

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-080 Date Received: 12-30-15
Application Accepted by: TD, JB Fee: \$320
Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 903 NEIL AVE Zip: 43215

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 010-038756

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

Current Zoning District(s): RESIDENTIAL, R-4

Area Commission or Civic Association: VICTORIAN VILLAGE

Proposed Use or reason for Council Variance request:

ADD CARRIAGE HOUSE TO EXISTING PARCEL TO REPLACE EXISTING GARAGE

Acreage: .14

APPLICANT:

Name: SHAWN D. CONYERS Phone Number: 614.348.3676 Ext.: _____

Address: 903 NEIL AVE City/State: COLUMBUS OH Zip: 43215

Email Address: SCONYERS@MEYERSARCHITECTS.COM Fax Number: _____

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

Name: SHAWN D. CONYERS Phone Number: 614.348.3676 Ext.: _____

Address: 903 NEIL AVE City/State: COLUMBUS OH Zip: 43215

Email Address: SCONYERS@MEYERSARCHITECTS.COM Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER SIGNATURE: [Signature]

ATTORNEY / AGENT 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

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT (See instruction sheet)

Application Number: CV15-080

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SHAWN D. CONYERS
of (1) MAILING ADDRESS 903 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 903 NEIL AVE, COLUMBUS OH 43215

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12-30-15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) SHAWN D. CONYERS
KASEY SKOBEL-CONYERS
903 NEIL AVE
COLUMBUS, OH 43215

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

SHAWN D. CONYERS
614.348.3676

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

(5) VICTORIAN VILLAGE
ATTN: JAMES GOODMAN
50 WEST HAY ST. 4TH FLOOR
COLUMBUS, OH 43215

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)

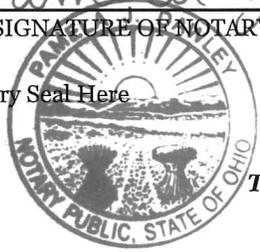
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of December, in the year 2015

Pamela J. Dawley
(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 4-28-19

Notary Seal Here
PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO



RECORDED IN
FRANKLIN COUNTY

This Affidavit expires six (6) months after the date of notarization.
April 28, 2019

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Please make checks payable to the Columbus City Treasurer

Council Variance Application
Exhibit A
903 Neil Ave, Columbus OH 43215

Statement of Hardship:

The applicants seeks to replace the existing non-contributing 2.5-car garage with a new carriage house with 3-car parking below that would be in keeping with the construction methods and historic nature of the area. The requested variances are compatible with recent development patterns permitted on other properties within the same zoning district. In this area, it is common for parcels to contain carriage house type garage structures that were built prior to the implementation of the current zoning code, which would be now be considered to not be in conformance. Granting the applicants' variances request will preserve the character of a contributing property, while offering an opportunity to improve the home in a manner consistent with its historical nature specific to the Victorian Village historic district.

Proposed Zoning Variances requested include the following:

1. 3332.039 – Applicant seeks a variance to permit a separate secondary residence to be constructed on a single parcel within R-4 district. The secondary structure would be built as a carriage house, which is in keeping with the area's character and historic nature.
2. 3332.05 – Area district lot width requirements. Per zoning code, the lot width for the R-4 district would be 50 feet wide. The existing lot width, established prior to the current zoning code, is 40 feet and all existing structures are situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance for the existing lot to be provided as 40 feet in width.
3. 3332.19 – Fronting on a public street. Applicant seeks variance to allow for the secondary residence, the carriage house, to front on the public alley.
4. 3332.26(C)(1) – Minimum side yard.
 - a. Per zoning code, the primary residence or the existing structure would be required to have a minimum side yard of 3 feet. The existing structure does not meet the side yard requirements per the current zoning code but is situated on the lot in a manner that is consistent with the neighborhood homes. Applicant seeks a variance to permit the primary residence to be provided with a side yard on the north side to total 2.3 feet.
 - b. Per zoning code, the secondary residence, the carriage house, would be required to have a minimum side yard of 3 feet. Applicant seeks a variance to permit the secondary residence, the carriage house, to be provided with a side yard on the north side of the garage to total 1.5 feet similarly to the siting of the existing structures on the site.
5. 3332.27 – Rear yard. Applicant seeks a variance to permit the secondary residence, the carriage house, to not be provided with a rear-yard. The yard between the primary residence and the carriage house is approximately 2,108 square feet. Although a large area, this is not enough area to provide each residence with a rear yard equal to 1,500 square feet to achieve the 25% of the lot area required.

