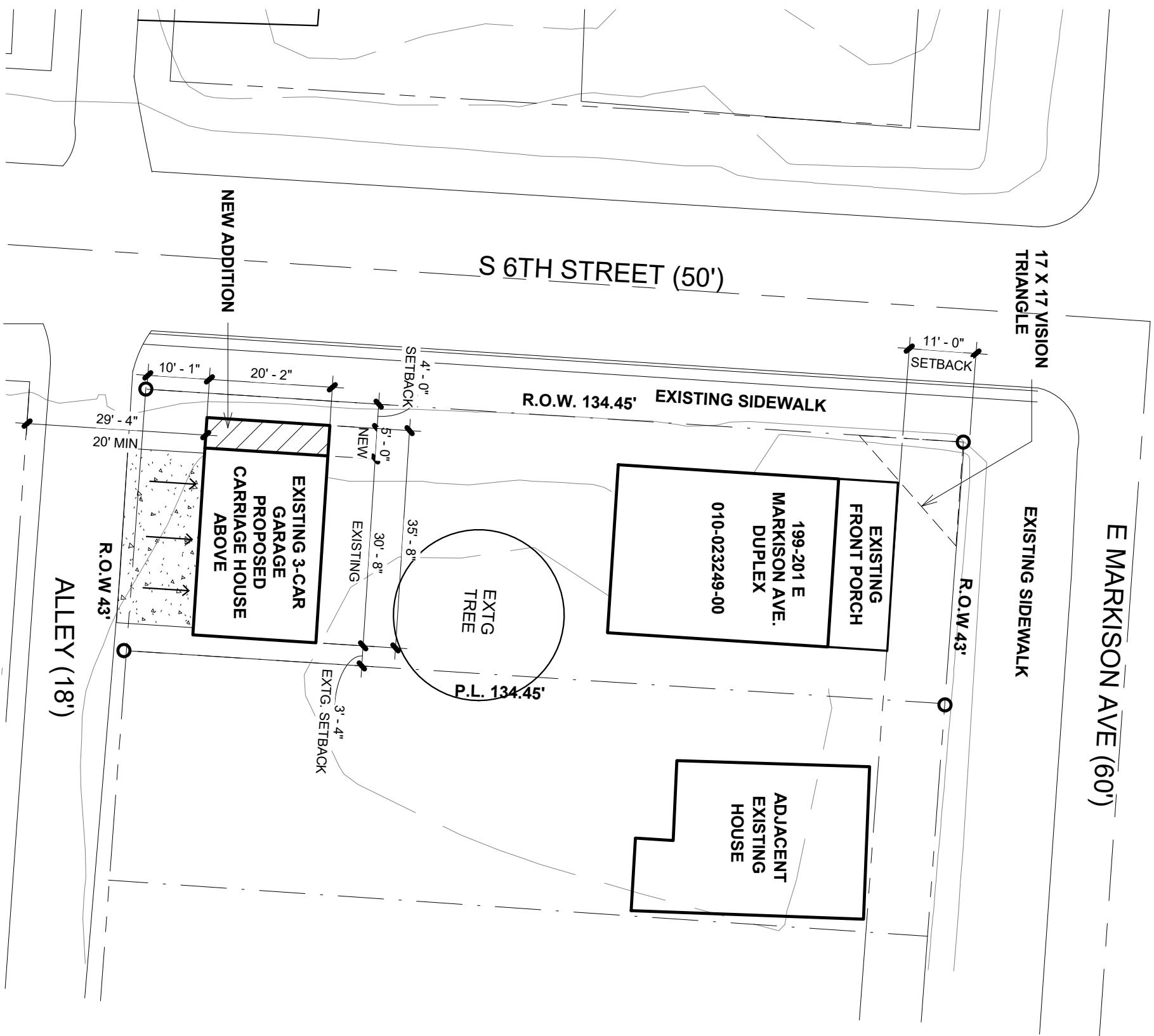


199-201 MARKISON - CARRIAGE HOUSE
SITE PLAN

DD-02

SCALE : As indicated



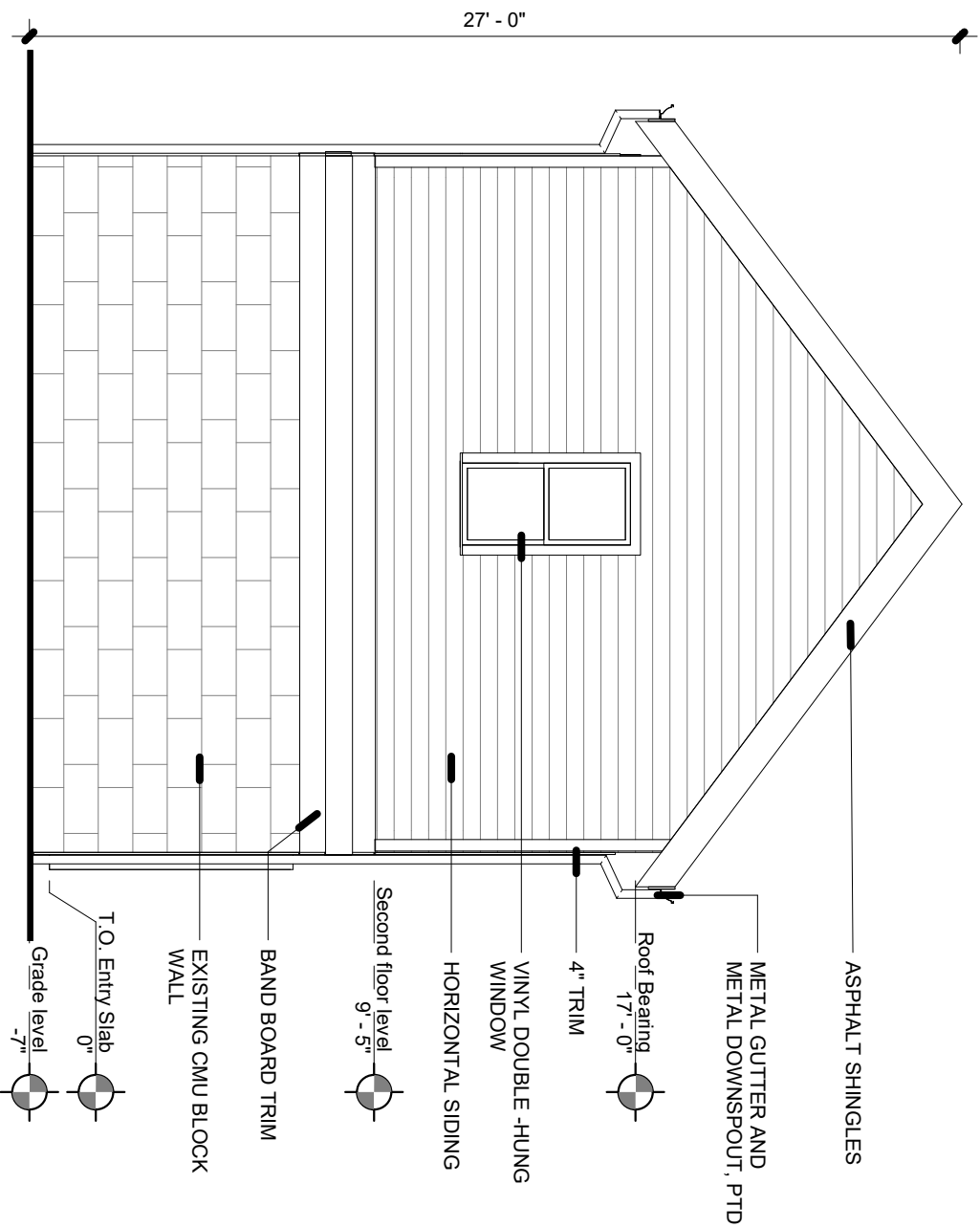
1 Siteplan
SCALE: 1" = 20'-0"

