

PROJECT NAME:  
MACON ALLEY HOMES

OWNER:  
CV20-132  
670-672 Mohawk Street (PID: 010-046554)  
674-678 Mohawk Street (PID: 010-040833)

ARCHITECT:  
COLUMBUS DESIGN CO.  
WESTERVILLE  
OHIO

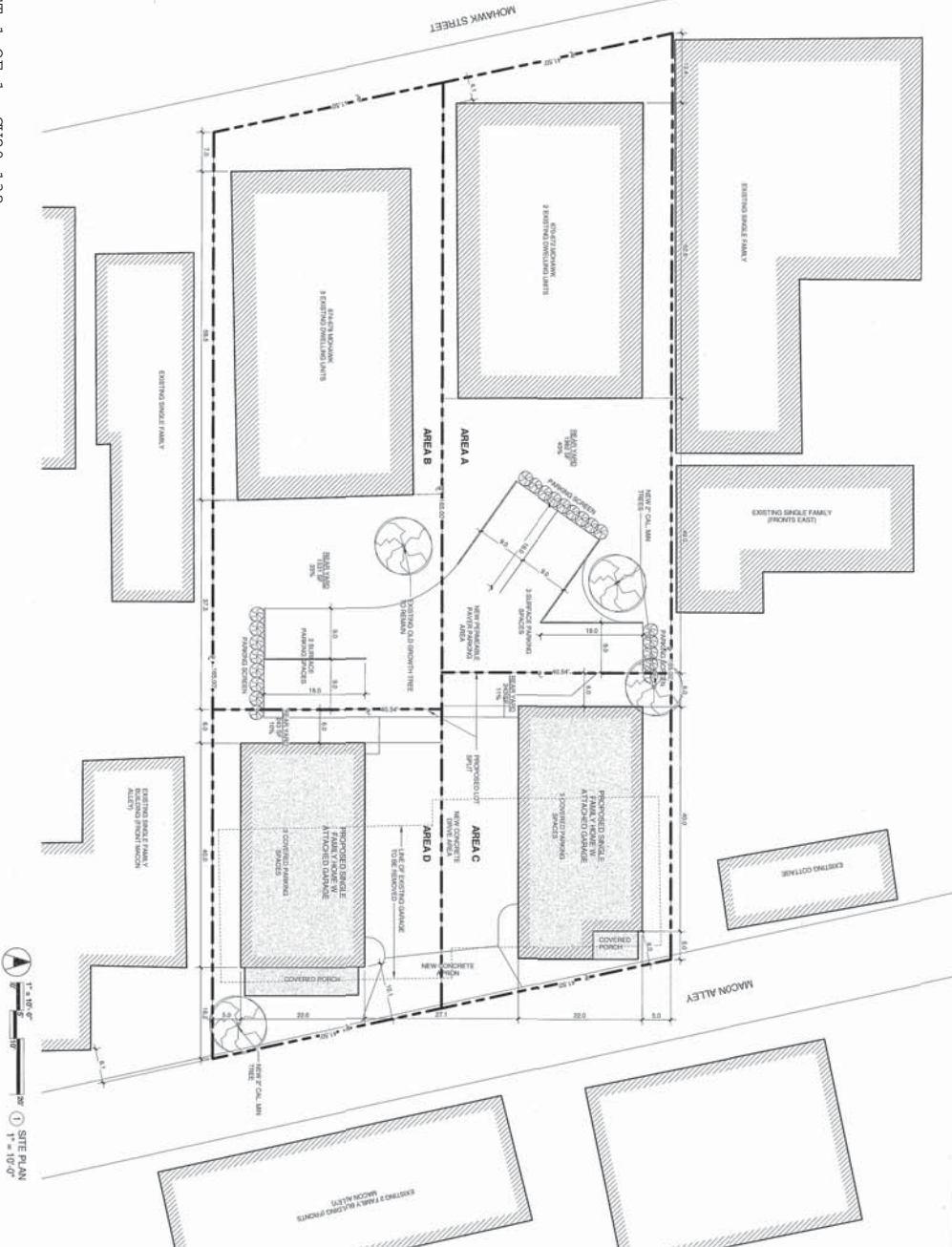
Use	674-678 Mohawk Street (Area A)	674-678 Mohawk Street (Area B)	674-678 Mohawk Street - Macon Alley Split (Area C)	674-678 Mohawk Street - Macon Alley Split (Area D)
Lot Area	4,401 sq. ft.	4,401 sq. ft.	2,349 sq. ft.	2,349 sq. ft.
Frontage	Ver. (Mohawk Street)	Ver. (Mohawk Street)	Ver. (Macon Alley)	Ver. (Macon Alley)
Lot Coverage	30%	42%	42%	42%
Setback	40%	35%	15%	15%
20' of width	8' 3"	8' 3"	8' 3"	8' 3"
Actual	7'	7'	18'	18'
Setback	7'	7'	5'	5'
Height	14-35, 26'	14-35, 26'	14-35, 26'	14-35, 26'
Parking	3 spaces	2 spaces	3 spaces	3 spaces

