

Eric D. Martineau, 2/29/2024

Project Information
 The scope of this project involves the addition of a new Carriage House to the rear of an existing single family residence.

Zoning Information

Parcel Number: 010-038715
 Certified Address: 228 Reinhard Ave, Columbus, OH 43206
 Existing Zoning: R-2F
 Flood Zone: OLT
 Use: Single Family Dwelling

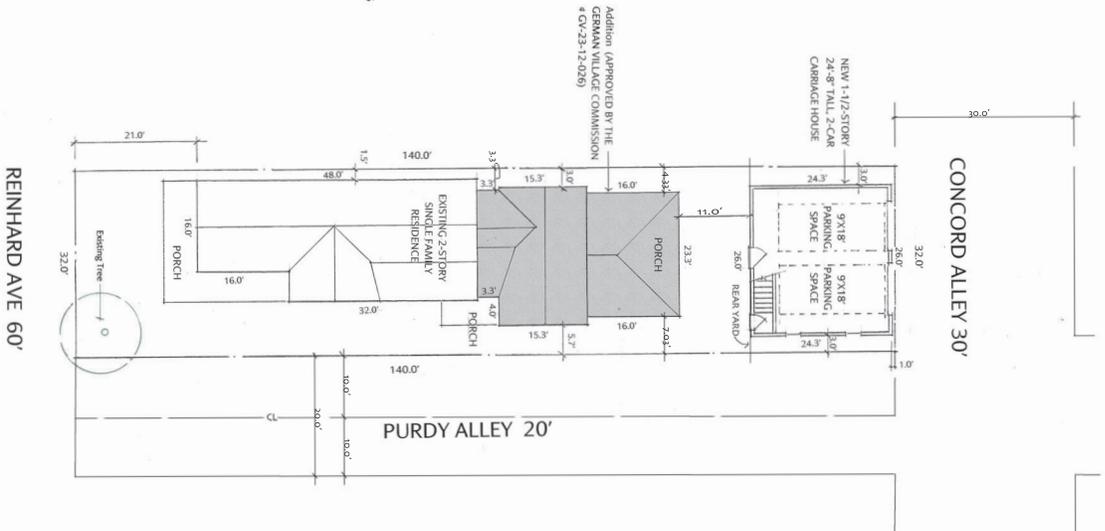
Lot Size
 Base Lot Area per 3332.18(G)
 Base Lot Coverage Area: 3,072 SQ FT
 1/2 Purdy Alley: 4,480 SQ FT
 Total Lot Coverage Area: 1,400 SQ FT
 5,880 SQ FT

Lot Coverage
 Existing Residence: 1,130 SQ FT
 O/C Approved Addition: 1,130 SQ FT
 Proposed Carriage House: 831.8 SQ FT
 Total Lot Coverage: 2,354.8 SQ FT (43.4 %)

Rear Yard
 House: 590.5 SQ FT (13.1%)
 Carriage House: 00 SQ FT

Setbacks
 North: 10'
 South: 21.0' to House
 East: 5.7'
 West: 1.5'

Proposed Carriage House
 Height: 14'
 Area: 3.0'
 Width: 3.0'



Site Plan
 Scale 1" = 10'-0"

- PRELIMINARY
- CONSTRUCTION DECEMBER 26, 2023

New 2-Car Carriage House:
228 Reinhard Ave
 The Utgard Residence Columbus, Ohio, 43206



STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Please see attached Exhibit A

Signature of Applicant



Date

12/27/23

Statement of Hardship

The owners seek to construct a detached 2-car garage with a residential unit above it. Using the second story of a detached garage as a dwelling unit was a common construction practice when the primary residence was built. "Carriage Houses" were used as additional living space for extended family or unrelated persons who worked in the area, providing housing which was not available or affordable given single-family lot development and building standards.

The requested variances are in conformity with recent development patterns permitted on other properties in the area. Variances to permit construction of carriage houses have been granted to neighboring properties in German Village. Many other property owners in the same zoning district and in these historic neighborhoods have been granted variances to permit construction of a carriage house. Granting Applicant's request will preserve a substantial property right- the right to develop the home in the manner consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners have been granted variances for in the same neighborhoods.

The lot was platted and the existing structure was built prior to implementation of the Zoning Code. The zoning code would not permit the construction of the "carriage house" living space without granting a variance as to the prohibition against a second living quarters detached from the main residence. The designation of this property as being in the R-2F zone was not the result of any action by Owners and granting the variance as to allow a carriage house will enable this lot to be used in a manner consistent with the residential character of the lot and also be in a manner similar to other properties in the area.

In addition, variances would be required as to yard dimensions and location fronting on a public street. Rear Yard minimum for the main house would be 13.1%, though the zoning code would permit the exact same garage to be built without a residential unit and it would consider the garage part of the rear yard and total the required 25%. A variance to allow the main residence to have a rear yard of 13.1% and the Carriage House to have no rear yard is requested. Also, Zoning requires all residences to front on a public street. Owners requests variances to allow the carriage house to front on the public alley at the rear of the lot. Maximum Side Yard variance is requested for the carriage house from 6.2' to 6.0'. Finally, Owners request a variance to allow 2 parking spaces where otherwise 4 would be required.

The variances other than those required to permit the construction of the carriage house relate to recognizing existing non-conformities with the original lot size and location of the historic home (Area District Lot Width Requirements, Lot Size requirements, Minimum Side Yard and Maximum Side Yard for the existing historic structure).

