

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: CV17-079 Date Received: 11/27/17

Application Accepted by: KP Fee: \$320

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

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 983 Michigan Avenue, Columbus, Ohio 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: 010-000894-00

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

Current Zoning District(s): R-2F

Area Commission or Civic Association: Harrison West

Proposed Use or reason for Council Variance request:
new construction of a private garage with living space above, known as a "carriage house"

Acreage: 0.07 acres

APPLICANT:

Name: Robert Ellis Phone Number: 614-400-8762 Ext.: _____

Address: 995 Goodale Blvd 2nd Floor, attn: The Rellis Group City/State: Columbus, Ohio Zip: 43212

Email Address: rob.ellis7@icloud.com Fax Number: _____

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

Name: Robert Ellis Phone Number: 614-400-8762 Ext.: _____

Address: 995 Goodale Blvd 2nd Floor, attn: The Rellis Group City/State: Columbus, Ohio Zip: 43212

Email Address: rob.ellis7@icloud.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 Robert Ellis

PROPERTY OWNER SIGNATURE Robert Ellis

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

STATEMENT OF HARDSHIP

Proposed Carriage House
983 Michigan Avenue
Columbus, OH 43201

This property is located in the Harrison West neighborhood. The current property is a two story single family home of approximately 1100 square feet.

I recently purchased this home. I was drawn to the area because of the walkability, family friendly neighborhood, parks, and ability to walk / bike to my work in Grandview.

This application is to request zoning variances which would allow me to build a second residential unit / living space in the rear as a carriage house. I am proposing a carriage house structure which was once typical in these older Victorian neighborhoods.

The construction of a carriage house provides the area with a structure that is compatible with recent carriage house constructions in the neighborhood. A carriage house would maintain the historic nature of the property and would be more keeping of the architecture of the neighborhood than just a garage.

Of the homes along Michigan, Pennsylvania, and Harrison avenue, there are many with carriage houses. Recent carriage house approvals / new constructions in the historic districts on the North side of downtown include 1157 Pennsylvania Avenue, 1497 Perry Street, 76 W 2nd ave, 72 W 2nd Ave, 743 Dennison Ave, 960 Hunter Ave, and 213 Wilber Ave. Many other property owners in the same historic neighborhoods and in particular Harrison West and Victorian Village have parcels containing carriage house structures which also do not conform to zoning codes. Granting the applicant's request will preserve a substantial property right to develop the home in a manner which other property owners have been granted variances for in the same historic zoning districts.

The requested variances will not interfere with any neighboring owners' use of his / her property or otherwise prevent further development of any neighboring property. Additionally, granting the applicant's request will increase the value of the applicant's property and the value of neighboring properties and will still provide for adequate light, air, and open space. The proposed building will be built using fire-rated construction.

The current zoning allows for either a single family home or one two family home but does not allow for more than one structure on the lot. There are two homes on Pennsylvania Avenue less than one block away in Harrison West, one of which is 1157 Pennsylvania Ave and was recently approved for a carriage house. The front home is very small in nature and has a very large side yard. The construction of this building will allow for additional living space that would allow my parents to stay with me when they come to visit without having to pay for a hotel and parking. The garage will also provide additional privacy and security for the backyard area.

VARIANCES

1. Section 3332.19, Fronting on a public street, requires a dwelling unit to have frontage on a public street, while the applicant proposes no frontage for the single unit carriage house dwelling.
2. Section 3332.037, R-2F, Residential District Use, permits one single-unit or two-unit dwelling on a lot, while the applicant proposes to construct a carriage house on the lot
3. Section 3312.49 Minimum numbers of parking spaces required, requires two (2) parking spaces per dwelling unit, or four (4) spaces total for the two single-unit dwellings, while the applicant proposes three (3) parking spaces.
4. Section 3332.25, Maximum side yards required, requires the sum of the widths of the side yards to be a minimum of six (6) feet, while the applicant proposes a maximum side yard of three (3) feet for the carriage house dwelling
5. Section 3332.26, Minimum side yard permitted, requires a minimum side yard of three (3) feet, while the applicant proposes a minimum side yard of approximately two (2 ±) feet on the North side of the proposed carriage house and approximately one (1 ±) foot on the south side of the proposed carriage house.
6. Section 3332.27, Rear yard, requires a rear yard totaling no less than twenty-five (25) percent of the total lot area, while the applicant proposes no rear yard for the carriage house dwelling
7. Section 3332.05, Area district lot width requirements, requires a minimum lot width of fifty (50) feet in the R-2F, Residential District, while the applicant proposes to maintain a lot width of thirty (30) feet
8. Section 3332.14 R-2F Area District Requirements, requires a two-unit dwelling or other principal building to be situated on a lot of no less than 6,000 square feet in area, while the applicant proposes two separate single-unit dwellings on a lot that contains 3,000 ± square feet

