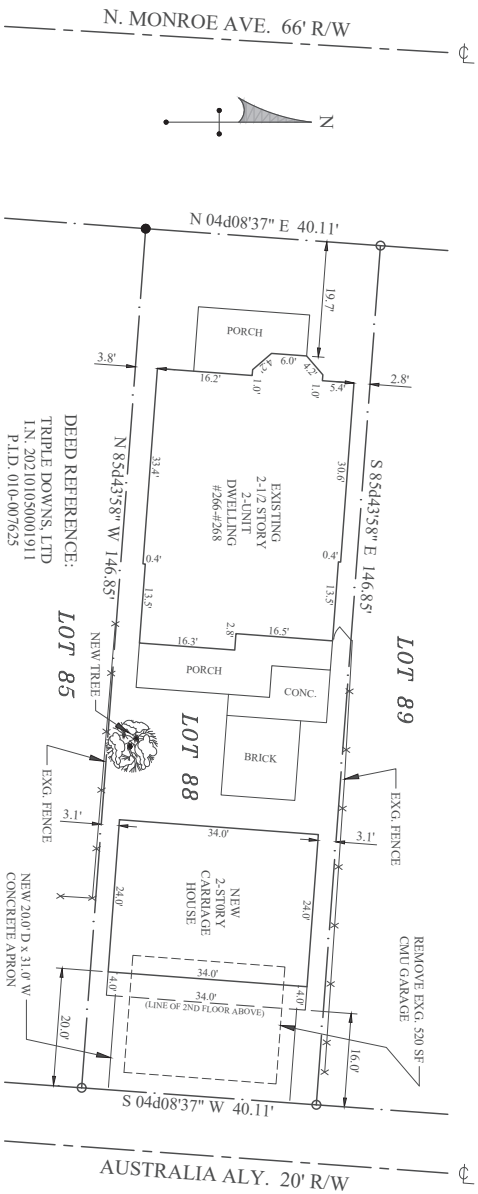
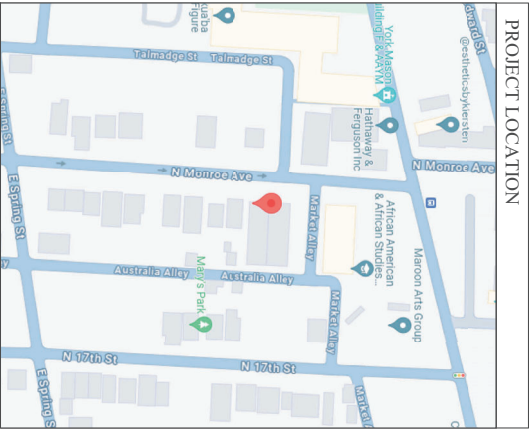


