

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-013 Date Received: 3/18/15
Application Accepted by: ET Fee: \$320
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 208 - 212 Wilber 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: 010-030757-00

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

Current Zoning District(s): R4

Area Commission or Civic Association: Victorian Village

Proposed Use or reason for Council Variance request:

Living space above the garage

Acreage: .1177

APPLICANT:

Name: David M O'Reilly Phone Number: 614-216-1560 Ext.: _____

Address: 212 Wilber Ave. City/State: Columbus OH Zip: 43215

Email Address: dmoreilly@yahoo.com Fax Number: _____

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

Name: David M O'Reilly Phone Number: 614-216-1560 Ext.: _____

Address: 212 Wilber Ave City/State: Columbus OH Zip: 43215

Email Address: dmoreilly@yahoo.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 David M O'Reilly

PROPERTY OWNER SIGNATURE David M O'Reilly

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

CV15-013

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

Signature of Applicant



Date

2/2/2015

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CV 15-013

Statement of Hardship

The applicant would like construct a carriage house on the rear of his lot to increase living space for 212 Wilber Ave. I am going to use this as my primary residence to help take of my mother.

An existing 2 family residence of 2700 square feet is located on the front of the property and an old metal 4 car garage is located in the back. The applicant plans to demolish existing garage and construct a 3 car garage and constructing a 3 car carriage house. There will be three garage bays and a stairway to the second floor on the ground floor. The second level will consist of living space of 775 square feet

The variance to allow for the additional dwelling unit will give 3 usable parking spaces were the older metal garage with smaller door openings is not being used. Placement of the new carriage house at the rear lot line will be consistent with other garages on the alley and will inside demolished garage's footprint. The rear alley provides de facto street frontage for the new structure and provides access directly to it.

This proposed improvement of the property and resulting variances are consistant with existing conditions in the neighborhood. The neighborhood will be enhanced and the property will be more productive with a usable garage and living space.

Variances

1) Use ~~3333~~
3332.

2) Parking Variance
3312.49C

3) Lot coverage under
50%? 3333.15

4) Fronting on a public street

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV15-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

David M O'Reilly

of (1) MAILING ADDRESS

212 Wilber Ave Columbus OH 43215

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES

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)

3/18/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4)

David M O'Reilly

AND MAILING ADDRESS

212 Wilber Ave Columbus OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

David M O'Reilly 614 216 1560

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

(5)

Victorian Village
50 West Gay Street
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.

SIGNATURE OF AFFIANT

18th

(8)

[Signature]

Subscribed to me in my presence and before this

day of

February

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



ANTHONY J. SALAMON

Notary Public, State of Ohio

My Commission Expires April 2, 2018

Recorded in Franklin County

(8)

[Signature]

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Please make all checks payable to the Columbus City Treasurer

APPLICANT

David M O'Reilly
212 Wilber Ave
Columbus OH 43215

PROPERTY OWNER

David M O'Reilly
212 Wilber Ave
Columbus, OH 43215

ATTORNEY

AREA COMMISSION

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

SURROUNDING PROPERTY OWNERS

Modisette Jean P & Laura J
216 Wilber Ave
Columbus, OH 43215

Linsker Holdings LLC
226-228 Wilber Ave
Northsteppe Realty
Attn: Diana Hawks
10 E 17th Ave
Columbus, OH 43201

Dowding Alexis M Thompson Jason L
223-225w First Ave
Alex M Dowding & Jason L Thompso
2787 Park Way
East Liverpool, OH 43920

Lagarce Charles & Lagarce Lindsay
213 Wilber Ave
Columbus, OH 43215

North Campus Rental Properties LLC
877 Dennison Ave
NorthSteppe Realty
Attn: Diana Hawks
10 East 17th Ave
Columbus, OH 43201

Guldenzopf Jon J Guldenzopf Suzan
198 Wilber Ave.
Columbus, OH 43215

Raysa Mary G
217 – 219 Wilber Ave
Columbus, OH 43215

Borchers Aaron T
207 Wilber Ave
Columbus, Ohio 43215

Kitt Michael
195 – 199 W First Ave.
Columbus Oh 43201

Denton Kirk A Bi Zhiwei
224 Wilber Ave
Columbus OH 43215

Comaty Kenneth L
207 W. First Ave
Kenneth Comaty
780 Bryden Rd.
Columbus OH 43205