<p>SITE ADDRESS: 199 201 E MARKISON AVE COLUMBUS OH, 43207 TOTAL LOT AREA: 0.13 ACRES ZONING: R-2F EFFECTIVE: 5/26/1993 PARCEL #: 010-023249-00</p>
<p>ZONING DATA</p>
<p>PROJECT DESCRIPTION</p> <p>CONSTRUCTION OF A 717 SF CARRIAGE HOUSE ABOVE EXISTING 3-CAR DETACHED GARAGE</p>
<p>LOT INFORMATION</p> <p>TOTAL LOT SQ. FT.: 5781 SQ. FT.</p> <p>TOTAL OFF-STREET PARKING SPACES: 3 GARAGE SPACES TOTAL</p>
<p>SETBACKS</p> <p>WEST SIDE: ± 4' - 0" EAST SIDE: ± 3' - 4" (EXISTING) REAR: 10' - 0" (EXISTING)</p> <p>SUM OF WIDTHS OF EACH SIDE YARD SHALL EQUAL OR EXCEED 20% OF THE WIDTH OF THE LOT</p> <p>ACTUAL LOT WIDTH 43' 20% OF LOT WIDTH 8.6'</p>
<p>TOTAL LOT COVERAGE (50% MAX): 2890 SF PROPOSED LOT COVERAGE: 1000 SF (HOUSE) 717 SF (GARAGE) 1717 SF TOTAL (39%)</p>
<p>BUILDING HEIGHT</p> <p>H-35 DISTRICT MAX: 35'-0" PROPOSED: 27'-0" TO ROOF PEAK (VARIANCE)</p>
<p>1 SITE PLAN</p> <p>0 5' 10' 20'</p> <p>1" = 20'-0"</p>

