

STATEMENT OF HARDSHIP
245 Lansing Street

The site is located on the south side of Lansing Street between Purdy Alley and Jaeger Street in German Village. The site is zoned R2F - Residential as is most of the area surrounding this property.

This application is requesting Variances to construct a freestanding normal sized 2 car garage with habitable space above (sleeping quarters and bathroom with no kitchen) as many other properties already have done in the District. This proposed structure is consistent with the development pattern of the neighborhood. The alley on which this structure is proposed contains other 2-story residential structures. The proposed height is consistent with the block.

Since 2007, the German Village Commission discourages connecting a garage structure to a house which creates a hardship for this property. This condition is not a result of actions by this homeowner and will not be injurious to adjacent properties.

Variance's Required -

Section 3332.21, Building Line

The existing house does not conform to the required 10' front setback, the actual built dimension is 1'.

Section 3332.25, Maximum Side Yards Required

The sum of the widths of the side yards shall be 20% of the lot - in this case that would be 6.6'. Due to the new rear stoop on the existing house the total side yards will be 5.25'.

Section 3332.38(G), Private garage

No carport or detached private garage shall exceed 15 feet in height, and the proposed detached garage with habitable space above will be 23' tall.

Section 3332.38(H), Private garage

Requires habitable space in a garage to connect directly with habitable space in a dwelling, while the applicant proposes habitable space above a detached garage that is not connected to habitable space within the single-unit dwelling.

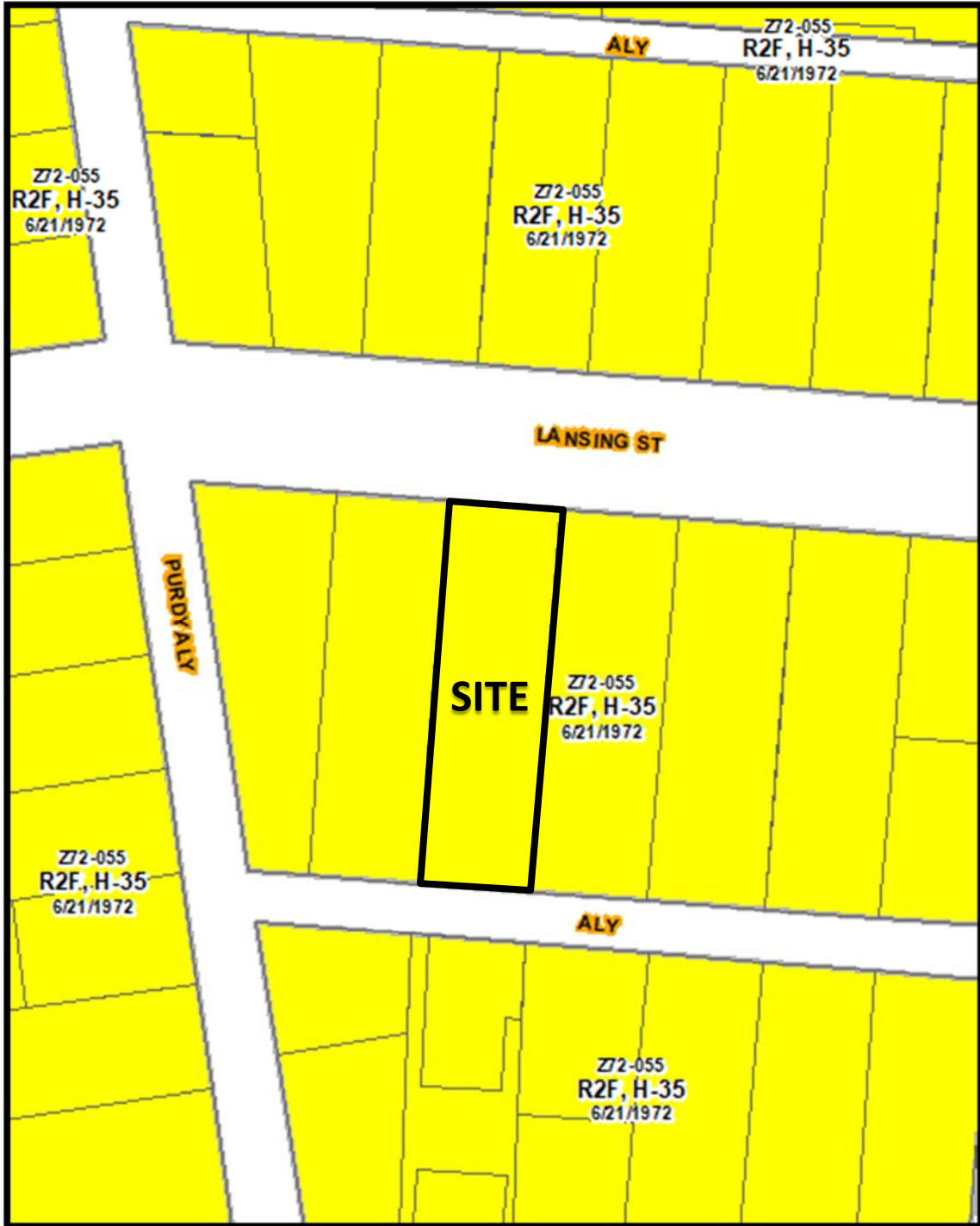
Section 3332.26 - Minimum side yard permitted

