

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application #: CV18-024 Date Received: 4/13/2018

Application Accepted by: SP & KP Fee: \$ 320 -

Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: Zoning Number 311, Street Name, E Doshler Av Zip: 43206

Is this application being annexed into the City of Columbus? YES NO (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-044144

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): 205-22, Residential, R2F, 2/4/2005, 14-35

Area Commission or Civic Association: Columbus South Side Area Commission / Merion Village Association

Proposed Use or reason for Council Variance request: New dwelling unit (Carrige House) on a property with an existing duplex + R2F zoning (continue on separate page if necessary)

Acreage: 0.132

APPLICANT:

Name: Compton Construction, Jeremy Miller Phone #: 440.479.9587
614.949.4712 Ext.:

Address: 2323 W 5th Ave Suite 215 City/State: Columbus, OH Zip: 43204

Email: jmillier@comptonllc.com Fax #:

PROPERTY OWNER(S): Check here if listing additional property owners on a separate page

Name: Abraham Alexander Phone #: 614.783.3132 Ext.:

Address: 289 E Whittier St City/State: Columbus, OH Zip: 43206

Email Address: abalexander777@gmail.com Fax #:

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Compton Construction, Jeremy Miller Phone #: 440.479.9587
614.949.4712 Ext.:

Address: 2323 W 5th Ave Suite 215 City/State: Columbus, OH Zip: 43204

Email Address: jmillier@comptonllc.com Fax #:

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER SIGNATURE: [Signature]

ATTORNEY / AGENT SIGNATURE: [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

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STATEMENT OF HARDSHIP

Application #: CV18-024

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

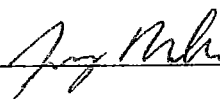
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 04.12.18

04.12.18

CV18-024

Council Variance Application for:

311-313 E Deshler Ave. Columbus, OH 43206

Statement of Hardship

To whom it may concern,

Compton Construction is the design builder and agent representing Abraham Alexander the property owner of 311-313 E Deshler Ave. Columbus, OH 43206. Abraham owns an existing two family dwelling unit located in an R-2F district. The property once had a detached garage which was in poor condition and demolished at an earlier date. The foundation remains but is in structural disrepair and needs removed. Abraham wishes to remove the existing foundation and construct a new private garage with single dwelling unit above. The project would greatly improve the existing lot, as well as add to the streetscape of the current lot, and augment the density of the former Barret School site to the east. Similar proposals have been approved in this near South Side neighborhood and in neighboring German Village. Based on the size of the existing lot and current zoning, several variances will be required to accomplish this project. This request will not adversely affect the surrounding properties nor impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus. We wish to overcome this hardship by applying for the Council variance for the items outlined on the attached pages.

Respectfully,

Jeremy Miller

Compton Construction.

Required Variances

3332.037 - R-2F residential district

A. In an R-2F residential district the following uses are permitted

2. One, two-family dwelling:

Request variance to add (1) single-family dwelling with private garage. Total dwelling units to total 3.

3312.25 Maneuvering

Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.

Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space.

Request variance to allow maneuvering area over stacked parking spaces for a third dwelling unit in a single two-family residential district.

3312.29 Parking Space

A. A parking space shall be a rectangular area of not less than nine feet by 18 feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle.

Exception: For single-family and two-family dwellings, and multi-family units with individual garage/driveway arrangements, one vehicle may be stacked behind each required off-street parking space and be located between the parking setback line and the street right-of-way line. For such dwellings, stacked parking shall be located in a driveway, and not in any other part of a required yard. These stacked parking spaces may not be counted as required parking spaces for units not served directly by the driveway/garage. Required vision clearance shall be maintained.

Request variance to allow stacked spaces to count towards total required/provided spaces.

3312.49 - Minimum numbers of parking spaces required

Existing = 2

Required = 4

With New Unit Required = 6

Provided = 4

Request reduction in parking required from 6 spaces to 4

3321.05 - Vision Clearance

A. Minimum acceptable vision clearance standards...

1. Clear vision for driveways to parking lots. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right of way line.

Stacked parking space will not be located within 10' vision triangle, no variance needed.

B.