**SITE DATA / ZONING ANALYSIS**

<p><b>PROJECT DESCRIPTION:</b>                  REMOVE EXISTING SINGLE STORY, TWO-CAR CMU GARAGE AND REPLACE IT WITH A TWO STORY, THREE-CAR WOOD FRAMED CARRIAGE HOUSE WITH A PARTMENT UNIT ABOVE AND AN ADDITIONAL THREE-CAR PARKING AREA</p> <p><b>EXISTING STRUCTURE(S):</b>                  TWO-FAMILY, 2-1/2 STORY DWELLING UNIT W/ SINGLE STORY, TWO-CAR GARAGE</p> <p><b>PROPOSED STRUCTURE(S):</b>                  EXISTING TWO-FAMILY, 2-1/2 STORY DWELLING UNIT W/ NEW TWO STORY CARRIAGE HOUSE                  THREE-CAR GARAGE W/ SINGLE-FAMILY DWELLING UNIT ABOVE</p> <p><b>VARIANCES REQUESTED FOR THE FOLLOWING SECTIONS:</b>                  3332.07 R-2F Residential district - permitted uses (ADU)                  3332.06(A)(4) Area district lot width requirements (Existing, Nonconforming)                  3332.14 R-2F area district requirements (Existing, Nonconforming)                  3332.19 R-2F Fronting (ADU only)                  3332.25 Maximum side yards required (Existing, Nonconforming)                  3332.26 Minimum side yard permitted (Existing, Nonconforming)                  3332.27 Rear yard (ADU only)                  3332.29 Height distance (Existing, Nonconforming)</p>	<p><b>ZONING DISTRICT:</b>                  273-197 RESIDENTIAL, REF. 4/11/1974, H-55</p> <p><b>PARCEL ID:</b>                  010.007625-00</p> <p><b>SITE AREA:</b>                  5,880 SF (0.135 ACRES)</p> <p><b>LOT AREA REQUIRED (3332.14):</b>                  6,000 SF (3,000 SF / UNIT FOR 2-STORY, 2-FAMILY)                  EXISTING LOT AREA: 4,826 SF (40.11 FT X 120.33 FT PER 3332.18(C))</p> <p><b>LOT WIDTH REQUIRED (3332.05(A)(4)):</b>                  50 FT                  EXISTING LOT WIDTH: 40.11 FT</p> <p><b>ALLOWABLE BUILDING HEIGHT (3332.29):</b>                  35'-0"                  EXISTING 2-1/2-STORY DWELLING HEIGHT: +/- 42'-0"                  PROPOSED 2-STORY ADU HEIGHT: +/- 33'-6"</p> <p><b>ALLOWABLE BUILDING AREA (3332.18 (D)):</b>                  50% OF LOT (4826 SF) = 2,413 SF                  EXISTING BUILDING AREA: 1,436 SF (DWELLING) + 520 SF = 1,956 SF                  PROPOSED BUILDING AREA: 1,436 SF (DWELLING) + 861 SF = 2,297 SF</p> <p><b>EXISTING NET FLOOR AREA (3332.17):</b>                  2,872 SF (DWELLING)                  PROPOSED NET FLOOR AREA: 2,872 SF (DWELLING) + 1,020 SF (ADU) = 3,892 SF</p> <p><b>BUILDING LINES (3332.21):</b>                  THE MAXIMUM DISTANCE AS ESTABLISHED BY THE RECORDED PLAT OR ORDINANCE</p> <p><b>EXISTING BUILDING LINE DISTANCE:</b>                  19,666 FT</p> <p><b>PROPOSED BUILDING LINE DISTANCE:</b>                  UNCHANGED</p>	<p><b>MAXIMUM SIDE YARDS REQUIRED (3332.25):</b>                  8 FT (20% LOT WIDTH)                  PROPOSED MAXIMUM SIDE YARDS: 6 FT</p> <p><b>MINIMUM SIDE YARD PERMITTED (3332.26):</b>                  5 FT                  EXISTING DWELLING MINIMUM SIDE YARD: 2.75 FT                  PROPOSED ADU MINIMUM SIDE YARD: 3 FT</p> <p><b>MINIMUM REAR YARD (3332.27):</b>                  25.00% (1,470 SF) OF WHICH 45.00% (662 SF) MAY BE COVERED BY DETACHED GARAGE                  EXISTING REAR YARD: 52.98% (3,115 SF) W/ GARAGE (520 SF)                  DWELLING REAR YARD AREA: 49.20% (2,893 SF) W/ CARRIAGE HOUSE (884 SF)                  ADU REAR YARD AREA: 0%</p> <p><b>GARAGE AREA LIMITATION (3332.28(F)):</b>                  GREATER OF 720 SF OR 1/3 NET FLOOR AREA - 2,872 / 3 = 957 SF                  PROPOSED GARAGE AREA: 884 SF FIRST FLOOR                  1,020 SF SECOND FLOOR</p> <p><b>PARKING SPACES REQUIRED (3312.49 Table 2):</b>                  2 SPACES/ DWELLING UNIT (6 SPACES)                  EXISTING PARKING SPACES PROVIDED: 2 GARAGE, 1 GRAYVEL                  PROPOSED PARKING SPACES PROVIDED: 3 GARAGE, 3 PARKING PAD</p>
--	--	---

**PROJECT LOCATION**



**BASIS OF BEARINGS:**  
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CONS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK.

