

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Mar 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 933 HUNTER AVE COLUMBUS OH 43201**Mailing Address:** 933 HUNTER AVE

COLUMBUS OH 43201-3423

Owner: TARRIER T JORDAN TARRIER MEGAN**Parcel Number:** 010057873**ZONING INFORMATION****Zoning:** Z73-168, Multi-family, ARLD

effective 1/9/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A**Commercial Overlay:** N/A**Graphic Commission:** N/A**Area Commission:** N/A**Planning Overlay:** N/A**Historic District:** Victorian Village**Historic Site:** No**Council Variance:** N/A**Flood Zone:** OUT**Airport Overlay Environs:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Board of Zoning Adjustment (BZA):** N/A**Council Variance:** N/A**Graphic Commission:** N/A

Board of Zoning Adjustment 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: BZA16-031 Date Received: 11 MAR. 2016
Application Accepted by: _____ Fee: \$320
Commission/Civic: Vic Village
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

See attached Exhibit A

LOCATION

Certified Address: 933 Hunter Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-057873

APPLICANT (If different from Owner):

Applicant Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.: _____

Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202

Email Address: edm@wowwway.com Fax Number: 614/297-6378

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

Name: T. Jordan & Megan Tarrier Phone Number: 614/403-0392 Ext.: _____

Address: 931 Hunter Ave. City/State: Columbus, OH Zip: 43201

Email Address: ttarrier@gmail.com Fax Number: _____

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

Name: Eric D. Martineau Phone Number: 614/297-6488 Ext.: _____

Address: 3006 N. High St., Suite 1A City/State: Columbus, OH Zip: 43202

Email Address: edm@wowway.com Fax Number: 614/297-6378

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

APPLICANT SIGNATURE [Signature] ERIC D. MARTINEAU

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature] ERIC D. MARTINEAU

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

933 HUNTER AVENUE
Board of Zoning Adjustment Application

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

BZA16-031

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ERIC D. MARTINEAU
of (1) MAILING ADDRESS 3006 N. HIGH ST., SUITE 1A, COLUMBUS OH 43202

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 933 HUNTER AVE. COLUMBUS OH 43201
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) T. JORDAN TERRIER + MEGAN TERRIER
931 HUNTER AVE
COLUMBUS OH 43201

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

ERIC D. MARTINEAU
614/297-6488

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

(5) VICTORIAN VILLAGE COMMISSION
JAMES A. GOODMAN
50 W. GAY ST. 1ST FL. Rm A, Col, OH
43215

and that the following 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>SEE ATTACHED EXHIBIT C</u>		

(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 10th day of March, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires 11/9/2016



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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Exhibit A – 933 Hunter Ave.

Proposal and List of Applicable Code Sections.

Summary: Construction of a single-family home (including attached garage for 2 vehicles) on a parcel platted in 1920.

Zoning variances for this project include the following:

3332.21[F] - Building set-back line. Applicant asks for a variance from the base minimum due to provision [F], which recognizes using the set-back line as found on at least 2 contiguous parcels

3321.05[b][1] – Vision clearance. The vision clearance issue is a common one in historic neighborhoods (the home at Hunter and 1st Avenue 3 houses away from the parcel is an example, and it is on an intersection of 2 streets).

3332.18[D] Lot Coverage. Section D limits lot coverage to 50% of the calculated area. Applicant seeks permission to build up to 52% of the calculated lot area.

3332.27 Rear Yard. Code requires 25% of the actual lot area. Applicant seeks to reduce that requirement to 16.4%.

3333.055 (A) Lot Size. Vary from 6000 sq. ft. base requirement under ALRD single-family exception to 1,627 sq. ft.

Exhibit B – 933 Hunter Ave. -- Statement of Hardship

The owners seek to build a single-family home upon an existing parcel at 933 Hunter Avenue, Columbus, Ohio. This particular parcel is smaller than minimum building lots, but it has been in existence as a separate lot since at least 1920 and therefore well before the enactment of the Zoning Code. In addition, the lot size is not unusual for the neighborhood. In fact, the 3 houses to the immediate south of 933 Hunter are all located on similarly-sized lots. These adjacent parcels also contain houses which exceed the zoning codes maximum lot coverage, minimum rear yard and building set-back requirements. In addition, these adjacent houses do not have any parking or alley access, whereas the proposed construction at 933 Hunter will have a 2 car garage and therefore conform with the zoning code's parking requirements, all without causing the removal of any on-street parking.