Finneran Mary T & Terry M
201 – 203 W. First Ave
Columbus OH 43201

Sherburn Terry V
213 W First Ave
Columbus OH 43201

Haydocy Christopher J & Laura
223 Wilber Ave.
Columbus OH 43215

C & W Investment Co 2 LLC
204 – 206 Wilber Ave
C & W Investment Co 2 LLC
1020 Dennison Ave STE 102
Columbus OH 43201

Generation Rentals LTD
227 – 229 Wilber Ave
Lykens Companies
1020 Dennison Ave STE 102
Columbus OH 43201C

Conroy Maria M Conroy Patrick D
197 Wilber 199 Ave
Columbus OH 43215

Bernard Christopher S
199 Wilber Ave
Columbus OH 43215

Demetry Mark N Demetry Christina D
889 Denison Ave
Columbus OH 43215

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # CV15-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David M O'Reilly

Of [COMPLETE ADDRESS] 212 Wilber 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 formats:

- ✓ 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. <u>David M O'Reilly</u> <u>212 Wilber Ave</u> <u>Columbus OH 43215</u>	2.
3. <u>614-216 1560</u>	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David M O'Reilly

Subscribed to me in my presence and before this 18th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC Anthony J. Salamon

My Commission Expires: _____
Notary Seal Here



ANTHONY J. SALAMON
Notary Public, State of Ohio
My Commission Expires April 2, 2018
Recorded in Franklin County

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

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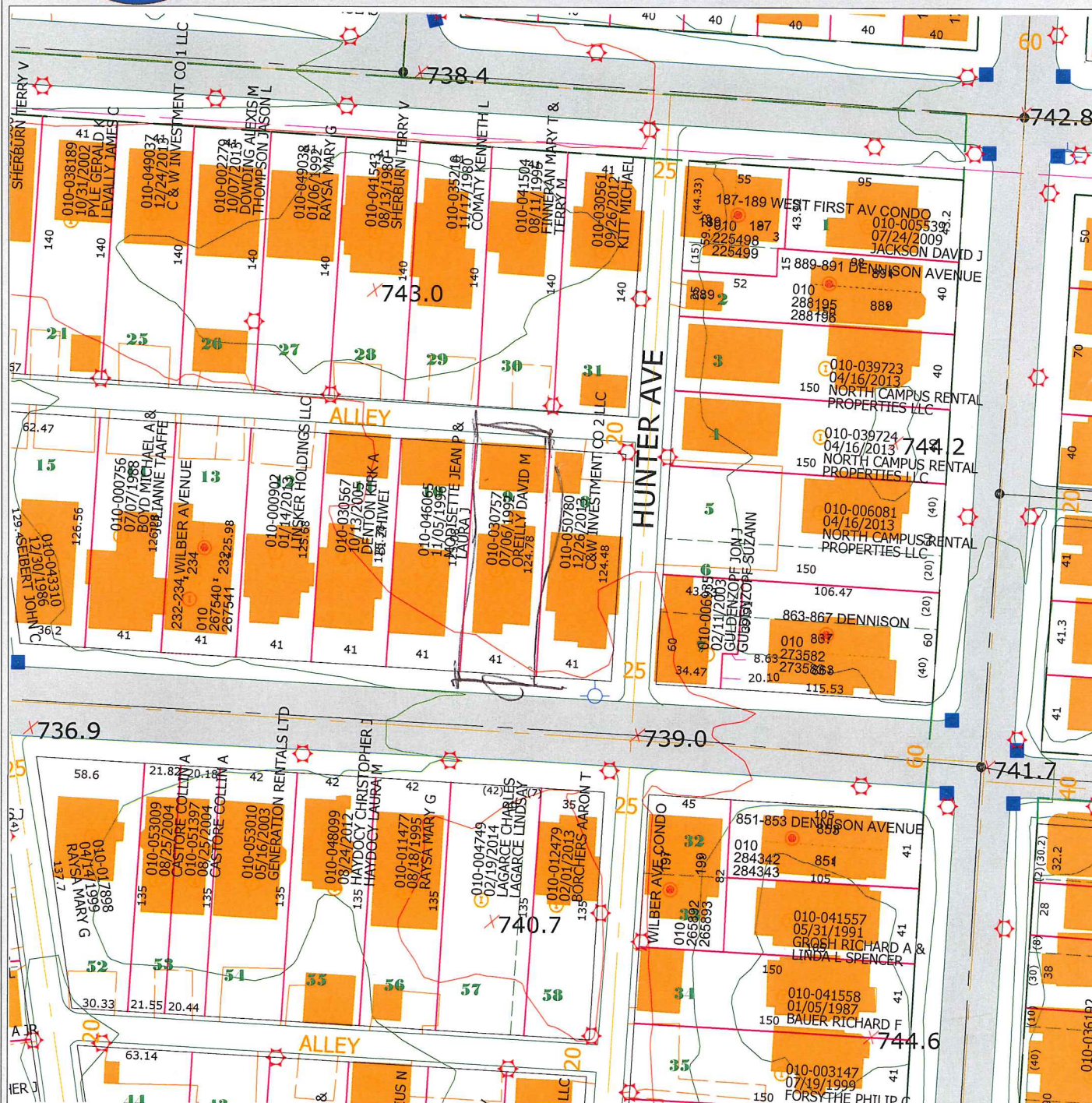
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/30/15