6. 3332.38(F) – Net private garage size. Applicant seeks a variance to permit the secondary residence, the carriage house, also noted as the garage on the ground floor to exceed the maximum 720 square feet. In this instance, the garage will be approximately 832 square feet.
7. 3342.28 – Minimum number of required parking spaces. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 3 that will be provided in the proposed carriage house/garage. The current single-family house has two off-street parking spaces located in the existing garage. The project will not remove any off-street parking, but the Carriage House would normally require 2 additional parking spaces for a total of 4 spaces.

The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the zoning code, as the requested variances will maintain the following:

- Will not interfere with any neighboring property owner's use of his/her property or otherwise prevent the further development of any neighboring property
- Will allow the property to develop in a manner consistent with the other developments in this area, and in a manner consistent with certain planning criteria for this neighborhood
- Will not unreasonably increase the congestion of public streets
- Will still provide for adequate light, air, and open space as it relates to adjacent properties
- Will not increase the danger of fire or endanger the public safety in relation to the property boundaries and construction methods, which are consistent to the Victorian Village historic district

By: _____

Shawn D. Conyers

Date: _____

12.29.15

Council Variance Application
Exhibit B – Label Sets
903 Neil Ave, Columbus, OH 43215

Applicant:

Shawn D. Conyers
903 Neil Ave
Columbus, OH 43215

Property Owner(s):

Conyers Shawn D.
Skobel-Conyers Kasey
903 Neil Ave
Columbus, OH 43215

Attorney:

N/A

Area Commission:

Victorian Village Commission
Attn: James Goodman
50 West Gay Street, 4th Floor
Columbus, OH 43215

Surrounding Property Owners:

Baili LTD
308-308 ½ Wilber Ave
Baili LTD
338 W. 7th Ave
Columbus , OH 43201

Weiss William J.
892 – 898 Neil Ave
Columbus, OH 43215

Heath Nancy M. Nagel Tom H.
904 Neil Ave
Columbus, OH 43215

Mersnik Christine A.
312 Wilber Ave
Columbus, OH 43215

Dulaney Albert Sr & Naomi
305 W. First Ave
Columbus, OH 43215

Lawyer Beau S.
910 Neil Ave
Columbus, OH 43215

Korney Paul R. & Pamela M.
900 Neil Ave
Columbus, OH 43215

Bower Molly Teresa
888 Neil Ave
Columbus, OH 43215

Knott Megan A. & Thomas B.
318 Wilber Ave
Columbus, OH 43215

Allen Willie J.
913 Neil Ave
Columbus, OH 43215

Milenkivic Slavista TR & Jelena TR
919 Neil Ave
Milenkivic Slavista TR & Jelena TR
2700 Fairfax Dr
Columbus, OH 43220

Perko Joseph G.
293 W. First Ave
Columbus, OH 43201

Beesley Brian J.
887 Neil Ave
Columbus, OH 43215

Dooley Bruce W ET AL 3
897 Neil Ave
Dooley Bruce W ET AL 3
488 W. Second Ave
Columbus, OH 43201

Tyler Jaret D. & Kelly H.
911 Neil Ave
Columbus, OH 43215

Traul Sigrid M.
295 W. First Ave
Columbus, OH 43201

Whisler Charles H.
297 W. First Ave
Columbus, OH 43215

Terwin Jeffery R. & Mia R.
322 Wilber Ave
Columbus, OH 43215

Boeriu Alexander I &
Ilanasi –Boeriu Mihala
893 Neil Ave
Columbus, OH 43215

King Diane L.
309 W. First Ave
Columbus, OH 43201

Van Dyne V Alan
311 W. First Ave
Columbus, OH 43201

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV15-080

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SHAWN D. CONYERS
of (COMPLETE ADDRESS) 903 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. SHAWN D. CONYERS KASEY SKOBEL - CONYERS 903 NEIL AVE COLUMBUS OH 43215 614.248.3676	2.
3.	4.

