

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-039 Date Received: 5-31-16

Application Accepted by: JB+mm Fee: \$320

Comments: Assigned to James Burdin; 614-645-1341; jeburdin@columbus.gov
Sharon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 360 West Sixth Avenue Zip: 43201

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: 010-023886-00

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

Current Zoning District(s): R-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:

To construct a detached 3-car garage with a dwelling unit above. ("Carriage House")

Acreage: .13

APPLICANT:

Name: Donald A. Stenta Phone Number: 614-560-3786 Ext.: _____

Address: 360 West Sixth Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: gobux01@gmail.com Fax Number: _____

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

Name: Donald A. Stenta and Scott R. Boden Phone Number: 614-560-3786 Ext.: _____

Address: 360 West Sixth Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: gobux01@gmail.com Fax Number: _____

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

Name: Charles M. Paros, AIA Phone Number: 614-202-0789 Ext.: _____

Paros Architecture + Design, llc
Address: 357 West 7th Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: cparos@parosad.com Fax Number: _____

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

APPLICANT SIGNATURE: Donald A. Stenta

PROPERTY OWNER SIGNATURE: Donald A. Stenta Scott R. Boden

ATTORNEY / AGENT SIGNATURE: Charles M. Paros, AIA

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

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.

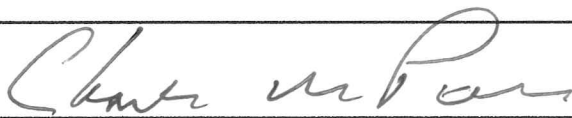
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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.

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 requested as detailed below:

see attached "Statement of Hardship"

Signature of Applicant



Date

5.27.2014

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Statement of Hardship

May 31, 2016

Re: Proposed Carriage House
360 West 6th Avenue, Columbus, Ohio 43201

Variances Requested:

1. CC 3332.039 – R4 residential district use permitted: one single family dwelling; allow a second dwelling in the form of a carriage house.
2. 3332.05 (A) (4) – Lot Width: Request variance to eliminate the requirement for the lot width requirement of 50' allow permit a width of 40'.
3. Section 3332.15 – Lot Size: Request variance to reduce the lot size requirement from 6000 square feet to 5840 square feet.
4. Section 3332.19 - Request variance to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street. The proposed carriage house will front a public alley.
5. Section 3332.25 – Maximum Side Yard: Request variance to eliminate the requirement, with respect to the existing primary dwelling, for a maximum side are requirement of 20% or 8'.
6. Section 3332.26 – Minimum Side Yard: Request variance to eliminate the requirement, with respect to the existing primary dwelling, for a minimum side yard of no less than 3' along the west property line. Request a variance to eliminate the requirement, with respect to the proposed carriage house, for a minimum side yard of no less than 3' along the west property line. The applicant proposes a zero setback at the west property line and an 8' (20%) setback from the east property line.
7. Section 3332.27 – Rear yard: Request a variance for the requirement, with respect to the proposed carriage house, for a rear yard. The proposed rear yard for the existing house will equal 33%, however the applicant proposes no rear yard for the carriage house.
8. Section 3312.49 (C) Table 1. – Parking requirements for residential uses: The existing home has no off street parking spaces. The proposed carriage house will add 3 off street parking spaces. Request variance, with respect to the existing home, to reduce the requirement for two spaces per unit to one space.
9. Section 3372.542 – Maximum Lot Coverage. Request variance to the University District requirement for a maximum lot coverage of 25% (1460 SF) to permit a lot coverage of 41.7% (2437 SF).
10. Section 3372.544 – Maximum Floor Area: Request variance to the University District requirement for a .40 floor area ratio (F.A.R.) to permit a proposed F.A.R. of .59

CV16-029

The owners wish to build a garage with a dwelling unit above it on their property. A dwelling unit above the garage, or "carriage house," would be consistent with the historical homes common in Victorian Village, Dennison Place, and other turn of the century neighborhoods in Columbus. This "Statement of Hardship" outlines the purpose for the owner's request for a council variance.