SYCAMORE STREET

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and approved by the City of Columbus. Any adjustment to the development shall be reviewed and approved by the City of Columbus. Any adjustment to the development shall be reviewed and approved by the City of Columbus.

Drawn By: *[Signature]* Date: 04/19/2022  
Checked By: *[Signature]* Date: 04/19/2022  
Design: *[Signature]* Date: 04/19/2022

FINAL SITE PLAN RECEIVED 4.19.22 SHEET 1 OF 1 CV20-132



MACON ALLEY HOMES  
670-678 MOHAWK STREET

the columbus  
designco  
1000 WESTERN AVENUE  
WESTERVILLE, OHIO 43081  
WWW.THECOLUMBUSDESIGNCO.COM

PROJECT # 20154  
ZONING  
01  
SITE PLAN  
PROJECT DATE: 04/19/22

**Exhibit B**

**Statement of Hardship**

**CV20-132, 670-672 and 674-678 Mohawk Street**

The site is two (2) parcels, as follows: 670-672 Mohawk Street (PID: 010-046554) and 674-678 Mohawk Street (PID: 010-040853). Both parcels are zoned R-2F, Residential and are developed with a two (2) dwelling unit building and accessory garage and a three (3) dwelling unit building and an accessory garage, respectively.

Applicant proposes

- 1). 670-672 Mohawk Street: split the parcel, remove the existing rear garage and build a new single-family dwelling facing Macon Alley;
- 2). Permit the existing non-conforming three (3) dwelling unit building as a permitted use in the R-2F district, split the parcel, remove the existing rear garage and build a new Single-family dwelling facing Macon Alley.

The existing uses and proposed lot splits are characteristic of a wide range of residential uses and parcel sizes in historic German Village. Very few parcels in German Village comply with the current Zoning Code required 6,000 SF R-2F district parcel size or 50 foot minimum lot width. The Applicant has a practical difficulty to comply with current code standards in this historic neighborhood.

The site plan titled "Macon Alley Homes, 670 – 678 Mohawk Street", dated 04/19/2022, hereafter Site Plan, is the site development plan for the two (2) parcels. Development Areas with the existing and proposed lot splits and proposed new single-family dwellings are noted as Areas A, B, C and D for 670-672 Mohawk Street, 674-678 Mohawk Street, Macon Alley split of 670-672 Mohawk Street and Macon Alley split of 674-678 Mohawk Street.

