

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

OFFICE USE ONLY

Application Number: CV15-014 Date Received: 3/30/15

Fee: \$320 Application Accepted by: ET

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST
Certified Address (for Zoning Purposes) 41 W. 3rd Avenue Zip 43201

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-050224
☐ Check here if listing additional property owners on a separate page.

Current Zoning District(s): ARO

Civic Association or Area Commission: Victorian Village

Proposed use or reason for Council Variance request: Repurpose existing garage

Acreage: .16 structure by adding 2 living units
within space above the garage

APPLICANT: Name Amanda ~~Thrush~~ Bundy

Address, City, State & Zip 41 W. 3rd Avenue Columbus OH 43201

Phone # 412-400-3794 Fax # _____ Email amanda.m.bundy@gmail.com

PROPERTY OWNER(S): Name Amanda + Robert Bundy

Address, City, State & Zip 41 W. 3rd Avenue Columbus OH 43201

Phone # 412-400-3794 Fax # _____ Email amanda.m.bundy@gmail.com

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name _____

Address, City, State & Zip _____

Phone # _____ Fax # _____ Email _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [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 all checks payable to the Columbus City Treasurer

COUNCIL VARIANCE APPLICATION

41 W. 3rd Avenue

CV15-014

Summary of Variances Requested and Statement of Hardship

Summary of Variances Requested

The property that is the subject of this application is a single family residence owned by Robert and Amanda Bundy. The applicants seek to convert their existing three-story carriage house into two living units while maintaining the garage space on the first floor. The applicants respectfully request the following variances:

1. Variance from Section 3312.49 to reduce the number of required parking spaces from 6 to 3 with an additional 2 spaces on lease from neighbor
2. Variance from Section 3333.01 to permit two dwellings (three units total) on one lot
3. Variance from Section 3333.15 to permit the existing house and carriage house combined to exceed the maximum lot coverage (~~60.1%~~ 53.46%)
4. Variance from Section 3333.16 to allow the carriage house to front the alley
5. Variance from Section 3333.22 to allow existing maximum side yard of carriage dwelling to be approximately 1.9 feet
6. Variance from Section 3333.23 to permit 3.8 feet of side yard on the west side of the house, 1.8 feet on the west side of the carriage house, and 0.9 feet on the east side of the carriage house
7. Variance from Section 3333.24 to allow no rear yard for the carriage house

Statement of Hardship

The applicants seek to convert an existing carriage house into two living units in accordance with recent development patterns in Victorian Village. The commission has granted variances to allow for the new construction of carriage houses at 76 W. 2nd Avenue and 72 W. 2nd Avenue in recent years.

An existing single-family residence fronts the property and totals 4791 square feet. At the rear, the footprint of the existing carriage house is 1718 square feet. The total lot is 9356 square feet. Currently, the first floor of the carriage house includes three garage bays but only two doors. The second and third floors are unfinished space. The applicant's plans call for the renovation of the carriage house into two one-bedroom living units of 859 and 869 square feet and the addition of a third garage door.

The request for a variance to the parking requirement reflects conditions in the area. While the code requires two parking spaces for each dwelling unit, the urban location of this property and the modest size of the new units need only

require a maximum of one parking space per dwelling. To achieve additional covered garage spaces, the applicants plan to create an additional door that would access the middle bay in the garage. In addition to those three covered spaces, our neighbor Pamela Maggied (54 W. Starr Avenue) allows us to use two of the three spaces behind her home. Please see the attached letter confirming our agreement with her. These five spaces should cover our parking needs sufficiently.

The proposed improvements to the existing carriage house would modernize the building while maintaining its unique character. The applicants are committed to respecting the aesthetics of the property and the neighborhood while enhancing the carriage house in a way that will unlock its productive potential. For example, the applicants have chosen to maintain an existing freight elevator that could be removed in favor of a fourth garage bay. That decision reflects the commitment of the applicants to preserving the historic nature of the property while maintaining and modernizing it using the best materials available.