2. Clear Vision at Intersections. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit; apartment; planned unit development; or planned community development district lot adjacent to a street intersection. Within the clear vision triangle no fence, wall, planting or other obstruction shall exceed two and one-half feet in height above the centerline grade of the intersecting streets. A "clear vision triangle" is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the third side by a line connecting two points, one located on each street line 30 feet from the point of intersection.

Request variance to allow existing dwelling to be located within 30' vision triangle.

3332.05 - Area district lot width requirements

A. No building shall be erected or altered except in accordance with this Code: and on a lot with a width measured at the front lot line of no less than:

(4) 50 feet in an R-1, R-2, R-3, R-2F, or R-4 area district

Request variance to construct a building on an existing lot with width of 33.8'

3332.14 - R-2F area district requirements

In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area: a one-story, two-family dwelling shall be situated on a lot of no less than 3,600 square feet in area per dwelling unit: and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit.

An existing two story two family dwelling unit is located on the lot which would require a lot area of 6,000 SF, the actual lot area is 5,746 SF. With the addition of another dwelling unit the total required lot area would be 9,000 SF.

Request variance to reduce total required lot area from 9,000 SF to 5,746 SF

3332.27 - Rear yard

Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

Total lot area = 5,746 SF

Proposed rear yard = 1,059 SF

1,059 SF/5,746 SF= 18% less than 25%

Request variance to reduce total required rear yard for existing dwelling from 25% to 18%.

Request variance to provide no rear yard for new carriage house.

3332.25 – Maximum Side Yard Required

The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted.

*Proposed side yard for new carriage house is 3.875' each side for a total of 7.75'.
8'/33.8'=23% which is greater than 20% OK – no variance needed*

Sum of the widths of the existing side yards of the existing dwelling unit are 2.3' & 3.67' for a total of 5.97/33.84'=18%. Request variance for existing 2 family dwelling unit to be 18% which is less than 20%

3332.26 – Minimum side yard permitted

The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:

(C) In R-2F and R-4 districts

For a single family dwelling on a lot 40 wide or less, no less than – three feet.

New dwelling unit will have a side yard of 3.875' which is greater than three feet, no variance needed for new dwelling unit.

Request variance to reduce side yard requirement of the existing dwelling from three feet to 2.3 feet.

3332.22 – Building Lines on corner lots - Exceptions

(a) Corner Property in Old Subdivisions. Where a building or other structure is to be erected or extended on a corner property and where subject property is 65 feet or less in width so that the required building line cannot be applied equitably along the longer side of the corner lot as determined by the enforcement officer, then the distance of the building line from the property line of the street along the longer side of subject corner lot may be reduced to the following minimum distance:

(1) Corner property with a width of not over 65 feet and not under 40 feet - 20 percent of property width.

(2) Corner property with a width of less than 40 feet - 20 percent of property width minus two percent for each foot of lesser width than 40 feet.

(3) Corner property under 36 feet in width - None.

Existing two family dwelling unit is located on a lot less than 36 feet in width. No distance requirement for the building line from the property line along the longer side of subject corner lot required, no variance needed for existing dwelling unit. 2.3 feet setback existing.

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AFFIDAVIT

(See instruction sheet)

APPLICATION #: CW19-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeremy Miller
of (1) MAILING ADDRESS 2323 W 5th Ave Suite 215 Columbus, OH 43204

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 311-13 Deshler Ave
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/13/2019

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Abraham Alexander
284 E Whittier St
Columbus, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Lampton Construction, Jeremy Miller
440.474.4587

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Columbus South Side Area Commission
Lorris Davis
PO Box 7246 Columbus, OH 43207

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

(8) [Signature]

Sworn to before me and signed in my presence this

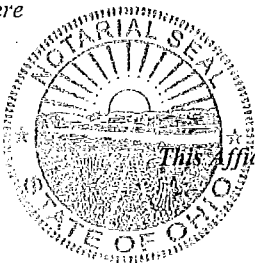
12 day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



CHRISTOPHER M. WOLFE

Notary Public, State of Ohio

This Affidavit expires six (6) months after date of notarization.
My Commission Expires 09-03-2020

