

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

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

REAR YARD SETBACK:  
Required: 1,065 sf (25%),  
Provided: 270 sf (6%),  
(Existing Condition)  
REQUEST VARIANCE

Zoning: 3332.03B: R-4, H-35  
LOT AREA: 4,280 sf  
LOT WIDTH: 30 feet

MAXIMUM SIDE YARD: 3332.25:  
(20% of lot width)  
Required: 6'-0"  
Provided: 6'-0"

MINIMUM SIDE YARD: 3332.2B:  
Required: 3'-0"  
Provided: 3'-0"

BUILDING COVERAGE:  
Allowable: 2,130 sf (60%)  
Proposed: 1,732 sf (41%)

DETACHED GARAGE SIZE:  
3332.28:FP:  
Allowable: 720 sf  
Proposed: 720 sf

DETACHED GARAGE HEIGHT:  
3332.28 (G):  
Allowable: 19'-0"  
Proposed: 22'-3"  
REQUEST VARIANCE

DETACHED GARAGE: 3332.28:FP:  
Allow for habitable spaces in a garage to not be connected directly to habitable spaces within the single-unit dwelling.  
REQUEST VARIANCE

PARKING:  
Required: 2 Parking Spaces  
Provided: 2 Parking Spaces

FRONT YARD SETBACK:  
Required: 23'-0"  
Provided: 23'-0"  
Avg of adjacent parcels:  
22' at north & 24' at south

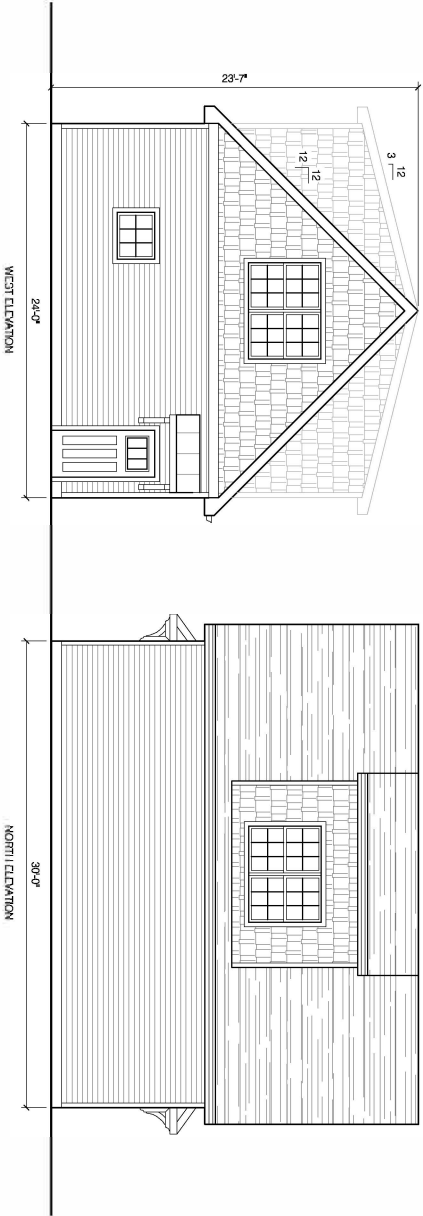
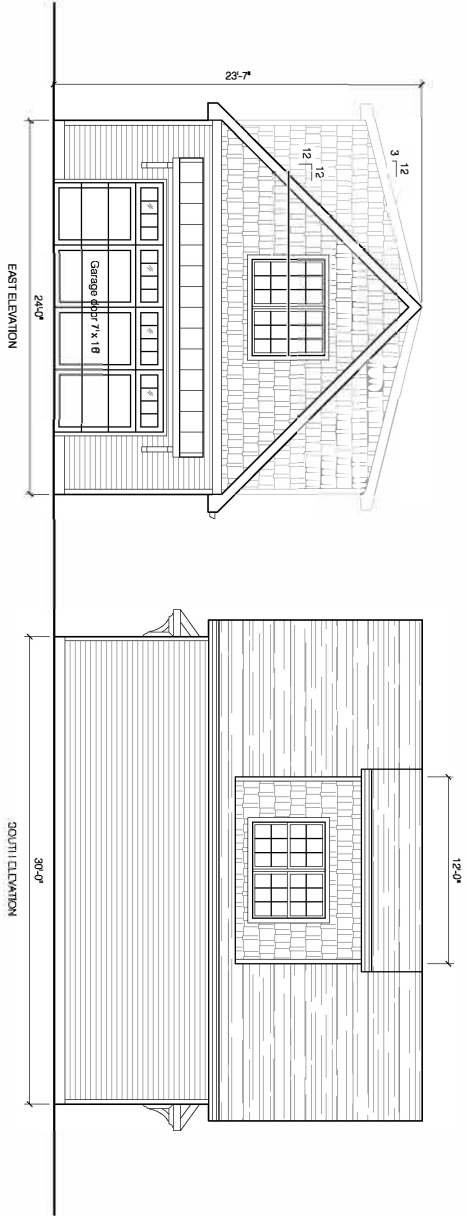
GENERAL INFO

