

6 Date 2/15/11 Application # 11315-00000-00089
CV11-005

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



\$630.00

COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Victorian Received By: S. Pine

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 743 DENNISON AVENUE Zip 43215

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 010008101

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) _____

Recognized Civic Association or Area Commission Victorian Village Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: to build detached garage w/living space above

Proposed Height District: _____ Acreage .145 acres

(Columbus City Code Section 3309.14)

APPLICANT: Name JOHN R. BEHAL

Address 990 WEST THIRD AVE. City COLUMBUS Zip 43212

PROPERTY OWNER(S) Name KYONGSON PAE

Address 743 DENNISON AVE City COLUMBUS Zip 43215

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY AGENT Attorney Agent

Name John Behal

Address 990 West 3rd Ave City Columbus Zip 43212

Phone # 614 464-1933 Fax # 614-298-2149

Email jbehal@bsdarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature John Behal

Property Owner Signature Kyongson Pae

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.

CV11-005



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KYONGSON PAE
of (1) MAILING ADDRESS 743 DENNISON AVE. COLUMBUS OHIO 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 743 DENNISON AVE. COL. OH 43215
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) 2/15/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) PAE, KYONGSON
743 DENNISON AVE
PNC MORTGAGE
3232 NEWMARK DR. MIAMISBURG OH 45342

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

JOHN BEHAL
614-464-1933

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

(5) VICTORIAN VILLAGE COMMISSION C/O JAM
C/O JAMES GOODMAN
109 N FRONT ST. GROUND FLOOR
COLUMBUS, OHIO 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)

SIGNATURE OF AFFIANT

(8) Kyongson Pae

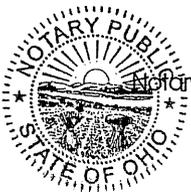
Subscribed to me in my presence and before me this 4 day of JAN., in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Kellie J. Nicholson

My Commission Expires:

5-21-2011



Helena J. NICHOLSON
Notary Public, State of Ohio
My Commission Expires May 21, 2011

C111-005

John R. Behal
990 West Third St.
Columbus, Ohio 43212

Kyongson Pae
743 Dennison Ave.
Columbus, Ohio 43215

Victorian Village Commision
C/O James Goodman
109 N. Front St. Ground Fl.
Columbus, Ohio 43215

Donivee M. Walters
1427 N.W. Arlington Ave.
Columbus, Ohio 43212

Argo Properties LLC
Pella Company
George Bavelis
52 E. 15th St.
Columbus, Ohio 43201-1602

Scott Norris
469 Tibet Rd.
Columbus, Ohio 43202

Joseph R. Armeni &
Amelia A. Salerno
New Victorians Inc.
455 W. Third Ave.
Columbus, Ohio 43201

Charles Loutzenhiser
235 Buttles Ave
Columbus, Ohio 43215

Richard A. & Linda S. Grosh
8028 Hickory Ridge Ct.
Lewis Center, Ohio 43035

Gregory R. Krobot
231 Buttles Ave.
Columbus, Ohio 43215

Matt Carter
725 Dennison Ave.
Columbus, Ohio 43215

Fritz W. Harding & Karina
K.B.Harding
755 Dennison Ave.
Columbus, Ohio 43215

Christine J. McCarthy
238 Collins Ave.
Columbus Ohio 43215

Bruce A. Sowards
240 Collins Ave. Unit 1
Columbus, Ohio 43215

Patricia J. Miller
150 Cameron Ridge Dr.
Columbus, Ohio 43235

Brenda Hosey
240 Collins Ave. #3
Columbus, Ohio 43215

Paul C. Callihan
5907 La Vista Dr.
Dallas, Texas 75206

Mary C. Karga
240 Collins Ave. #5
Columbus, Ohio 43215

Kathryn J Fiorenza
240 Collins Ave. #6
Columbus, Ohio 43215

Hersch D. Patel
3517 Burch Ave.
Cincinnati, Ohio 45208

David J Dawsey
236 Collins Ave.
Columbus, Ohio 43215

City of Columbus Ohio
Goodale Park
Real Estate Management
90 W. Broad St. Room 425
Columbus, Ohio 43215



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 attachment

Signature of Applicant *Jim Bebel* Date *Feb 15, 2011*

Attachment to Council Variance Application for 743 Dennison Ave:

This variance request is to build a carriage house behind an existing residence in the location of an existing surface parking area. The carriage house will consist of a 4 car garage below and a dwelling unit on the second floor.

Most residential properties in the City of Columbus have many diverse ways to add more living space. However this home is restricted due to its historic nature, it's location within Victorian Village, and the small size of the lot, typical of this historic neighborhood. This creates a hardship that requires a variance from the city zoning codes. The idea of living space over a detached garage while unusual for most areas has a historic precedent in this neighborhood, is a practical way of gaining more space and would be architecturally appropriate. In fact an adjoining property has a historic carriage house, and there are quite a few carriage houses in the general vicinity. Some of these are historic and others are recent and have been allowed with similar variances to our proposed variance..

In addition, the location map shows that the neighborhood consists of homes fit together in an eclectic nature which contributes to the charm, character and value of the neighborhood.

Since this building will also house autos and is a good way to eliminate surface parking that, because of the eclectic layout of this urban area, faces the front of some residences. In addition, this project provides for the required 4 on site parking spaces in the garage portion of the carriage house.

Variations needed:

Section 3332.039 R-4 Residential District Use

To allow two single family residences to be built on a lot of 6300 square feet.

Section 3332.15 R-4 Area District Requirements

To allow two single family dwellings to be built on a lot of 6300 square feet

Section 3326.26 C2 Minimum Side Yard Permitted

To allow 5 foot required side yards to be reduced to 3.1 feet for the carriage house dwelling and to 1.8 feet for the original dwelling.