From: Pamela Maggied pmaggied@rohoio.com
Subject: Parking spaces
Date: March 26, 2015 at 4:07 PM
To: amandambundy@gmail.com

CV15-014

Amanda –

As we discussed, I'm glad that you and Aaron park behind my house. I think that the frequent coming and going discourages vandals in the alley and also makes me look "home" more than if my old car – which doesn't move for days on end - was the only one back there.

I am happy to continue that informal arrangement indefinitely – allowing you and Aaron, or whomever you would have park there in your place, to continue parking back there. I have no plans to move, or to make any other changes that would end our arrangement.

If there's anything more that you need from me concerning your intentions to turn the carriage house into a rental or two, please don't hesitate to ask.

Pam

Pamela N. Maggied, Attorney at Law
PAMELA N. MAGGIED CO., LPA
50 West Broad Street, Suite 1200
Columbus OH 43215
614-464-2236; 614-464-3823 fax

Confidentiality Notice: This e-mail message, including any attachments, is intended only for the use of the intended recipient(s) to which it is addressed. This message may contain confidential information. The recipient is responsible to maintain the confidentiality of this information, and any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient or authorized to receive information for the intended recipient and have received this communication in error, please contact the sender by reply e-mail, or by telephone at 614-464-2236. Please destroy all copies of the original message and any attachments. Thank you.

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 # CV15-0116

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Amanda Bundy

of (1) MAILING ADDRESS 41 W. 3rd Ave. Columbus, OH 43201
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 41 W. 3rd Ave. Columbus 43201
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) 3/30/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Robert and Amanda Bundy
AND MAILING ADDRESS 41 W. 3rd Ave. Columbus 43201

APPLICANT'S NAME AND PHONE # (5) Amanda Bundy 412-400-3794
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS (5) Victorian Village Commission
James Goodman 614-645-7920
50 W. Gay St. Columbus 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 (8) [Signature]

Subscribed to me in my presence and before this 27th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC (8) Carolyn A Knox
My Commission Expires: Aug 13, 2018

CAROLYN A. KNOX
NOTARY PUBLIC • STATE OF OHIO
My commission expires Aug. 13, 2018

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 all checks payable to the Columbus City Treasurer

CV15-014

APPLICANT/OWNER
Robert and Amanda Bundy
41 W. 3rd Ave.
Columbus OH 43201

AREA/COMMISSION
Victorian Village Commission
c/o James Goodman
50 W. Gay St., 4th Floor
Columbus OH 43215

Concept Equity Development LLC
1079 N. High St.
Columbus OH 43201

Heather C. Allen
23 W. 3rd Ave.
Columbus OH 43201

Magaruan LLC
29 W. 3rd Ave.
Columbus OH 43201

Richard and Ruth Samuels
37 W. 3rd Ave.
Columbus OH 43201

40 West LLC
40 W. 3rd Ave.
Columbus OH 43201

40 West LLC
42 W. 3rd Ave.
Columbus OH 43201

Thaddeus and Sharon O'Brien
47 W. 3rd Ave.
Columbus OH 43201

Katherine Reidel
50 W. 3rd Ave.
Columbus OH 43201

Ohio Oestopathic Association
53 W. 3rd Ave.
Columbus OH 43201

Randy W. Morriss
54 W. 3rd Ave.
Columbus OH 43201

Junghaus Partners LLC
59 W. 3rd Ave.
Columbus OH 43201

North Campus Rental Properties
LLC
42 W. Starr Ave.
Columbus OH 43201

Pamela Maggied
54 W. Starr Ave.
Columbus OH 43201

C&W Investment Co.
58 W. Starr Ave.
Columbus OH 43201

First Starr Properties LLC
64 W. Starr Ave.
Columbus OH 43201

John R. Ebner
70 W. Starr Ave.
Columbus OH 43201

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 # CV15-014

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

Amanda M. Bundy

Of [COMPLETE ADDRESS]

41 W. 3rd Ave. 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 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. Robert A. Bundy 41 W. 3 rd Ave. Columbus OH 43201	2. Amanda M. Bundy 41 W. 3 rd Ave. Columbus OH 43201
3. Amanda M. Bundy 41 W. 3rd Ave. Columbus OH 43201	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before this 27th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Carolyn A Knox

My Commission Expires:

August 13, 2018

Notary Seal Here

CAROLYN A. KNOX

NOTARY PUBLIC • STATE OF OHIO

This Project Disclosure expires six months after date of notarization.