1633 N Star Avenue  
Columbus, Ohio 43212  
Franklin County Parcel: 01-0402046-00  
Construct a new detached garage with habitable space at the east side of the property fronting onto N Star Avenue with 2 parking spaces at the first floor and one room at the second floor.  
Detached Garage SF: 720 sf

ZONING: Residential R-4, H-35

Minimum Lot Size	Actual	Zoning Std. Req't
Lot Size SF:	4,280 SF	
Lot Width:	30 feet	
Side Yard	Proposed	Zoning Std. Req't
Side Proposed North:	3'-0"	3'-0"
Side Proposed South:	3'-0"	3'-0"
Rear Yard:	Proposed	Zoning Std. Req't
Rear Yard:	270 (6%) sf	REQUEST VARIANCE
Garage House	Actual	Zoning Std. Req't
SF Proposed:	720 sf	720 sf max
Height Proposed:	20'-1"	19'-0"
Building Coverage	Actual	Zoning Std. Req't
Building Coverage	1,732 sf (41%)	2,130 sf (60%)
Parking	Actual	Zoning Std. Req't
Parking Spaces	2 provided	2 per dwelling unit req'd

Signature: *hwp*  
Date: March 18, 2024



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

Signature *[Handwritten Signature]*  
 Date March 18, 2024

<p><b>Zoning Set</b>          SCALE: As Noted          PROJECT NO.:</p>	<p><b>THE HOWARD RESIDENCE</b>          1633 NORTH STAR ROAD          COLUMBUS, OHIO 43212</p>	<p>Architect:          Bernda Parner          614-586-5514          bernda.parner@chuserch.com</p>
<p>GARAGE PLANS &amp; ELEVATIONS</p>		
<p>DATE: Jan 29, 2024          SHEET NO. <b>A2.0</b></p>		

List of Requested Variances

**1633 N Star Avenue:**

Request a variance from Section 3332.27 to reduce the required rear yard from 1,065 sf (25% of lot area) to 270 sf (6% of lot area).

Request a variance from Section 3332.38 (G) (garage height) to increase the height of a detached garage from 15'-0" to 23'-7".

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 1633 N Star has an unusual development pattern. The original house (which has since been added on to) was positioned toward the rear of the property at the alley, versus being oriented toward street.

The owners would like to add a detached garage with habitable space to the property to allow for parking spaces at the main level with second floor space above. The second floor space will initially be used as storage but may be finished out in the future for an office or rec room. The second floor will not be used as a separate dwelling unit.

Since the existing house sits along the alley, the new detached garage with habitable space would sit forward on the property oriented toward N Star Avenue. The face of the garage would be set at the average distance between the two adjacent properties, which works out to 23'-0".

Since the house blocks access from the alley, the car access to the garage would be from N Star Avenue with the garage door facing onto N Star. The house across the street has a garage that faces onto N Star as well, so this will not be the only property with this condition.

The only access into the second floor would be from the space between the house and garage.

The rear yard is an existing condition. Since the house is pushed back toward the rear of the lot, there is limited space for a rear yard. The request to reduce the rear yard from 25% to 6% is to acknowledge this existing condition. If the house were considered to front onto the Alley, then the space between the house and garage would be the rear yard. This space is 1,080 sf (25.3%) and would therefore comply with the rear yard requirements. Then a variance would be needed for the house to front onto an alley.