As is shown by the adjacent, historic houses, building on small lots was a common construction practice prior to enactment of the zoning code.

The requested variances are in conformity with recent development patterns permitted on other properties in the area. Variances to permit construction of carriage houses have been granted throughout the neighborhood (for example, at 76 W. 2nd Ave., 72 W. 2nd Ave., 743 Dennison Ave., 960 Hunter Ave., and 213 Wilber Ave., all in the Victorian Village area), adding to the density of the neighborhood. Many other property owners in the same zoning district and in particular in the Victorian Village historical district have parcels containing houses which do not conform to the Zoning code. Granting Applicant's request will preserve a substantial property right- the right to develop the parcel in the manner required by and consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners already enjoy in the same historic zoning district.

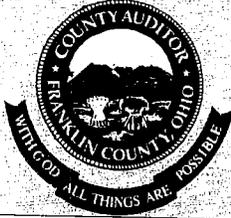
The size and configuration of this parcel was not the result of any action by Owner and granting the variances will allow this parcel to be developed in a manner consistent with the residential character of the lot and in a manner similar to other properties in the Victorian Village historic district.

The specific variances required relate to 1. Building set-back line, 2. Vision clearance from the alley onto Hunter Avenue, 3. Lot coverage, 4. Minimum rear yard, and 5. Minimum overall lot size.

Regarding the building set-back line, the proposed construction follows the existing building lines of the immediately adjacent properties and in doing so fixes a "broken tooth" in the frontage along Hunter Avenue. The vision clearance issue is a common one in historic neighborhoods (the home across the alley as well as the home at Hunter and 1st Avenue are both example, and the Hunter and 1st parcel is on an intersection of 2 true streets). As this is an alley and it only serves 5 other parcels, there will be little traffic in this alley. The lot coverage as proposed totals 52% of the lot as calculated. CC 3332.18[D] limits lot coverage to 50%. This 2% deviation is both de minimis and is also less than the surrounding properties and so is historically appropriate for this lot. Finally, the rear yard requirement per Zoning CC 3332.27 is 25% of the actual lot area. The proposed construction leaves 16.4% rear-yard, a reduction of 34%. As can be seen from the immediately-adjacent properties, small rear yards are common in Victorian Village, often even smaller than the one contemplated in this project. Finally, while the rear-yard calculation is made with the inclusion of the 2nd story rear deck, in reality the yard under the deck will remain open, giving the feeling of a larger rear-yard. Finally, a variance from the provisions of 3333.055 (A) to vary from 6000 sq. ft. base requirement in an ALRD zone under the single family home

exception to the historical dimensions of this lot, which are 1,627 sq. ft. As with the other variances, this sized lot is historically appropriate and common in the Victorian Village historic district.