Section 3332.25 Maximum Side Yard

To allow the sum of the side yards to be reduced from 8.4 feet to 6.2 feet for the carriage house dwelling and to 7.4 feet for the original dwelling.

Section 3332.19

To allow the carriage house dwelling to front on a 25 foot public alley in lieu of a public street.

Section 3332.27 Rear Yard

To allow a carriage house dwelling to be built without rear yard.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV11-005

Being first duly cautioned and sworn (NAME) KYONGSON PAE
of (COMPLETE ADDRESS) 743 DENNISON AVE. COL. 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	<u>KYONGSON PAE</u>
Business of individual's address	
Address of corporate headquarters	<u>743 DENNISON AVE</u>
City, State, Zip	<u>COLUMBUS, OHIO 43215</u>
Number of Columbus based employees	<u>N/A</u>
Contact name and number	<u>JOAN BELLAL</u> <u>464.1933</u>

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Kyongson Pae

Subscribed to me in my presence and before me this 4 day
of JAN. 2011, in the year

SIGNATURE OF NOTARY PUBLIC Kellina J. Nicholson
5-21-2011

My Commission Expires:
KELLINA J. NICHOLSON
Notary Seal Here
Notary Public, State of Ohio
My Commission Expires May 21, 2011

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





City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010008101

Project Name: SINGLE FAMILY HOME

House Number: 743

Street Name: DENNISON AVE

Lot Number: 86

Subdivision: NEIL PLACE ADDITION

Work Done: REMODEL

Complex: N/A

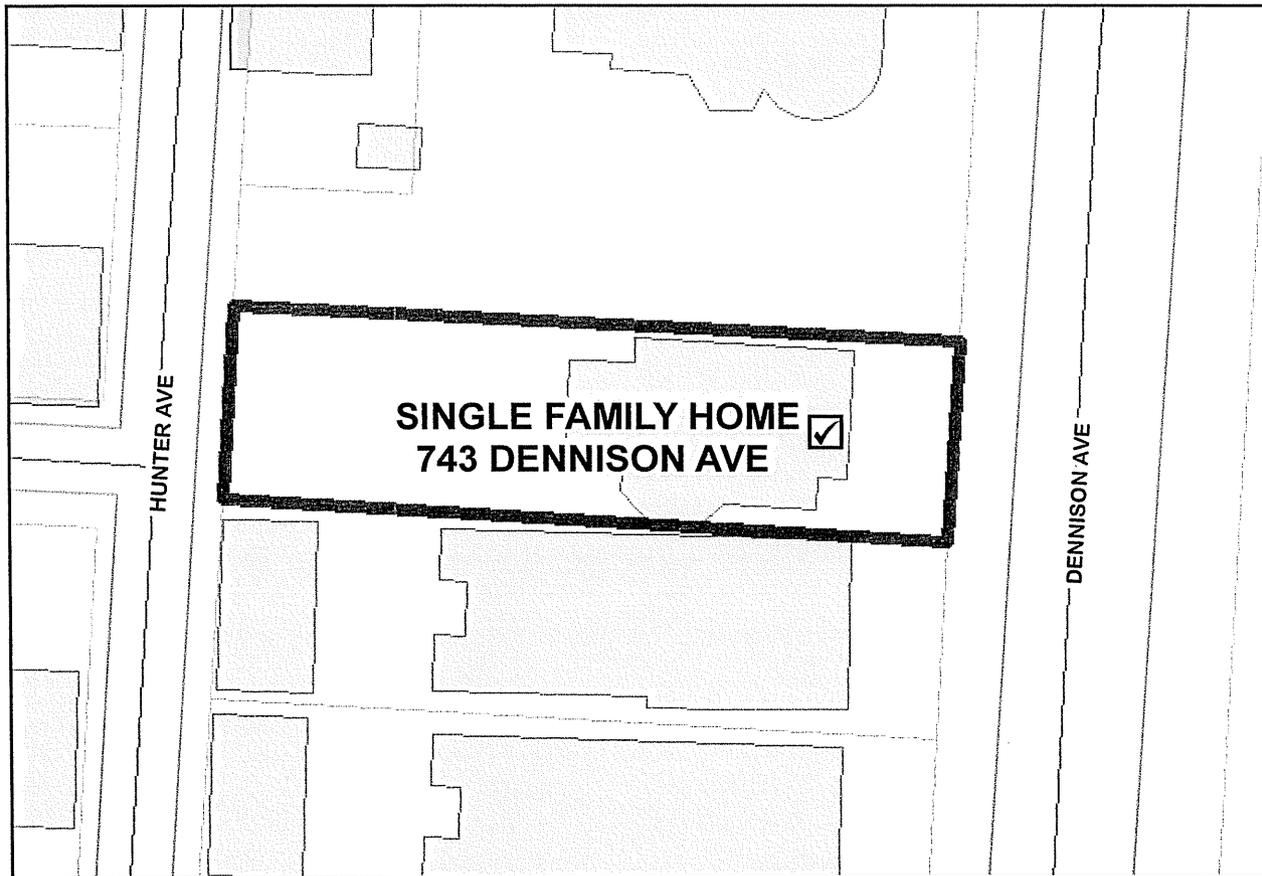
Owner: KYONGSON PAE

Requested By: KYONGSON PAE

Printed By: _____

James P. Reagan

Date: 12/28/2010



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 184037

CV11-005

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 2/11/2011 4:05:04 PM

Parcel Report

Parcel ID	Owner	Address
010008101	PAE KYONGSON	743 DENNISON AVE COLUMBUS OH 43215

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z78-033	R4	H-35	28	Residential	(View Document)