Signature 

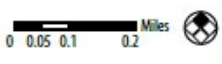
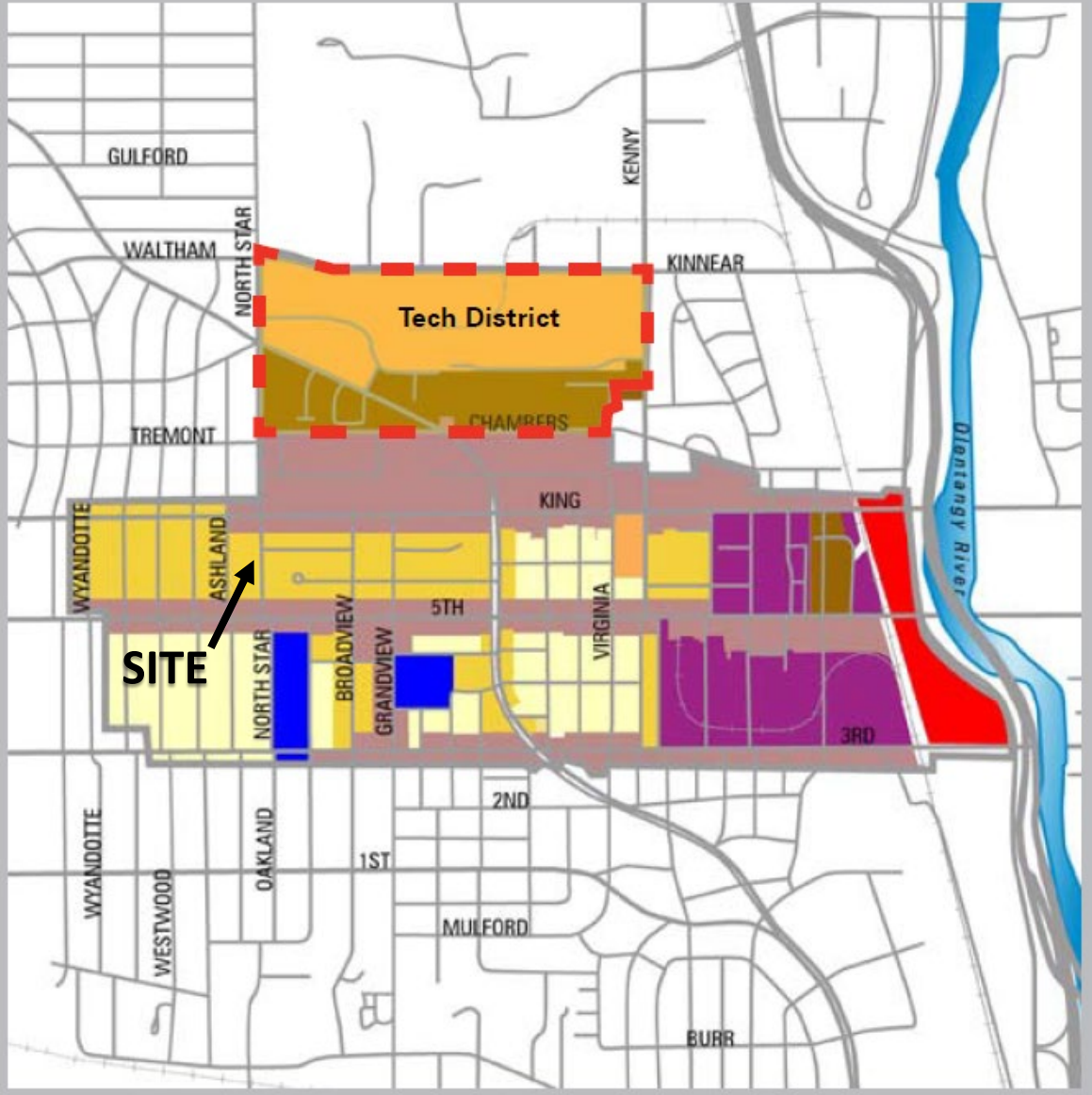
Date March 18, 2024



CV23-154  
1633 North Star Ave.  
Approximately 0.10 acres

**Figure 7**  
**Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family



CV23-154  
1633 North Star Ave.  
Approximately 0.10 acres



CV23-154  
1633 North Star Ave.  
Approximately 0.10 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

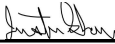
111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 ▪ ZoningInfo@columbus.gov ▪ www.columbus.gov/bzs

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

<b>Case Number</b>	<u>CV23-154</u>
<b>Address</b>	<u>1633 NORTH STAR AVENUE</u>
<b>Group Name</b>	<u>5TH BY NORTHWEST AREA COMMISSION</u>
<b>Meeting Date</b>	<u>3/5/2024</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Area Commission unanimously recommended approval with one condition be attached that the structure blend with the two surrounding houses

<b>Vote</b>	<u>7-0 recommend approval w/ condition noted above</u>
<b>Signature of Authorized Representative</b>	<u> Digitally signed by Justin Shaw Date: 2024.03.06 23:07:29 -05'00'</u>
<b>Recommending Group Title</b>	<u>5xNW AC</u>
<b>Daytime Phone Number</b>	<u></u>

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 #: CV23-154

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 (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)

1. Gregory & Robin Howard 1633 N Star Avenue Columbus, Ohio 43212	2.
3.	4.

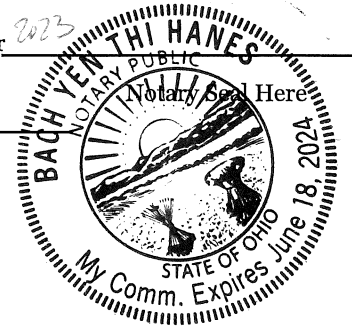
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 18 day of December, in the year 2023

  
SIGNATURE OF NOTARY PUBLIC

June 18, 2024  
My Commission Expires



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