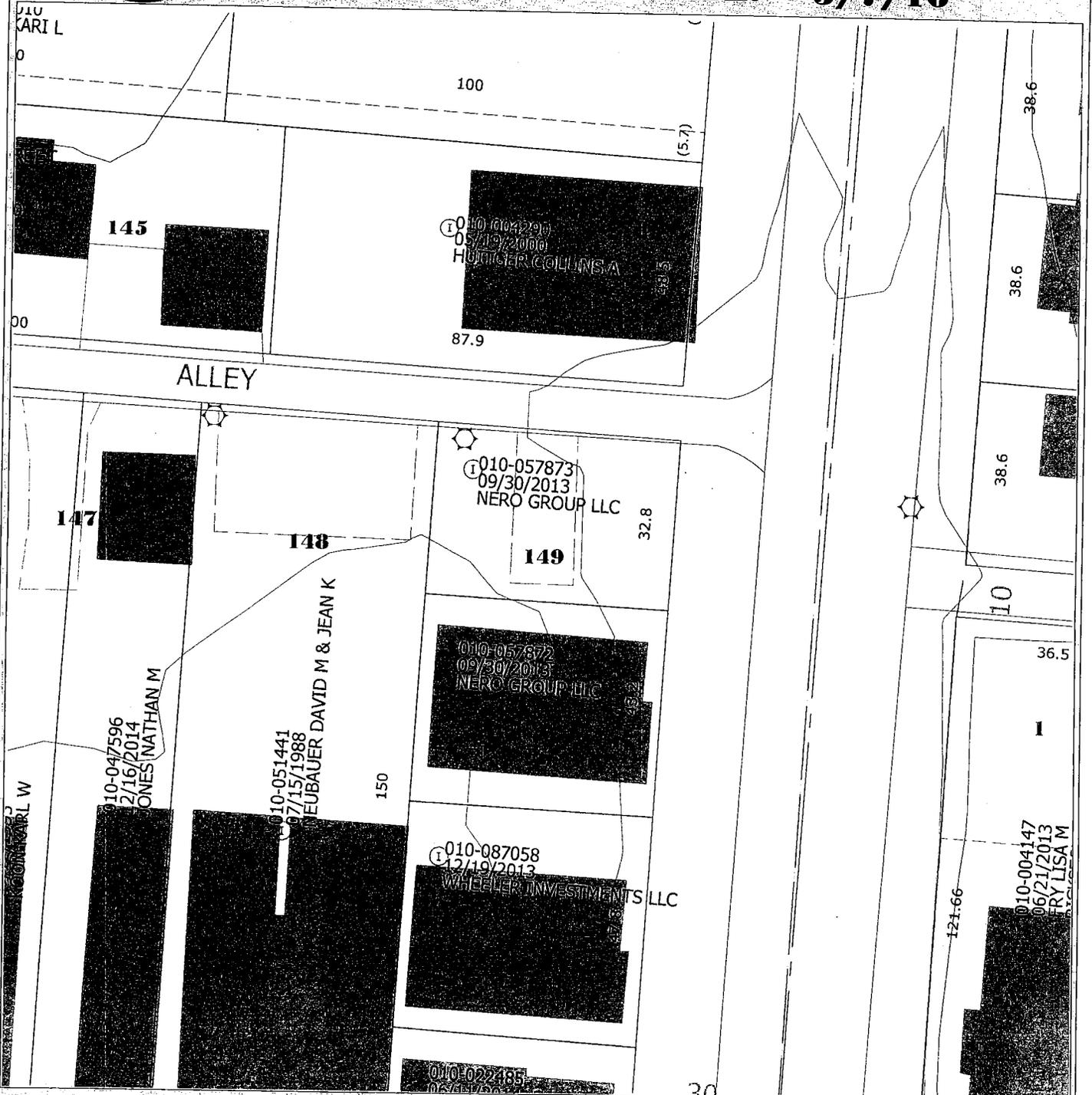
The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not be contrary to the public interest or the purpose of the Zoning Code as the requested variances will increase the value of the applicant's property and the value of neighboring properties; still provide for adequate light, air and open space; reinforce the residential nature of the district and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the historic location and the surrounding houses, and; would not prove a fire hazard as the new construction is not within 3' of any property boundary and is not unusual in the Victorian Village historical district.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 3/7/16



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Boxley), Ohio

014-238-0677

FAX: 014-236-4559

A Mortgage Location Survey prepared for and certified to:

Arrow Title Agency and/or LCNB National Bank

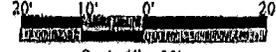
Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 149 Collins, Atkinson And Company's First Addition, Plat Book 2, Page 84