**SITE PLAN**

SCALE: 1" = 10'-0"

<p>Date: April 08, 2024</p> <p>Sheet Title: Site Data / Zoning Analysis, Site Plan</p> <p>Page Number: 1 of 1</p>	<p>Project: Triple Downs, Ltd - Carriage House Council Variance Submittal 266-268 N Monroe Avenue, Columbus, OH 43203</p>		<p>Architect: bcf Design &amp; Development, Ltd. 62 Hoffman Avenue, Columbus, OH 43205</p>
---	---	--	--

**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):**

See attachment

Signature of Applicant Brian P. Collins

Digitally signed by Brian P. Collins  
DN: cn=Brian P. Collins, o=City of Columbus, ou=City of Columbus, email=brian@cityofcolumbus.com, c=US  
Date: 2024.04.07 13:55:02 -0400

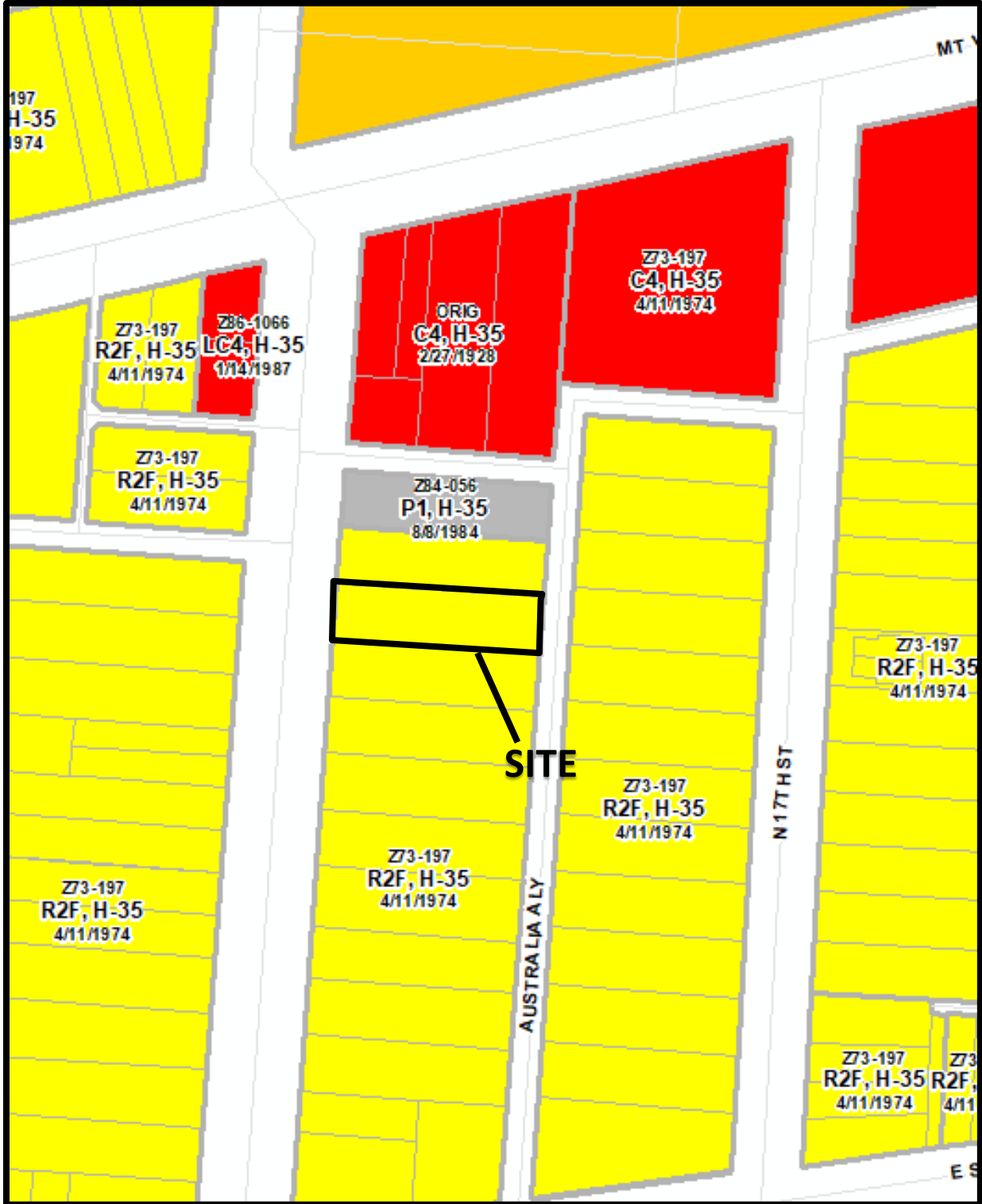
Date 4/7/24

CV23-143

266-268 N Monroe Ave (43203)

**STATEMENT OF HARDSHIP:**

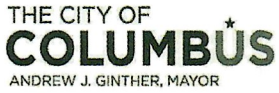
The building owner is seeking to replace an existing 1-story, 2-car garage with a 2-story, 3-car carriage house in order to provide better parking and storage for the existing 2-family dwelling while adding an additional dwelling unit (ADU) to allow rental income to offset the costs of the construction. Also, given the historic nature of this near east neighborhood, the construction of a carriage house for a dwelling of the current unit's size would be consistent with historical norms. The current two-family dwelling is non-conforming with the zoning code and would require variance to Section 3332.05 (A)(4) Area district lot width requirements (40.11 width actual vs. 50 ft width required), Section 3332.14 R-2F area district requirements (4,826 SF per Section 3332.18(C) actual vs. - 3,000 SF/Dwelling Unit or 6,000 SF required), Section 3332.25 Maximum side yards required (+/- 6.6 FT actual vs. 8.02 FT required), Section 3332.26 Minimum side yard permitted (2.8 FT along the north property line and 3.8 FT along the south property line actual vs. 5 FT required) and Section 3332.29 Height district (+/- 42 FT actual vs. 35 FT maximum). Additionally, the carriage house (ADU) construction