Historic District

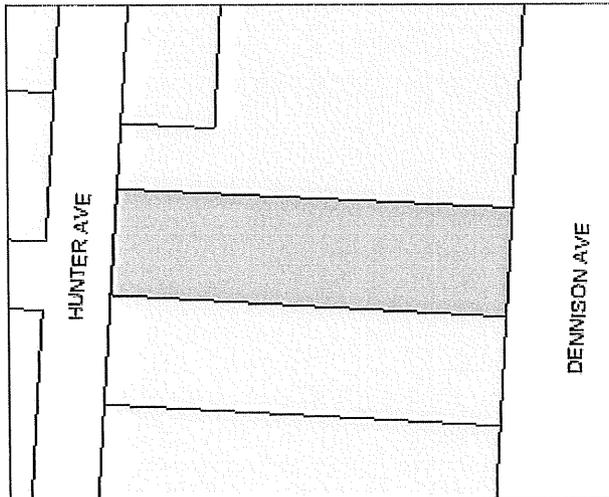
District Name
Victorian Village

Flood Zone

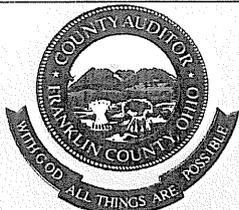
Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Victorian Village Commission	INFObase Page

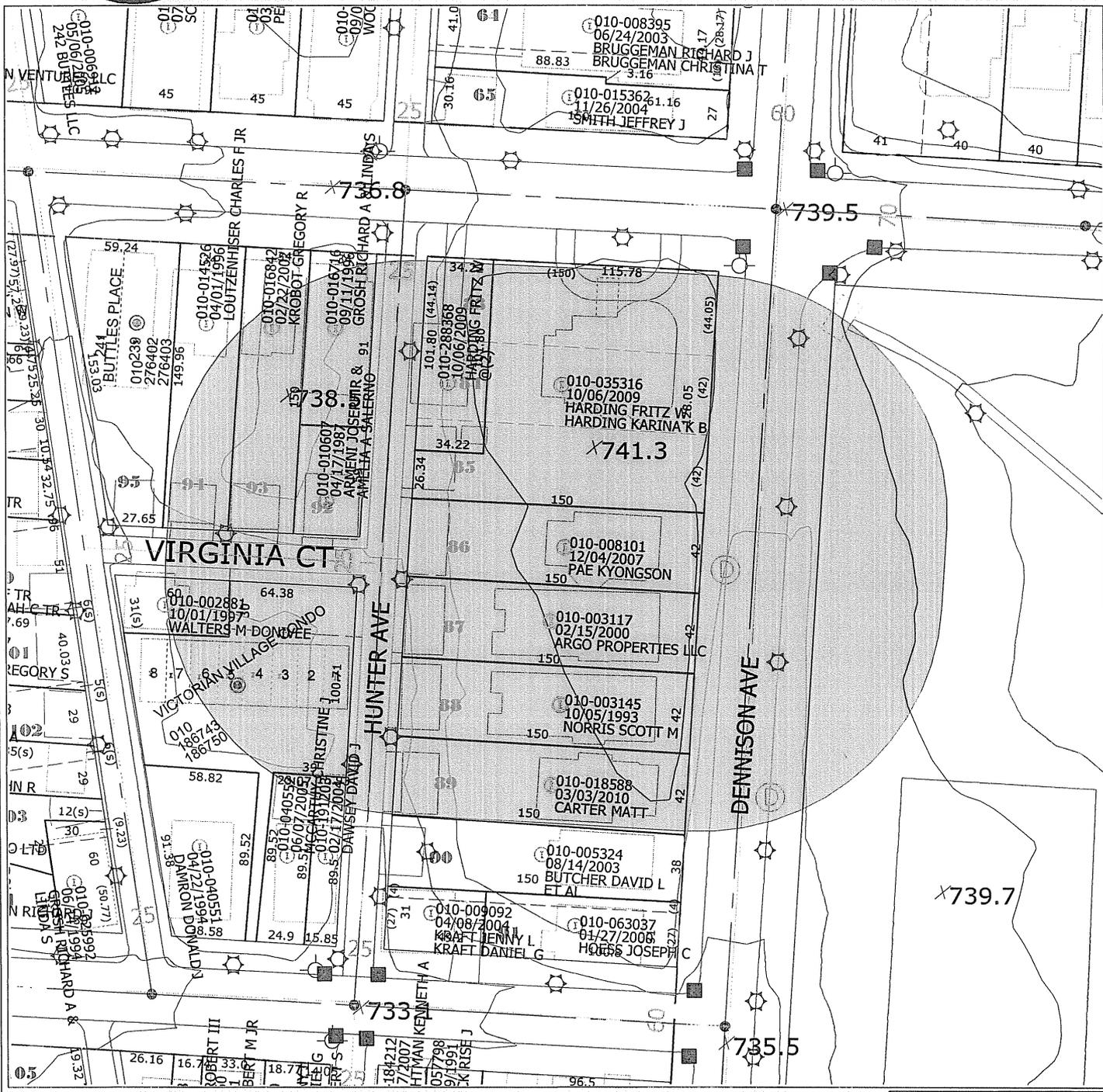


This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: DAR DATE: 12/28/10



Disclaimer

Scale = 77'



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.

CVII-005

Clarence E. Mingo, II
Franklin County Auditor

Photo

Generated on 02/11/11 at 04:06:10 PM

Parcel ID
010-008101-00

Map Routing No
010-E015 -050-00

Card No
1

Location
743 DENNISON AV

Photo



010-008101-00 04/13/2010

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C111-005

Select Language
Powered by Google Translate



Auditor Home Real Estate Home Search Specialty Maps Auditor Services Contact Us On-Line Tools

MAP(GIS)

Parcel Info

Parcel ID	Map Routing Number	Owner	Location
010-008101-00	010-E015 -050-00	<u>PAE KYONGSON</u>	743 DENNISON AV

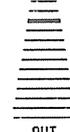
- Summary
- Property Profile
- Land
- Building
- Improvements
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- 2010 BOR
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Levy Distribution
- Rental Contact
- Tax Estimator
- Property Reports