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Ellis

of (1) MAILING ADDRESS Attn: Robert Ellis, 995 Goodale Blvd 2nd floor, Columbus, OH 43212

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 CERTIFIED ADDRESS FOR ZONING PURPOSES _____

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/27/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Robert Ellis

Attn: Robert Ellis, 995 Goodale Blvd 2nd floor, Columbus, OH 43212

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

Robert Ellis, 614-400-8762

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

(5) Harrison West Society
c/o David Carey
P.O. Box 163442
Columbus, OH 43216

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)

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

(8) SIGNATURE OF AFFIANT

Robert Ellis

Sworn to before me and signed in my presence this 27 day of November, in the year 2017

(9) SIGNATURE OF NOTARY PUBLIC

9/20/20
My Commission Expires



Here KARAL L. SPENCER
Notary Public, State of Ohio
My Commission Expires 09-20-2020

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

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APPLICANT

Robert Ellis
983 Michigan Avenue
Columbus, OH 43201

PROPERTY OWNER

Robert Ellis
995 Goodale Blvd 2nd floor
Attn: The REllis Group
Columbus, OH 43212

AREA COMMISSION

Harrison West Society
c/o Jacob Sukosd
P.O. Box 163442
Columbus, OH 43216

ATTORNEY/AGENT

N/A

SURROUNDING PROPERTY OWNERS

James and Linda Caulley
990 Michigan Avenue
Columbus, OH 43201

Titus Kitchen
995 Michigan Avenue
Columbus, OH 43201

Alex Duprey
492 W First Avenue
Columbus, OH 43201

Michael Brehm
464 W First Avenue
Columbus, OH 43201

Sara and Luke Dong
999 Michigan Avenue
Columbus, OH 43201

Cynthia Timmers
973 Michigan Avenue
Columbus, OH 43201

Hillary and Holly Lorton Trust
977 Michigan Avenue
Columbus, OH 43201

Karla Eldridge and Brian Portez
1004-1006 Oregon Avenue
Columbus, OH 43201

Hallam Properties
975 Michigan Avenue
Columbus, OH 43201

Christopher Eberst and Machenzie Corbin
987 Michigan Avenue
Columbus, OH 43201

Elliot Dobkin and Krista Jensen
1000 Oregon Avenue
Columbus, OH 43201

Robert Ellis
983 Michigan Avenue
Columbus, OH 43201

Jordan Fromm
991 Michigan Avenue
Columbus, OH 43201

St Paul Baptist Church
496 W First Avenue
Columbus, OH 43201

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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 Number: CW17-079

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Ellis
of (COMPLETE ADDRESS) 983 Michigan Avenue, Columbus, OH 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. Robert Ellis Attn: Robert Ellis 995 Goodale Blvd 2nd floor Columbus, OH 43212 Rob Ellis - 614-400-8762	2.
3.	4.

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

SIGNATURE OF AFFIANT

Robert Ellis

Sworn to before me and signed in my presence this 27 day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