Applicant: NERO Group, LLC 7-7500

Postal Address: 933,931 Hunter Ave., Columbus, Ohio

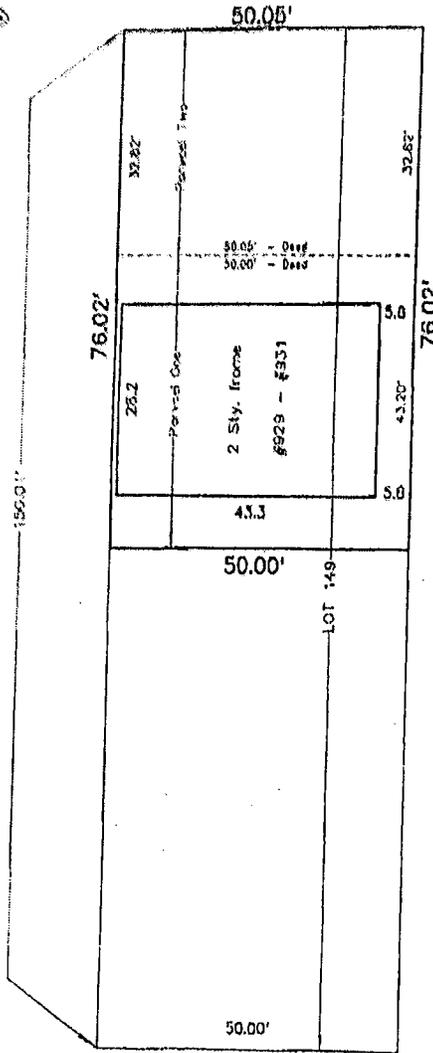
Apparent Encroachments: 1) None

12' ALLEY



Scale 1" = 20'

Date: 08/26/2013



HUNTER AVENUE 60'

