) garage and build a two-car garage/carriage house on the east end of the property. The new carriage house will have overhead doors on the east and west facades as well as two parking spaces to the north. This will allow us to accommodate all the of the required (six) parking spaces on site including providing the required parking to the existing duplex which it is currently lacking.

The use variance is required because a duplex and a carriage house are not permitted on a single lot in the R2F district. A fronting variance is required for the carriage house on the alley. There is a precedent for other carriage houses in this area, so we feel this proposed carriage house is compatible the surrounding area.

Even with the addition of the new carriage house, we are occupying less than 50% of the lot area so the density is compatible with building code and other homes nearby. A variance is required for density because the lot is long and narrow, so we are not permitted to use the entire lot area in our density calculations. The lot width variance is required to legitimize the existing condition, and the lot width is similar to other homes in the neighborhood.

The proposed rear yard is similar to other adjacent properties. The maximum and minimum side yard variances for the Bruck Street house are required to legitimize the existing conditions. The location of the parking space next to the garage and the stair requires a variance to the side yard, since they are not behind the garage. This allows us to accommodate all the parking on site and maximize green space.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to 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.

798 -800 BRUCK STREET  
010-040146  
RESIDENTIAL R2F H-35  
COLUMBUS SOUTH SIDE AREA COMMISSION  
SCHUMACHER PLACE  
LOT AREA – 4375 SF  
EXISTING DUPLEX FOOTPRINT -1355.2 SF  
PROPOSED CARRIAGE HOUSE FOOTPRINT – 661.5 SF  
BUILDING COVER – 2016.7 SF OR 46 %  
REAR YARD 1397 SF OR 31.93% REQUIRED REARYARD IS 25% PER BLDG.  
LOT AREA FOR THE PURPOSE OF COMPUTING DENSITY IS 1/3 LENGTH X WIDTH OR 2929.7 SF  
20% OF THE LOT WIDTH IS 6.25'  
PARKING CALCULATIONS  
REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 6 SPACES REQUIRED. 6 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3332.037 R2F RESIDENTIAL DISTRICT: TO ALLOW FOR A TWO FAMILY (EXISTING) AND A SINGLE FAMILY HOME ON A SINGLE LOT IN A R2-F DISTRICT.

3332.05 AREA DISTRICT LOT WIDTH REQUIREMENTS: TO ALLOW FOR A 31.25' WIDE LOT (EXISTING) IN AN R2F DISTRICT IN LIEU OF THE REQUIRED 50'.

3332.14 R2F AREA DISTRICT REQUIREMENTS: TO ALLOW FOR A TWO FAMILY AND A SINGLE FAMILY ON 2929 SF COUNTS TOWARDS DENSITY WHEREAS 3000 SF PER DWELLING UNIT FOR A TWO FAMILY IS PERMITTED.

3332.18 (D) BASIS OF COMPUTING AREA: TO ALLOW FOR A TWO FAMILY AND A SINGLE FAMILY TO OCCUPY 2016.7 SF OR 68.8% OF THE LOT WHEREAS 50% OR 1463.6 SF IS PERMITTED.

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

3332.25 MAXIMUM SIDE YARDS REQUIRED. TO ALLOW FOR THE BRUCK STREET RESIDENCE TO HAVE A MAXIMUM SIDEYARD OF 5.38' WHERE AS 6.25' IS REQUIRED.