- Area Maps ▾
- Select Items
- Proximity Report
- Theme Maps
- Print ▾

County Location ▾

Legend ▾

Zoom IN



OUT



Current Map: 816' x 600'

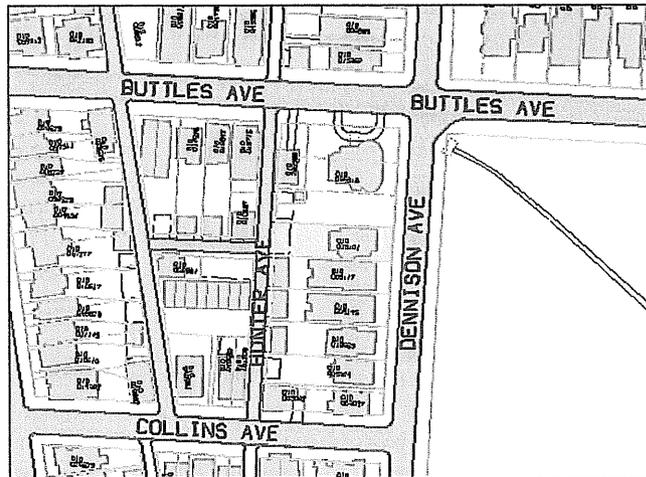
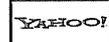


Image Date: Fri Feb 11 16:06:55 2011

Ortho Photographs taken in 2009

Click to view map using:



The closest fire station from the center of this map is 4557 feet away. See [below](#) for more details. Measurements are over straight-line distances.

Link to:

County Recorder Documents	City of Columbus Zoning Maps
---------------------------	------------------------------

Closest Fire Departments	
Columbus Station 1 & 9	4557 feet
Columbus Station 25	5004 feet
Columbus Station 7	1.1 miles

- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here
- Tax Estimator by School/District

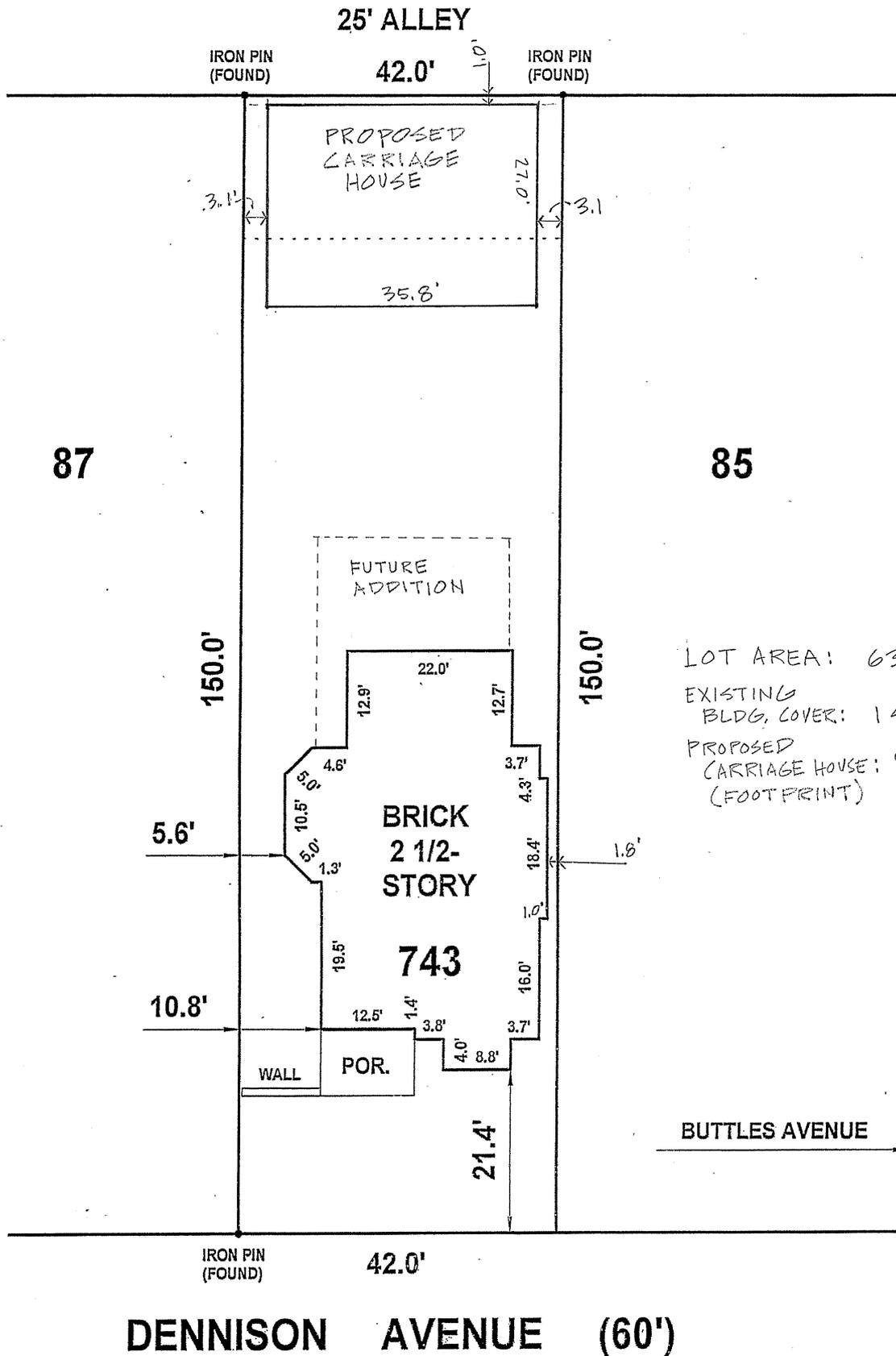
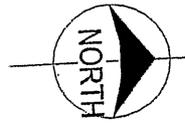
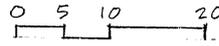


