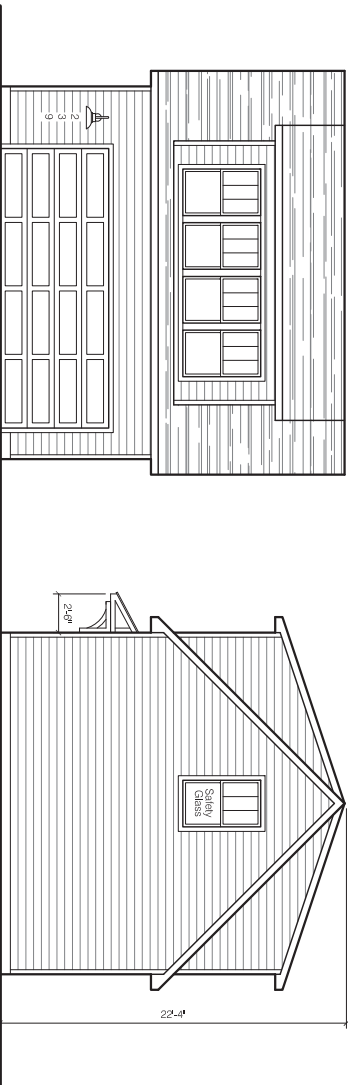


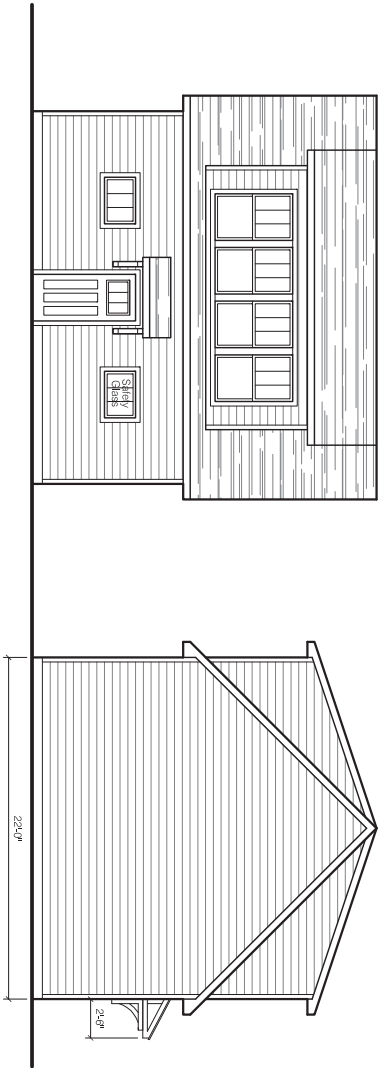
1 SITE PLAN
SCALE: 1/8" = 1'-0"
N

Signature [Signature]
Date February 17, 2025



1 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

- SIDING:**
Vinyl lap siding smooth, 6" exposure.
Corner Trim: Aluminum wrapped 1x4.
Casing: Aluminum wrapped 1x4.
Fascia: Aluminum-wrapped wood 1x6.
- GUTTERS & DOWNSPOUTS:**
5" Aluminum ogee gutter & 3" downspouts.
- SOFFIT:**
Triple vinyl soffit w/ hidden venting.
- ROOFING:**
Asphalt dimensional shingles: Certaineed
Landmark Weathered Wood.
- FOUNDATION:**
Concrete masonry unit foundation wall.
- GARAGE DOOR:**
Overhead sectional garage door 18' wide x 7' height; paneled with smooth finish.
- SWING DOOR:**
36" x 80" Craftsman, tempered labeled glass.
- WINDOWS SECOND FLOOR:** Vinyl double hung windows, white, 3'-0" wide x 5'-0" height. Meet egress, 20" min width, 24" min heights, 5, 7 sf opening.
- WINDOWS FIRST FLOOR:** Vinyl picture windows, white, 3'-0" wide x 2'-0" height.
- OVERHANG:**
Custom overhang with asphalt shingle roofing, triple vinyl ceiling.

ARCHITECT
The Columbus Architectural Studio
405 N Front Street
Columbus, Ohio 43215
BRENDA PARKER
614-586-9514
brenda.parker@dcusarch.com

NEW DETACHED GARAGE
239 W COMO AVENUE
COLUMBUS, OHIO 43214

Permit Set

SCALE:
As Noted
PROJECT NO.:

GARAGE ELEVATIONS
DATE:
Feb 17, 2025
SHEET NO.

