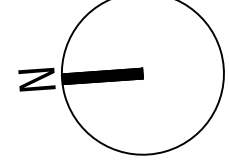
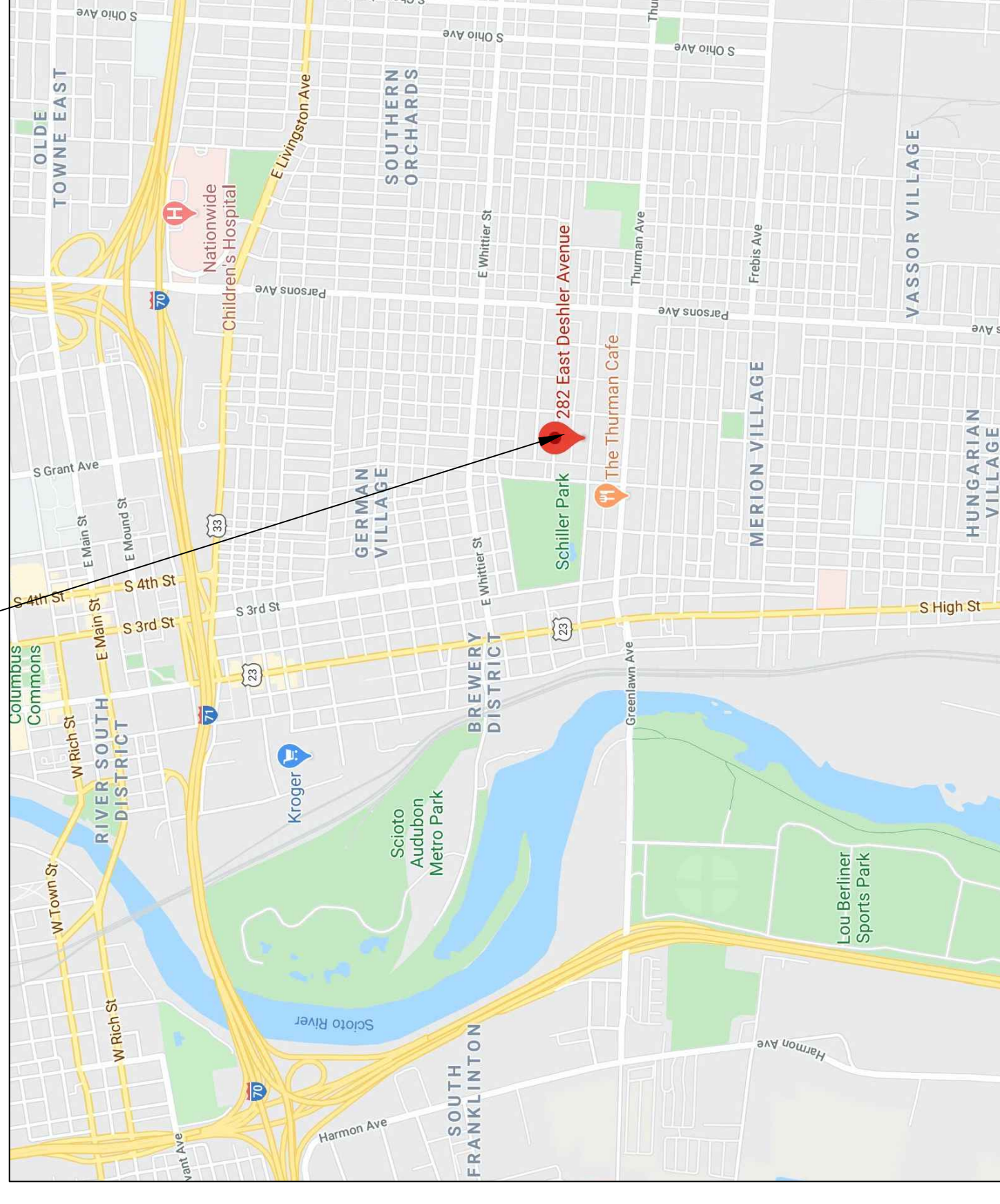