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 all checks payable to the Columbus City Treasurer

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 41 W 3RD AVADDRESS 41 W 3RD AV

INTERSECTION	HIGH-DENNISON	HIST-PROP		ZIP CODE	43201	0
PARCEL NO	010-050224	CENSUS	2100	SUB-DIV	HERSHISER-ASTONIS	
HIST-DIST	VV	BLOCK	102	LOT NO	32	

PERMIT ID	B9304386	RES/COMM	RES	# OF UNITS	1	VALUE	16,000
CREATE DATE	06-21-93	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	X008198		
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4;5B		
DESCRIPTION	ALT 2 STY BRK DWG BY REROOF AS APPROVED BY COMMISSION						

PERMIT ID	INFO	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	12-09-87	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	X	C-40 CODE		OBBC			
DESCRIPTION	PROPERTY IS IN THE VICTORIAN VILLAGE DISTRICT - CALL 7568						

PERMIT ID	30214	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	01-06-77	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION	A						

PERMIT ID	51076	RES/COMM		# OF UNITS	0	VALUE	300
CREATE DATE	01-08-70	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	ALT TO GAR RPR FIR DMG						

PERMIT ID	54334	RES/COMM		# OF UNITS	0	VALUE	700
CREATE DATE	05-18-32	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC	0		
DESCRIPTION	ALT 2 STY BR DWG						

--

Legal Description of Subject Property

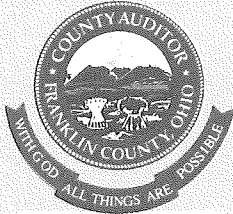
CV 15-014

41 W. 3rd Avenue

"Of the following premises in the County of Franklin in the State of Ohio, and in the City of Columbus;

Being Lot Number Thirty-two (32) and four (4) feet off of the east side of Lot Number Thirty-one (31) in HERSHISER AND ASTON'S ADDITION, to the said city, as the same are numbered and delineated upon the reorded play thereof, of record in Plat Book No. 2, page 115, Recorder's Office, Franklin County, Ohio.

Also, part of the reserve marked James H. Aston, 1.71 acres in said Addition bounded and described as follows: Beginning at a point in the northeast corner of said Lot Number 32, being also the northwest corner of said reserve; thence southerly, along the east line of said Lot Number 32, 170 feet to an alley; thence easterly along the north line of said alley, 11.5 feet to a point; thence northerly to a pint in the south line of West Third Avenue distant 11.12 feet east form the northeast corner of said Lot Number 32; thence westerly along the south line of West Third Avenue to the place of beginning."



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 3/30/15



Disclaimer

CV15-014

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.

Real Estate / GIS Department

MYERS SURVEYING Co.

2700 East Main Street, Columbus 9 (Bexley), Ohio

LOT 32, 40' OFF E.S. LOT 31, HERSHISER & ASTON'S ADD'N.,
& PART OF J. H. ASTON 1.71 ACRE TRACT COLUMBUS, OHIO

FOR

WONES - SAUNDERS INC.