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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 #: CV18-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeremy Miller, Compton Construction
of (COMPLETE ADDRESS) 2323 W 5th Ave Columbus OH 43204
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. Abraham Alexander 289 E Whittier St Columbus, OH 43206 614.783.3132	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

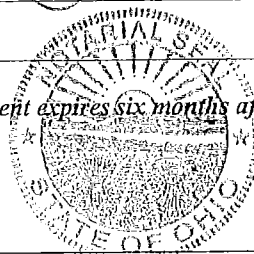
Subscribed to me in my presence and before me this 12 day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



Notary Public, State of Ohio
My Commission Expires 09-09-2020

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City of Columbus Zoning Plat



CV18-024

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010044144

Zoning Number: 311

Street Name: E DESHLER AVE

Lot Number: N/A

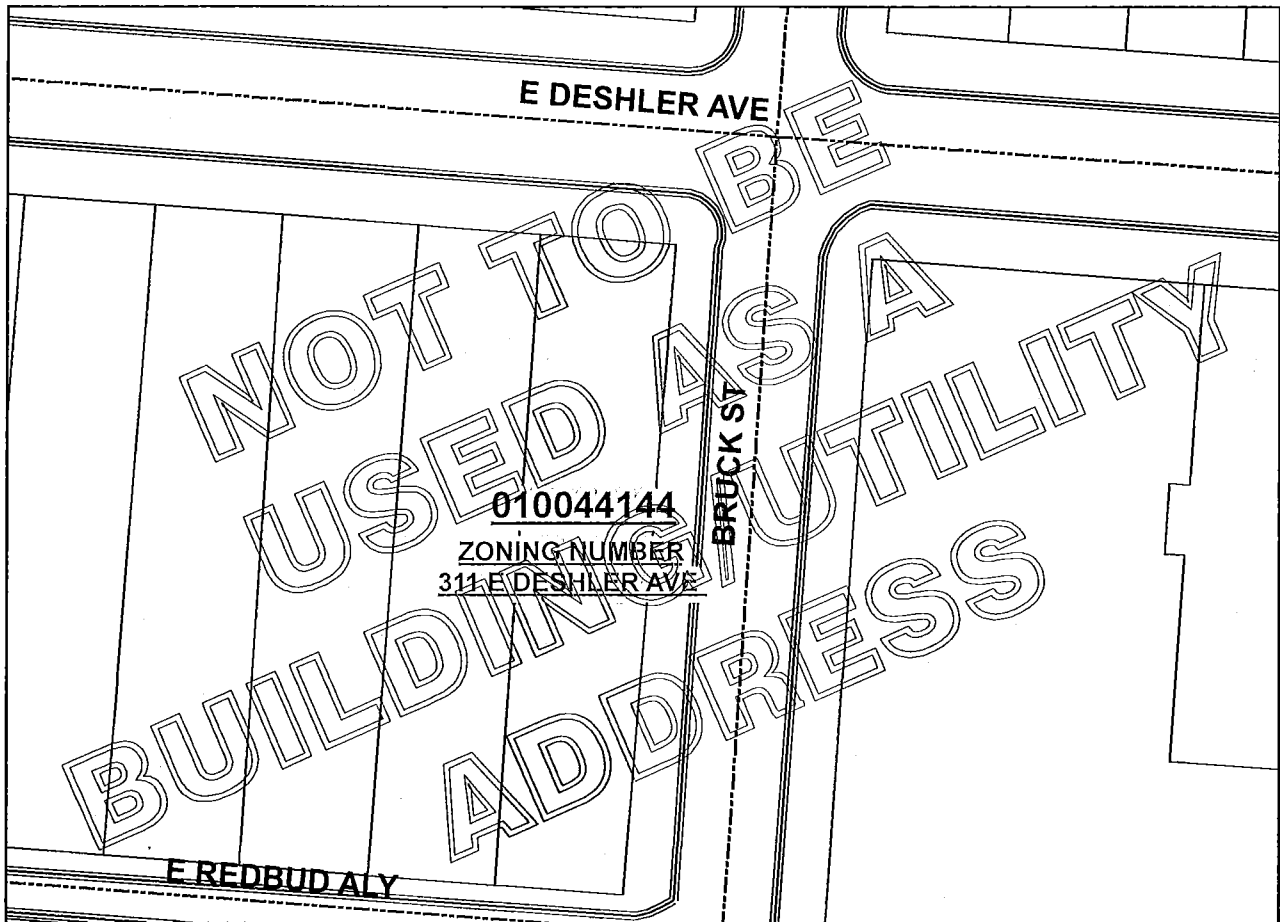
Subdivision: N/A

Requested By: COMPTON CONSTRUCTION (JEREMY MILLER)

