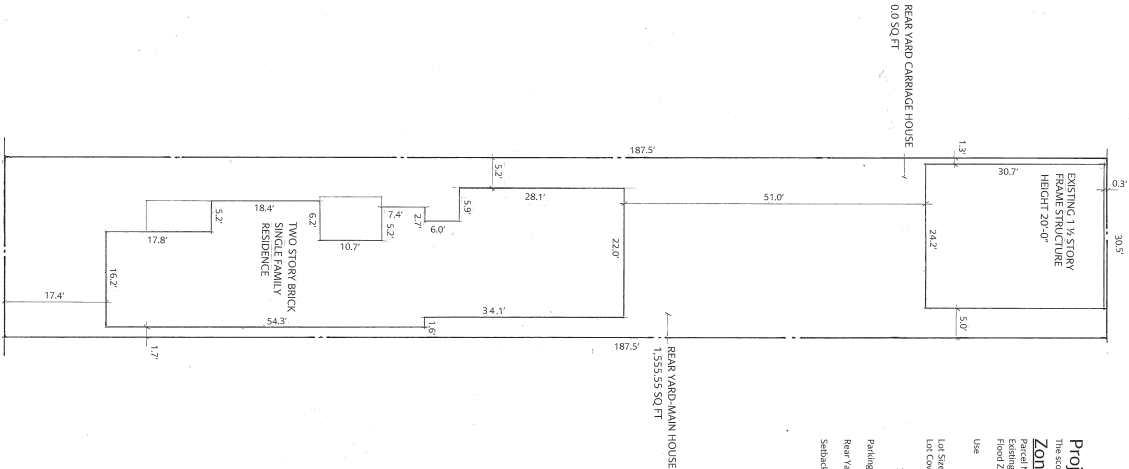


PEARL STREET 33.0' ROW



Project Information

The scope of this project involves the conversion of an existing garage structure to new living space

Zoning Information

Address	1027 City Park Ave
Parcel Number	1010-021982-00
Existing Zoning	R2Z
Flood Zone	
Use	OUT
Proposed Use	Single Family
Lot Size	5,718.35 (60.5 X 181.5) SQ FT
Lot Coverage	1,710.52 SQ FT
Residence	7,423.84 SQ FT (128.8% of total area)
Carriage House	2,453.46 SQ FT (42.9 % lot coverage)
Total	2,453.46 SQ FT (42.9 % lot coverage)
Parking	2 garage spaces
Rear Yard	2,497.85 SQ FT (43.6 %)
Setbacks	
North	1.7'
South	1.7'
East	17.4'
West	NA
Existing Residence	1,555.55 SQ FT
Existing Carriage House	1,555.55 SQ FT
Proposed Single Family and Carriage House	No Change

See D. Mainman 4/13/22

Site Plan
Scale 1" = 10'-0"



FINAL SITE PLAN RECEIVED 4.13.22 SHEET 1 OF 1 CV21-133

☐ PRELIMINARY
☐ CONSTRUCTION
18-7-2021

1027 City Park Ave
Columbus, Ohio

Urbanorder
architecture
797 summit street, columbus ohio 43215
tel. 614-299-9028 urbanorder.com

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV21-133

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):

See attached Exhibit A

Signature of Applicant



Date

12/13/2021

Exhibit A – CV21-133

Statement of Hardship and List of Applicable Code Sections.

Summary: convert an existing 2 story garage into a habitable space above the garage (no kitchen facilities, bathroom added to first floor to serve the habitable space above the garage and the swimming pool) and address pre-existing nonconformities of original garage structure and main residence.

Statement of Hardship

The owners seeks to convert an existing 2-story garage to have habitable space above the garage. Using the second story of a detached garage as an additional habitable space was a common practice when the primary residence was built (1887). "Habitable space above the garages" were traditionally used as additional living space for extended family, providing housing flexibility for growing families and multiple generations.

The requested variances are in conformity with development patterns permitted on other properties above the area. Other property owners above the same zoning district and in Columbus' historic neighborhoods have been granted variances to allow conversion to or construction of habitable space above the garage. Granting Applicant's request will preserve a substantial property right- the right to develop the home above the manner consistent with its historical nature, and further to allow the owners to develop and improve their home in a similar manner as which other property owners have.