Disclaimer

Scale = 80

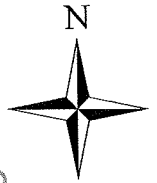
Grid North

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 consult the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



City of Columbus Address Plat



CV15 013

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-030757

Project Name: CARRIAGE HOUSE

House Number: 210

Street Name: WILBER AVE

Lot Number: 9

Subdivision: NEIL PLACE ADD

Work Done: DEMO & NEW

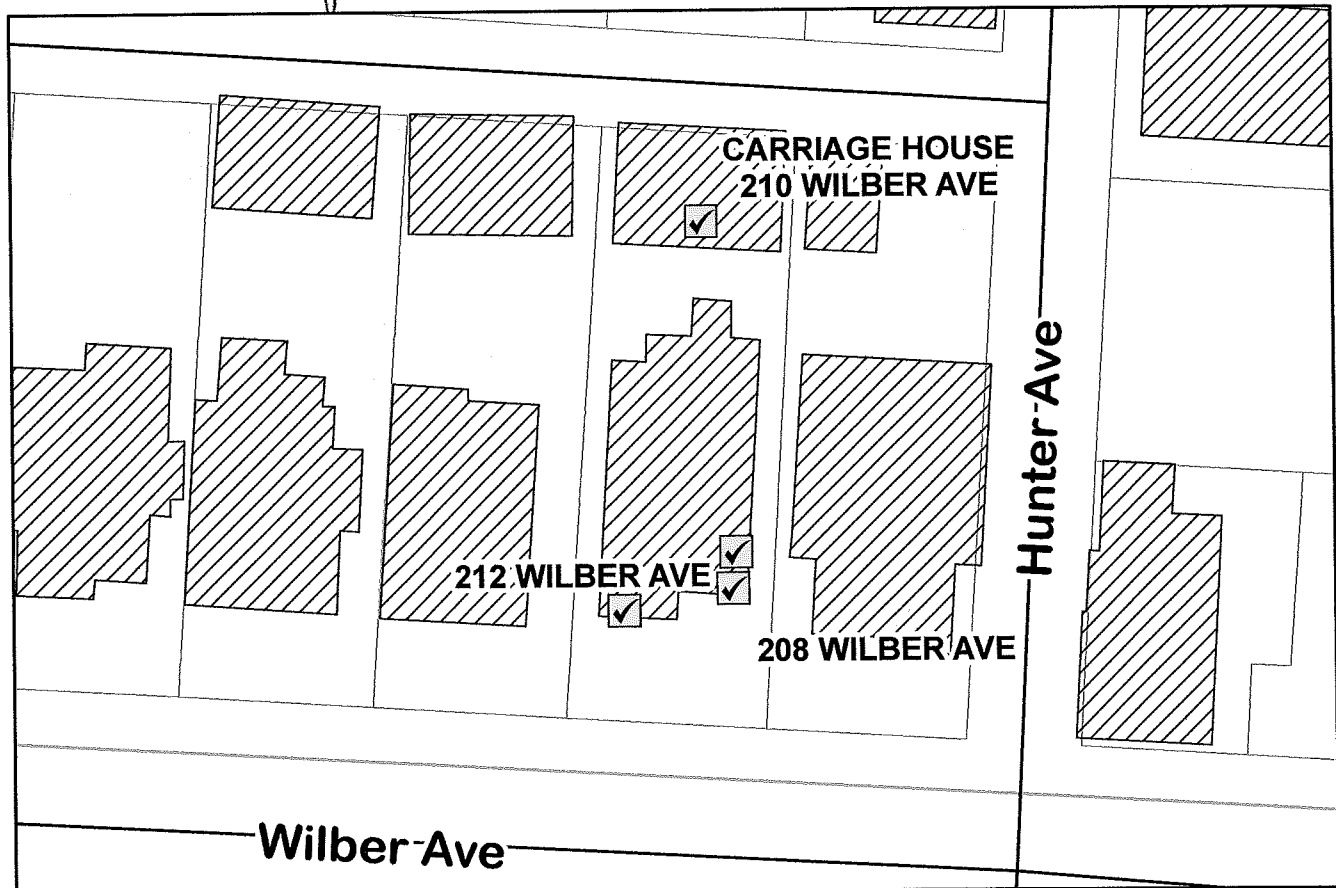
Complex:

Owner: OREILLY DAVID M

Requested By: HELEN O'REILLY

Printed By: Alfred Carson

Date: 3/12/2015



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

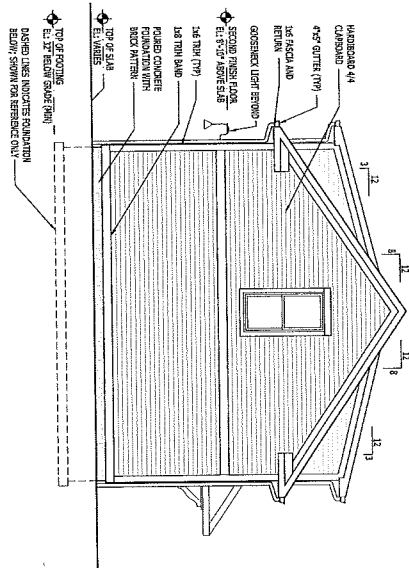
SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 948016

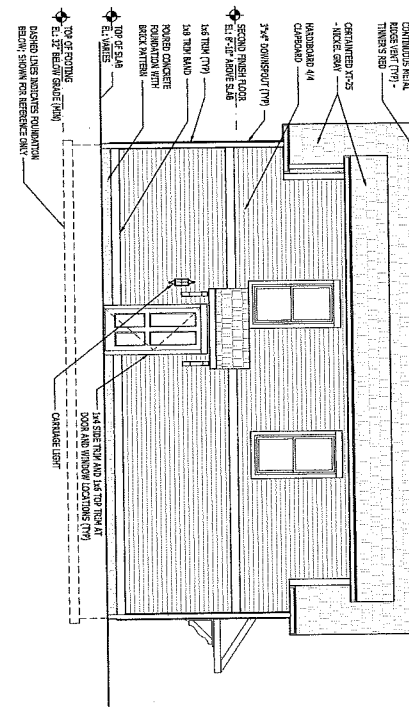
Columbus, OH
PARCEL: 010-030757
PROJECT: 2014-036