Data updated on: 2011-02-11 06:04:30

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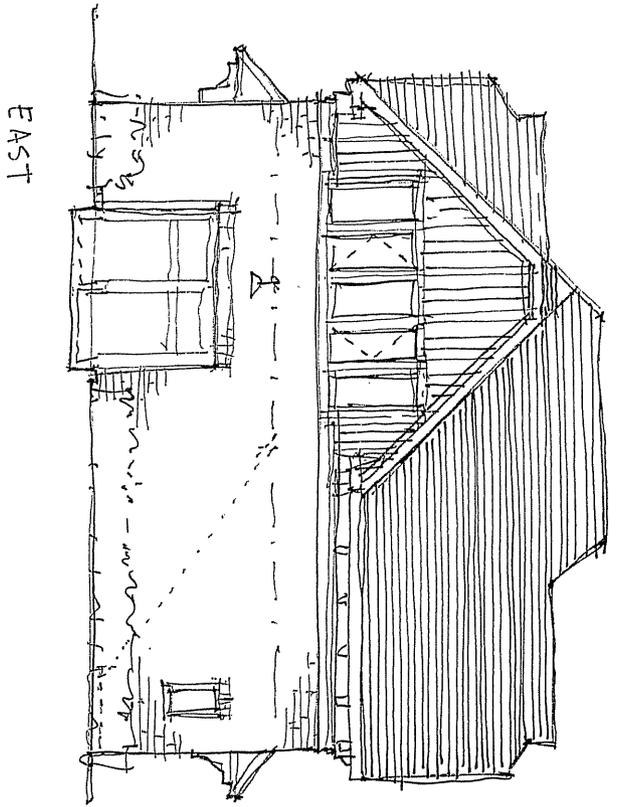
SITE PLAN

743 DENNISON AVE.

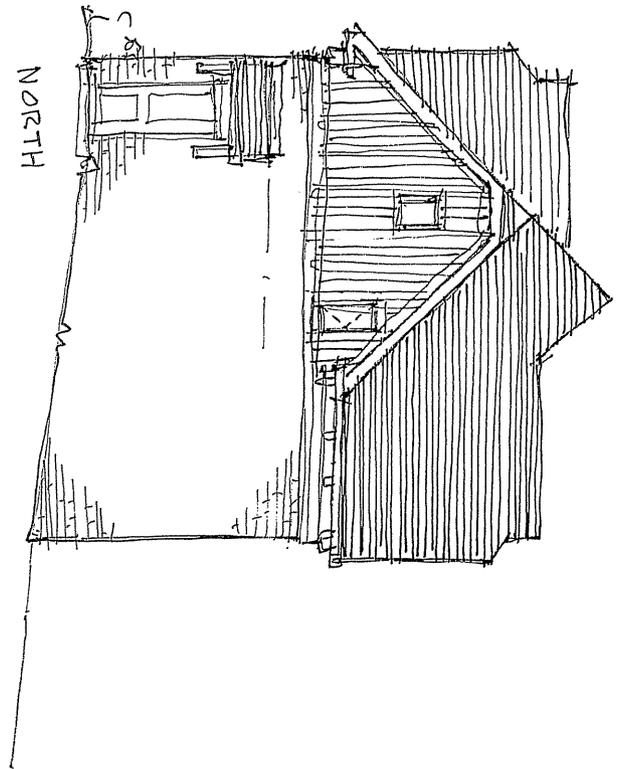


LOT AREA: 6300 sq. Ft.
EXISTING
BLDG. COVER: 1495 sq. Ft.
PROPOSED
CARRIAGE HOUSE: 966 sq. Ft.
(FOOTPRINT)

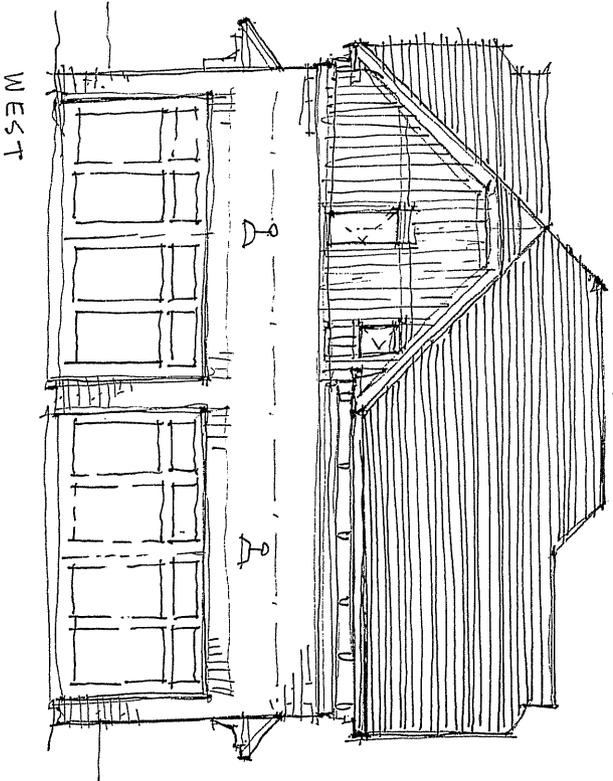
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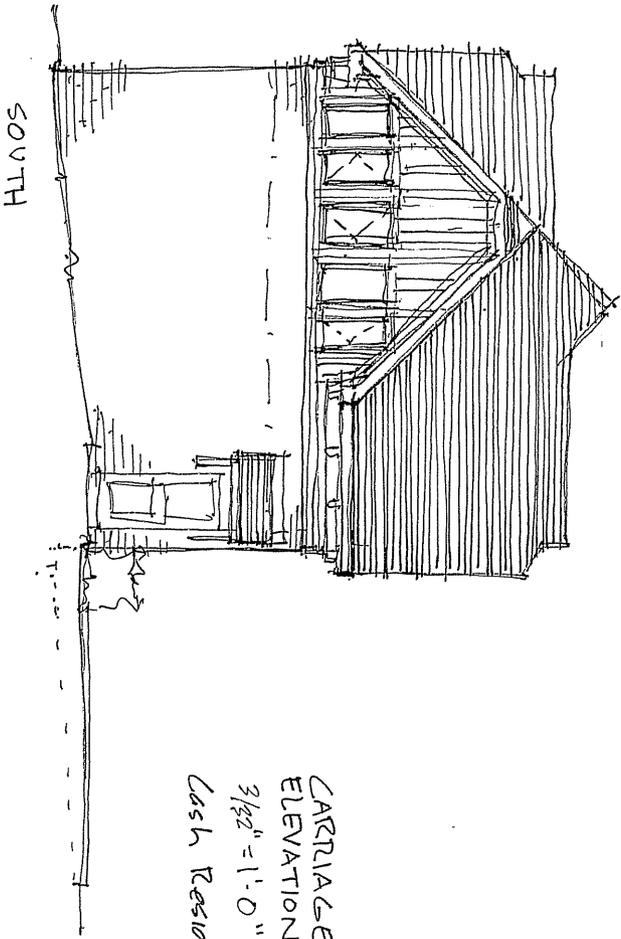
EAST