Issued By:

Adugna Umariam

Date: 4/13/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 120771

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX: 614-235-4559

C119-024

A Mortgage Location Survey prepared for and certified to:

Title Quest Agency, Inc. and/or The Huntington National Bank

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 1 and Part of Lot 2 John W. Lilleya Subdivision Plat Book 2, Page 176

Applicant: Alexander

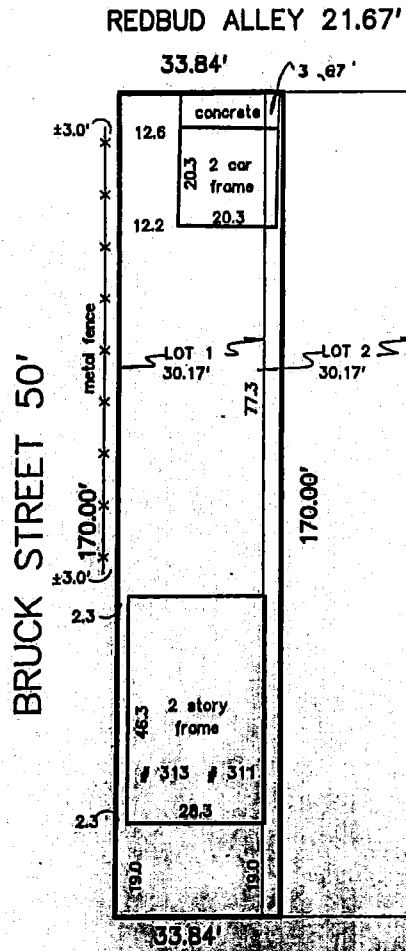
Posted Address: 311-313 E. Deshler Ave, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0255H

Apparent Encroachments: 1) Fences not in conformance with legal description.