To accommodate living space for other family members, the owners want to add space to their current property by building a detached dwelling unit in the form of a carriage house. Instead of adding to the rear of their primary residence which is common in suburban neighborhoods, the owners want to design the carriage house to take advantage of the property context as well as optimize daylighting and views. The neighborhood has a variety of late 19th century housing styles and includes single family and multi-family housing units that have a detached dwellings like the proposed carriage house. This property better facilitates a detached second dwelling similar to the carriage houses that have been built in rear yards adjacent to the public alleys. A unique property condition in this case is the fact the owner's property is situated between two separate lots to both the east and west sides. The lots fronting the public alley contain 2 story dwellings immediately next door in the alley (to the west) and a two story dwelling and garage due east. The proposed carriage house will continue this unique quality of residential urban fabric to fit in nicely and enhance the neighborhood context. An attached dwelling unit would actually adversely impact the historical nature of the 1895 home, changing the structure from a single family home.

This siting creates a single side yard of 8 feet along the east property line to be used as a safe entry point and outdoor social space. The owners will design a side yard with live grasses and vegetation to enhance the attractiveness of the property. In addition, the owners of the property to the west maintain a surface parking lot for their rental unit thus the new carriage house would not encroach on any existing structure.

Access to the front of the property will be maintained along the east side yard via a pedestrian walkway. As mentioned, other nearby properties will create a safe and attractive setting for this development, so the public alley frontage will work well for this new property. This project will positively enhance off street parking in the neighborhood. The owners do not currently have off street parking on the property. The carriage house will consist of a three car garage, thus reducing the impact on the neighborhood by one and contributing to solving a common challenge in the city: parking.

In summary, and most not worthy, the granting of this application for council variance will not be injurious to neighboring properties in Dennison Park Place or the University Area District's residents. The granting of this variance will also not be contrary to the public interest and will, by architectural design, increase the appeal of the public alley and the "Circles" neighborhood

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV16-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald A. Stenta

of (1) MAILING ADDRESS 360 West 6th Avenue, Columbus, Ohio 43201

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 360 West 6th Avenue, Columbus, Ohio 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) 5-31-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Donald R. Stenta
360 West 6th Avenue
Columbus, Ohio 43201

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

Donald A. Stenta
614-560-3786

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

(5) University Area Commission
Susan Keeny, Zoning Chair
358 King Avenue, Columbus, Ohio 43201

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

Donald A. Stenta

Sworn to before me and signed in my presence this 26 day of May, in the year 2016

Rev

Catherine Segrist
(8) SIGNATURE OF NOTARY PUBLIC

3-7-17
My Commission Expires

Notary Seal Here



CATHERINE SEGRIST
Notary Public, State of Ohio
My Commission Expires 03-07-2017
Affidavit expires six (6) months after the date of notarization.

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Andrew Hall
382 West 6th Ave.
Columbus, OH 43201

Dea Boster
376 West 6th Ave.
Columbus, OH 43201

Randall Knutti
374 West 6th Ave.
Columbus, OH 43201

Timothy O'Neill
370 West 6th Ave.
Columbus, OH 43201

Cheryl Taunt
368 West 6th Ave.
Columbus, OH 43201

Michael Oram
354 West 6th Ave.
Columbus, OH 43201

Timothy Gerber
341 West 7th Ave.
Columbus, OH 43201

Michael Para
347 West 7th Ave.
Columbus, OH 43201

Paula Butterfield
351 West 7th Ave.
Columbus, OH 43201

Richard Klein
355 West 7th Ave.
Columbus, OH 43201

Charles Paros
357 West 7th Ave.
Columbus, OH 43201

Michael DiGregorio
363 West 7th Ave.
Columbus, OH 43201

Michael Reilly
373-375 West 7th Ave.
Columbus, OH 43201

Northwood Properties
351-353 West 6th Ave.
Columbus, OH 43201

Michael Oram
355-357 West 6th Ave.
Columbus, OH 43201

Windstar Development
365-367 West 6th Ave.
Columbus, OH 43201

Richard Gallagher
373 West 6th Ave.
Columbus, OH 43201

Michael Stinziano
379 West 6th Ave.
Columbus, OH 43201

Donald Stenta
360 West 6th Ave.
Columbus, OH 43201

Sue Keeny
358 King Avenue
Columbus, OH 43201

Sue Keeny
University Area Commission
Northwood and High Bldg
2231 North High St.
Columbus, OH 43201

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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 # CV16-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald A. Stenta

of (COMPLETE ADDRESS) 360 West 6th Avenue, Columbus, Ohio 43201

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. Donald A. Stenta 360 West 6th Avenue Columbus, Ohio 43201	2. Scott R. Boden 360 West 6th Avenue Columbus, Ohio 43201
3.	4.