NORTH



WEST

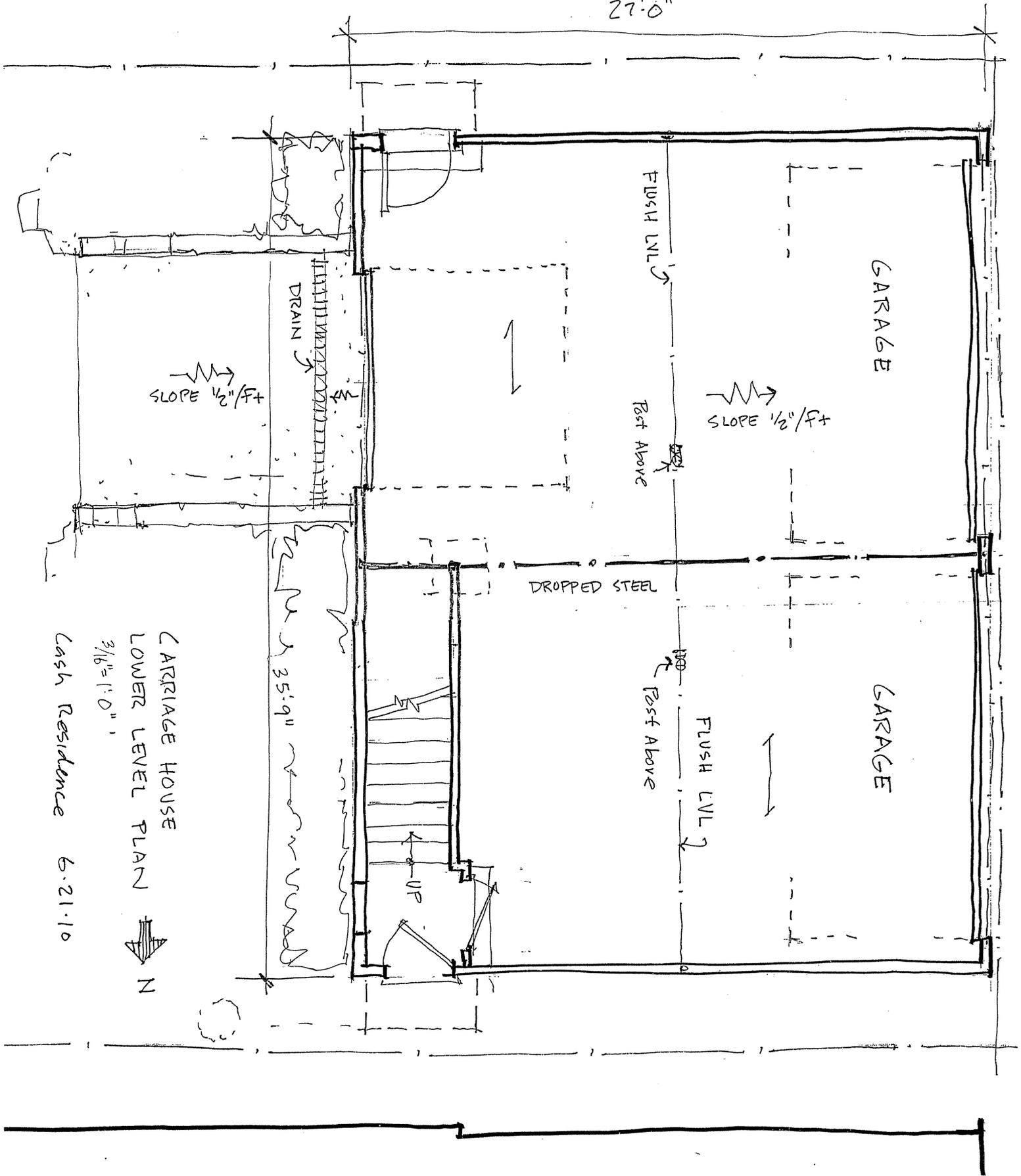


SOUTH

CARRIAGE HOUSE
ELEVATIONS
3/4" = 1'-0"
Cash Residence 6.22.10

CV11-005

27'-0"



SLOPE 1/2"/Ft

SLOPE 1/2"/Ft

FLUSH LVL

Post Above

DROPPED STEEL

Post Above

FLUSH LVL

UP

35'-9"