W. FIRST 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

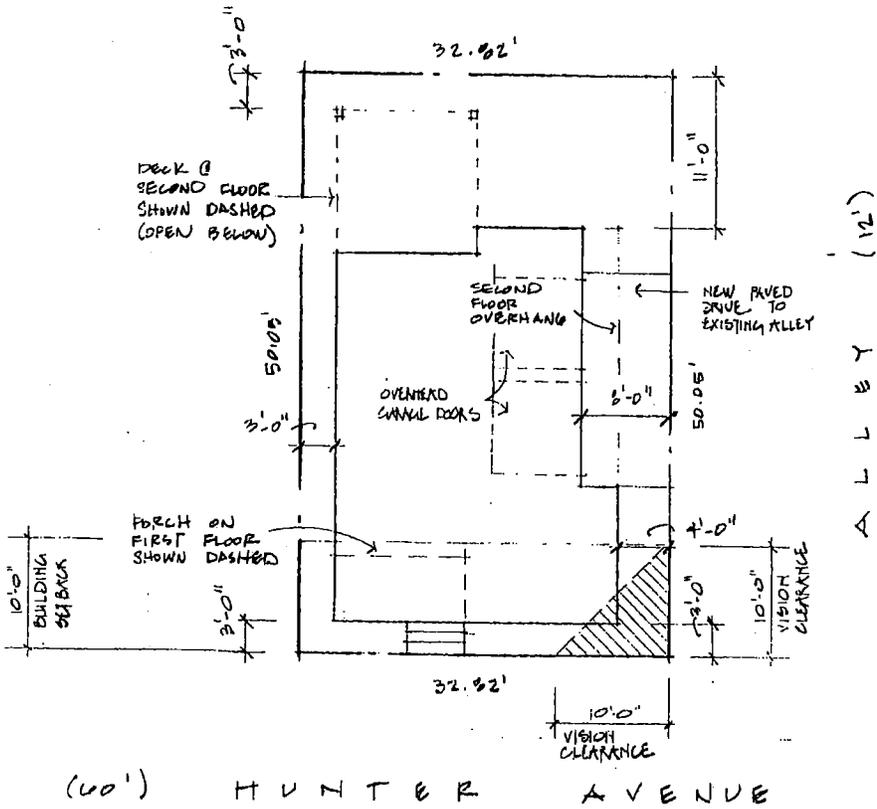
Professional Surveyor

Myers Order No. - 7-08/23/2013



201308237

Rec.	Field	DWG	Ltr.	CK
CA	AJ			



Site Plan

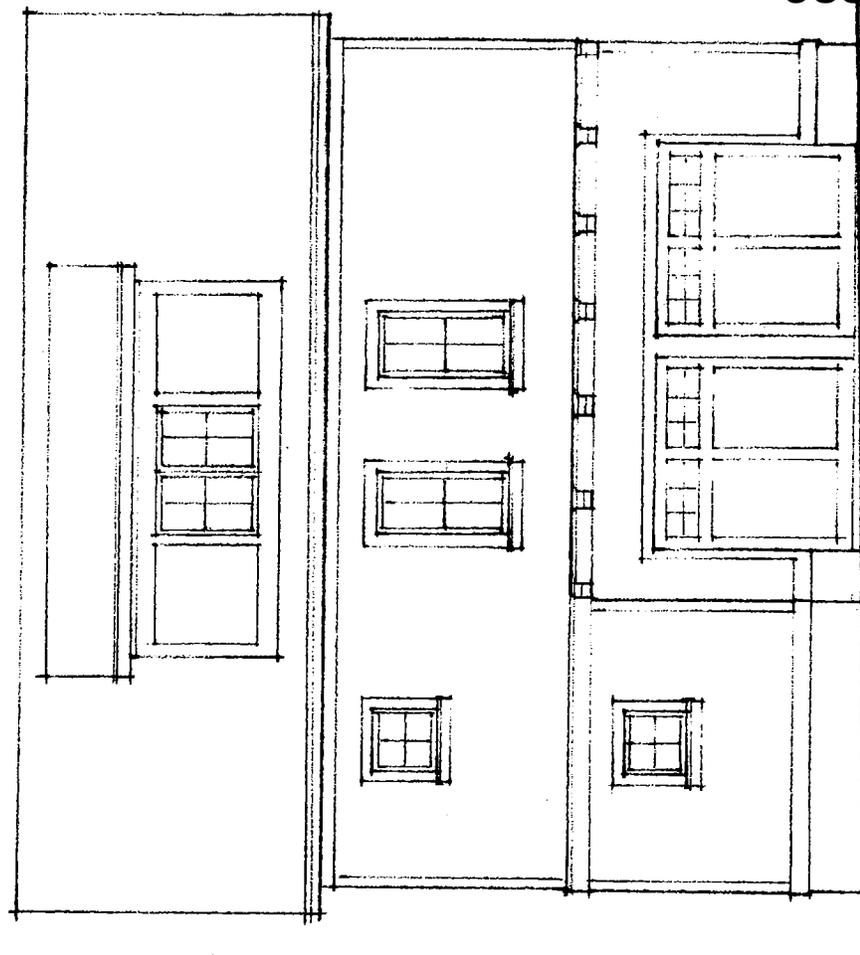
Scale 1" = 10'

Project Scope

Construct a new 2 1/2 story single-family residence on existing vacant lot.