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

SIGNATURE OF AFFIANT

Donald A. Stenta

Sworn to before me and signed in my presence this 26 day of May, in the year 2016

Catherine Segrist
SIGNATURE OF NOTARY PUBLIC

3-7-17
My Commission Expires

Notary Seal Here



CATHERINE SEGRIST
Notary Public, State of Ohio
My Commission Expires 03-07-2017

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

The Talon Group and/or National City

Apparent Encroachments: 1) None



1 / We have received a copy of this survey & find the conditions acceptable.



B

Professional Surveyor

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE
INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT
IMPROVEMENTS.

[illegible]

Rec'd	File
-------	------

Field	Jan
-------	-----

DWG

Ltr.

Ck.	
-----	--

CU16-039



City of Columbus Zoning Plat



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: 010023886

Zoning Number: 360

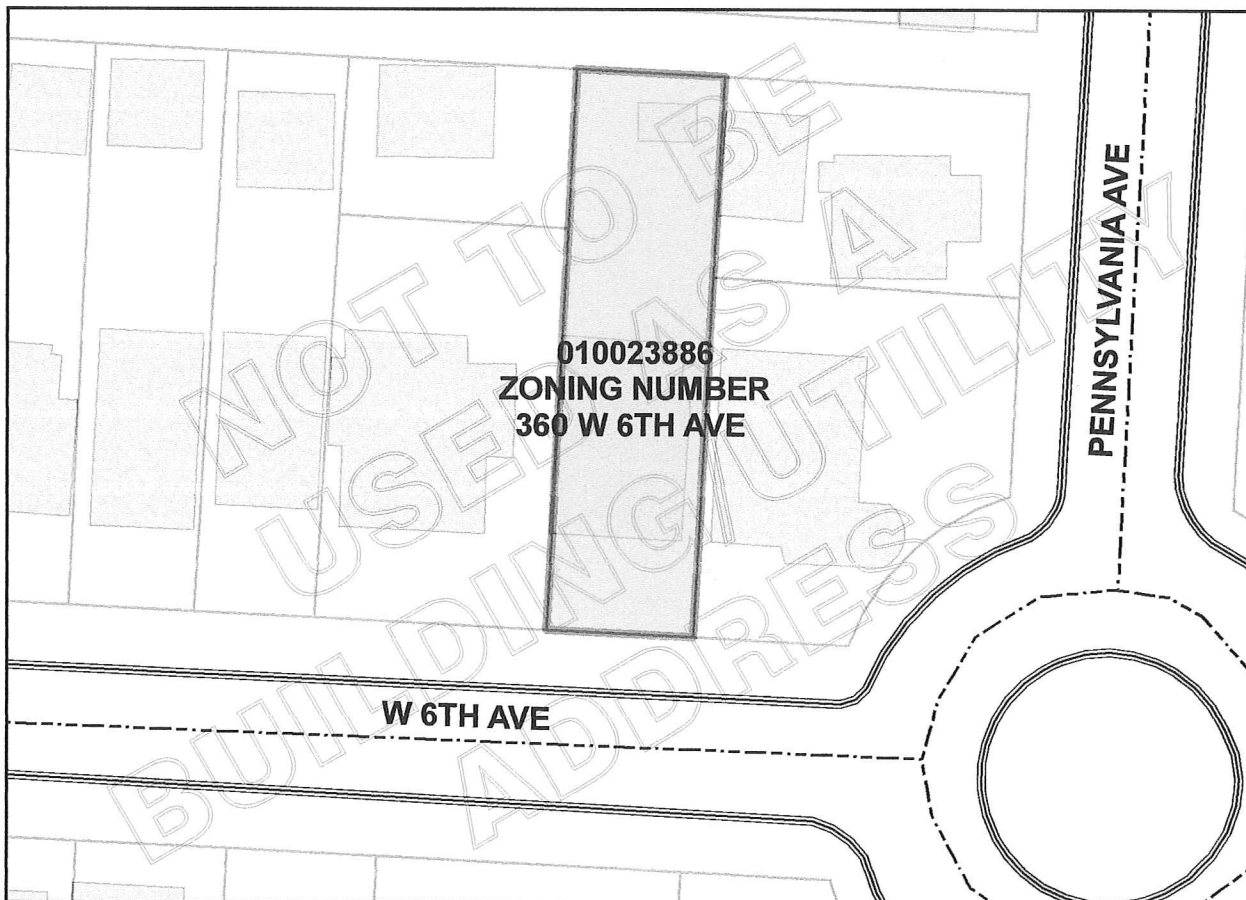
Street Name: W 6TH AVE

Lot Number: N/A

Subdivision: N/A

Requested By: PAROS ARCHITECTS & DESIGN, LLC (CHARLES PAROS)