The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Examination of the Franklin County Auditor GIS maps show adjacent properties having similarly sized main houses and garages. Additionally, granting applicant's request will not unreasonably increase congestion of public streets; will not be contrary to the public interest or the purpose of the Zoning Code as the requested variances will increase the value of the applicant's property and the value of neighboring properties; it will not increase the risk of fire; it will not diminish or impair the public health, safety, comfort, morals or welfare of the citizens of Columbus; it will still provide for adequate light, air and open space; reinforce the residential nature of the German Village neighborhood and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the parcel's location and the location/setback of the original house.

Exhibit A – 228 Reinhard Ave.

Proposal and List of Applicable Code Sections.

Summary: construct a garage and carriage house and address pre-existing nonconformities of original dwelling unit.

Zoning variances for this project include the following:

3312.49 – Required Parking. Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 2. The current single-unit dwelling will have 2 off-street parking spaces in the garage. The project will not remove any off-street parking, but the Carriage House, as a separate dwelling unit, would normally require 2 additional parking spaces for a total of 4 spaces.

3332.037 - R-2F residential district. This section does not allow 2 separate dwelling units to be constructed on a single lot. Applicant requests a variance to permit the construction of 2 separate dwelling units on a single lot.

3332.05 - Area district lot width requirements. No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than 50 feet in an R-2F area district. Applicant seeks a variance to permit the existing non-conformity of a lot width of only 32' of width.

3332.14 - R-2F area district requirements. In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area; a one-story, two-family dwelling shall be situated on a lot of no less than 3,600 square feet in area per dwelling unit; and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit. Applicant seeks a variance to permit 2 dwelling units to be on a lot with 3,072 SF as calculated under 3332.18(C).

3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.

3332.25 – Maximum Side Yard. As a residence, any dwelling would be required to have the sum of each side yard equal or exceed 20% lot width. The lot is 32' wide, which would require 6.4' for the carriage house. Applicant seeks a variance to permit a total side yard of 6.0' for the proposed carriage house.

3332.26(c)(1) – Minimum side-yard. The original house and carriage house would be required to have minimum side yards of 3'. Applicant seeks a variance for the west side of the existing historical residence to recognize the pre-existing nonconformity of the original structure's 1.5' setback.

3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. The gross lot area for this parcel is 4,480 SF. 25% of the lot area equals 1,120 square feet. The yard between the proposed carriage house and the original house, after construction of the GVC-approved addition (GVC 23-12-026), will be 590.5', which is 13.1%. Applicant seeks a variance to permit the main residence to have a rear yard of 13.1% and the carriage house to have no rear yard.



CV23-153
228 Reinhard Ave.
Approximately 0.10 Acres



CV23-153
228 Reinhard Ave.
Approximately 0.10 Acres

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 228 Reinhard Ave.

APPLICANT'S NAME: urbanorder and Eric D. Martineau (Applicants)/ Cathleen and Thomas Utgard (Owners)

APPLICATION NO.: GV-24-02-012B

MEETING OR STAFF APPROVED DATE: 02-07-24 **EXPIRATION:** 02-07-25

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- Approved: Commission** or **Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/variance per APPROVED SPECIFICATIONS
 Recommended or **Not Recommended**

Application # GV-24-02-012 was divided into items 'A' and 'B' for clarity of review and the following motions were made, votes taken, and results recorded:

MOTION to split Application GV-24-02-012 into two parts: Thiell/ Schultz (4-0-0) APPROVED

GV-24-02-012B

Recommend application GV-24-02-012B, 228 Reinhard Ave., as submitted:

Variance Recommendation

- 3312.49 – Minimum number of required parking spaces. To reduce the required number of off-street parking spaces from 4 required spaces to 2 spaces.
- 3332.037 – R-2F residential district. To allow two separate dwelling units to be constructed on a single lot.
- 3332.05 – Area district lot width requirements. To allow for a lot width of 32' when 50' is required in an R-2F area district. (Existing condition)
- 3332.19 – Fronting on a public street. To allow carriage house to front on the public alley.
- 3332.25 – Maximum Side Yard. To allow for a side yard of 6.0' when 6.4' is required for the carriage house (20% of 32').
- 3332.26(C)(1) – Minimum Side Yard. To allow for a side yard for 1.5' when a side yard of 3' is required.
- 3333.27 – Rear Yard. To allow for a rear yard for the main house to be 590.5' or 13.1% and for the carriage house to have no rear yard, when 25% of the total lot area (1,120 square feet) is required for each structure.

MOTION: Thiell/Schultz (0-4-0) NOT RECOMMENDED.

Commissioner Comments:

- The Commissioners were concerned that the required parking reduction would cause parking issues that would impact German Village and neighboring residents to the property. The

Date Issued: 02/13/2024

Commissioners also expressed concern that the interpretation of what constitutes a secondary dwelling unit has changed. Previously, the Commission would not have considered this design a secondary dwelling unit and Commission precedent is not to support a secondary dwelling unit.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.
Historic Preservation Officer

NCI

Staff Notes:

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION#: _____

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

Being first duly cautioned and sworn (NAME) Eric D. Martineau
of (COMPLETE ADDRESS) 3006 N. High St., Ste 1A, Columbus, OH 43202

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Cathleen & Thomas Utgard 4040 Fenwick Rd., Columbus, OH 43220 Phone: 614/578-0800	2.
3.	4.

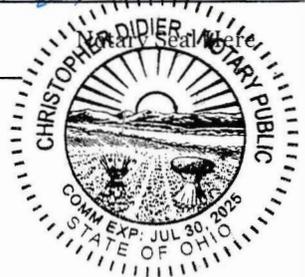
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21st day of December, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires July 30 2025



This Project Disclosure Statement expires six (6) months after date of notarization.