Check here if listing additional property owners on a separate page.

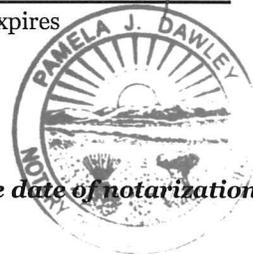
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of December, in the year 2015

Pamela J. Dawley
SIGNATURE OF NOTARY PUBLIC

4-28-19
My Commission Expires

Notary Seal Here



PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

This Project Disclosure expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

Myers Surveying Company, Inc.

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

A Mortgage Location Survey prepared for and certified to:

AmeriTitle, Inc. and/or Real Living Mortgage

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 220 R. E. Neil Trustee's Third Neil Place Addition Plat Book 4, Page 201

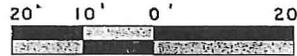
Applicant: Conyers, Shawn & Kasey0806041

Posted Address: 903 Neil Ave, Columbus, Ohio

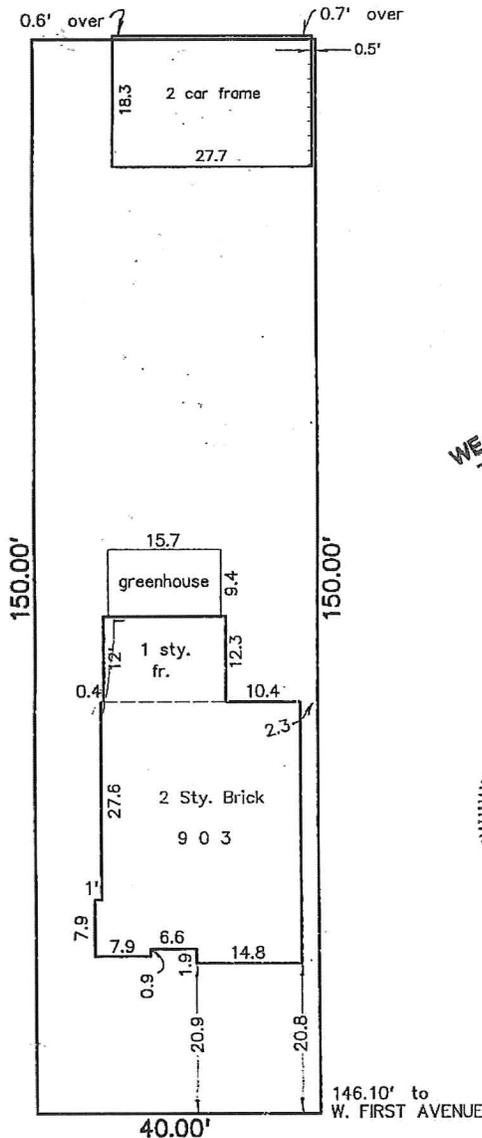
F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0307K

Apparent Encroachments: 1) Garage Over Property Line.

HENRY ST. 25'



Scale 1" = 20'
 Date: 10/15/2008



WE HAVE RECEIVED A COPY OF
 THIS SURVEY AND FIND THE
 CONDITIONS ACCEPTABLE

Shawn Conyers
Kasey Conyers



NEIL AVENUE 80'

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*
 Professional Surveyor

Myers Order No. - 8-10/14/2008



200810148

Rec.	Field	DWG	Ltr.	Ck.
JG	ao	nt	nt	nt

CVLS-080

Council Variance Application
Exhibit C
903 Neil Ave, Columbus OH 43215

Legal Description of the Subject Property:

Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 220 R. E. Neil Trustee's Third Neil Place Addition Plat Book 4, Page 201.

Posted Address: 903 Neil Ave, Columbus Ohio

Extents of existing 27.7' x 18.3' non-contributing garage for reference.