015-013

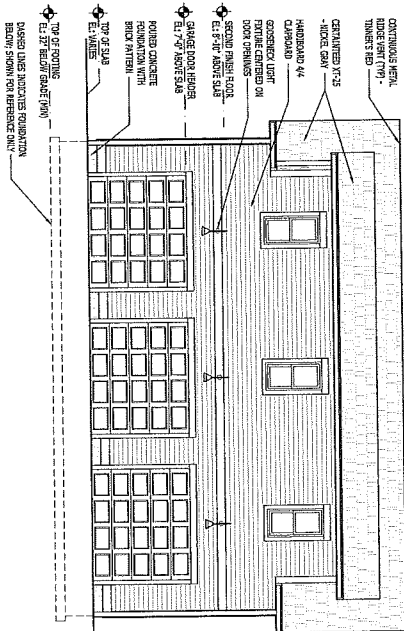
Not for Construction



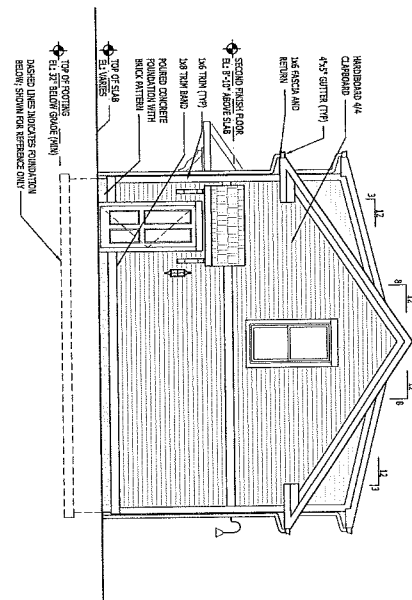
A West Elevation
1/8" = 1'-0"



B South Elevation
1/8" = 1'-0"



C North Elevation
1/8" = 1'-0"



D East Elevation
1/8" = 1'-0"

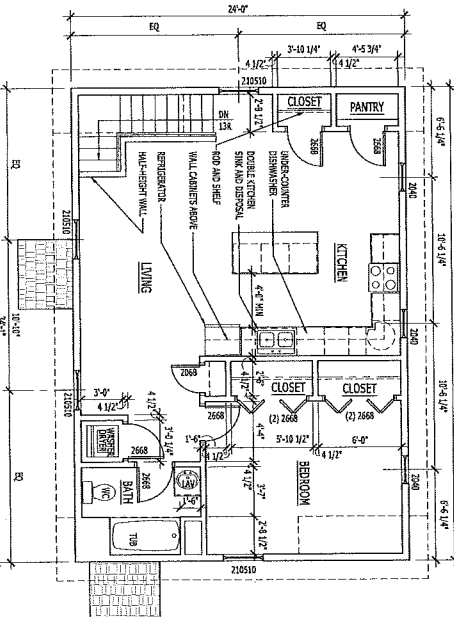
224474747
architectural & landscape
inc. and llc
1500 1st St.
Nashville, TN 37203

New Carriage House
208-212 Wilber Ave.
Columbus, OH
Project Number: 2014-036

sheet review
date 2014-03-22
architect
contractor
reviewer

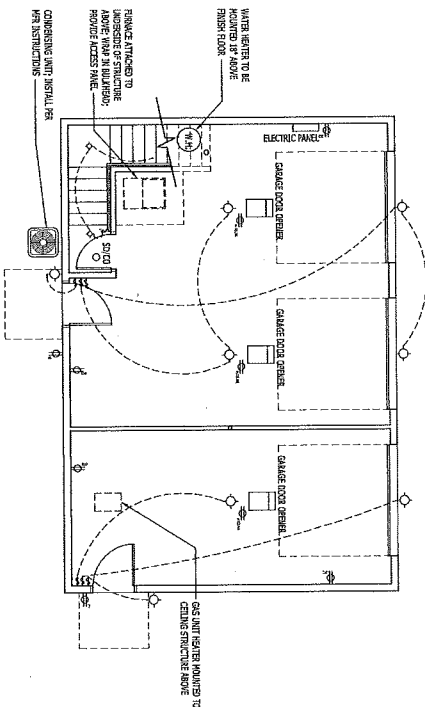
Not for Construction
Exterior Elevations