A2.3

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-009
Location: 239 W. COMO AVE. (43202), being 0.08± acres located on the south side of West Como Avenue; 40± feet west of Milton Avenue (010-025518; Clintonville Area Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Habitable space above a detached garage.
Applicant(s): Matt Gabrell; c/o Brenda Parker, Agent; 405 North Front Street; Columbus, OH 43215.
Owner(s): Matt Gabrell; 239 West Como Avenue; Columbus, OH 43202.
Planner: Brandon Carpenter; 614-645-1574; bmccarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for the construction of a new detached garage with habitable space above. Variances to reduce the eastern minimum side yard for the detached garage from three feet to two feet and to increase garage height from 15 feet to 22.33 feet have also been included in this request.
- A Council variance is required because the R-2F, Residential District does not allow living space over a detached garage.
- North of the site is an apartment building as well as single-unit dwellings in the R-2F District. South, east and west of the site are single-unit dwellings all in the R-2F, Residential District.
- The site is within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends “Single Family” land use for this location.
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this requested use, and support the variances for reduced minimum side yard and increased garage height.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The request is inconsistent with the *Clintonville Neighborhood Plan’s* land use recommendation. Staff recognize the Plan’s recommendation that the sustainability of each neighborhood is enhanced when a full range of housing options is provided to current and future residents as mitigating factors for support of the use.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The proposed two-story detached garage will replace an existing detached garage. The new garage will be wider and deeper to meet City of Columbus parking space size. Maintaining the location at the east side allows for a mature tree on the west side of the property to be saved. The second floor will give the property more living space.

2. Whether the variance is substantial.

Yes No

The variance is not substantial as the current garage sits 1'-9" from the east property line, the existing garage is over the 15' height limit, and the second floor space is not an unusual developemnt pattern in the R2F zoning district.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The character of the neighborhood will not be altered as the new two-story detached garage will be shorter than the main house, and the design with the gable facing to the side and the shed dormers facing the front & rear is complimentary to the style of the existing Craftsman house.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
Yes No

The variance will not adversely affect the delivery of governmental services as the structure is in a similar location as the existing structure.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
Yes No

The property owner was not aware of the zoning restrictions regarding habitable spaces within detached garages or the challenge with replicating the garage with the same proximity to the property line on the east side.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
Yes No

The only way to gain useable space with the reconstruction of the detached garage is through the variance process.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
Yes No

The spirit & intent of the zoning code is maintained since many of the variances are replicating existing conditions relating to side yard and height.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Signature of Applicant _____ **Date** _____

List of Requested Variances

For 239 W Como Avenue:

Request a variance from Section 3332.26 (E) (minimum side yard permitted) to reduce the side yard setback from 3'-0" to 2'-0" for a detached garage.

Request a variance from Section 3332.38 (G) (garage height) to increase the height of a detached garage from 15'-0" to 22'-4".

Request a variance from Section 3332.38(H) (private garage) to allow for habitable space in a garage to not be connected directly to habitable space within the single-unit dwelling.

Statement of Hardship:

The property at 239 W Como Avenue consists of a single-family house with an existing detached garage off the alley. The detached garage had an electrical fire and must be torn down. The owners would like to reconstruct the detached garage with a slightly larger footprint and with a second floor space so they can move the art studio (currently in the dining room) into the new accessory structure. This will allow them to better utilize the living area within the original house.

The current detached garage is just over 18' x 18' in size and sits 1'-9" from the east property line. There are three challenges with the new detached garage. The first is in order to fit the two car spaces and a stair into the footprint, the size needs to be enlarged from the existing size. The second is the owners have a very small back yard and want to maintain as much open space as possible. The third is that there is an existing tree on the west side of the property at the alley that the owners would like to maintain to protect the tree canopy. Therefore, the proposed dimensions of the detached garage are 24' wide x 22' deep. This fits two cars and the stair along the side of the garage, while minimizing the encroachment into the rear yard. The position is proposed at 2' off the east property line to allow adequate clearance for the existing tree. This wall and overhang will be fire rated to meet the building code requirements.