would require variance to Section 3332.037 R2-F residential district for permitted uses allowing the construction of a residential unit in addition of the 2-family dwelling, Section 3332.19 Fronting to eliminate the fronting requirement for the ADU, Section 3332.25 Maximum side yards to reduce maximum side yards from 8.02 FT to 6.2 FT for the ADU, Section 3332.26 Minimum side yard permitted to reduce minimum side yard to 3.1 FT along the north and south property lines for ADU and Section 3332.27 Rear yard to bring the rear yard requirement for the ADU to 0% of the lot.



CV23-143  
266-268 N. Monroe Ave.  
Approximately 0.14 Acres



CV23-143  
266-268 N. Monroe Ave.  
Approximately 0.14 Acres



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV23-143

Address 266-268 N. MONROE AVE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 2/8/2024

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

NEAC would like to have stacked parking with a distance of 16<sup>feet</sup> to face of the building to give 3 extra parking spaces. The alignment of garages does not exist in this alley.

Vote 10-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 6144032225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# 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 #: CV23-143

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) Brian P. Collins, Registered Architect  
of (COMPLETE ADDRESS) 62 Hoffman Avenue, Columbus, OH 43205

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)

<p>1. Triple Down, Ltd - M. Scott Downs 3000 E Main St, Ste B 59, Columbus, OH 43209 NumberEmployees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *B. P. Collins*

Sworn to before me and signed in my presence this 20<sup>th</sup> day of November, in the year 2023

*W. E. Price II*  
SIGNATURE OF NOTARY PUBLIC

Does Not Expire Notary Seal Here  
My Commission Expires



WILLIAM EVAN PRICE, II  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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