A2.01

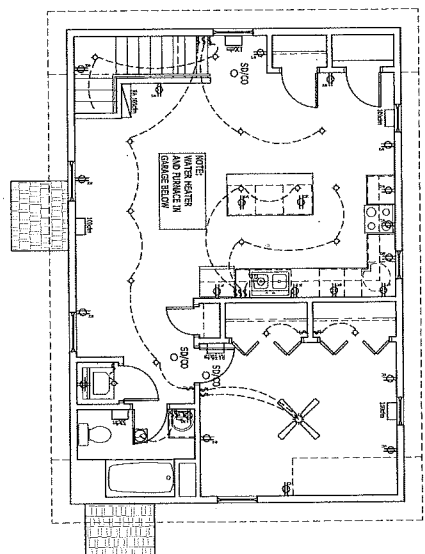


First Floor Plan
1/4" = 1'-0"

B Second Floor Plan



C First Floor Utility Plan
1/2" = 1'-0"



D Second Floor Utility Plan

[illegible]

1. **CONVERSION OF CALCULATIONS**
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75	47.00	75	47.00	75	47.00	75	47.00	75	47.00
76	47.30	76	47.30	76	47.30	76	47.30	76	47.30
77	48.00	77	48.00	77	48.00	77	48.00	77	48.00
78	48.30	78	48.30	78	48.30	78	48.30	78	48.30
79	49.00	79	49.00	79	49.00	79	49.00	79	49.00
80	49.30	80	49.30	80	49.30	80	49.30	80	49.30
81	50.00	81	50.00	81	50.00	81	50.00	81	50.00
82	50.30	82	50.30	82	50.30	82	50.30	82	50.30
83	51.00	83	51.00	83	51.00	83	51.00	83	51.00
84	51.30	84	51.30	84	51.30	84	51.30	84	51.30
85	52.00	85	52.00	85	52.00	85	52.00	85	52.00
86	52.30	86	52.30	86	52.30	86	52.30	86	52.30
87	53.00	87	53.00	87	53.00	87	53.00	87	53.00
88	53.30	88	53.30	88	53.30	88	53.30	88	53.30
89	54.00	89	54.00	89	54.00	89	54.00	89	54.00
90	54.30	90	54.30	90	54.30	90	54.30	90	54.30
91	55.00	91	55.00	91	55.00	91	55.00	91	55.00
92	55.30	92	55.30	92	55.30	92	55.30	92	55.30
93	56.00	93	56.00	93	56.00	93	56.00	93	56.00
94	56.30	94	56.30	94	56.30	94	56.30	94	56.30
95	57.00	95	57.00	95	57.00	95	57.00	95	57.00
96	57.30	96	57.30	96	57.30	96	57.30	96	57.30
97	58.00	97	58.00	97	58.00	97	58.00	97	58.00
98	58.30	98	58.30	98	58.30	98	58.30	98	58.30
99	59.00	99	59.00	99	59.00	99	59.00	99	59.00
100	59.30	100	59.30	100	59.30	100	59.30	100	59.30
101	60.00	101	60.00	101	60.00	101	60.00	101	60.00
102	60.30	102	60.30	102	60.30	102	60.30	102	60.30
103	61.00	103	61.00	103	61.00	103	61.00	103	61.00
104	61.30	104	61.30	104	61.30	104	61.30	104	61.30
105	62.00	105	62.00	105	62.00	105	62.00	105	62.00
106	62.30	106	62.30	106	62.30	106	62.30	106	62.30
107	63.00	107	63.00	107	63.00	107	63.00	107	63.00
108	63.30	108	63.30	108	63.30	108	63.30	108	63.30
109	64.00	109	64.00	109	64.00	109	64.00	109	64.00
110	64.30	110	64.30	110	64.30	110	64.30	110	64.30
111	65.00	111	65.00	111	65.00	111	65.00	111	65.00
112	65.30	112	65.30	112	65.30	112	65.30	112	65.30
113	66.00	113	66.00	113	66.00	113	66.00	113	66.00
114	66.30	114	66.30	114	66.30	114	66.30	114	66.30
115	67.00	115	67.00	115	67.00	115	67.00	115	67.00
116	67.30	116	67.30	116	67.30	116	67.30	116	67.30
117	68.00	117	68.00	117	68.00	117	68.00	117	68.00
118	68.30	118	68.30	118	68.30	118	68.30	118	68.30
119	69.00	119	69.00	119	69.00	119	69.00	119	69.00
120	69.30	120	69.30	120	69.30	120	69.30	120	69.30
121	70.00	121	70.00	121	70.00	121	70.00	121	70.00
122	70.30	122	70.30	122	70.30	122	70.30	122	70.30
123	71.00	123	71.00	123	71.00	123	71.00	123	71.00
124	71.30	124	71.30	124	71.30	124	71.30	124	71.30
125	72.00	125	72.00	125	72.00	125	72.00	125	72.00
126	72.30	126	72.30	126	72.30	126	72.30	126	72.30
127	73.00	127	73.00	127	73.00	127	73.00	127	73.00
128	73.30	128	73.30	128	73.30	128	73.30	128	73.30
129	74.00	129	74.00	129	74.00	129	74.00	129	74.00
130	74.30	130	74.30	130	74.30	130	74.30	130	74.30
131	75.00	131	75.00	131	75.00	131	75.00	131	75.00
132	75.30	132	75.30	132	75.30	132	75.30	132	75.30
133	76.00	133	76.00	133	76.00	133	76.00	133	76.00
134	76.30	134	76.30	134	76.30	134	76.30	134	76.30
135	77.00	135	77.00	135	77.00	135	77.00	135	77.00
136	77.30	136	77.30	136	77.30	136	77.30	1	