Applicant requests the following variances:

- 1). Section 3332.037, R-2F Residential District, to permit a three (3) dwelling unit building (Area B).
- 2). Section 3312.25, Maneuvering, to reduce maneuvering area from 20' to 13' per parcel for the common maneuvering area for garage parking on Area C and Area D, while 27' +/- total maneuvering area is provided and applicable easement will be provided for common use of the maneuvering area; to reduce maneuvering area from 20' to 3' – 12' for parking spaces on Area A and B, while 20' of maneuvering area is provided with the common maneuvering area with total maneuvering area on Area A, Area B, Area C and Area D.
- 3). Section 3312.49, Minimum Numbers of Parking Spaces Required Parking from 4 spaces and 6 spaces to 3 spaces and 2 spaces for Area A and Area B, respectively.
- 4). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce lot width from 50 feet to 41.25 feet (Areas A, B, C, D).
- 5). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 SF to 4,440 SF, 4,345 SF, 2,249 SF and 2,344 SF for Areas A, B, C and D, respectively.

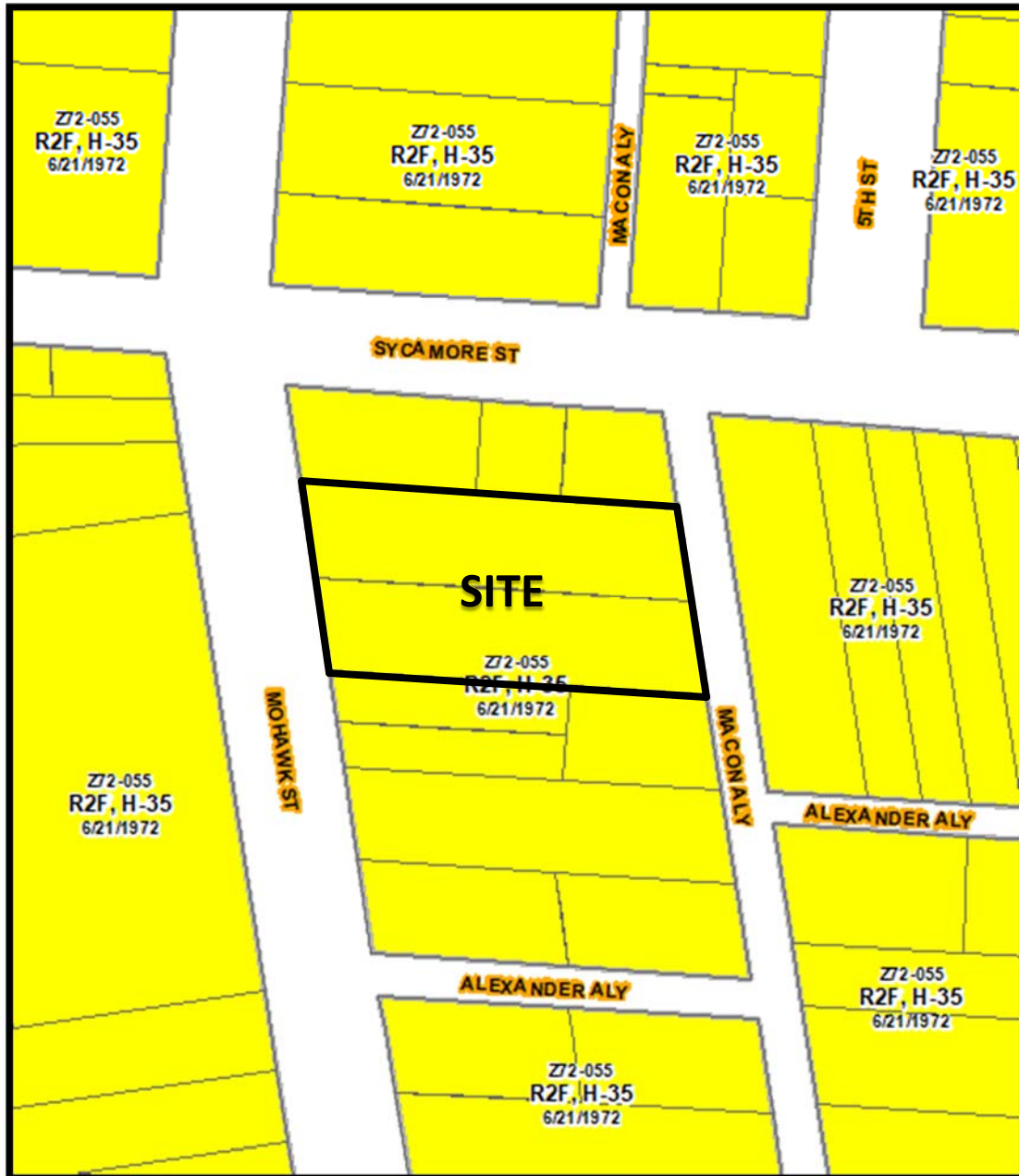
6). Section 3332.19, Fronting, to permit a principal building to not front on a public street, as defined, while the proposed single family dwellings on Area C and Area D will front on Macon Alley (20').