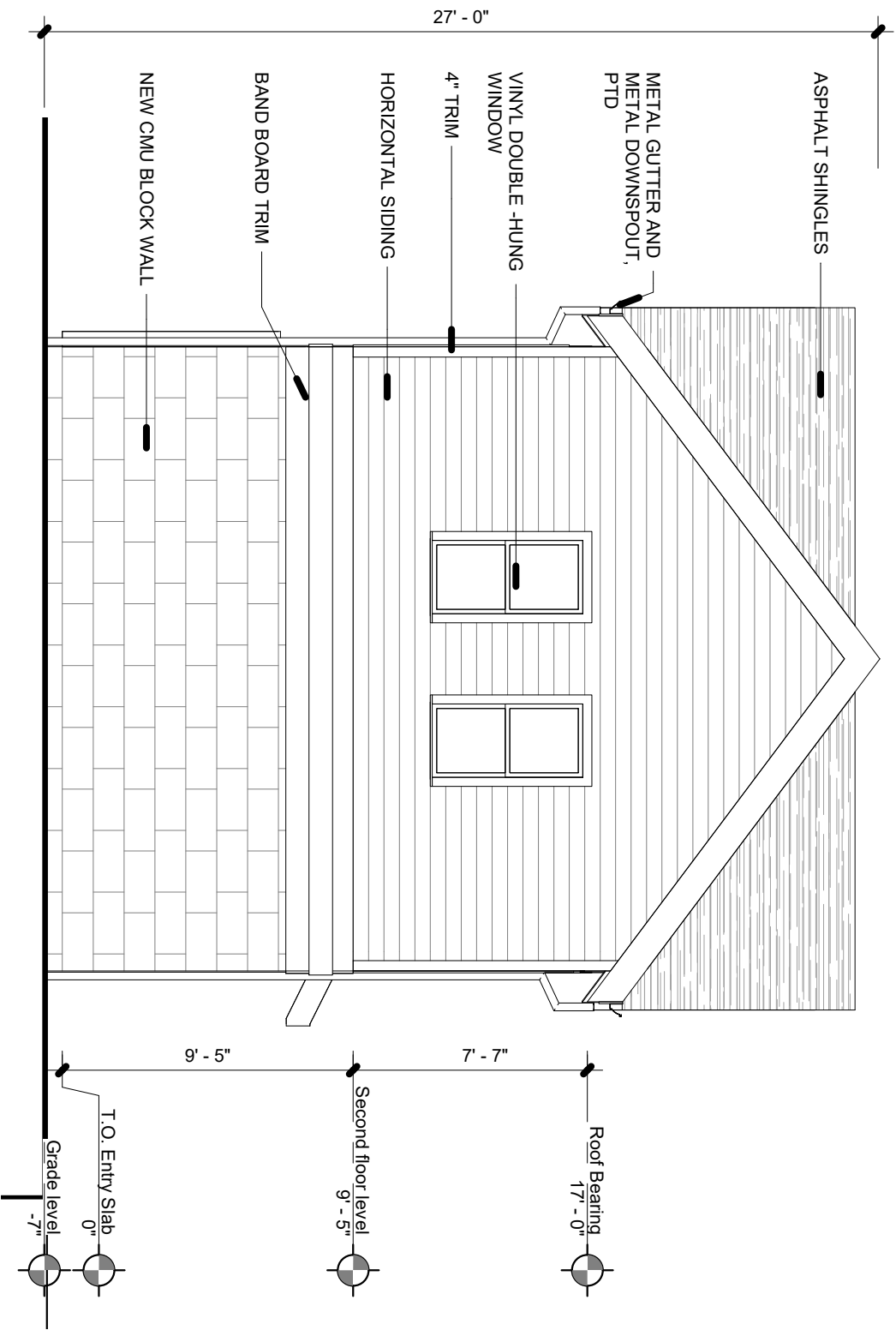
GUNZELMAN
architecture + interiors

333 Stewart Avenue
Columbus, OH 43206
614-674-6696





2 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

199-201 MARKISON - CARRIAGE HOUSE
EXTERIOR ELEVATIONS

DD-05

SCALE : 3/16" = 1'-0" ELEVATIONS ARE PRELIMINARY AND SHOW OVERALL DESIGN INTENT