The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:

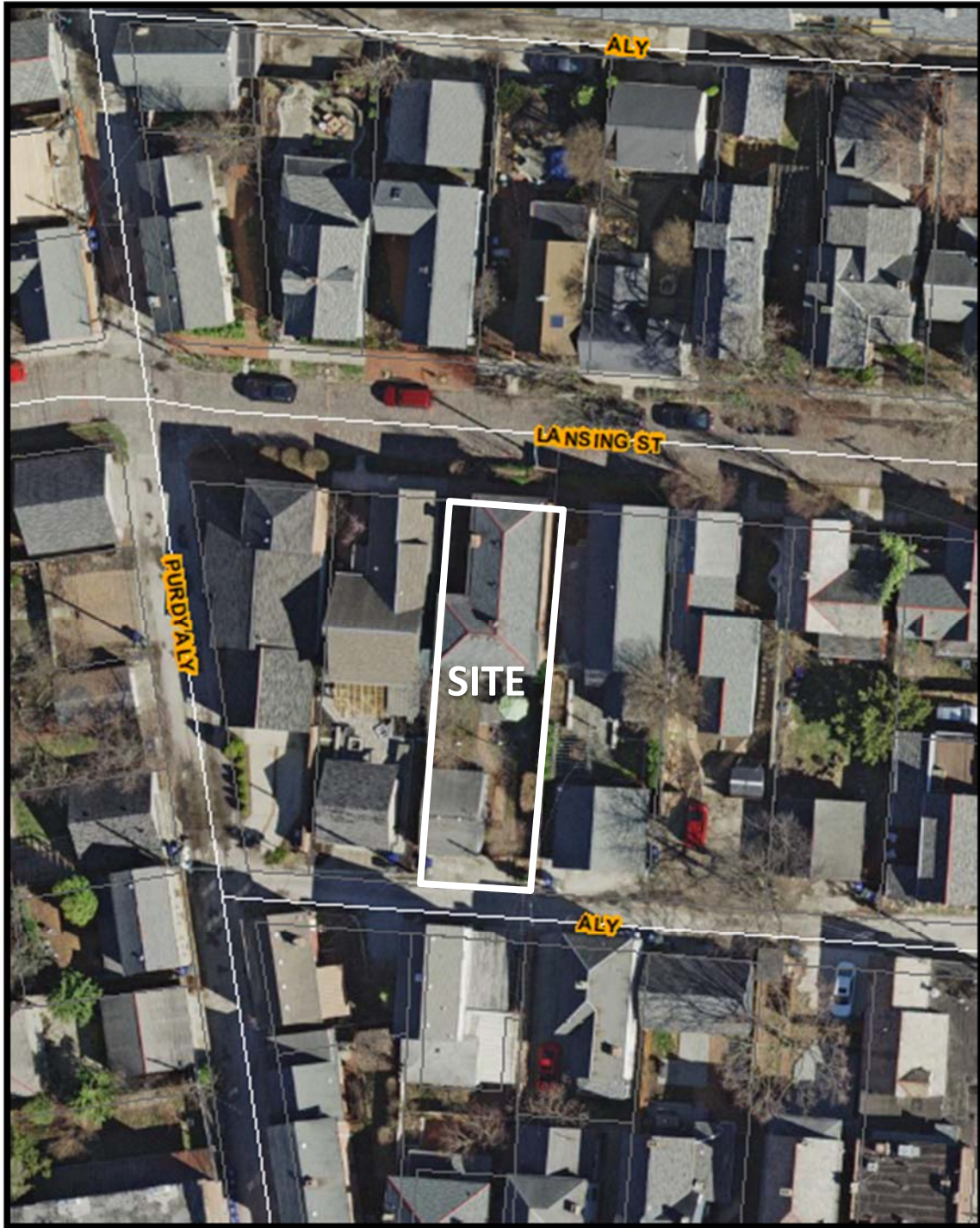
In R-2F for a single-family dwelling on a lot 40 feet wide or less, no less than - three feet