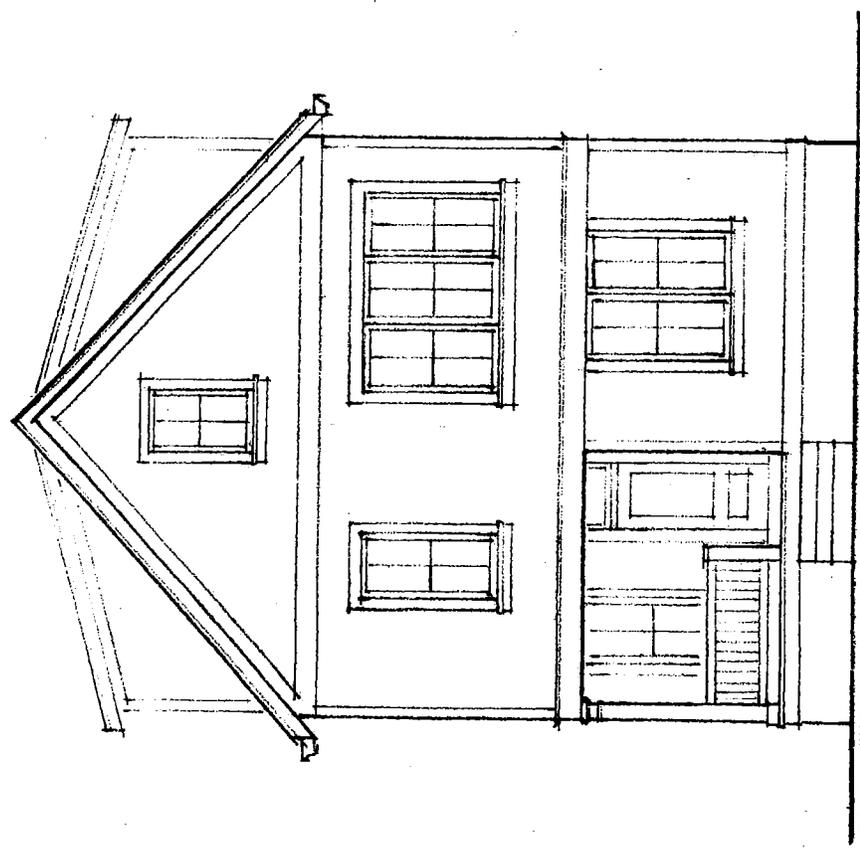
Zoning Information

Certified Address	933 Hunter Avenue, Columbus, OH 43201
Parcel Number	010-057873
Zoning District	ARLD
Flood Zone	Zone 'X'
Area Commission	Victorian Village Commission
Lot Size	1642.6 SF + 300.3 SF (1/2 Alley) = 1942.9 SF
Lot Coverage	1023 SF (52.7%) (inc. second floor deck, porch and overhangs)
Rear Yard	269 SF (16.4%)
Building Height	35'-0"
Setbacks	North 4'-0" South 3'-0" West 3'-0" (to open deck) East 3'-0" (Front Building Line)
Existing Front Building Line at contiguous parcels	929-931 Hunter, 010-057872 = 0.0' 921-923 Hunter, 010-087058 = 0.0'



North Elevation

Scale 1/8" = 1'-0"



East Elevation

Scale 1/8" = 1'-0"