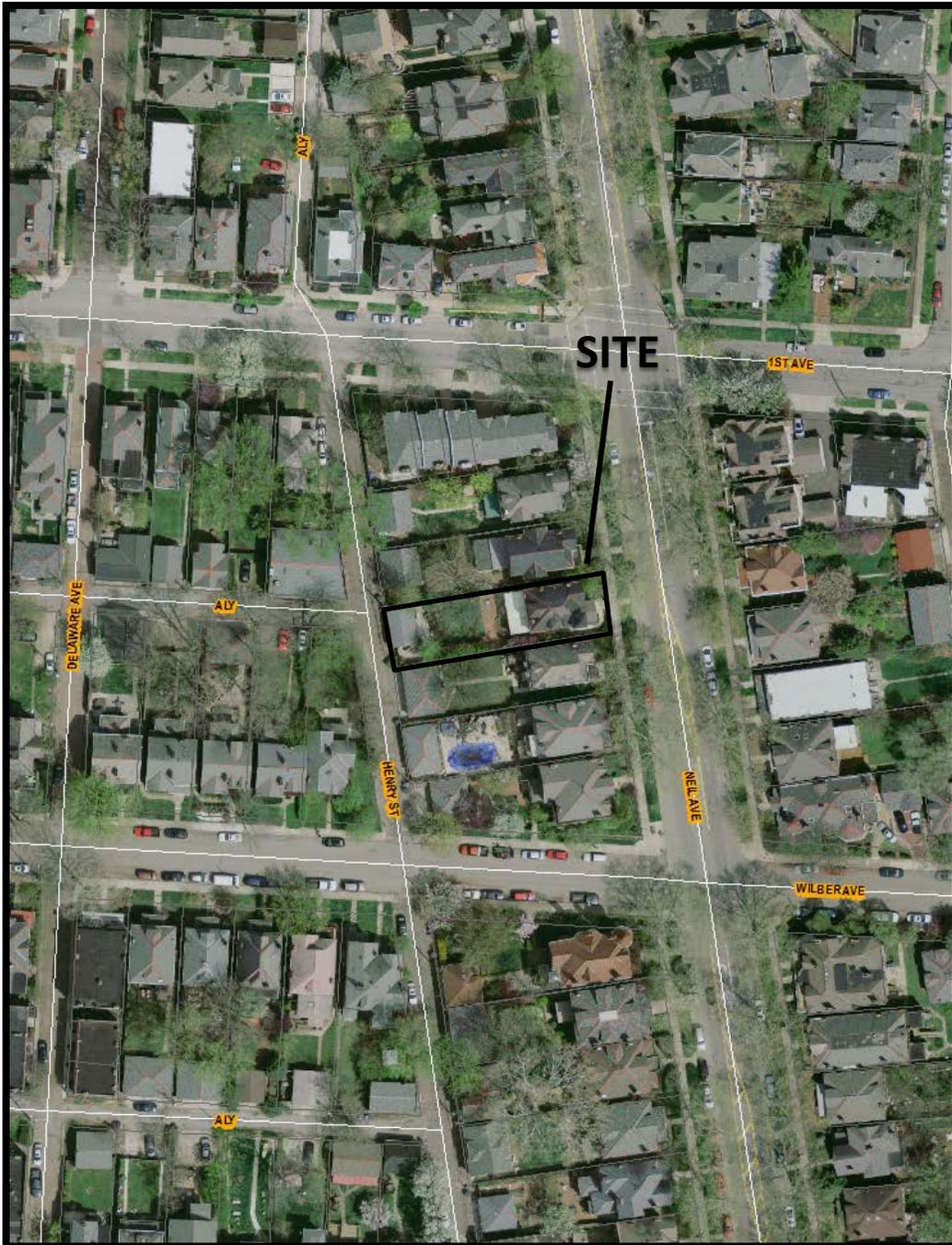


existing building and site

conyers residence
903 neil avenue
proposed garage replacement



CV15-080
903 Neil Avenue
Approximately 0.14 acres



CV15-080
903 Neil Avenue
Approximately 0.14 acres