

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

SITE ADDRESS: 202 MITHOFF ST
TOTAL LOT AREA: 4,200 SQ. FT.
TOTAL COVERED AREA: 2,100 SQ. FT.
ZONING: R20(202)
PARCEL #: 010-001014-00
ZONING DATA
PROJECT DESCRIPTION: CONSTRUCTION OF ONE (1) UNIT ABOVE GARAGE HOUSE
LOT INFORMATION
TOTAL LOT SQ. FT. 4,200 SQ. FT.
2 GARAGE SPACES TOTAL, EXISTING TO REMAIN
EXISTING HOUSE
EXISTING HOUSE: 1,200 SQ. FT. EXISTING GARAGE
REAR: 10'-0" EXISTING (DASHED)
REAR: 10'-0" EXISTING (DASHED)
SIDE OF YARD OF EACH SIDE YARD SHALL EQUAL
ADJACENT LOT WIDTH: 51.00' W/TH OF THE LOT
W/TH OF LOT WIDTH: 67'
EXISTING HOUSE: 1,200 SQ. FT. EXISTING HOUSE
EAST SIDE: 10'-0" EXISTING HOUSE
SOUTH FRONT: 10'-0" EXISTING HOUSE
TOTAL LOT COVERED 50% MAX: 2,100 SQ. FT. PROPOSED LOT COVERED 50% BY GARAGE
1998 @ TOTAL (51%)
YARD YARD
LOT WIDTH: 51.00' EXISTING HOUSE 50% MAX: 800 SQ. FT. (20%)
REAR YARD OF GARAGE HOUSES: 10% (50%)
EXISTING HOUSE LESS THAN 35'
BUILDING HEIGHT: 10'-0" EXISTING HOUSE 10% (50%)
EXISTING HOUSE LESS THAN 35'

The development depicted on this drawing may be subject to future engineering, transportation or other data development at the time final development plans are completed. Any slight adjustment to the development and/or zoning information shown on this drawing may be necessary to conform to the final approved plans. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

Date: 04/03/23
 Drawn: [Signature]
 Checked: [Signature]
 Date: 04/03/2023
 Drawn: [Signature]
 Checked: [Signature]

<p>202 MITHOFF ST COLUMBUS, OH 43206</p>	<p>REVISIONS</p>	<p>GUNZELMAN architecture + interiors 333 Stewart Avenue Columbus OH 43206 P 614-674-6696</p>	<p>GAI</p>
	<p>DATE: 04/03/23</p>		
<p>PHASE:</p>	<p>REVIEW</p>	<p>PJT #: 22-198</p>	<p>A-0.2</p>

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

STATEMENT OF HARDSHIP

APPLICATION #: CV22-_____

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.

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 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):

See Exhibit B

Signature of Applicant Nicholas P. Schubert Date 12/21/2022
 by David B. Perry
 Signature of Attorney Donald Hawk Date 12/21/2022

Exhibit B

Statement of Hardship

CV22- 155 , 202 E. Mithoff Street

The site is PID: 010-001074 located on the north side of E. Mithoff Street, 34' +/- east of Jaeger Street. The property is zoned R-2F, Residential District. The site is developed with a single family dwelling and detached garage. The surrounding area is characterized as a range of residential uses including single family, two family and multi-family uses, as well as commercial uses.

Applicant proposes to build a second story on the existing detached garage to add a dwelling unit. The footprint of the garage won't be changed with the second story addition for the proposed dwelling unit. The proposed rear 2 story carriage house will have the existing 2 parking spaces on the ground level and the dwelling unit with the new second story.

Applicant has hardship in that there is no means other than a variance to permit two detached dwellings on the same parcel. The R-2F district permits single and two (2) unit buildings but not separate detached dwelling units on the same parcel. There have been many approved applications for a carriage house on both the same lot and with lot splits in this and other older urban neighborhoods. The standards variances are typical of the mid-town area of Columbus for older neighborhoods built prior to Columbus adopting zoning (1928). The requested variances are not substantial, represent existing and/or similar conditions as existing construction pre-dating the current Zoning Code or by variance, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