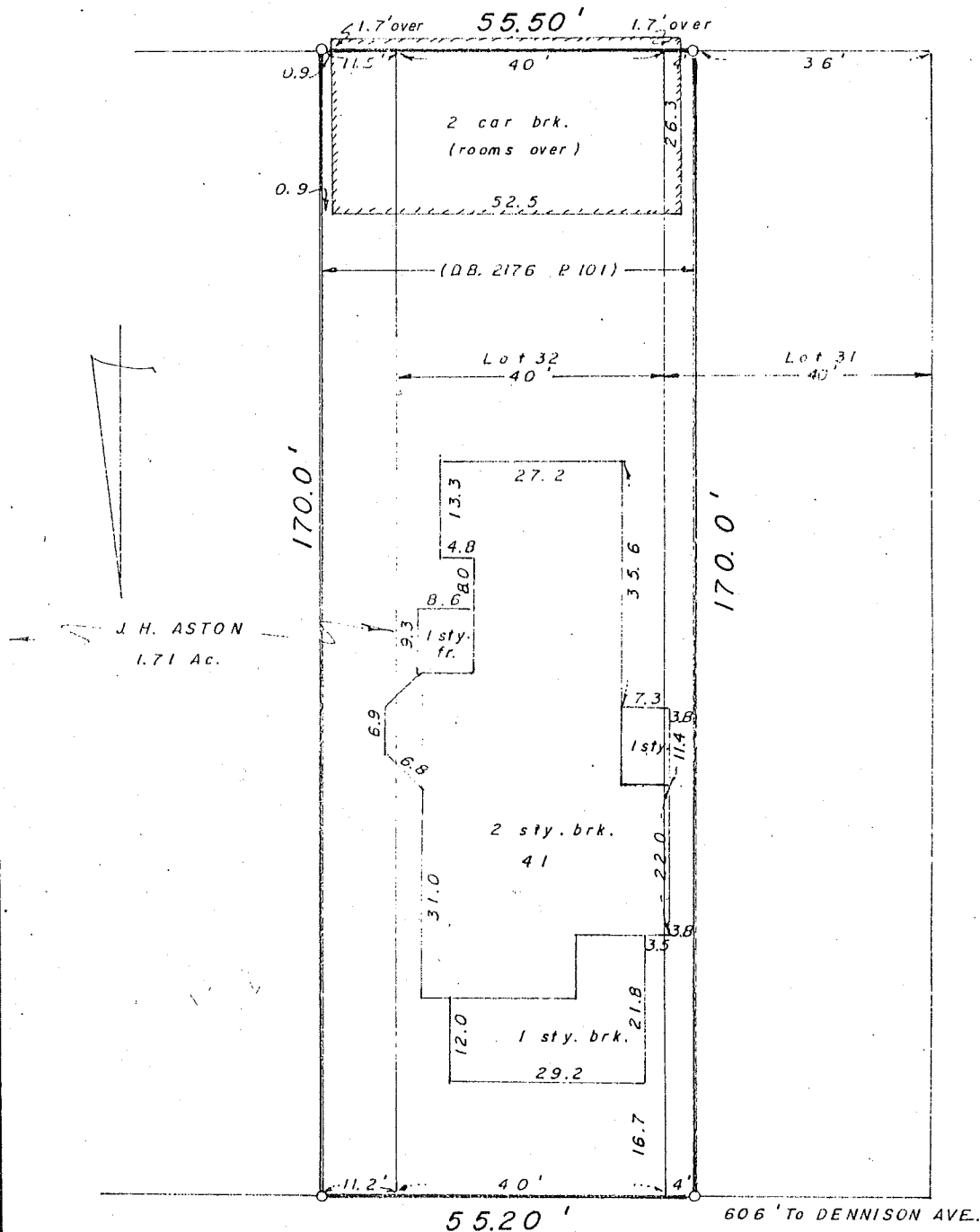
P.B. 2 Page 115

Scale 1"=20'