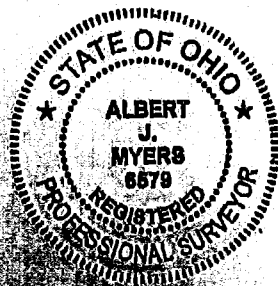


Scale 1" = 30'
 Date: 01/12/2007



Handwritten signature/initials

E. DESHLER AVENUE 60'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

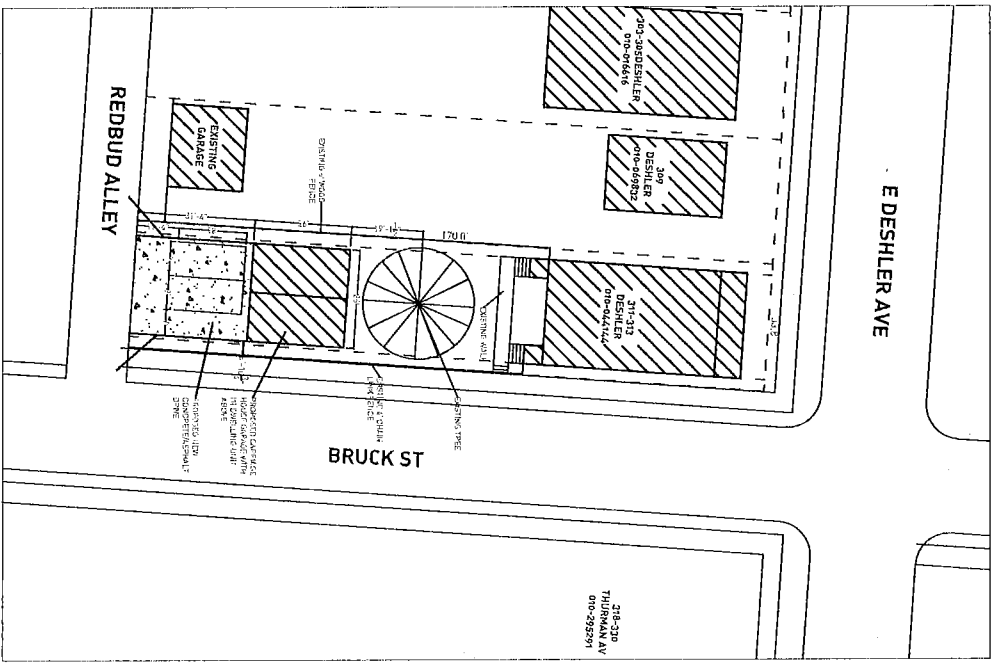
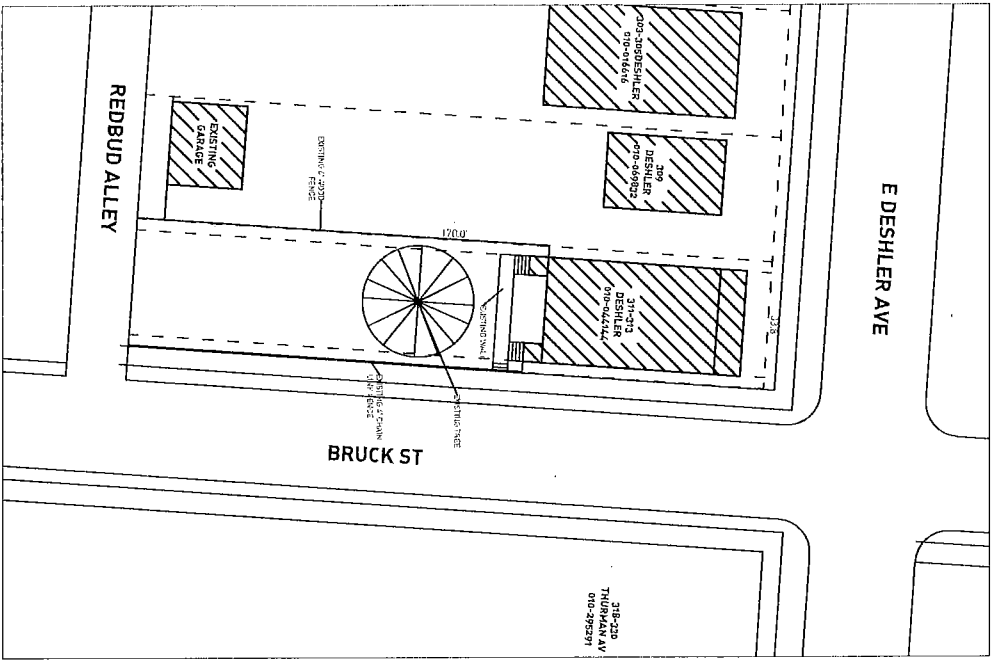
Myers Surveying Co., Inc.
 BY *Albert J. Myers*
 Registered Professional Surveyor

Myers Order No. - 5-01/11/2007



Rec.	Field	DWG	CHK
BG	JW	qh	96

CV18-024



ZONING INFO
 SITE ADDRESS: 311-313 E DESHLER AV
 PARCEL ID: 010-044144
 ZONING: Z05-22, RESIDENTIAL, R2F, H-35
 HISTORIC DISTRICT: NONE
 AREA COMMISSION: SOUTHSIDE AREA COMMISSION
 HISTORIC SITE: NO
 FLOOD ZONE: OUT

SITE INFO
 LOT AREA: 5,746 SF
 HOUSE LOT COVERAGE: 1,534 SF
 EXISTING FOUNDATION: 440 SF
 NEW CARRIAGE HOUSE: 676 SF
 PAVED SURFACE: 576 SF

TOTAL EXISTING LOT COVERAGE = 1,534 / 5,746 = 27%
 PROPOSED NEW LOT COVERAGE = 2,210 / 5,746 = 38%
 EXISTING DWELLING UNITS = 2
 PROPOSED NEW DWELLING UNITS = 3
 EXISTING PARKING SPACES = 2
 PROPOSED NEW PARKING SPACES = 4 (STACKED)