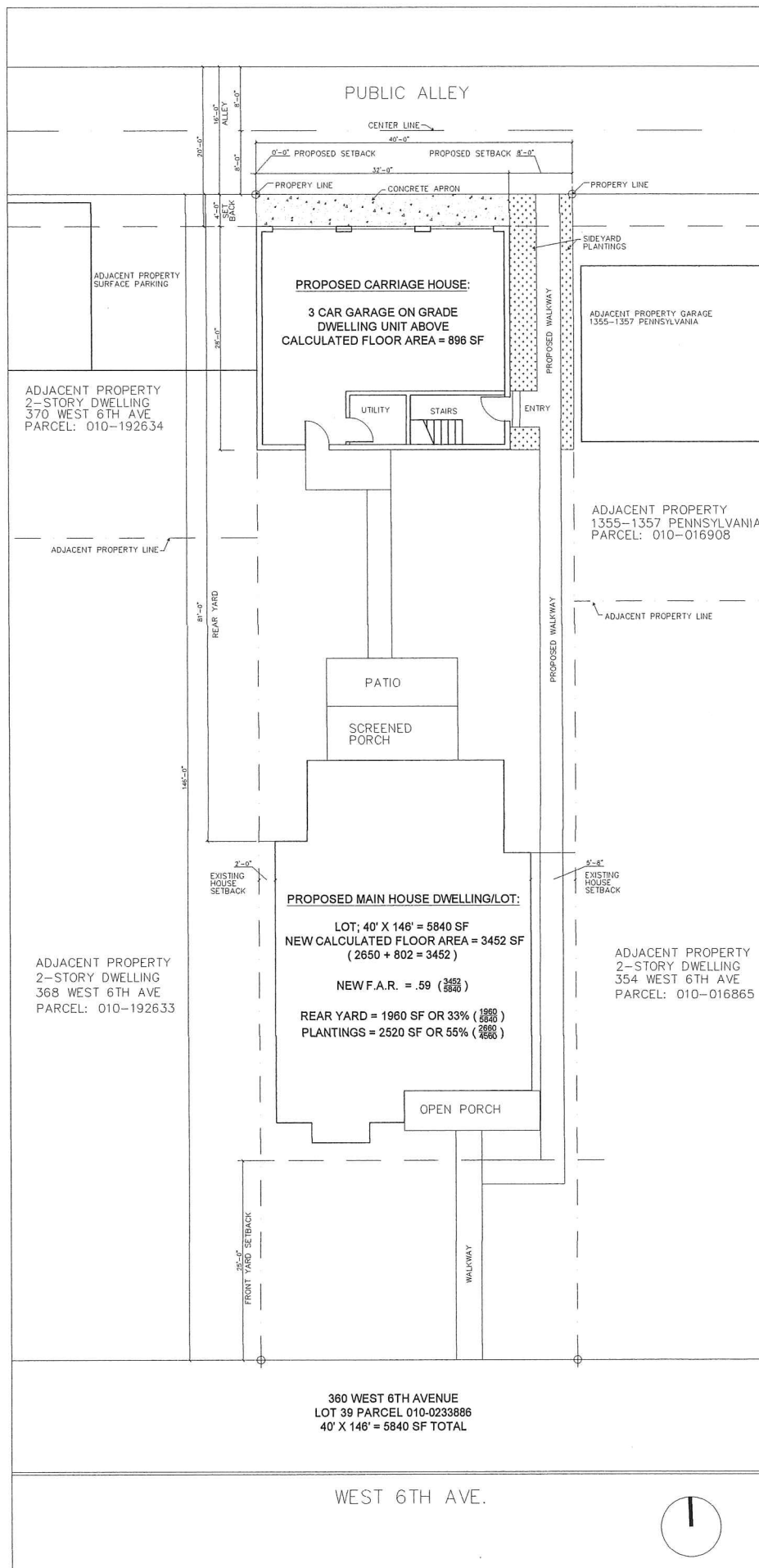
Issued By: *Edyana Amarian* Date: 5/23/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