The existing condition for the dwelling unit is 1'-9" from the property line to the building face.

APPLICANT:  DATE: 5/28/2020
Mark Ours / Mode Architects - Agent for the property owner



CV20-041
245 Lansing St.
Approximately 0.08 acres



CV20-041
245 Lansing St.
Approximately 0.08 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 245 Lansing Street

APPLICANT'S NAME: Mark Ours/Mode Architects (Applicant)

APPLICATION NO.: GV-20-06-034

COMMISSION HEARING DATE: 6-2-2020

The Historic Resources 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.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application # GV-20-06-034, 245 Lansing Street, the German Village Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

- 1) Section 3332.21, Building Line
The existing house does not conform to the required 10' front setback, the actual built dimension is 1'.
- 2) Section 3332.25, Maximum Side Yards Required
The sum of the widths of the side yards shall be 20% of the lot - in this case that would be 6.6'. Due to the new rear stoop on the existing house the total side yards will be 5.25'.
- 3) Section 3332.38(G), Private garage
No carport or detached private garage shall exceed 15 feet in height, and the proposed detached garage with habitable space above will be 23' tall.
- 4) Section 3332.38(H), Private garage
Requires habitable space in a garage to connect directly with habitable space in a dwelling, while the applicant proposes habitable space above a detached garage that is not connected to habitable space within the single-unit dwelling.
- 5) Section 3332.26 - Minimum side yard permitted
The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:
In R-2F for a single-family dwelling on a lot 40 feet wide or less, no less than - three feet
The existing condition for the dwelling unit is 1'-9" from the property line to the building face.

MOTION: Panzer/Foley (6-0-0) RECOMMEND APPROVAL

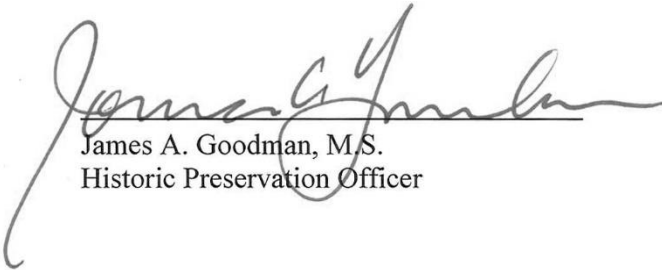
RECOMMENDATION:

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 #: CV20-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Opfer + Nancy Banks
of (COMPLETE ADDRESS) 245 LANSING ST COLUMBUS OHIO 43206
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. <u>John Opfer</u> <u>245 LANSING ST</u> <u>COLUMBUS OH 43206</u>	2. <u>Nancy Banks</u> <u>245 Lansing St.</u> <u>COLUMBUS OH 43206</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature]
Oct. 21, 2021

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

Notary Seal Here



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