PROJECT CONTACTS
 PROPERTY OWNER
 ABRAHAM ALEXANDER 614.783.3132
 SOUTH SIDE AC - CHAIR
 JIM GRIFFIN 614.260.6321
 SOUTH SIDE ZONING CHAIR
 CURTIS DAVIS 614.332.3355

CARRIAGE HOUSE
 311-313 E DESHLER AVE
 COLUMBUS, OH 43206

DRAWN BY: JAM
 CHECKED BY:
 APPROVED BY:

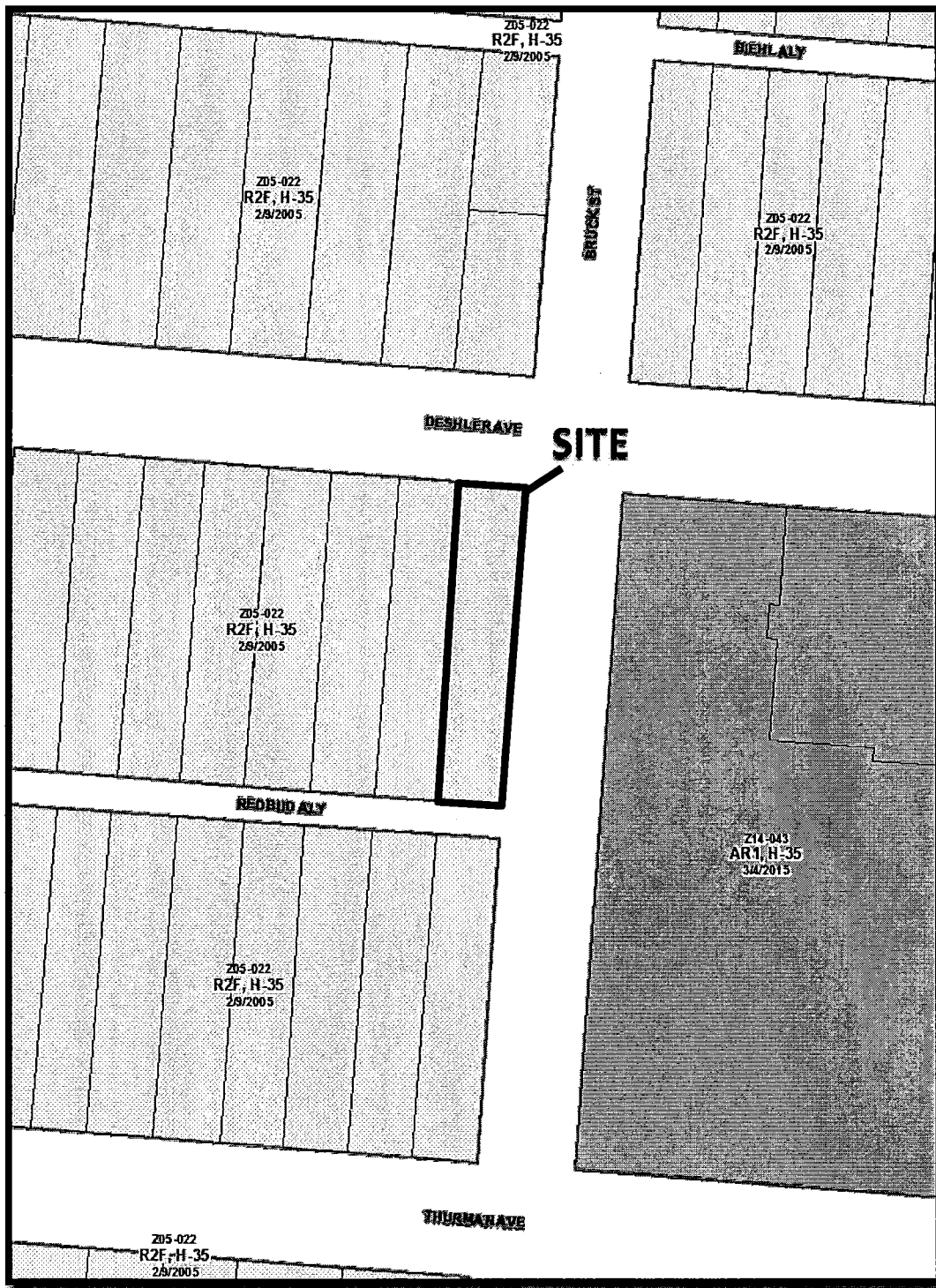
DRAWN ON: 03.28.18
 REVISION 1: 04.08.18
 REVISION 2:
 REVISION 3:

GENERAL NOTES: CONCEPT DESIGN
 DOCUMENT, NOT FOR CONSTRUCTION

SD10

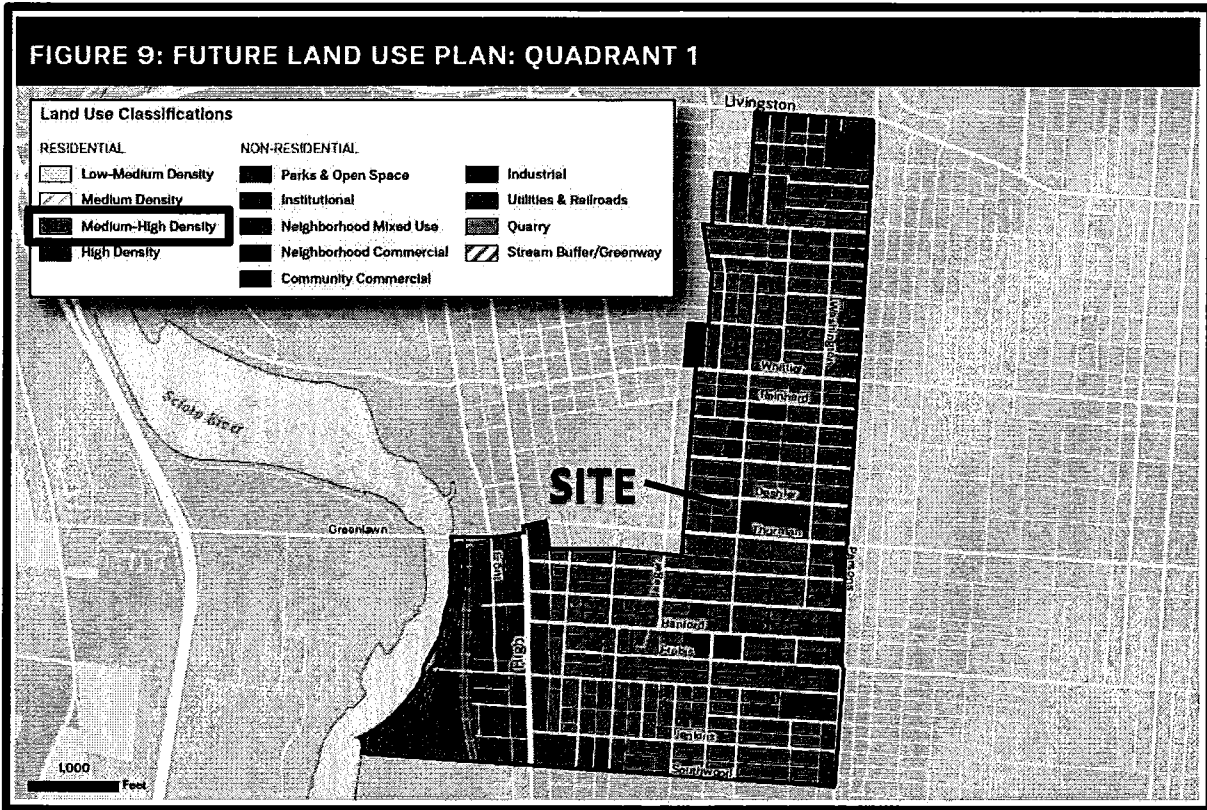
SHEET 0F 1

©2018 CONSTRUCTION ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CONCEPT CONSTRUCTION AND MAY NOT BE USED, DUPLICATED, OR ALTERED WITHOUT THE WRITTEN CONSENT OF CONCEPT CONSTRUCTION



CV18-024
 311-313 East Deshler Avenue
 Approximately 0.13 acres

South Side Plan (2014)



CV18-024
311-313 East Deshler Avenue
Approximately 0.13 acres



CV18-024
311-313 East Deshler Avenue
Approximately 0.13 acres