282 EAST DESHLER AVENUE
LOT 52
CHRISTIAN AND LOUIS SIEBERTS CITY PARK DIVISION

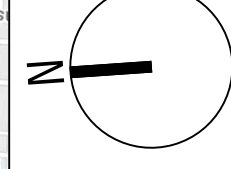


1 SITE PLAN - W/ NEW CARRIAGE HOUSE
SCALE: 1" = 10'-0"
A-100

282 EAST DESHLER AVENUE
LOT 52
CHRISTIAN AND LOUIS SIEBERTS CITY
PARK DIVISION



2 LOCATION MAP
SCALE: NOT TO SCALE
A-100



Charles K. Paros

DATE: 28 JULY 2020

MCDONALD/DRINKHOUSE RESIDENCE
CARRIAGE HOUSE
282 EAST DESHLER AVENUE
COLUMBUS, OHIO 43206

COUNCIL VARIANCE
CV20-065

SITE PLAN

A-100

CV20-065; Final Received July 28, 2020

282 E. DESHLER CARRIAGE HOUSE:

Program: The new Carriage House will be a two story structure with a three car garage and utility/storage room on grade and will have a footprint of approximately 28' deep x 35' wide. Above the garage there is a dwelling unit containing 1 bedroom, 1.5 bathrooms, living area, kitchen laundry, and balcony. The 2nd floor dwelling unit will have an enclosed egress stair to grade along the south property line. The siting of the CH will follow the proposed site plan submitted with the application for zoning variance.

Design: The design take precedent from historic inner city barn structures from the early 20th century utilizing an asymmetrical gable roof for both aesthetic and functional purposes. The simple massing is perforated with room specific windows and a small balcony to provide both daylighting and views of the surrounding yard gardens.

Exterior Materials: The Carriage House materials provide a delineation between the base and top by using terracotta tile at the garage level and either copper or zinc metal siding above. The dimensional asphalt roof shingles match the main house.

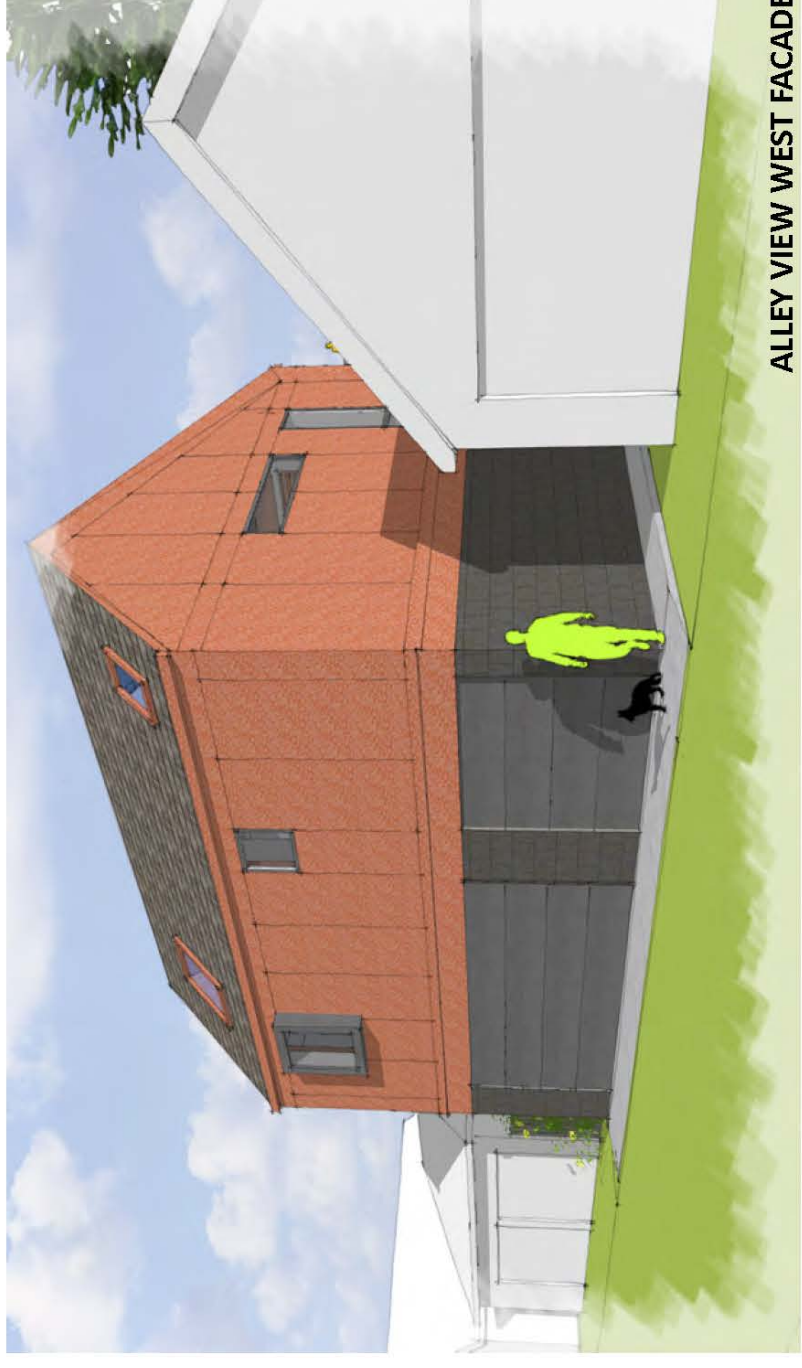
Construction: The Carriage House will be constructed of cmu masonry garage with wood stick framing at the apartment level with concrete footings suitable for the property given soil conditions and a concrete garage floor. Internal structure utilizes laminated veneer lumber, TJI floor joists and prefab scissor trusses as required. The Carriage House will be serviced by AEP Electric and City of Columbus Water and Sewer and follow current EPA guidelines. Optional south facing roof top PV panels or PV shingles to be installed at an estimated load of 10KW.