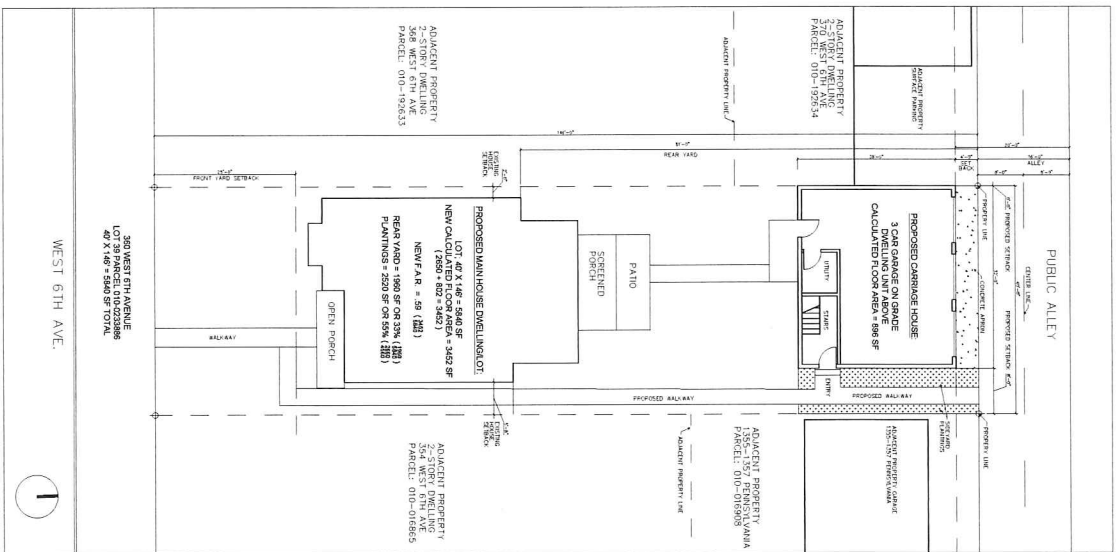
GIS FILE NUMBER: 65077



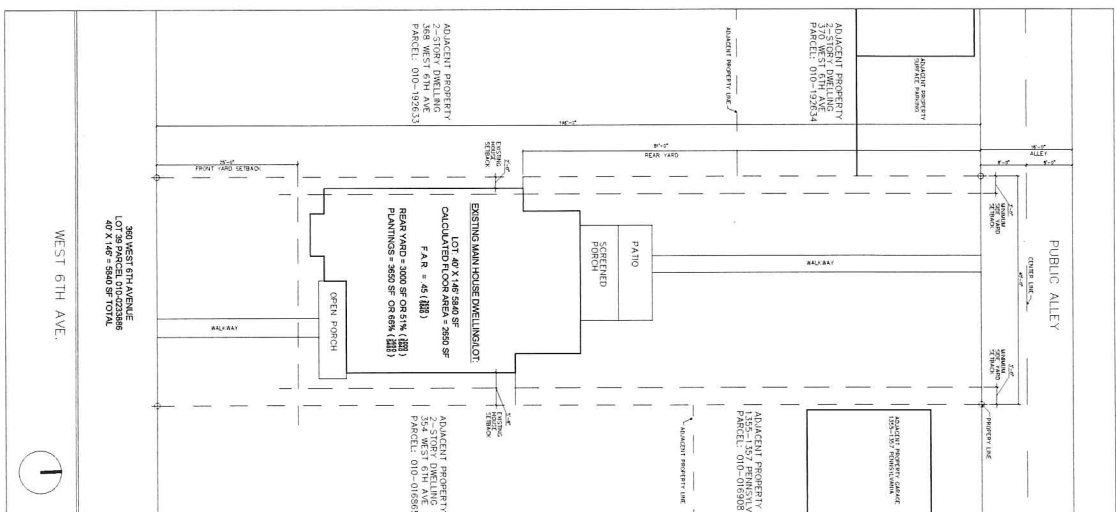
② SITE PLAN - PROPOSED
SCALE 1" = 10'-0"

CV16-039

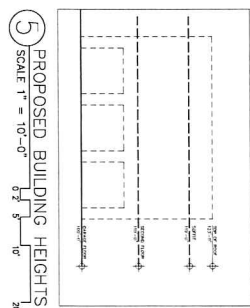
360 WEST 6TH AVENUE
SITE PHOTOS
EXISTING



2 SITE PLAN - PROPOSED
SCALE 1" = 10'-0"



1 SITE PLAN - EXISTING
SCALE 1" = 10'-0"



5 PROPOSED BUILDING HEIGHTS
SCALE 1" = 10'-0"



④ LOCATION PLAN
NOT TO SCALE

Parcel 010-023886-00
University Area Commission
R-4 Zoning District

[illegible]

