

- [illegible]

## SCOPE OF WORK

- [illegible]

SIDE  
STREET  
STUDIO

PREPARED BY: ARCHITECT  
JOSHUA TOMES  
SIDE STREET STUDIO LLC  
262.689.9552

## CARRIAGE HOUSE GARAGE CONVERSION

49 E TULANE RD., COLUMBUS, OH 43202

KEVIN KOESTERS



SUBMITTED: 03.25.2025

# A001

ARCHITECTURAL SITE PLAN &  
EXTERIOR ELEVATIONS

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

<b>APPLICATION:</b>	<b>CV25-010</b>
<b>Location:</b>	<b>49 E. TULANE RD. (43202)</b> , being 0.10± acres located on the south side of East Tulane Road; 125± feet west of East Avenue (010-020999; Clintonville Area Commission).
<b>Existing Zoning:</b>	R-3, Residential District.
<b>Proposed Use:</b>	Two single-unit dwellings on one lot.
<b>Applicant(s):</b>	Joshua Tomey; 1286 East Fulton Street; Columbus, OH 43205.
<b>Owner(s):</b>	Kevin Koesters; 49 East Tulane Road; Columbus, OH 43202.
<b>Planner:</b>	Brandon Carpenter; 614-645-1574; <a href="mailto:bmcarpenter@columbus.gov">bmcarpenter@columbus.gov</a>

**BACKGROUND:**

- The site is developed with a single-unit dwelling and a detached garage in the R-3, Residential District. This request will allow the existing detached garage to be converted into an accessory dwelling unit. Variances for a reduction in the required parking from four to two spaces; a reduced minimum lot width from 50 feet to 37.5 feet; a reduced lot area from 5,000 square feet per dwelling unit, or 10,000 square feet for two single-unit dwellings, to 4,218 square feet for both dwelling units; no frontage on a public street for the proposed accessory dwelling unit; reduced minimum side yards from three feet to 2.1 feet on the west side of the proposed accessory dwelling unit, to 2.8 feet on the east side of the existing dwelling, and to one foot on the east side of the proposed deck which will be attached to the existing dwelling; no rear yard for the proposed accessory dwelling unit; and a western side yard obstruction for two parking spaces in the existing driveway are also included in the request.
- A Council variance is required because the R-3 district does not allow two single-unit dwellings on one lot.
- North, south, east and west of the site are single-unit dwellings all in the R-3, Residential District.
- The site is within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends “Single Family” land uses 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 required parking, lot width, lot area, fronting, minimum side yard, rear yard, and side yard obstruction.

**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.

## Council Variance Application

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### **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 property could remain to be used as-is without financial hardship being caused.

2. Whether the variance is substantial.

☐ Yes ☒ No

\_\_\_\_\_  
 The structure is existing to remain. The variances legalize the use of the existing structure.

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 structure is existing to remain. There shall be no changes to neighborhood character.

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

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

It shall not impede the delivery of governmental services.

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

Yes, this property was purchased with the knowledge that it was a single family home.

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

No, the use of the garage as a dwelling unit is dependent of the granting of these variances.

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

The low density nature of the neighborhood will be maintained even with a small studio dwelling unit.

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):

Please review the attached list of zoning variances that are requested. I attest that our responses are true

Signature of Applicant

*John G. James*

Date

*02/20/25*



| SIDE STREET | STUDIO

**REQUESTED COUNCIL VARIANCES**

49 E Tulane Rd.,  
Columbus OH 43202  
Residential R3 Zoning District  
Clintonville Area Commission  
Parcel ID 010-020999-00  
4,218 SF Lot Area / 0.0977 Acres

The Proposed Accessory Dwelling Unit shall be contained within an existing structure that was originally constructed as a 2-car garage but was converted by previous ownership into a studio/workshop. The structure is 315 sf.

Proposed Variances

3332.035 R3 Residential District: To allow for a single family dwelling and an accessory dwelling unit on a single lot in a R3 Residential District.

3332.19 Frontage: To allow for an accessory dwelling unit to front upon an alleyway whereas a public street would typically be required.

3312.49 Parking: To allow for a single family home with 02 parking spaces in a driveway and an accessory dwelling unit with zero parking spaces where as 04 parking spaces would typically be required.

3332.05 Area District Lot Width: To allow for an existing lot width of 37'-6" to remain whereas a lot width of 50'-0" would typically be required.

3332.12 R-2 District Area Requirements: To allow for an existing lot area of 4,218 sf to remain whereas a lot area of 5,000 sf would typically be required.