7). Section 3332.21(D), Building Lines, to reduce the Mohawk Street building setback line from 10 feet (minimum) to 4 feet and 7 feet for Area A and B, respectively, to permit the existing building setbacks.

8). Section 3332.25, Maximum Side Yards Required, to reduce total side yard from 8.3' (20%) to 7' for the existing dwellings (Area A, Area B) for the existing combined side yards.

9). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yard from 5' to 2' for the existing south side yards of the existing dwellings (Area A, Area B).

10). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 11% and 10% for Area C and Area D, respectively.



CV20-132  
670-672 & 674-678  
Approximately 0.31 acres





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670-672 & 674-678  
Approximately 0.31 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:** 670 Mohawk Street

**APPLICANT'S NAME:** Columbus Design LLC (Applicant)

**APPLICATION NO.:** GV-22-06-004

**MEETING OR STAFF APPROVED DATE:** 04-19-22

**EXPIRATION:** 04-19-23

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:**

Approve application GV-22-06-004, 670 Mohawk Street, for renewal of COA # GV-21-03-022B (Expired: March 02, 2022), as previously approved with conditions, for a period of one (1) year.

Variance Recommendation

- Section 3332.037 R-2F Residential District, to permit a three dwelling unit building (Area C).
- Section 3312.25, Maneuvering, to reduce maneuvering area from 20' to 13' per parcel for the common maneuvering area for garage parking on Area C and Area D, while 27' +/- maneuvering area is provided and applicable easement will be provided for common use of the maneuvering area; to reduce maneuvering area from 20' to 3' – 12' for parking spaces on Area A and B, while 20' of maneuvering area is provided with the common maneuvering area with total maneuvering area on Area A, Area B, Area C, And Area D.
- Section 3312.49, Minimum Numbers of Parking Spaces Required Parking from 4 spaces and 6 spaces to 3 spaces and 2 spaces for Area, and Area B, respectively.
- Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce lot width from 50 feet to 41.25 feet (Areas A, B, C, D).
- Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 SF to 4,440 SF, 4,345 SF, 2,249 SF, and 2,344 SF for Areas A, B, C, D, respectively.
- Section 3332.19, Fronting, to permit a principal building to not front on a public street, as defined, while the proposed single family dwellings on Area C, and Area D will front on Macon Alley (20').
- Section 3332.25. Maximum Side Yards Required, to reduce total side yard from 8.3' (20%) to 7' for the existing dwellings (Area A, Area B), for the existing combined side yards.
- Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side from 5' to 2' for the existing south side yards of the existing dwellings (Area A, Area B).
- Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 11% and 10% for Area C and Area D, respectively.
- Arborist to be consulted regarding the best approach to preserve the existing trees, including how far away the paving should remain away from the tree trunk so that no roots are severed.

Date Issued: 04/19/2022

- Grading completed around trees to be done with an air spade.
- Silva cells or a sand-based structural soil to be used under the vehicular parking areas where compaction is necessary.
- Paving on site to be permeable paving with exception of concrete apron.

MOTION: McCoy/Ferriell (4-0-0) 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:

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV20-132

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, 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 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. Samuel Shamansky, 523 South 3rd St., Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Samuel Shamansky, (614) 242-3939	2. -----
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 1<sup>st</sup> day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

Notary Seal Here

My Commission Expires



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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