GARAGE

GARAGE

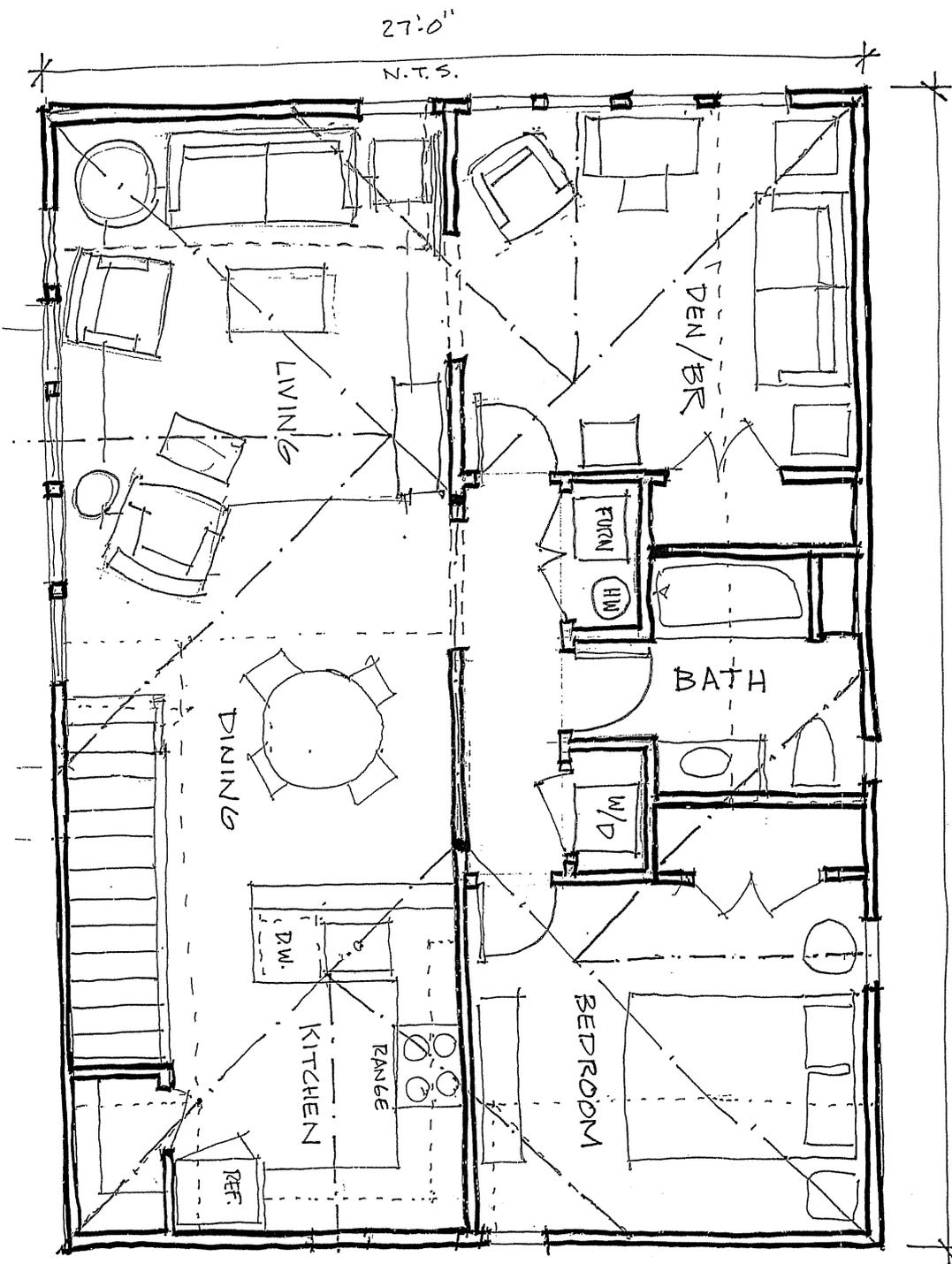
CARRIAGE HOUSE
LOWER LEVEL PLAN

3/8" = 1'-0"

Cash Residence 6.21.10



CV11-005



27'-0"

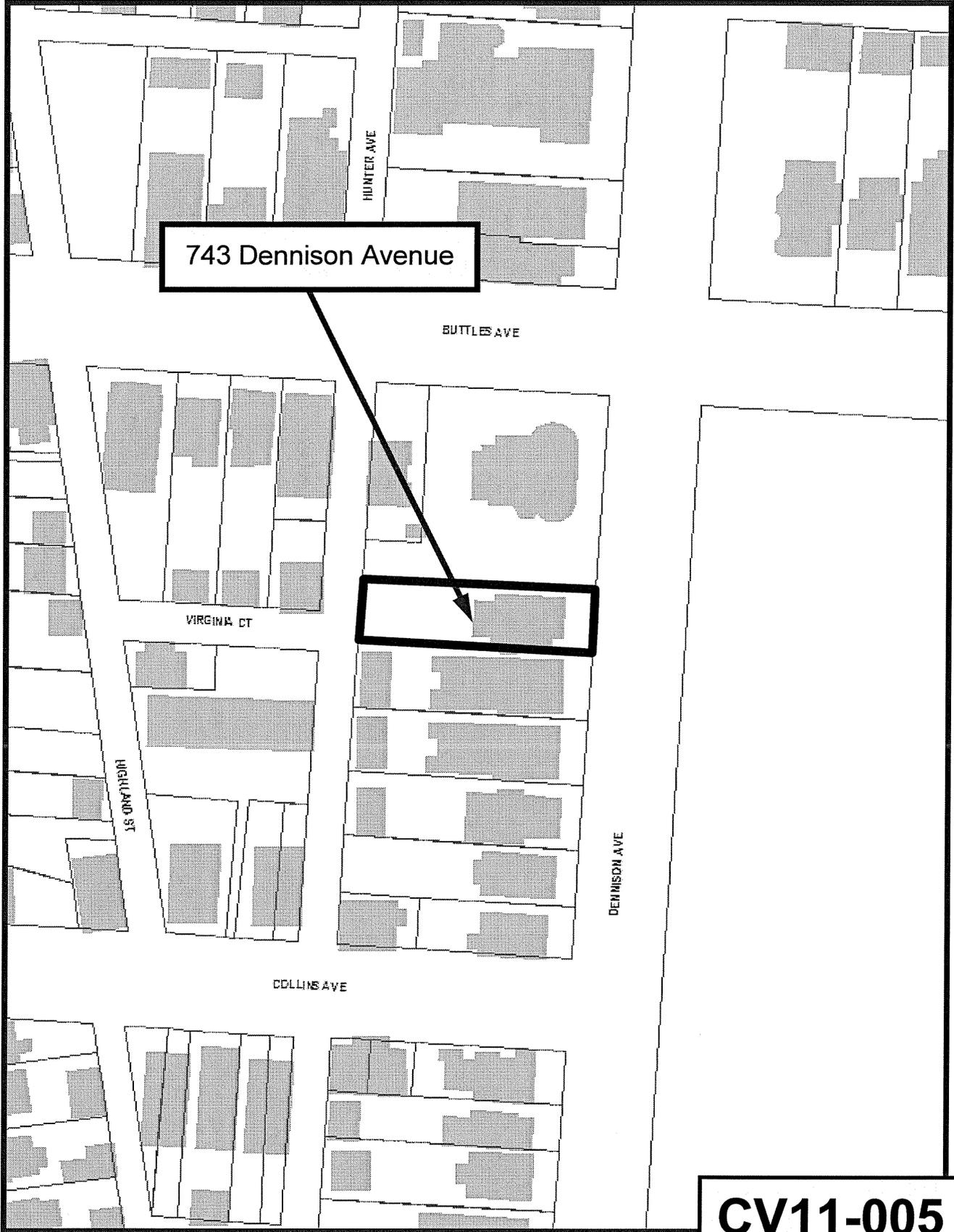
N.T.S.