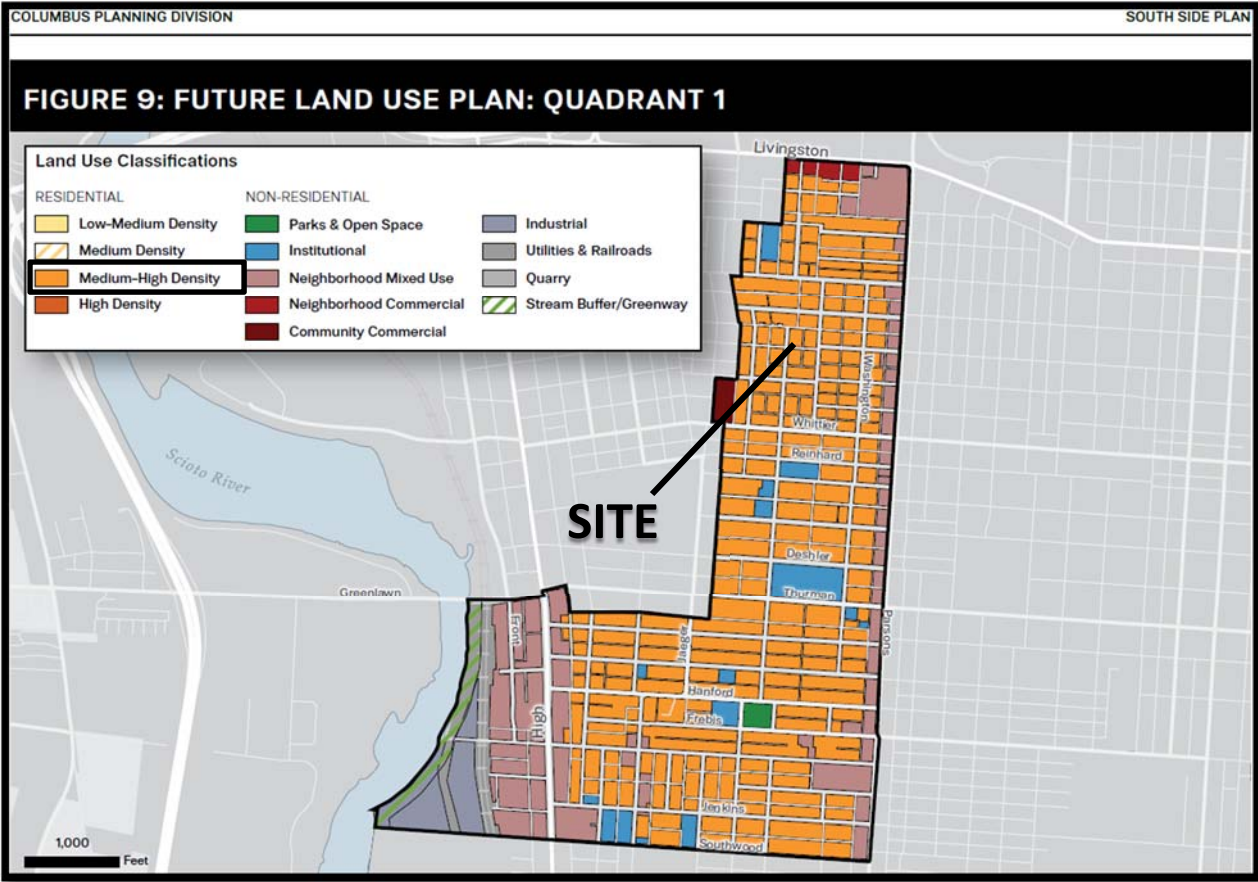
3332.26 MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR THE EXISTING BRUCK STREET HOME TO HAVE A MINIMUM SIDE YARD ON BOTH THE NORTH AND SOUTH OF 2.69' WHEREAS 5' IS REQUIRED.

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

3332.28 SIDE YARD OBSTRUCTION FOR THE NEW SINGLE FAMILY TO ALLOW FOR THE PARKING SPACES TO THE NORTH OF THE PROPOSED RESIDENCE FACING THE ALLEY AND ALLOW THE STAIRS TO OBSTRUCT THE SIDE YARD