23'± ALLEY

Franklin Co. Rec. Office

8 · 7 · 67



W. THIRD AVE. 60'

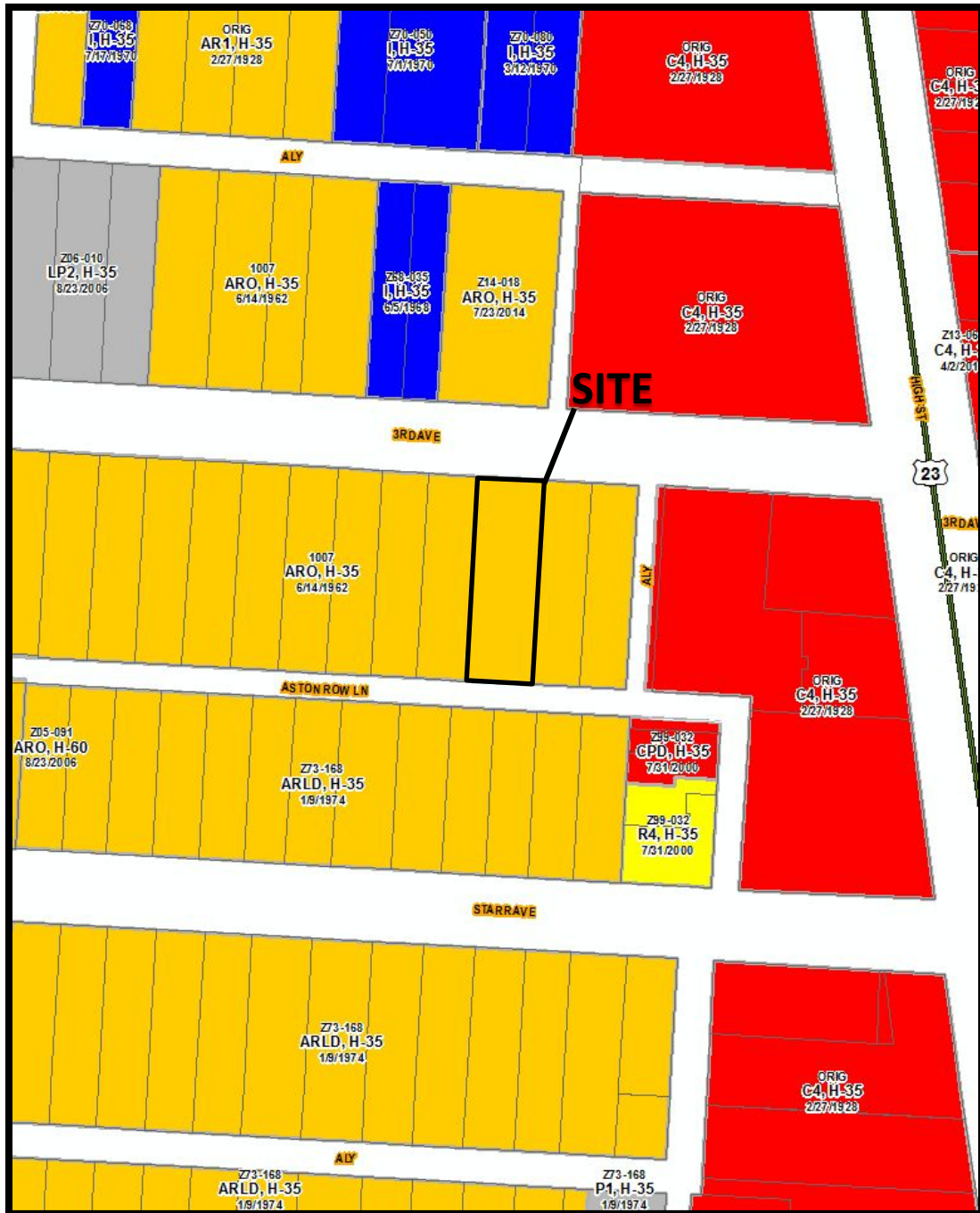
We hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building is less than dimension shown. Iron pins not set unless indicated thus -0-. For Mortgage Loan & Title Insurance purposes only.

MYERS SURVEYING CO.