FINAL SITE PLAN RECEIVED 3.10.22 SHEET 2 OF 4 CV21-150

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02.08.2022

W. York 3-10-22

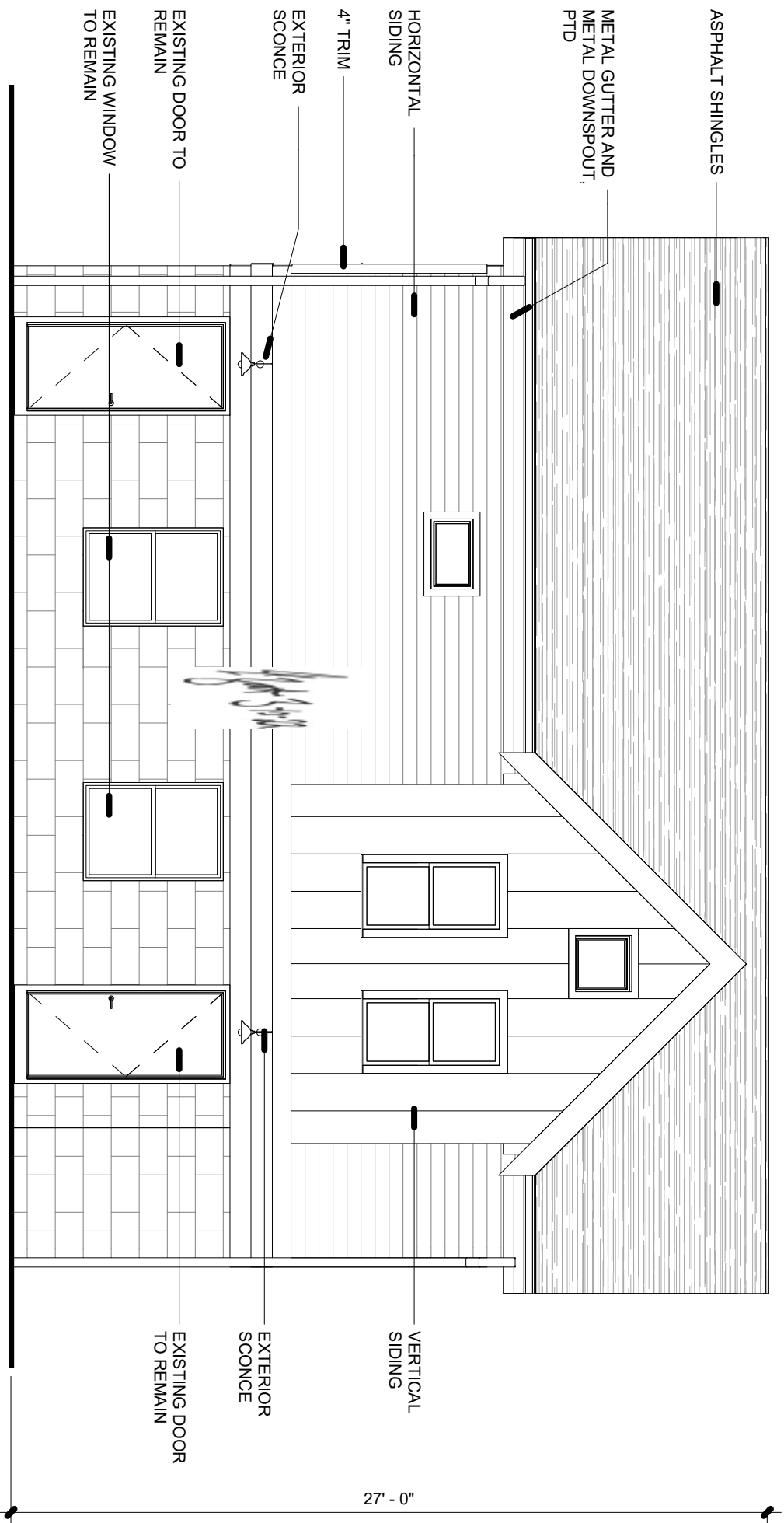
199-201 MARKISON - CARRIAGE HOUSE
EXTERIOR ELEVATIONS

DD-06

SCALE : 3/16" = 1'-0"

ELEVATIONS ARE PRELIMINARY AND SHOW OVERALL DESIGN INTENT