CV16-036

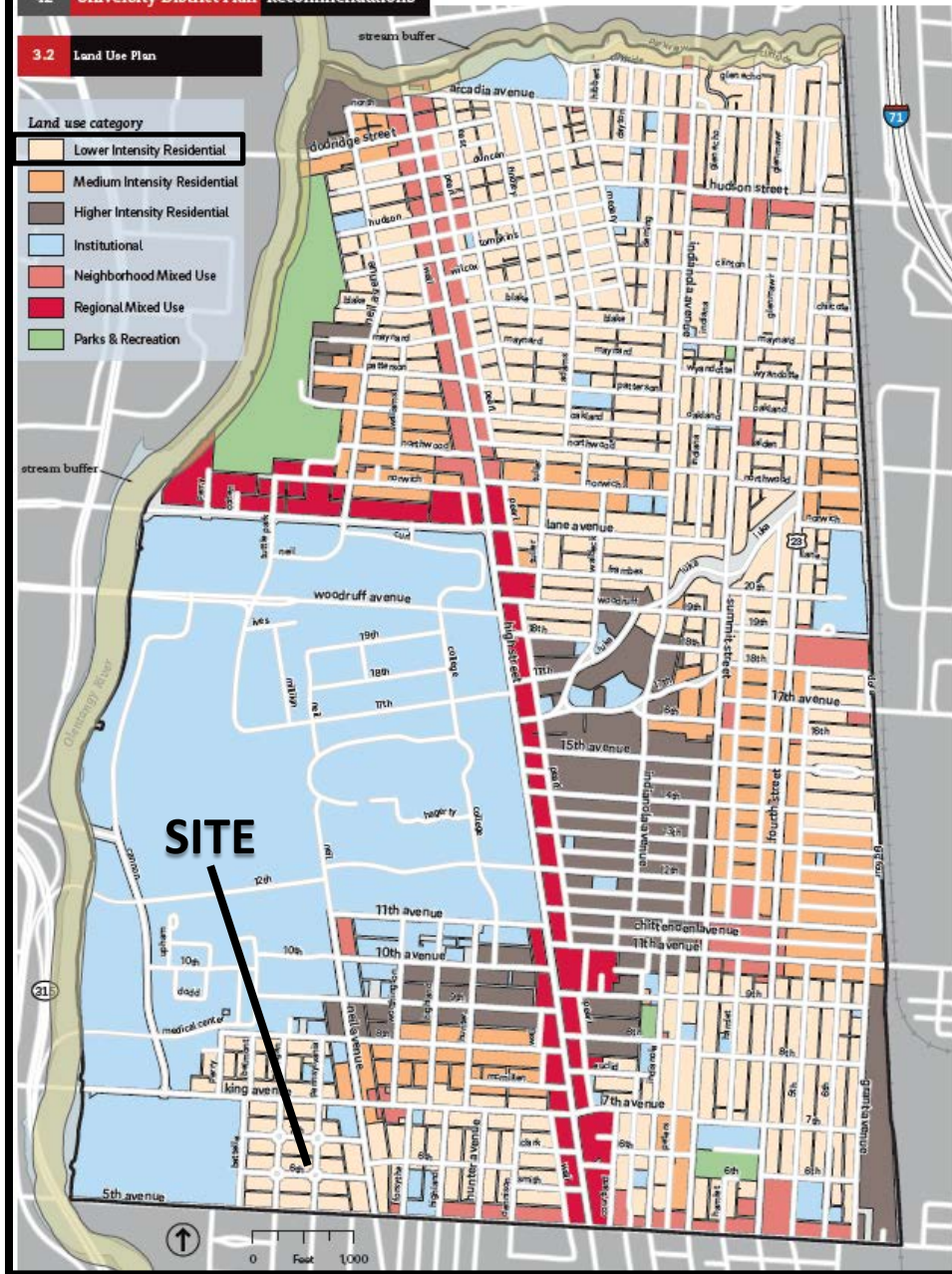


CV16-039
360 West Sixth Avenue
Approximately 0.13 acres

3.2 Land Use Plan

Land use category

- Lower Intensity Residential
- Medium Intensity Residential
- Higher Intensity Residential
- Institutional
- Neighborhood Mixed Use
- Regional Mixed Use
- Parks & Recreation



CV16-039
360 West Sixth Avenue
Approximately 0.13 acres



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360 West Sixth Avenue
Approximately 0.13 acres