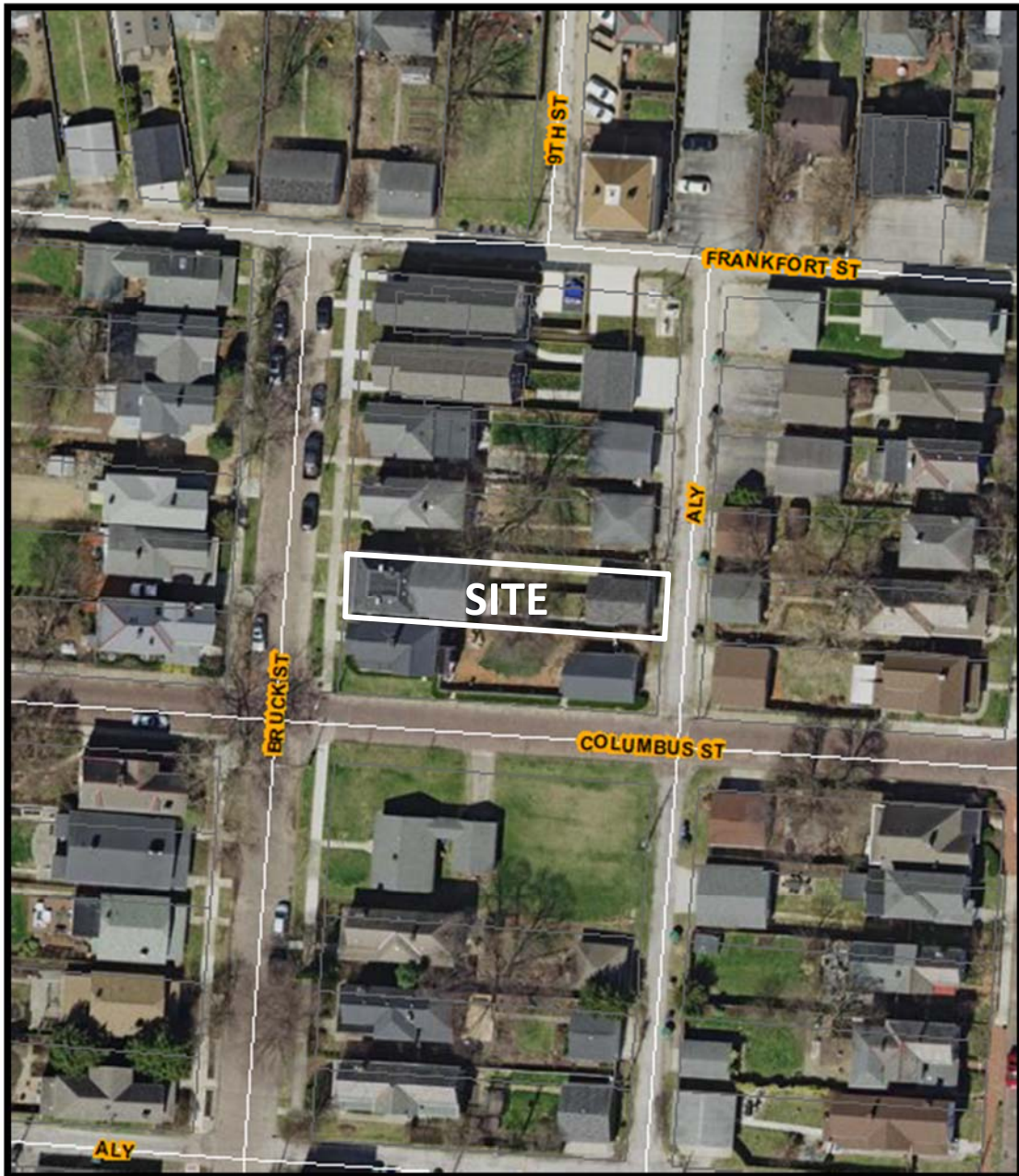


CV20-123  
798-800 Bruck St.  
Approximately 0.10 acres



CV20-123  
798-800 Bruck St.  
Approximately 0.10 acres





CV20-123  
798-800 Bruck St.  
Approximately 0.10 acres

## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

ORD0681-2021; CV20-123; Page 8 of 9

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

**Case Number:**

\_\_\_\_\_

**Address:**

\_\_\_\_\_

**Group Name:**

\_\_\_\_\_

**Meeting Date:**

\_\_\_\_\_

**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:**

\_\_\_\_\_

**Signature of Authorized Representative:**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
RECOMMENDING GROUP TITLE

\_\_\_\_\_  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuk pgf 'Rrcppgt.'Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