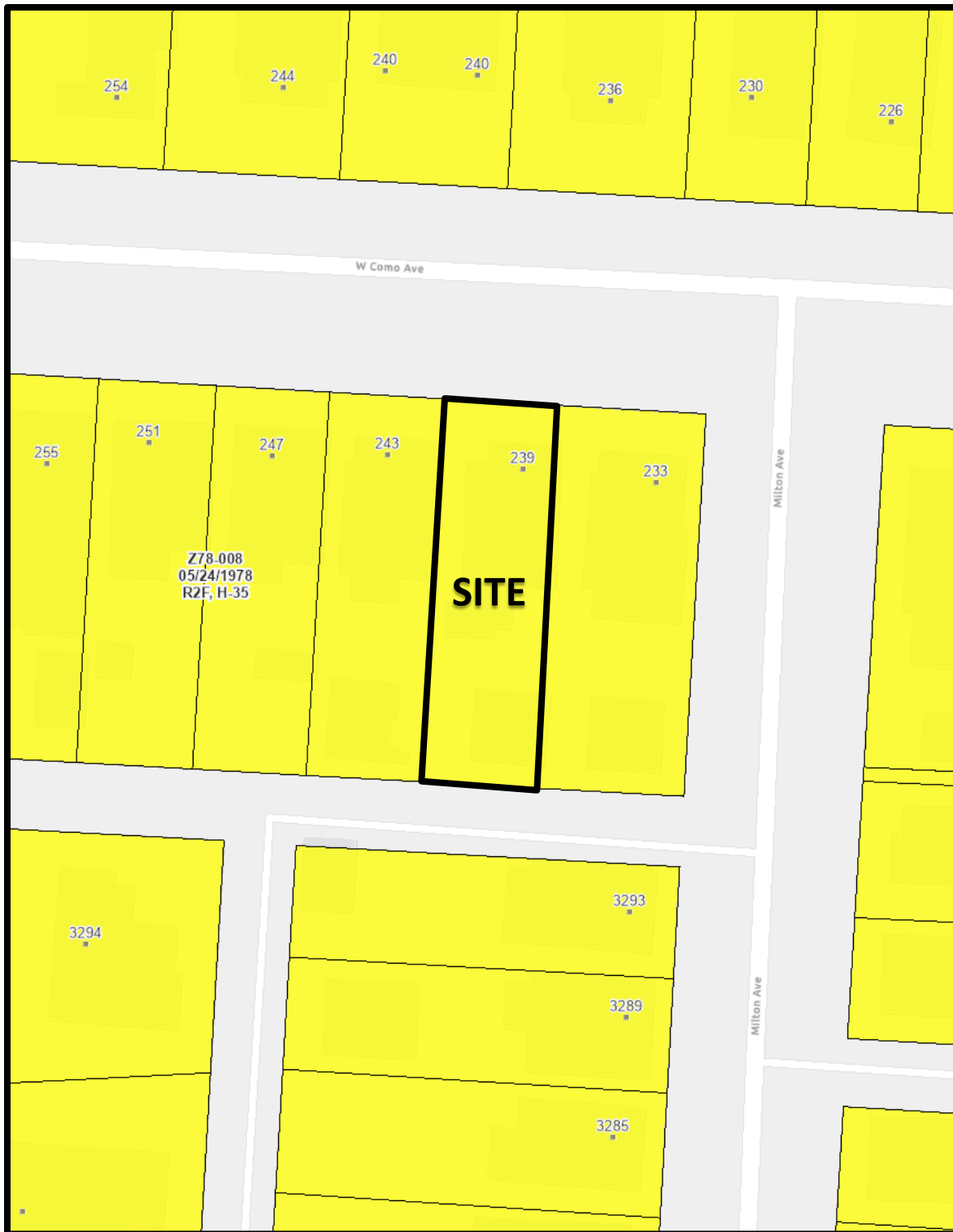
The second floor space within the garage is not intended to be used as a separate dwelling, or even as a guest space. No plumbing will be ran out to the garage. The intended purpose is for an art studio and an option for the kids to use as a rec room.

The height of the garage with the second floor space is taller than the allowed garage height so a variance is being requested to increase the height from 15' to 22'-4".