CHILD RESIDENTIAL, PRESENTATIVE DENSITY CODE	
CHILD RESIDENTIAL	0-25
WALL DECORATION	8-25
RAND BOARD	9-25
DIAGRAM WALL DECORATION	8-21
WALLBOARD	0-21
STRETCH BOARD	0-25
WINDING TO WALL BOARD	2-25
BRIDGE	5-25
AIR CONTINUING	19-21

[illegible]

Site Plan
1" = 10'-0"

ALLEY (20')

EXISTING PROPERTY LINE, V.A.F. EXACT LOCATION

NOTIFY EXISTING CONCERNED AGENCIES AS REQUIRED FOR NEW BUILDING

DISHED LINES INDICATE EXISTING GRADIENT TO BE DEMOLISHED

DATA TABLE

MODEL #	0114-0301-57-00
MAP ROUTING #	010-B009 - 4-0-30
LOCATION	208-212 Weber Ave
ZONING	Residential R4
NEAREST DISTRICT	278-033
	H-45

COVERAGE	
CASELUAL	NEW
1695 (RST)	1695 (RST)
659 (GARAGE)	6518 (CARLAGE)
5128 (SITE)	5128 (SITE)
59%	49%

FOR THE DIVISION OF WATER AND POWER

If any electric facility belonging to DCP&W is damaged in any manner by the contractor, its agents, servants, or employees, and requires emergency repairs, and the expense of such repairs and other related costs shall be paid by the contractor to the Division of Power and Water (Power), City of Columbus, Ohio.

The Division of Power and Water (Power) has overhead primary and overhead street lighting in the project area. The contractor is hereby required to contact OUP at 1-800-352-2764 fourty-eight hours prior to conducting any activity within the construction area. The DOWHP's dispatch office number is: 614-645-7627 (voice).

Any required fabrication, support, protection, or any other activity concerned with the City's selected facilities in this construction phase is performed by the contractor under the direction of DDWV personnel and at the expense of the project. DDWV shall make all final comments to DDWV's existing electrical system at the expense of the project. The contractor DDWV's "Material save installation Schedule" (MSI) and the City of Columbus existing streetlight system shall remain fully as referred to in section 100.1.1 of the contract. The contractor shall conform to DDWV's. If you have any questions, call Hilda Ornelas at 614-651-6651 or Chris Vogel at 614-651-6551.

New Carriage House
208-212
Columbus, OH
Project Number: 2014-036

208-212 Wilber Ave.

client review
permit
bid
construction
revisions

Site Plan

SP.01

architect & design
525 19th St. S.W. Box 302
Caldwell, ID 83205
781.260.1245



CV15-013
208-212 Wilber Avenue
Approximately 0.12 acres



CV15-013
208-212 Wilber Avenue
Approximately 0.12 acres