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JMAC 1608

Garage &

Habitable Space / Guest Suite

for:

The Ahern Family
253 Lansing Street
Columbus, Ohio

- A1 FLOOR PLANS
- A2 ELEVATIONS
- A3 BUILDING SECTIONS
- S1 FOUNDATION/FRAMING PLANS
- EP1 ELECTRICAL & PLUMBING

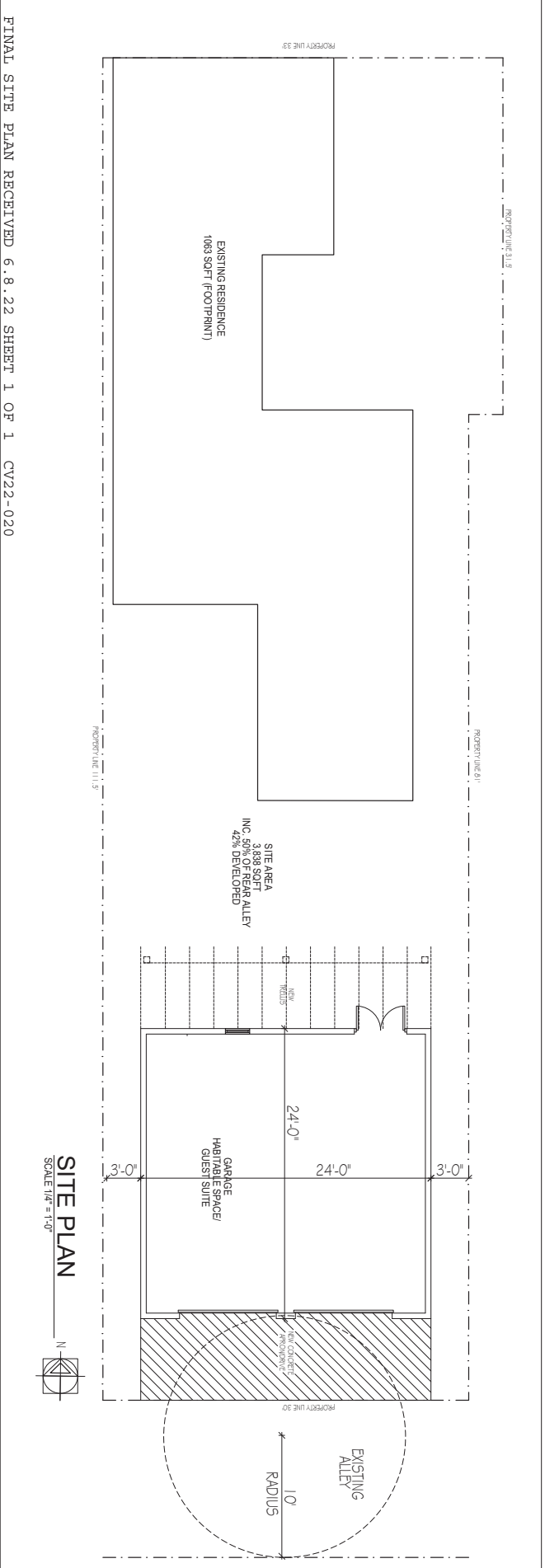


Sign : _____

Date: _____

6/8/22

expires 12/31/22



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.

CV22-20

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):

3332.38 (G) Increase the allowable height of detached garage from 15' to 22'.
 Adjacent properties exceed 22'. See attached street scape drawing.

3332.38(H) Allow habitable space in the second story of the proposed garage.

*****For Statement of Hardship Reasoning - Please see attached.*****

Signature of Applicant



Date

3/22/22

Statement of Hardship

The site is located on the south side of Lansing Street between Purdy Alley and Jaeger Street in German Village. The site is zoned R2F - Residential as is most of the area surrounding this property.

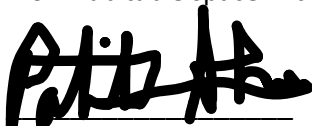
This application is requesting Variances to construct a freestanding normal sized 2 car garage with habitable space above as many other properties already have done in the District. This proposed structure is consistent with the development pattern of the neighborhood. The alley on which this structure is proposed contains other 2-story residential structures. The proposed height is consistent with the block.

Since 2007, the German Village Commission discourages connecting a garage structure to a house which creates a hardship for this property. This condition is not a result of actions by this homeowner and will not be injurious to adjacent properties.

Variance's Required -

3332.38 (G) Increase the allowable height of detached garage from 15' to 22'. Adjacent properties exceed 22'. See attached street scape drawing.

3332.38(H) Allow habitable space in the second story of the proposed garage.

Applicant :  Date: 3/23/22
Patrick Ahern – Property Owner



CV22-020
253 Lansing St.
Approximately 0.08 acres



CV22-020
253 Lansing St.
Approximately 0.08 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: 253 Lansing Street

APPLICANT'S NAME: Patrick & Sarah Ahern (Applicants)/(Owners)

APPLICATION NO.: GV-22-05-023

MEETING OR STAFF APPROVED DATE: 05-04-22 **EXPIRATION:** 05-04-23

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-22-05-023, 253 Lansing Street, as submitted since the architecture was previously approved:

Variance Recommendation Request

- Requesting height variance for previously approved 2 story, 1152 square feet garage/guest suite (#GV-21-10-030).
- **3332.38 (G)** – Increase the allowable height of detached garage from 15' to 22'. Adjacent properties exceed 22'.
- **3332.38 (H)** – Allow habitable space in the second story of the proposed garage.

MOTION: Durst/McCoy (4-0-1 [Thiell]) 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:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-020

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) Patrick & Sarah Ahern

of (COMPLETE ADDRESS) 253 Lansing Street, Columbus, Ohio 43206

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. Patrick & Sarah Ahern 253 Lansing Street, Columbus, Ohio 43206	0 Columbus Based Emp.	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 22nd day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]

10-15-2022
My Commission Expires

Notary Seal Here



SERINA JENKINS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-15-2022

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