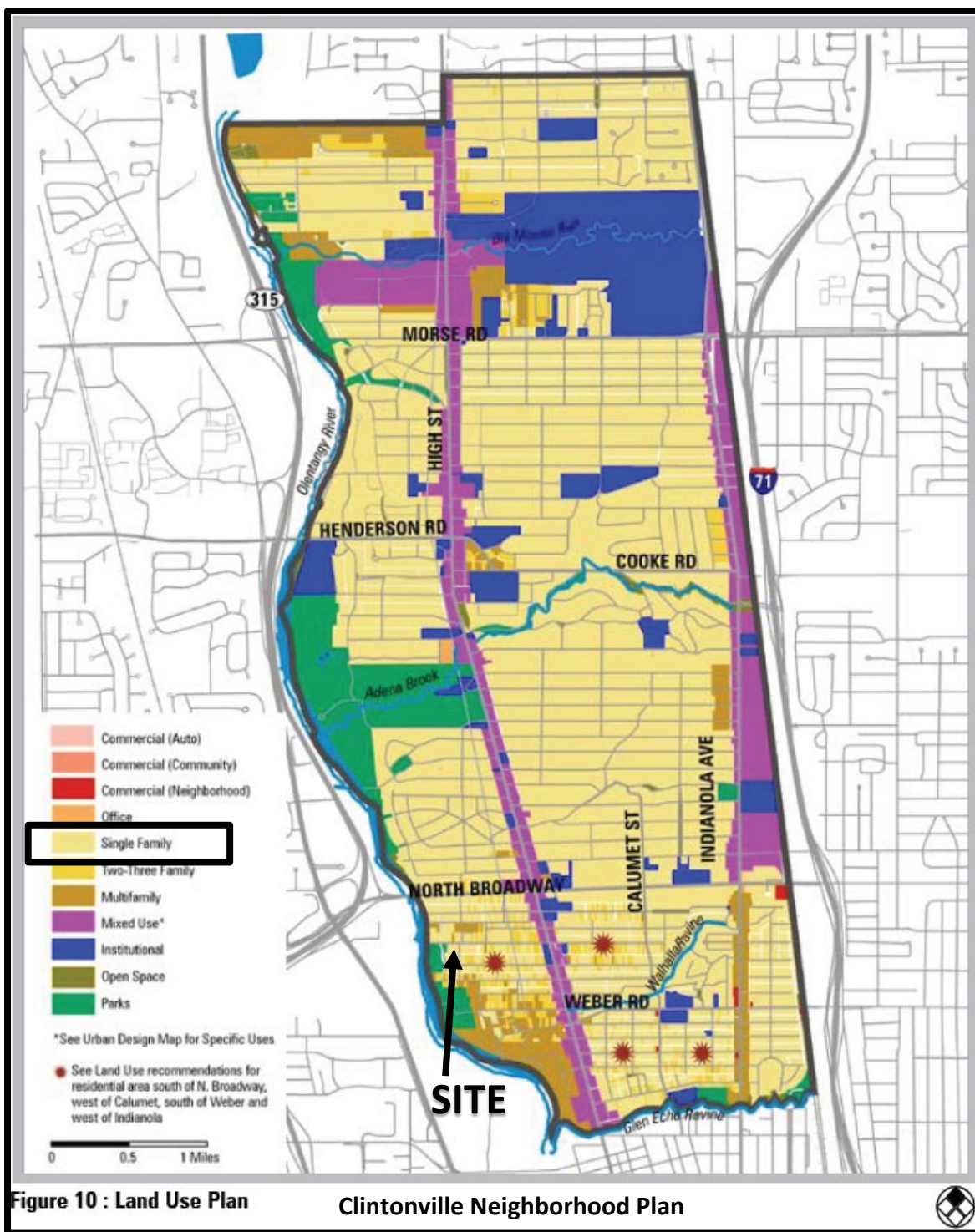
The zoning code does not allow for habitable space within a detached structure, so a request is being made to allow for habitable space not attached directly to the house.



Brenda Parker 2/17/2025



CV25-009
239 W. Como Ave.
Approximately 0.08 acres



CV25-009
239 W. Como Ave.
Approximately 0.08 acres



CV25-009
239 W. Como Ave.
Approximately 0.08 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: CV25-009

Address: 239 W. Como Ave

Group Name: Clintonville Area Commission (CAC)

Meeting Date: April 3, 2025

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: 8 yes, 1 absent

Signature of Authorized Representative: *Matthijs Moritz*

SIGNATURE

Clintonville Area Commission (CAC)

RECOMMENDING GROUP TITLE

614-641-5178

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-009

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) Brenda Parker

of (COMPLETE ADDRESS) 405 N Front Street, Columbus, Ohio 43215

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Matt Gaberell 239 W Como Avenue Columbus, Ohio 43202	2. Megan Gaberell 239 W Como Avenue Columbus, Ohio 43202
3.	4.

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

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 18 day of January in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires

June 18, 2029

Notary Seal Here



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