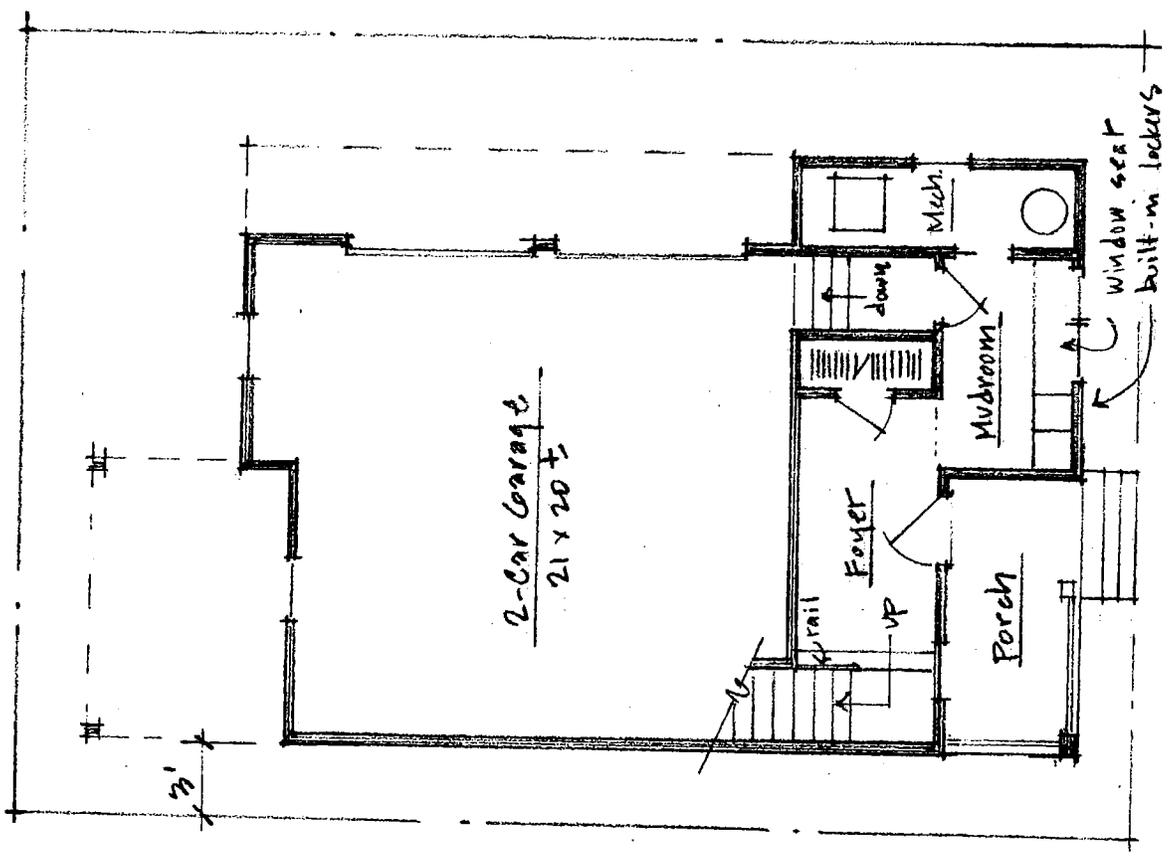
March 4, 2016

The Tarrier Residence

Hunter Avenue, Short North, Ohio
Urbanorder Architecture

The Tavrier Residence
Hunter Avenue - Short North, Ohio
Urbanorder Architecture

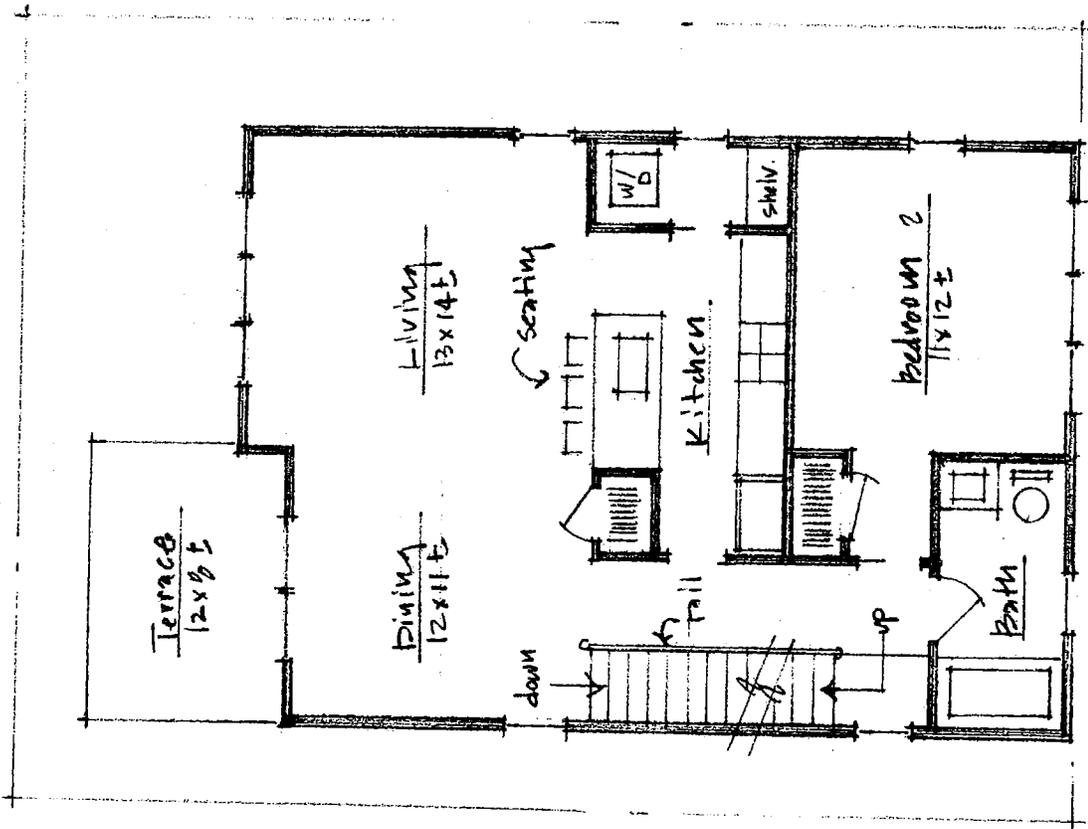
(12) h e y



First Floor Plan
Scale 1/8" = 1'-0"
March 4, 2010

The Tarrier Residence

Hunter Avenue - Short North, Ohio
Urbanorder Architecture

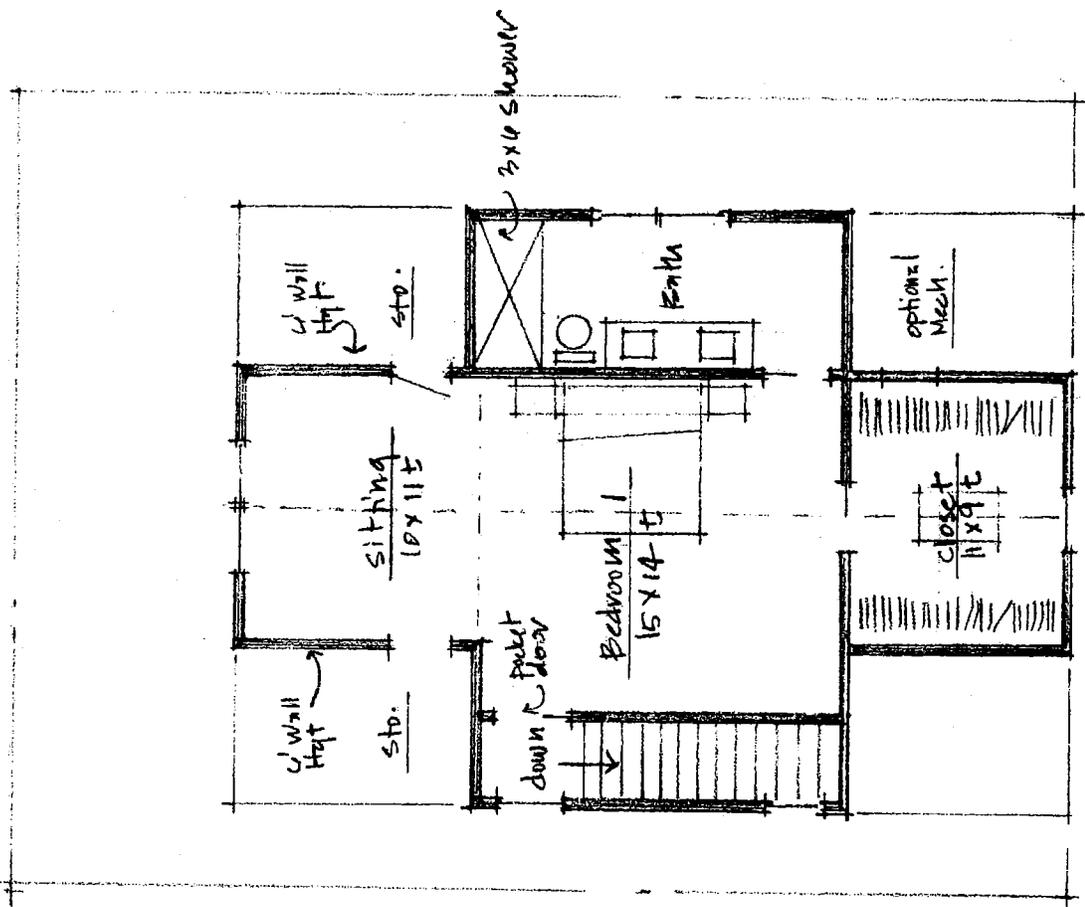


Second Floor Plan

Scale 1/8" = 1'-0"

December 14, 2015

The Tarrier Residence
Hunter Avenue - Short North, Ohio
Urban Order Architecture



Third Floor Plan

Scale 1/8" = 1'-0"
December 14, 2015

Board of Zoning Adjustment 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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ERIC D. MARTINEAU
of (COMPLETE ADDRESS) 3006 N. HIGH ST., SUITE 1A, COLUMBUS OH 43202

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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>T. JORDAN TARRIER</u>	<u>931 HUNTER AVE. COLUMBUS OH 43201</u>
<u>MEGAN L. TARRIER</u>	<u>931 HUNTER AVE. COLUMBUS OH 43201</u>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 11/9/2016
NOTARIAL SEAL
STATE OF OHIO

Notary Seal Here
LAURIE RUPP
Notary Public, State of Ohio
My Commission Expires 11-09-16