

PROPOSED
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



Juliet Bullock
 1.25.19
 1/20/19

113 THURMAN AVENUE
 COLUMBUS OHIO
 SHEET 3



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Application #: CV18-099

Chapter 3307 of the Columbus Zoning Code

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

[Handwritten signature]

Date

11/11/18

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 in Support of Variances

We are proposing to add a second floor sleeping room atop the existing garage. There is precedent in this particular alley for 1 ½ to two story carriage houses and homes and the 1 ½ story garage we are proposing fits well within the fabric of neighborhood. This proposal will not modify the essential character of the neighborhood. There is an existing parking lot behind this property and easements have been obtained to allow access to the rear of the subject property. This is an unusual condition in that most properties do not border on a parking lot. Allowing the maneuvering variances on this adjacent parking lot is beneficial to the neighborhood to allow for off street parking for this property.

The delivery of government services should not be affected by this proposal. The owner purchased the property aware of the zoning restrictions but also with the knowledge that similar homes existing in the neighborhood.

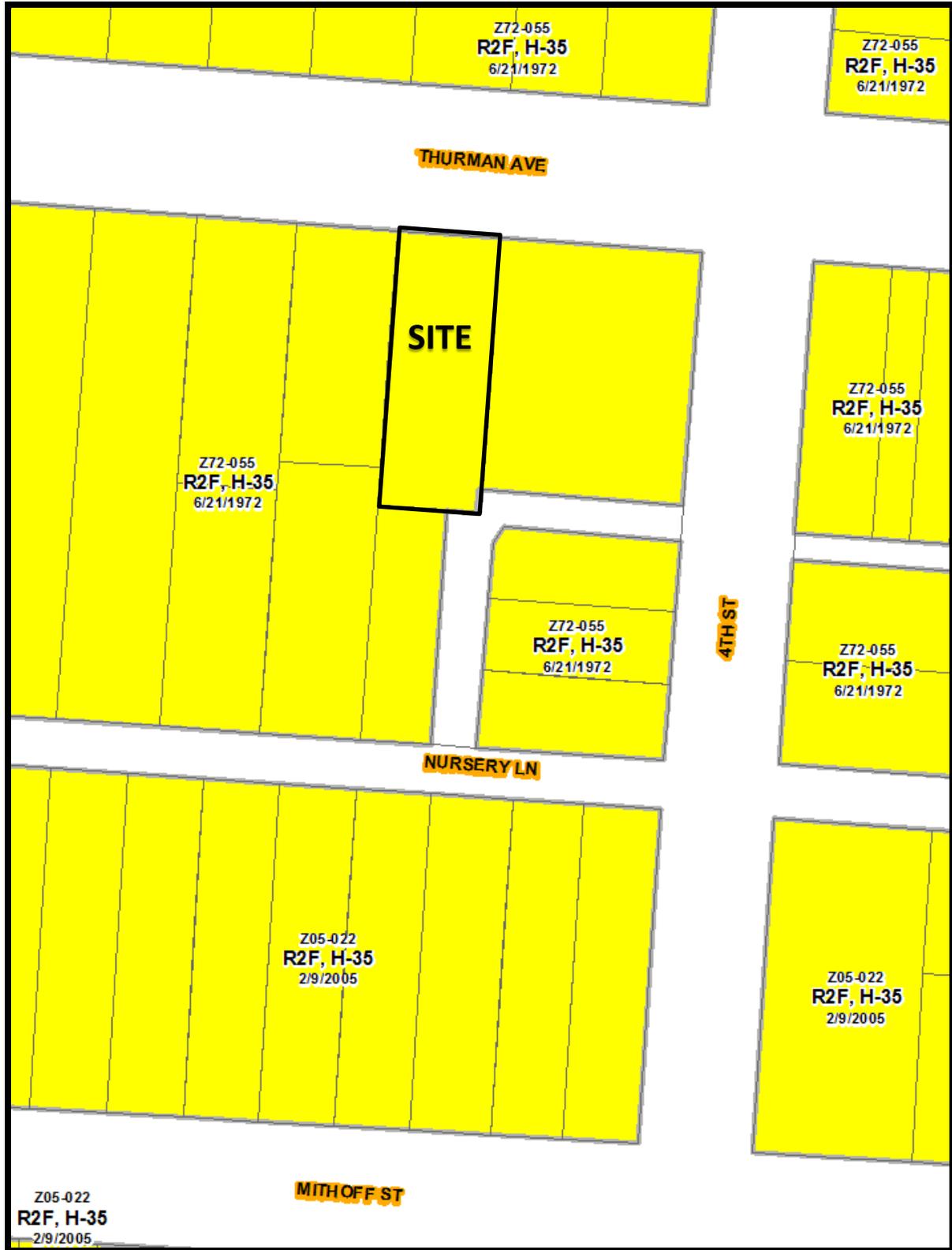
VARIANCES

3312.13 driveway, to allow a driveway to be accessed from a private lot, rather than a public right of way.

3312.25 maneuvering, to allow for maneuvering on adjacent parcel.

3332.38(h) to allow for habitable space over the garage.

3332.38(g) garage height to allowed to exceed 15', whereas the applicant proposed 28' for finished space that includes a bath but no kitchen



CV18-099
113 Thurman Avenue
Approximately 0.11 acres



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Approximately 0.11 acres

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

GERMAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 113 Thurman Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)/ Crescent Medley (Owner)

APPLICATION NO.: 18-12-18c*

COMMISSION HEARING DATE: 12-4-18

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|---|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of Application #18-12-18c, 113 Thurman Avenue, as submitted:
Request for Variance Recommendation

- 3312.13: Driveway, to allow a driveway to be accessed from a private lot, rather than a public right of way.
- 3312.25: Maneuvering, to allow for maneuvering on adjacent parcel.
- 3332.38(H): To allow for habitable space over the garage.
- 3332.38(G): Garage Height, to allow to exceed 15', whereas the applicant proposed 28'-0" for finished space that includes a bath but no kitchen.

MOTION: Ours/McCoy (7-0-0) RECOMMENDED.

Reasons for Approval:

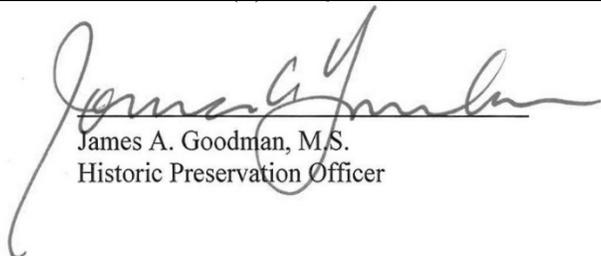
Requested variances were previously recommended for approval (Recommendation #17-9-42) and expired on 10/03/18 at no fault of the applicant.

***NOTE:** COA#18-12-18c modifies Variance 3332.38(G) Garage Height, only, of COA# 18-12-18b, issued 12-4-2018. Proposed garage height revised from 23'-9", back to 28', as originally recommended (COA#17-9-42, issued 9-5-2017).

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

James A. Goodman, M.S.
Historic Preservation Officer



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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 #: CV18-099

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Rd
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Juliet A. Bullock

Subscribed to me in my presence and before me this 13 day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Scott J. McCurdy

My Commission Expires:

9-29-2020

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



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