FINAL SITE PLAN RECEIVED 3.10.22 SHEET 3 OF 4 CV21-150



1 EXTERIOR ELEVATION - NORTH FACING
SCALE: 3/16" = 1'-0"

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 333 Stewart Avenue
 Columbus, OH 43206
 614-674-6696

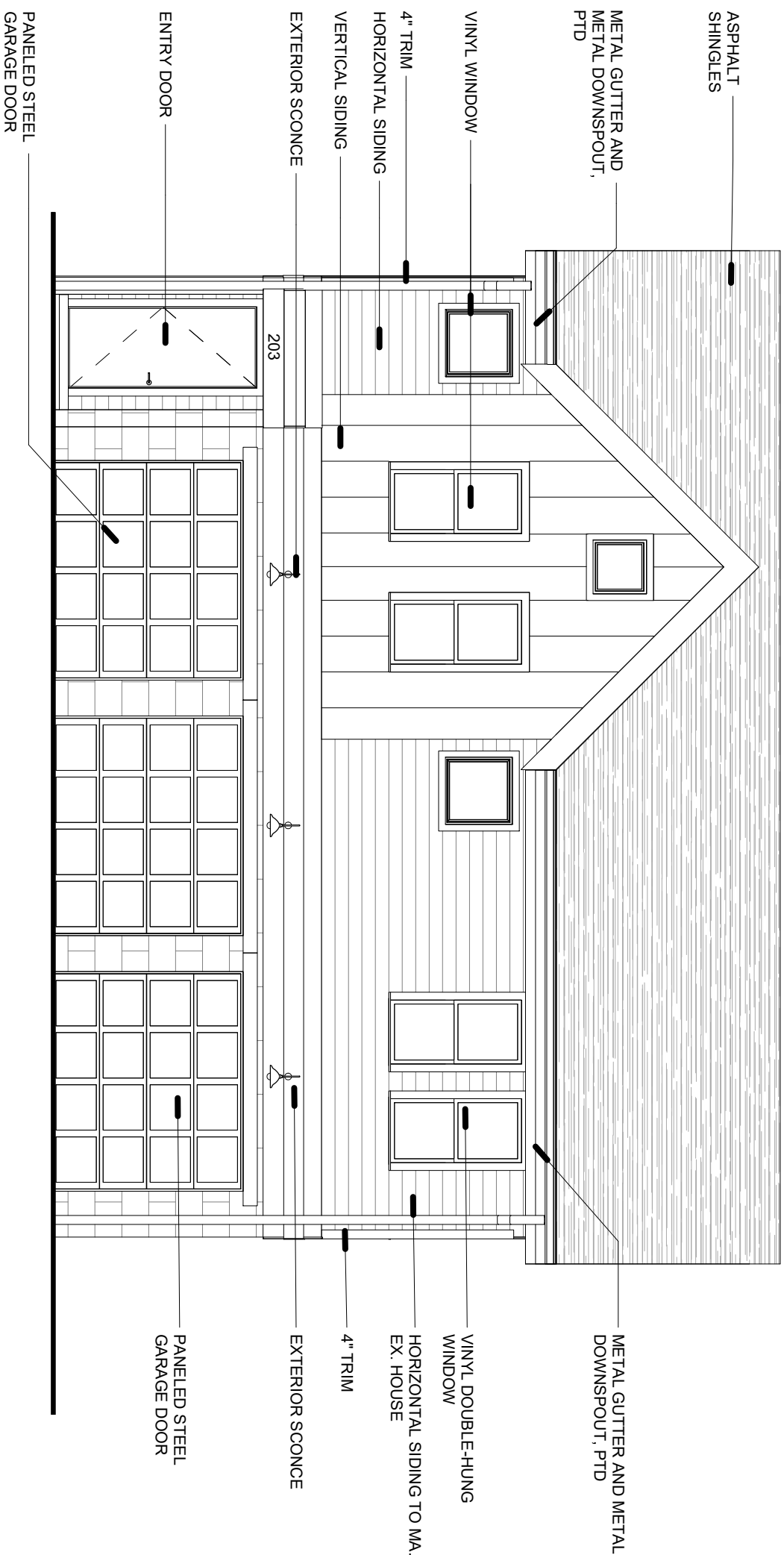
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W. Gunk 3-10-22