The property's lot was platted and the existing structure was built prior to implementation of the Zoning Code. The zoning code would not permit the use of the existing space as living space without granting a variance as to the prohibition against a living space detached from the main residence. Granting the variance as to allow conversion of the space to habitable space above the garage 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 above the area.

Variances are required to permit the (existing) garage structure to exceed 15' (it is 20' tall), to permit habitable space (sleeping quarters) above a detached garage that is not attached to habitable space in the single-unit dwelling, and variances to lot area, lot width, and Minimum Side Yard for the existing garage structure and the original residential structure, all pre-existing non-conformities.

The variances other than those required to permit the conversion of the habitable space above the garage relate to recognizing existing non-conformities with the original garage structure and the historic home.

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. The immediate neighbors on both sides of the existing garage have residential units facing Pearl Alley. 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 allowing a use which is consistent with the parcel's location in a historic neighborhood.

CV21-133

List of Zoning variances for this project or pre-existing non-conformities:

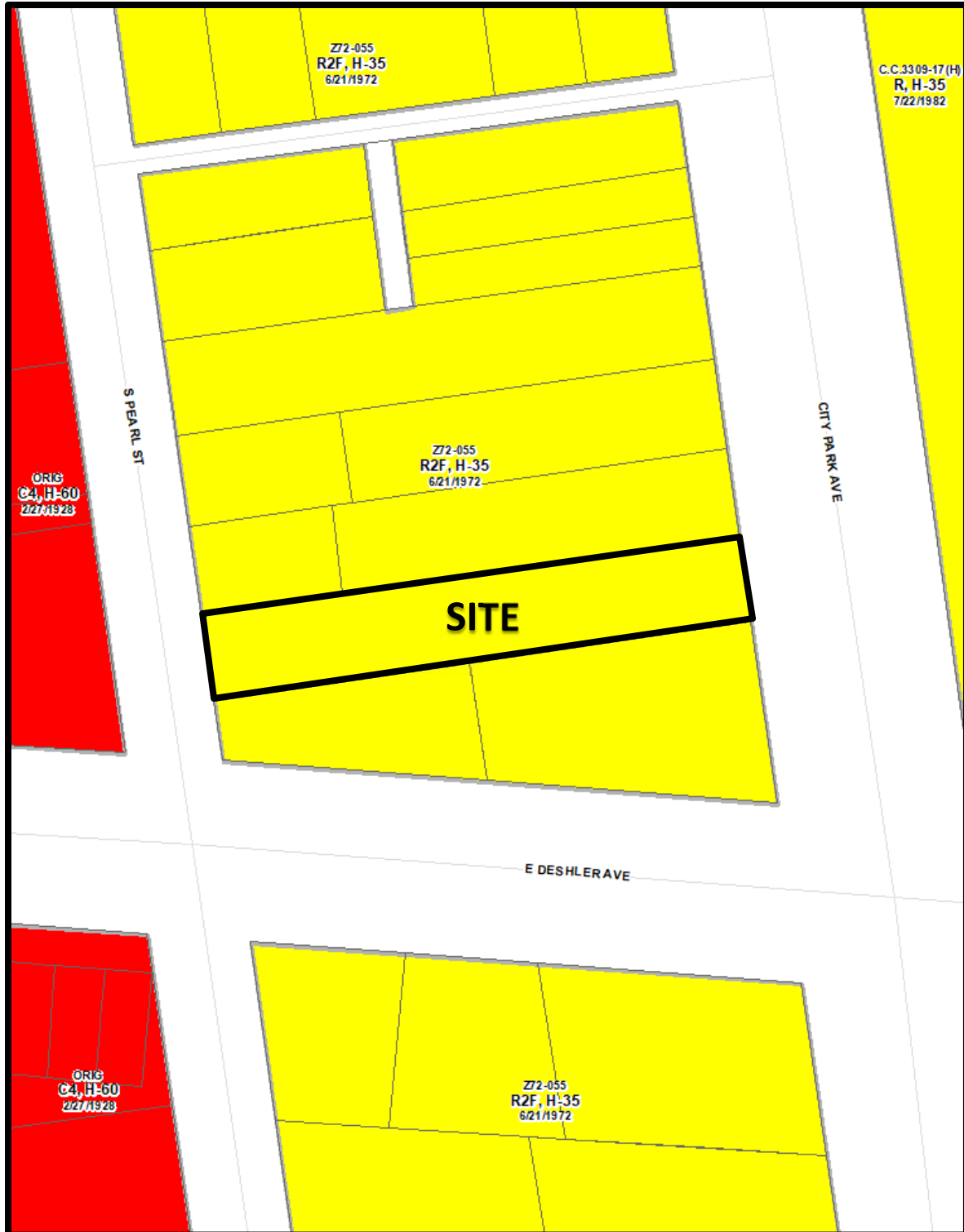
3332.05 - Area district lot width requirements. No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than...(4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district. The historic lot's width is 30.5'.