ALLEY VIEW EAST FACADE



NORTH ELEVATION



ALLEY VIEW WEST FACADE

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-065

Section 3307.10 Variances by City Council

- A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
- 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 discovered after your application is approved, a new application 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

Signature of Applicant

Chris Moore, AIA

Date

7.28.2020

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Statement of Hardship

October 23, 2020

Re: Proposed Carriage House
282 East Deshler Avenue, Columbus, Ohio 43206

VariANCES Requested:

1. Section 3332.037 – R2F residential district use permitted: one single family dwelling; allow a second dwelling in the form of a carriage house.
2. 3332.05 (A) (4) – Lot Width: Request variance to allow a lot width of the width of 40.18' instead of 50'.
3. Section 3332.14 – Lot Size: Request variance to reduce the lot size requirement from 6000 square feet per single-unit dwelling to 4,843.3 square feet for two single-unit dwellings.
4. Section 3332.19 - Request variance to allow with respect to the proposed carriage house, that each dwelling on the property shall front on a public street. The proposed carriage house will front a Biehl Alley, a public alley.
5. Section 3332.25 – Maximum Side Yard: Request variance to eliminate the requirement, with respect to the Carriage house, for a maximum side are requirement of 12.89% or 5.18'.
6. Section 3332.26 – Minimum Side Yard: Request variance, with respect to the existing primary dwelling, to allow for a minimum side yard of no less than 4' along the west property line. Request a variance, with respect to the proposed carriage house, to allow for a minimum side yard of no less a 2.18" setback at the east of property line and a 3.0' setback from the west property line.
7. Section 3332.27 – Rear yard: Request a variance, with respect to the proposed carriage house, to allow no rear yard. The proposed rear yard for the existing house will equal 43%, however the applicant proposes no rear yard for the carriage house.
8. Section 3312.49 (C) Table 1. – Parking requirements for residential uses: The existing home has 3 off street parking spaces. The proposed carriage house will provide 3 off street parking spaces. Request variance to allow 3 total parking spaces.