Notary Seal Here

My Commission Expires

9/20/20



KARA L. SPENCER
Notary Public, State of Ohio
My Commission Expires 09-20-2020

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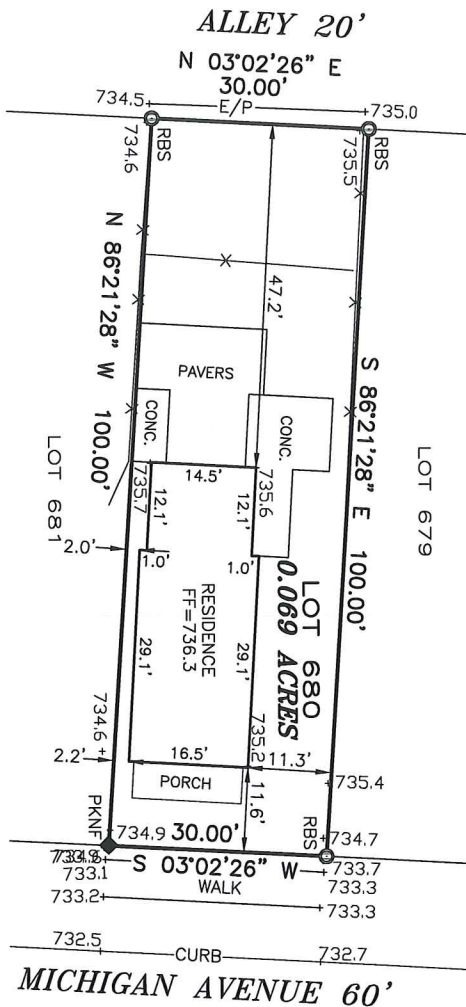
DRAWN BY: DJH

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

10/20/17
DATE



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN
ON THE GROUND SURVEY IN OCTOBER OF 2017 MADE UNDER MY
SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND
DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY
KNOWLEDGE.



FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED
TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DETERMINED
BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE
RATE MAP NUMBER 39049C0307K, WITH AN EFFECTIVE DATE
OF 06/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY ELEMENTS THAT
MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY
UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL
REBAR SET ARE 5/8 DIA 30" LONG, W/ RED PLASTIC CAP
STAMPED "LANDMARK SURVEY"

(IN FEET)
1 inch = 20 ft.



DEED REFERENCE:
KATHERINE E.
BOETTCHER
O.R. 24307111

LEGEND

- ◆ PKNF P.K. NAIL FOUND
- RBS REBAR SET
- X--- EXISTING FENCE LINE
- XXX-X EXISTING SPOT GRADE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE

LS LANDMARK SURVEY
GI GROUP, INCORPORATED
2039 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 10/20/17 FILE NO. 204791