35'-9"

CARRIAGE HOUSE
 UPPER LEVEL PLAN
 3/16" = 1'-0"
 Cash Residence 6.21.10



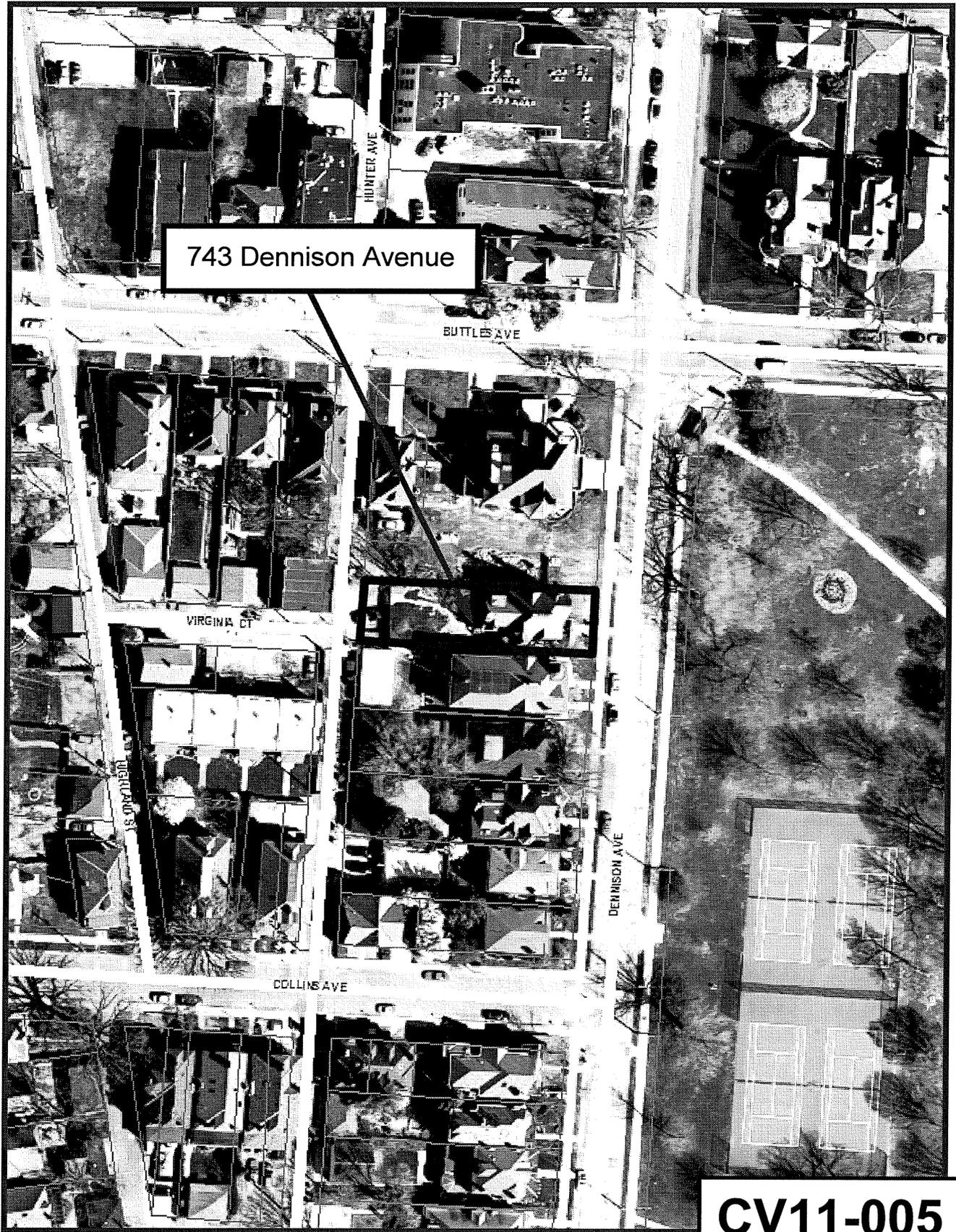
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743 Dennison Avenue



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743 Dennison Avenue

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