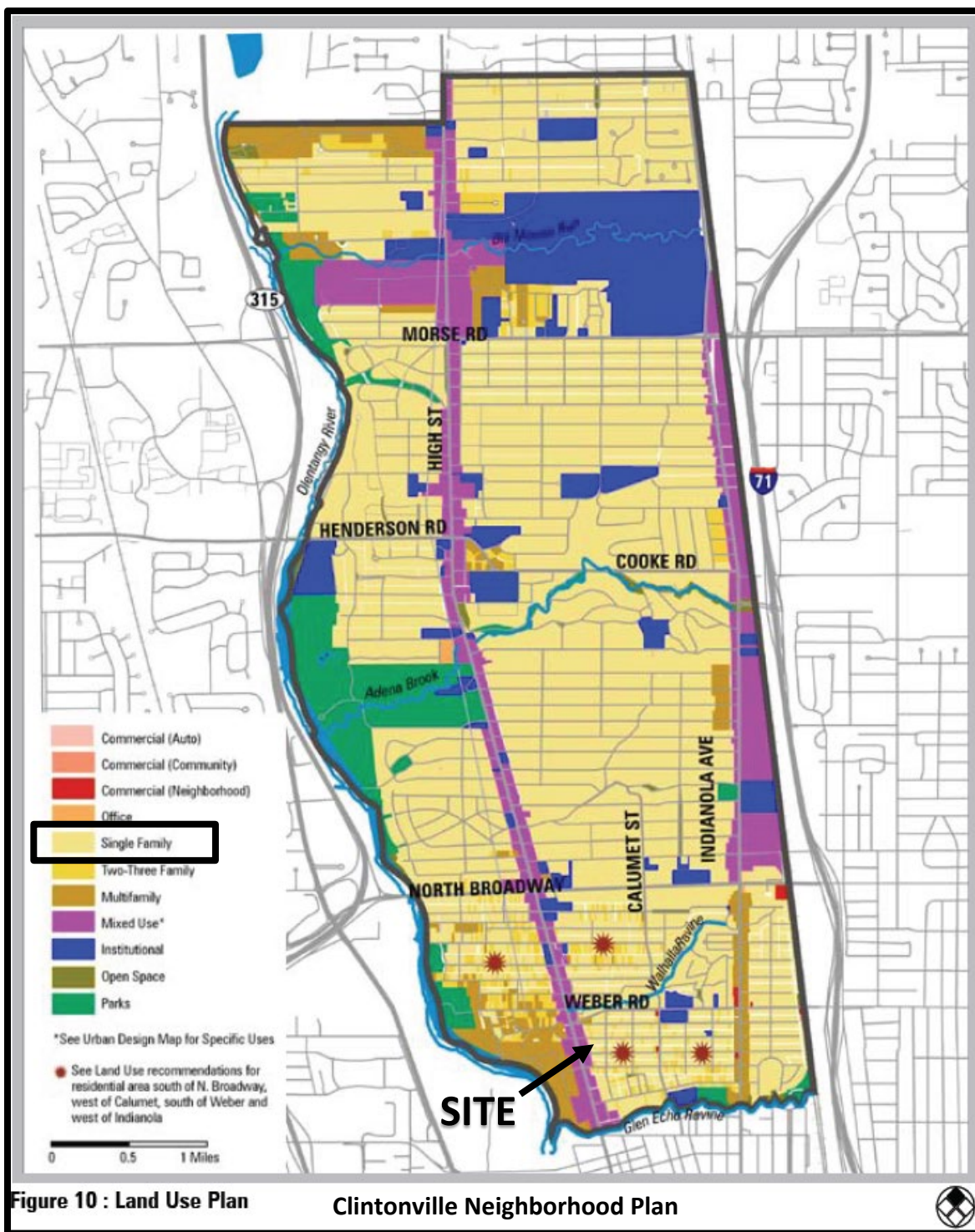
3332.26 Minimum Side Yard Permitted: To allow for the existing accessory structure to maintain an existing sideyard setback of 2.1 FT whereas 3 FT would typically be required in the western side yard. To allow for the primary structure to maintain an existing sideyard setback of 2.8 FT whereas 3 FT would typically be required for the eastern side yard. To allow for a new construction deck to have a 1.0 FT setback on the eastern sideyard whereas 3 FT would typically be required.

3332.27 Rear Yard: To allow for the existing accessory structure to have a rear yard of 0% of the lot area.

3332.28 Side Yard Obstruction: To allow 02 of the required parking spaces to be a side yard obstruction in the required side yard.



CV25-010  
49 E. Tulane Rd.  
Approximately 0.10 acres



CV25-010  
49 E. Tulane Rd.  
Approximately 0.10 acres





CV25-010  
49 E. Tulane Rd.  
Approximately 0.10 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:

— CV25-010

Address:

49 E. Tulane Rd

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:

6 yes, 2 no, 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.

## Council Variance Application

DEPARTMENT OF BUILDING  
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-010

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) Joshua Tomey  
 of (COMPLETE ADDRESS) 1286 E Fulton Street, Columbus OH 43205

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. Kevin Koesters 49 E Tulane Rd. Columbus OH 43202	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Joshua Tomey*

Sworn to before me and signed in my presence this 20 day of February, in the year 2025

*Kelly Kightlinger*

SIGNATURE OF NOTARY PUBLIC

9-26-2027

My Commission Expires

Notary Seal Here



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