02.08.2022

199-201 MARKISON - CARRIAGE HOUSE
EXTERIOR ELEVATIONS

DD-07



1 EXTERIOR ELEVATION - SOUTH FACING
SCALE: 3/16" = 1'-0"

SCALE : 3/16" = 1'-0"

ELEVATIONS ARE PRELIMINARY AND SHOW OVERALL DESIGN INTENT

FINAL SITE PLAN RECEIVED 3.10.22 SHEET 4 OF 4 CV21-150

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architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696



02.08.2022

W. G. 3-10-22

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):

Please see attached.

Signature of Applicant

David Hooge

Date 12.28.21

CV21-150

STATEMENT OF HARDSHIP

APPLICATION: CV21-150

ADDRESS: 199-201 East Markison Avenue

PARCEL: 010-023249

ZONED: R-2F

APPLICANT: John Fonner

OWNER: John Fonner

ATTORNEY: David Hodge, Underhill & Hodge LLC

DATE: February 7, 2021

This property is located at 199-201 East Markison Avenue, on the south-east intersection of East Markison Avenue and South 6th Street. The property is zoned R-2F and developed with a duplex. The property is bordered by property zoned R-2F on the north, south, and east, and west.

The property is not within a historic district, commercial overlay, nor planning overlay. The property is within the boundary of the Columbus Southside Area Commission and the Southside Plan. The Plan recommends medium-high density (10-16 units per acre) residential use. This is a classification which supports a variety of dwelling types including doubles, townhouses, and multifamily.

The Applicant proposes the construction of one new residential unit on the second floor of the existing three car garage. This is a project which complements adjacent residential properties and allows the property to develop in a manner which is consistent with the Southside Plan. To permit the development as proposed, the Applicant requests the following variances:

1. Section 3312.49 - Minimum number of parking spaces required. Applicant requests a variance to reduce the minimum number of required parking spaces from 6 to 3.
2. Section 3332.037 - R-2F residential district requirements. Applicant requests a variance to permit a 2-unit dwelling and a carriage house with reduced development standards in the R-2F.
3. Section 3332.05(A) - Area district lot width requirements. Applicant requests a variance to reduce the minimum lot width in an R-2F district from 50 feet to 43 feet. This is an existing condition.
4. Section 3332.14 - R-2F area district requirements. Applicant requests a variance to reduce the R-2F area district requirements to allow three single-unit dwellings on one 5,547 square foot lot.
5. Section 3332.22 – Building lines on corner lots. The Applicant requests a variance to reduce the minimum building line to 3 feet from 6th Street.
6. 3321.05 – Clear vision at intersections. The Applicant requests a variance to reduce the minimum clear vision triangle at the intersection of East Markison Avenue and South 6th Street from 30'X30' to 17'X17'. This is an existing condition.
7. Section 3332.25 - Maximum side yard permitted. Applicant requests a variance to reduce the maximum combined side yards required from 8.6 feet to 7.2 for existing structure and proposed carriage house.
8. Section 3332.26 - Minimum side yard permitted. Applicant requests a variance to reduce the minimum side yard from five feet to 3 feet for existing structure and proposed carriage house.

9. Section 3332.27 Rear yard requirement. Applicant requests a variance to reduce the minimum rear yard required from 25 percent of the total lot area to zero percent of the total lot area for the proposed carriage house.