Statement of Hardship: narrative**October 23, 2020**

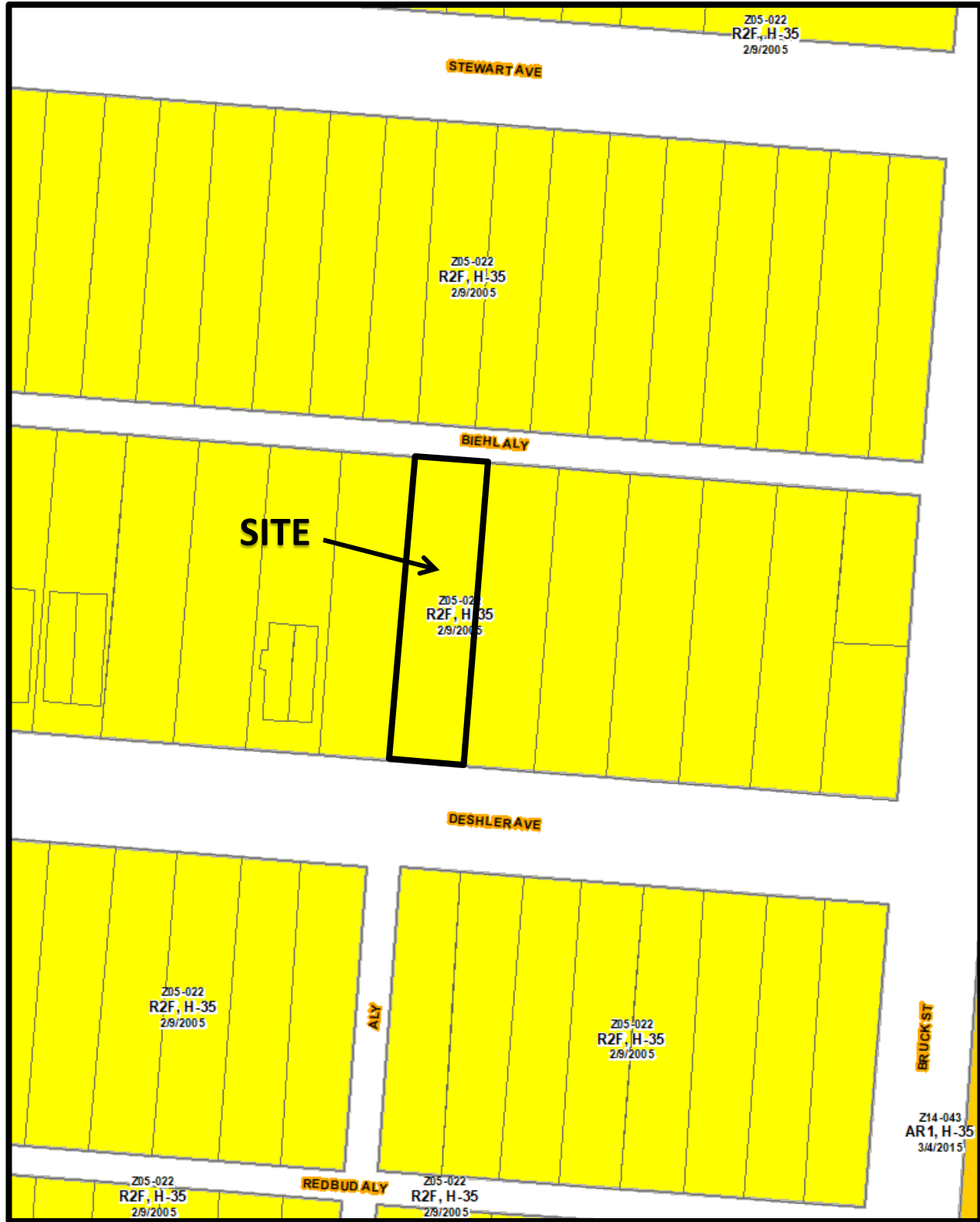
The owners wish to build a garage with a dwelling unit above on their property. A dwelling unit above the garage, or “carriage house,” would be consistent with the homes common in Merion Village, German Village, and other Columbus mid-town neighborhoods. This “Statement of Hardship” outlines the purpose for the owner’s request for a council variance.

To accommodate living space for other family members, the owners want to add space to their current property by building a detached dwelling unit in the form of a carriage house. Instead of adding to the rear of their primary residence which is common in suburban neighborhoods, the owners wish to design the carriage house to take advantage of the neighborhood context as well as optimize accessibility, daylighting and views of the gardens. The neighborhood has a variety of late 19th century housing styles and includes single family and multi-family housing units that have a detached dwelling like the proposed carriage house. This property better facilitates a detached second dwelling similar to the carriage houses that have been built in rear yards adjacent to the public alleys. An attached dwelling unit would actually adversely impact the unique nature of the 1910 home, changing the structure from a single family home.