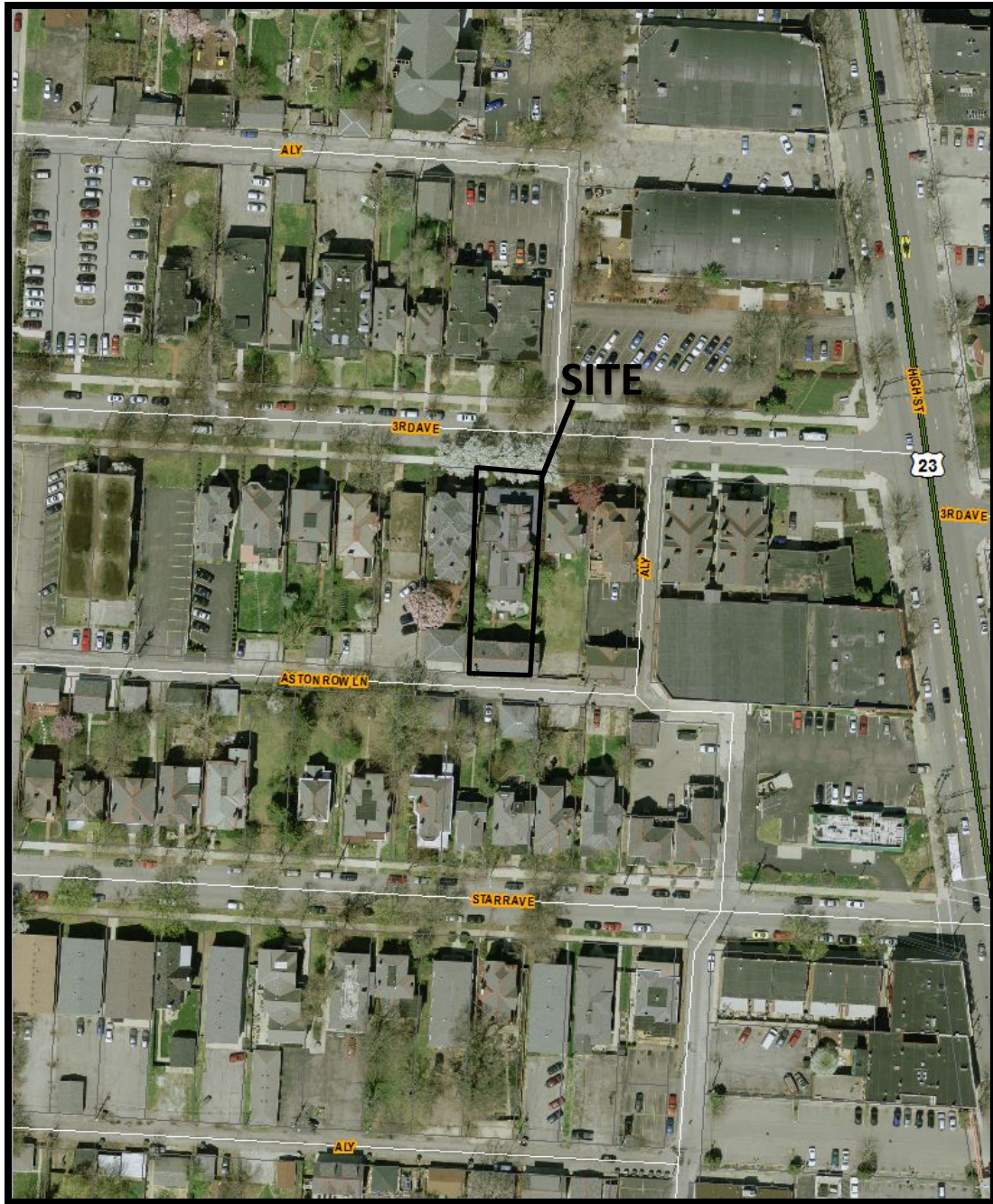
BY

Registered Surveyor

CV15-016



CV15-016
 41 West Third Avenue
 Approximately 0.16 acres



CV15-016
41 West Third Avenue
Approximately 0.16 acres