A hardship exists because the Applicant cannot develop the property in a manner consistent with the land use plan while still conforming to the underlying zoning district established by the City's Zoning Code. Applicant's requested use variance will not adversely affect the surrounding property or surrounding neighborhood. The requested use variance will not impair supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, nor unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Further, a practical difficulty exists because Applicant cannot develop the property as proposed while still meeting the underlying development standards established by the City's Zoning Code. Applicant's requested area variances will not seriously affect any adjoining property or the general welfare. Strict application of the R-2F standards neither work for the property as built, nor may they be appropriately applied to this proposed addition.

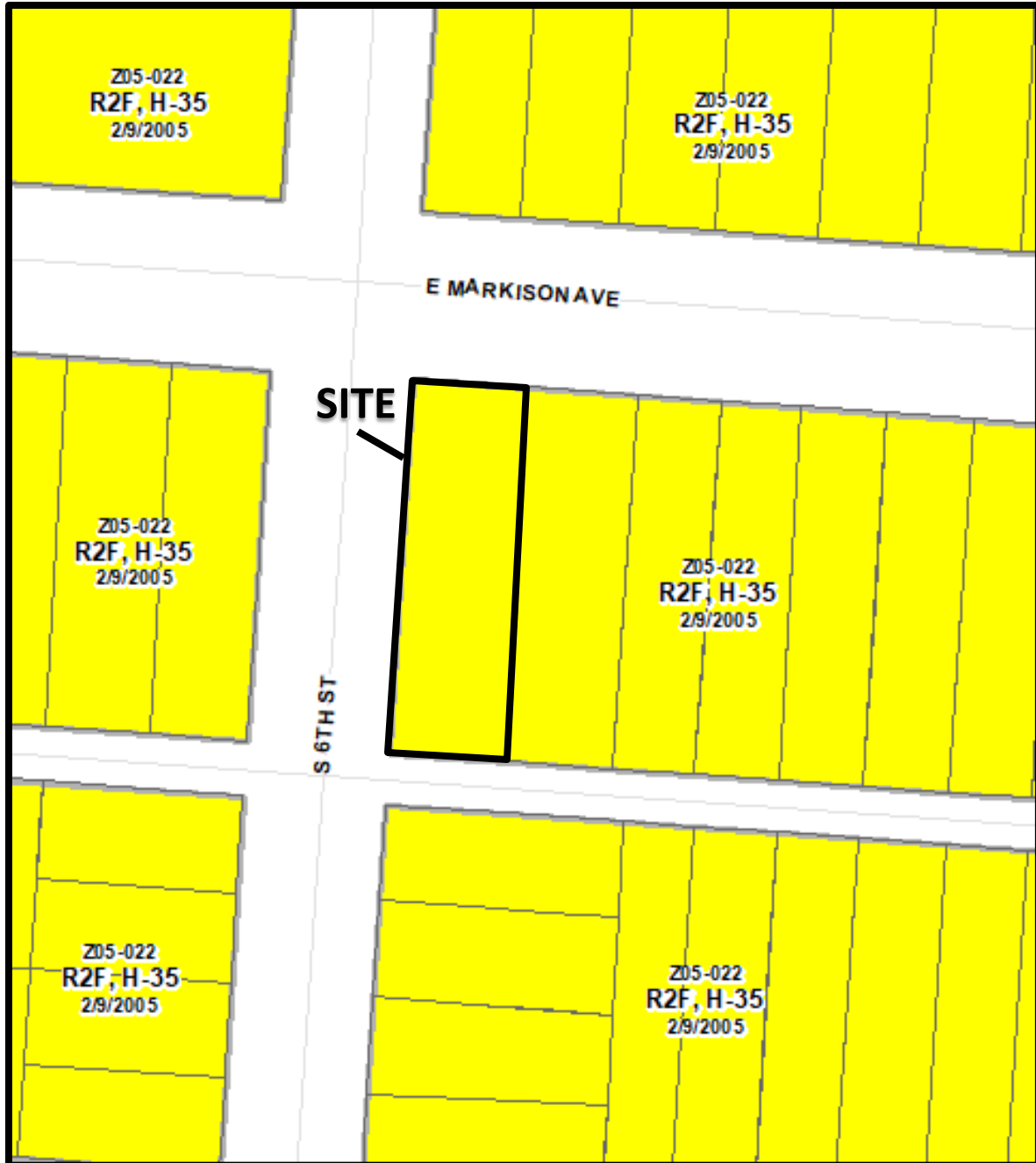
The requested area variances will not cause adjacent properties any detriment or substantially alter the character of the neighborhood. Reduced lot standards, reduced side yards, and garages that are located near the rear property line are common conditions within this neighborhood.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