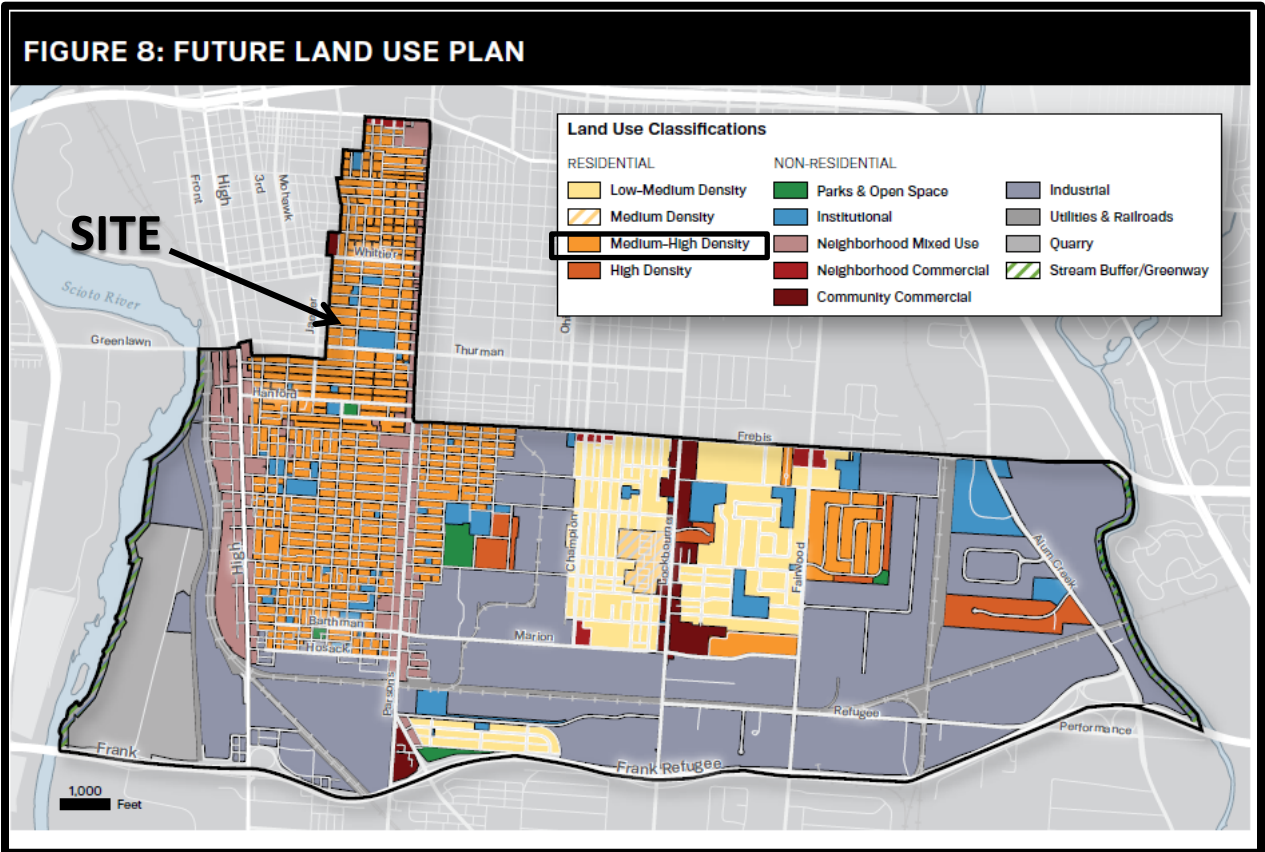
This siting creates a 3’ side yard along the west property line to be used as a safe point of egress. The owners will design the side yard with permeable pavers to enhance the attractiveness of the property in respect of the neighbors.

Access to the front of the property and primary residence will be maintained along the east side yard via a pedestrian walkway. As mentioned, other nearby properties will create a safe and attractive setting for this development, so the public alley frontage will work well for this new property. This project will maintain the off-street parking in the neighborhood. The owners currently have two car garage with a single surface space on the property. The carriage house will consist of a 3-car garage thus maintaining the current space count.