983 Michigan Avenue Legal Description:

Lt/Un 680 COLLINS ATKINSON & GUITNERS ADDN Pcl # 010-000894 Plt PB 2 PG 222

CW17-079

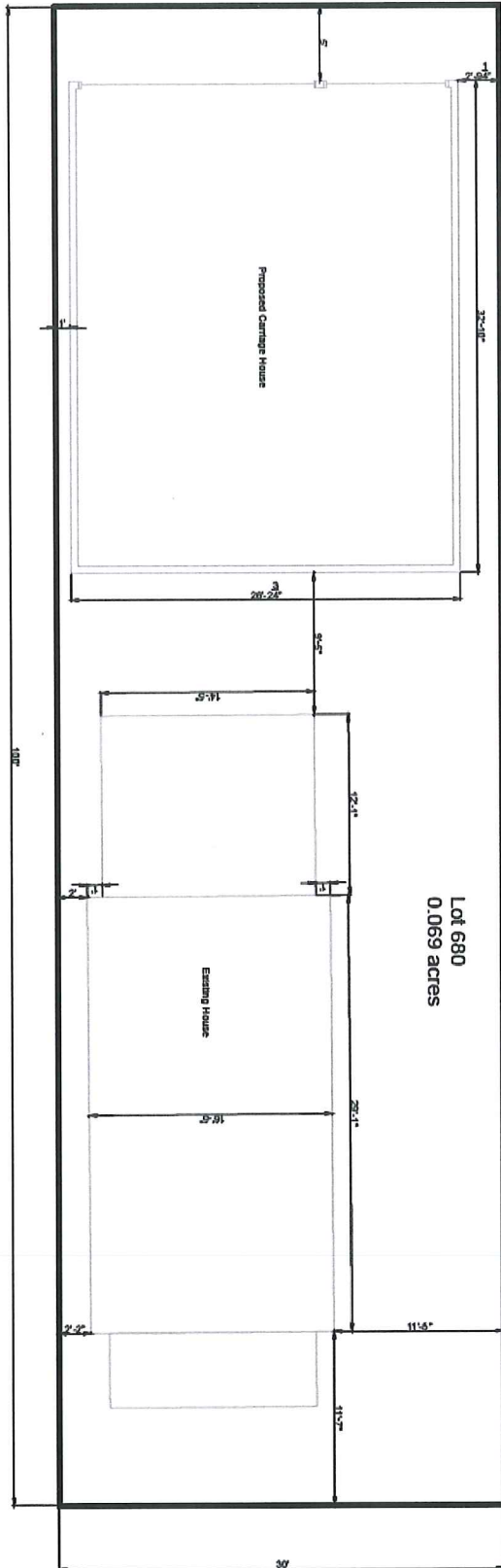
Lot 679

Lot 680
0.069 acres

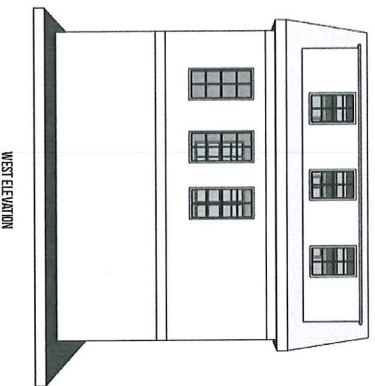
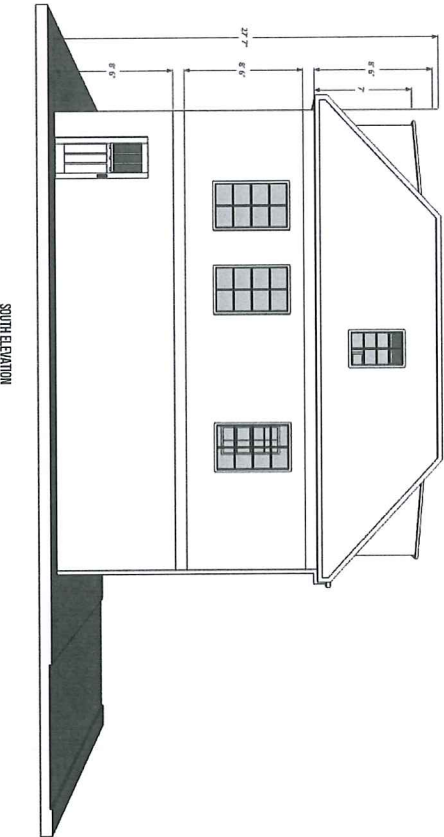
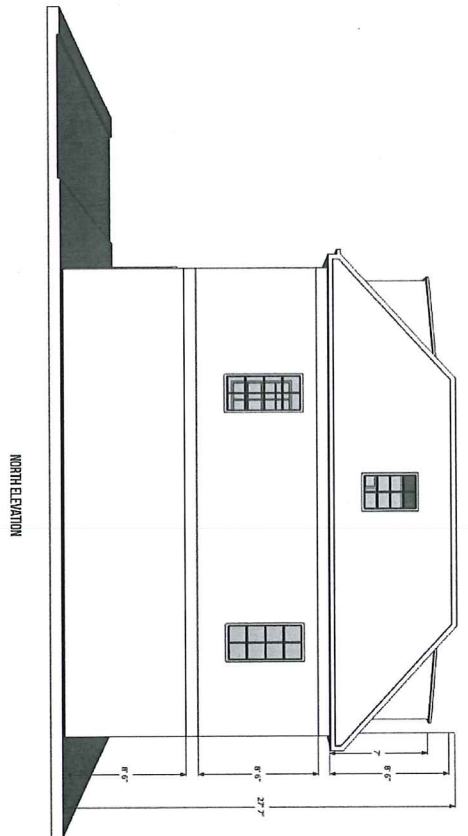
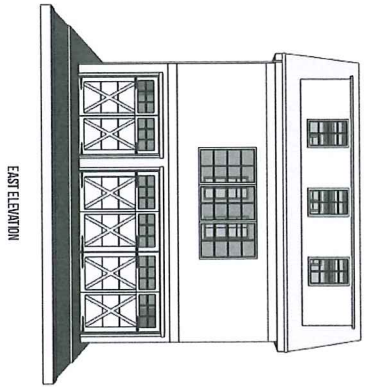
Lot 681