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. The historic lot's area is 2,790.75 SF pursuant to Section 3332.18(C).

3332.26(c)(1) – Minimum side-yard. The original house and garage would be required to have minimum side yards of 3'. Applicant seeks a variance to recognize the pre-existing nonconforming side-yard on the north side of the main residence of 1.7' and the garage's south side yard of 1.3'.

3332.38 Private Garage. It reads, in part "(G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage..." The existing structure is 20' in height.

3332.38(H), Private Garage, requires habitable space in a garage to connect directly with habitable space in a dwelling. The applicant proposes habitable space (sleeping quarters) above a detached garage that is not attached to habitable space in the single-unit dwelling.



CV21-133
1027 City Park Ave.
Approximately 0.13 acres



CV21-133
1027 City Park Ave.
Approximately 0.13 acres

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: 1027 City Park Avenue

APPLICANT'S NAME: Eric D. Martineau (Applicant)/ Deepa Shah & Seth Noland (Owners)

APPLICATION NO.: GV-22-04-019

MEETING OR STAFF APPROVED DATE: 04-06-22 **EXPIRATION:** 04-06-23

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/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend application GV-22-04-019, 1027 City Park Avenue, as submitted with clarifications as noted:

Variance Recommendation

- Convert an existing 2 story garage into habitable space over the garage. Variances address pre-existing lot and structure conditions plus permitting living space detached from the residence.
- **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...(4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district. The historic lot's width is 30.5'.
- **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. The historic lot's area is 2,790.75 SF pursuant to Section 3332.18(C).
- **3332.26(c)(1) – Minimum side-yard.** The original house and garage would be required to have minimum side yards of 3'. Applicant seeks a variance to recognize the pre-existing nonconforming side-yard on the north side of the main residence of 1.7' and the garage's south side yard of 1.3' and west side of .3'.
- **3332.38 Private Garage.** It reads, in part "(G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage..." The existing structure is 20' in height.
- **3332.38(H), Private Garage,** requires habitable space in a garage to connect directly with habitable space in a dwelling. The applicant proposes habitable space (sleeping quarters) above a detached garage that is not attached to habitable space in the single-unit dwelling.

MOTION: Foley/Durst (6-0-0) RECOMMENDED.

☒ **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

mg

Staff Notes:

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-133

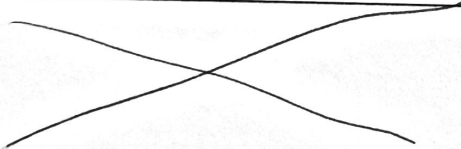
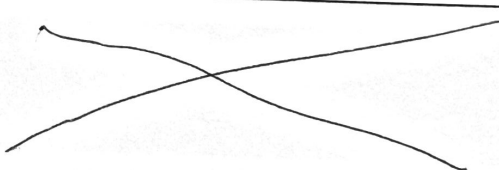
Parties having a 5% or more interest in the project that is the subject of this application.

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., Suite 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. Deepa Shah, Owner 1027 City Park Av., Columbus, OH 43206 917/734-0368	2. Seth Noland, Owner 1027 City Park Av., Columbus, OH 43206 917/734-0368
3. 	4. 

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14th day of December, in the year 2021

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

Notary Seal Here

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