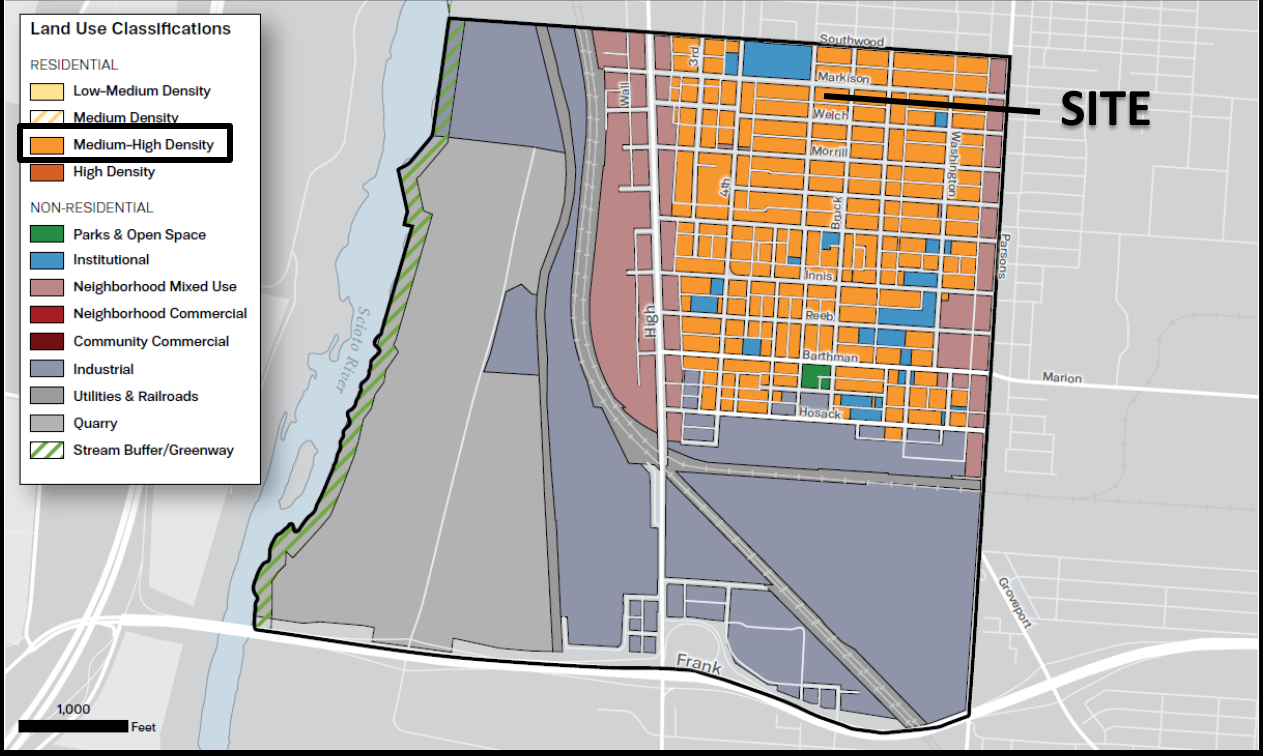


David Hodge



CV21-150
199-201 E. Markison Ave.
Approximately 0.13 acres

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



CV21-150
199-201 E. Markison Ave.
Approximately 0.13 acres



CV21-150
199-201 E. Markison Ave.
Approximately 0.13 acres

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

Case Number CV21-150

Address 199-201 East Markison Avenue

Group Name Columbus Southside Area Commission

Meeting Date February 22, 2022

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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0

Signature of Authorized Representative Curtis Davis

Recommending Group Title Columbus Southside Area Commission

Daytime Phone Number 614-285-4901 x1100

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 #: CV21-150

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 Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. John Fonner 1221 Turfway Court Lebanon, Ohio 45036</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 7th day of January in the year 2022

SIGNATURE OF NOTARY PUBLIC *[Signature]* My Commission Expires 1-11-2026 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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