Existing Alley 20.0'

Michigan Avenue 60.0'



983 MICHIGAN AVENUE
ELEVATION

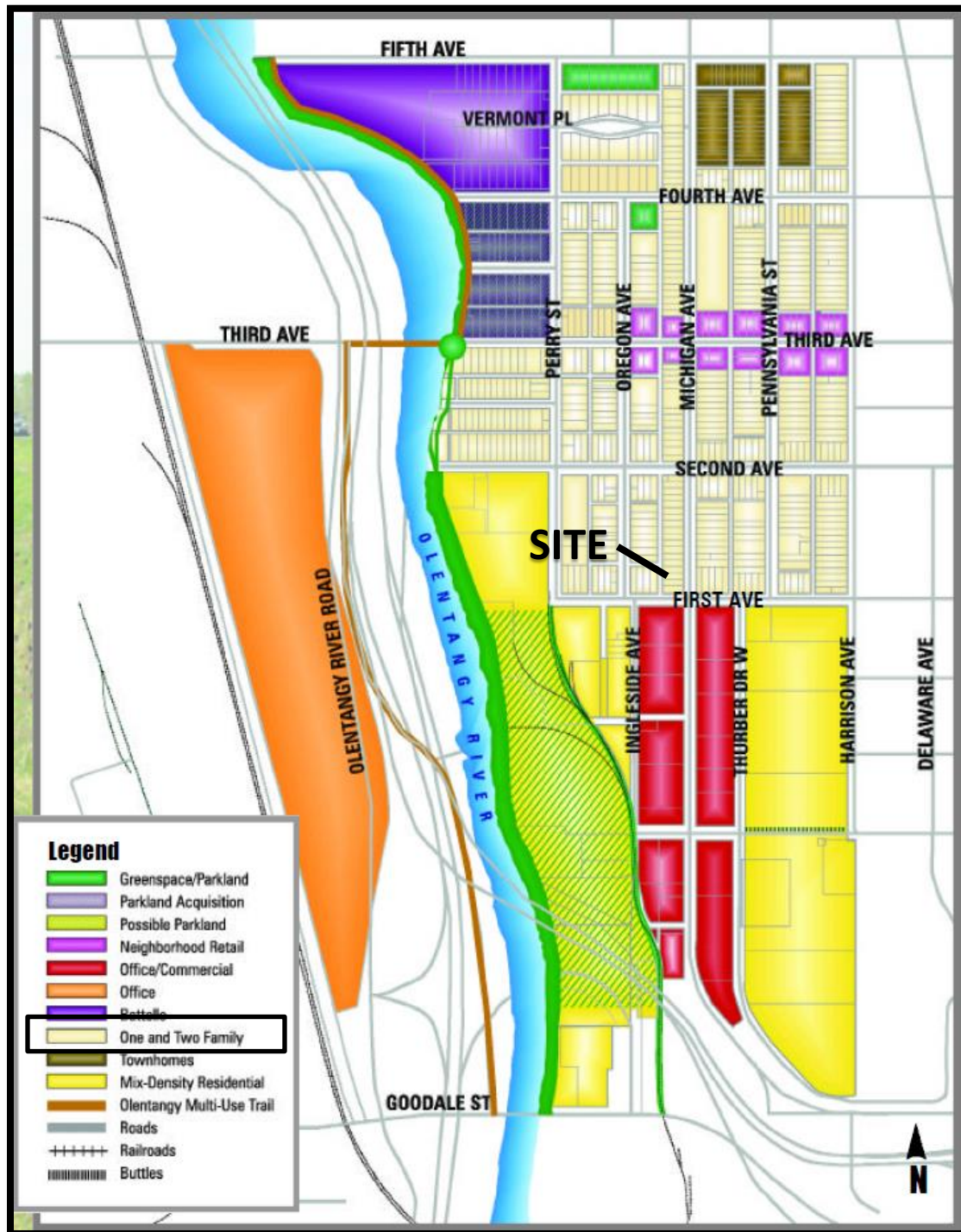


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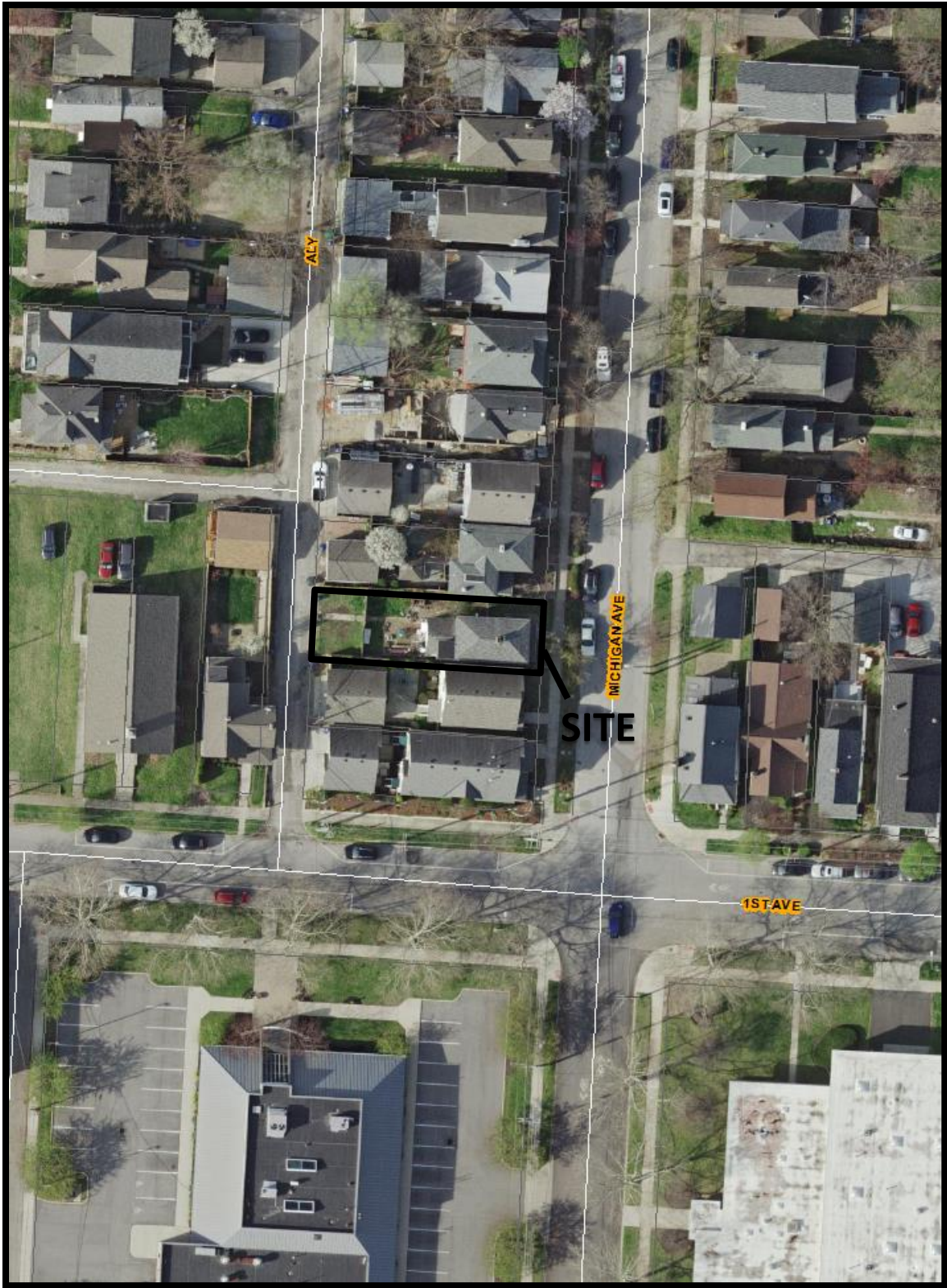


CV17-079
983 Michigan Avenue
Approximately 0.07 acres

Harrison West Plan (2005)



CV17-079
983 Michigan Avenue
Approximately 0.07 acres



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983 Michigan Avenue
Approximately 0.07 acres