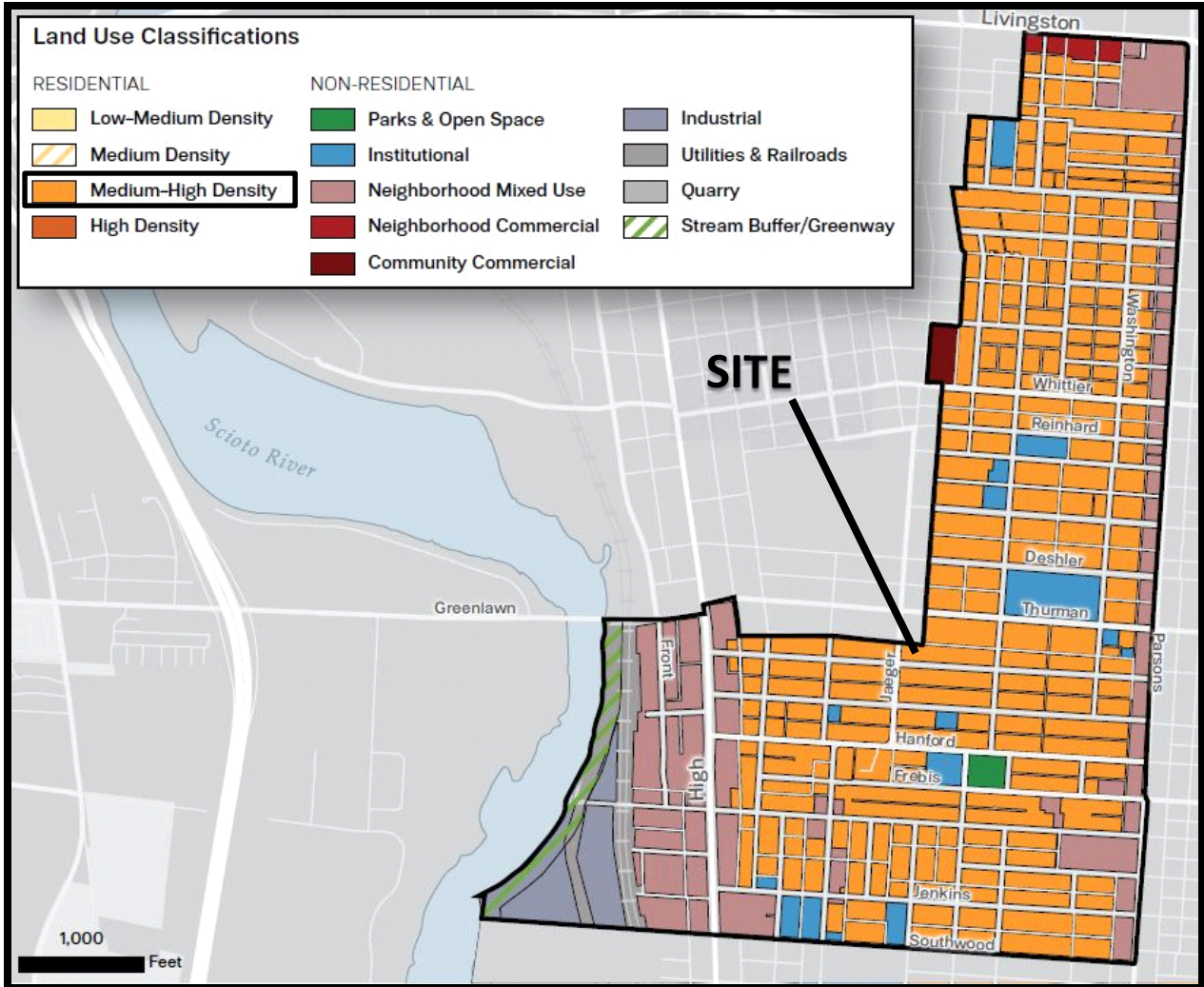
- 1). Section 3332.037, R-2F, Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of a dwelling fronting E Mithoff Street and a rear carriage house/garage with one (1) dwelling unit added by building a second story on the existing detached garage, both as depicted on the Site Plan.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for two dwelling units from 4 spaces to 2 spaces.
- 3). Section 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 33.66 feet (existing).
- 4). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 square feet required for a principal building to 4,356 SF +/- lot area (existing) and to permit lot area of 3,398 SF based on Section 3332.18(C), Basis of Computing Area, which limits area to 3 times the lot width.
- 5). Section 3332.19, Fronting, to permit the carriage house to not front on a public street (Nursery Lane, 19.65').
- 6). Section 3332.25, Maximum Side Yards Required, to reduce total side yard for the carriage house from 6.74' to 6.0'.

7). Section 3332.26, Minimum Side Yard Permitted, to reduce the west side yard of the existing single family dwelling (202 E Mithoff) from 3' to 0' (existing).

8). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to 22% for the existing house fronting E. Mithoff Street and 0% for the carriage house to permit rear yards as depicted on the Site Plan.



CV22-155
202 Mithoff St.
Approximately 0.10 acres



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Approximately 0.10 acres



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202 Mithoff St.
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)

Case Number CV22-155

Address 202 Mithoff Street

Group Name Columbus Southside Area Commission

Meeting Date February 28, 2023

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote APPROVED

Signature of Authorized Representative *Carl M. Myers*

Recommending Group Title CSSAC ZONING CO-CHAIR

Daytime Phone Number 585.746.1103

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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. Nicholas P Schubert, Melissa J Salmon; 202 E Mit- hoff St., Cols, OH 43; # Cols based emps: Zero (0) Contact: Nicholas Schubert, (614) 440-9768	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of December, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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