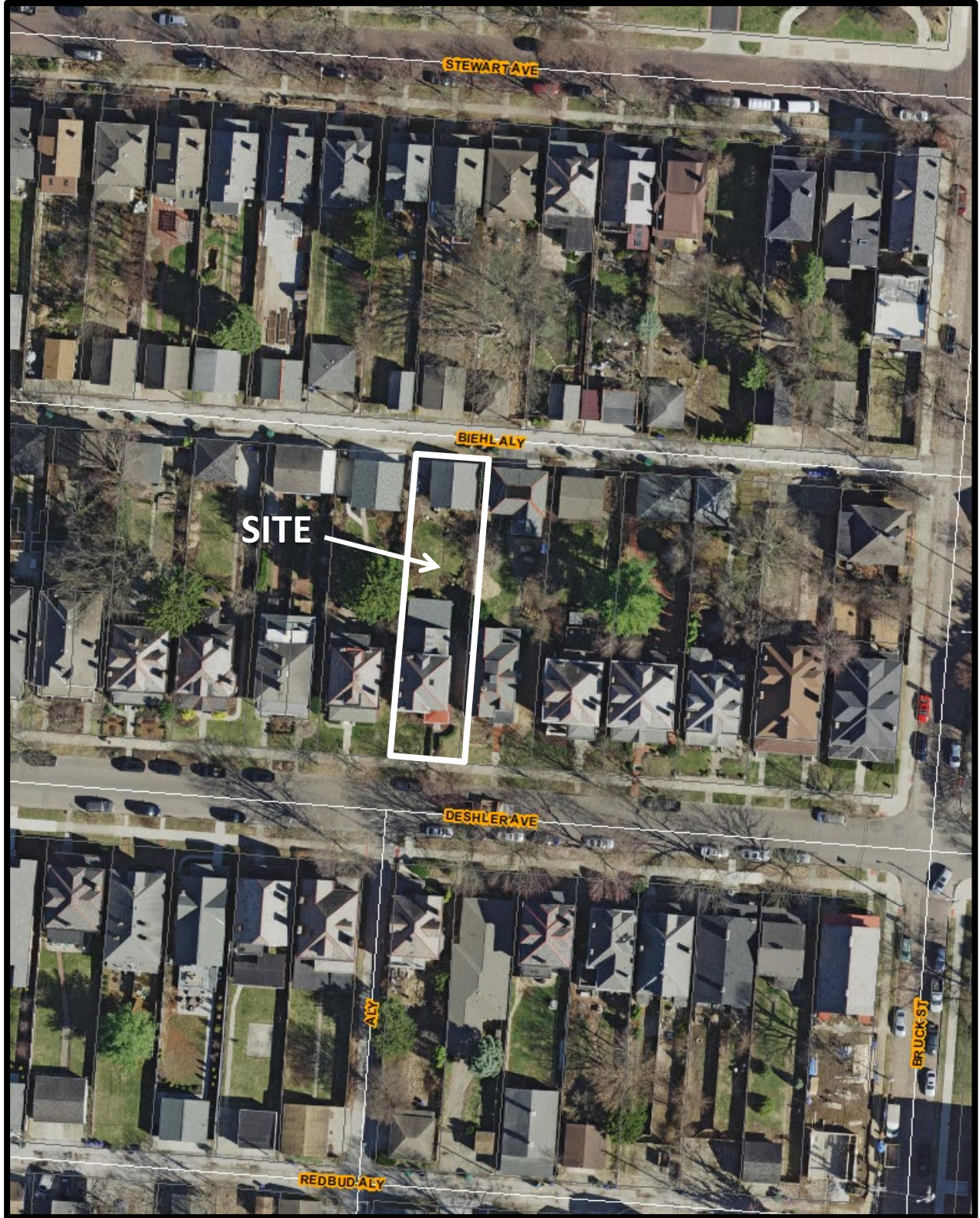
In summary, and most not worthy, the granting of this application for council variance will not be injurious to neighboring properties in Merion Village or the Southside Area Commission residents. The granting of this variance will also not be contrary to the public interest and will, by architectural design, increase the appeal of the public alley, Merion Village and the Southside Area Neighborhood.



CV20-065
282 E. Deshler Ave.
Approximately 0.16 acres



CV20-065
6282 E. Deshler Ave.
Approximately 0.16 acres



CV20-065
282 E. Deshler Ave.
Approximately 0.16 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-065
Address: 282 E. Deshler Ave.
Group Name: Columbus Southside Area Commission
Meeting Date: November 24, 2020
Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 11-0
Signature of Authorized Representative: 
SIGNATURE
Southside Area Commission
RECOMMENDING GROUP TITLE
614-285-4901 x1100
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles M. Paros, AIA, Paros Architecture + Design llc
of (COMPLETE ADDRESS) 357 West 7th Avenue, Columbus, Ohio 43201
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 (include 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. Justin McDonald and Macy Drinkhouse 282 East Deshler Avenue Columbus, Ohio 43206 (1-614-202-0789)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Charles M. Paros, AIA

Subscribed to me in my presence and before me this 28 day of July, in the year 2020

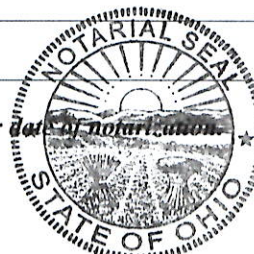
SIGNATURE OF NOTARY PUBLIC

Amy Davis
05/02/2020

My Commission Expires:

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

Notary Seal Here



Amy Davis
Notary Public, State of Ohio
My Commission Expires 05-02-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer